



City of Pinellas Park

City Council

Agenda

Thursday, April 13, 2023

6:00 PM

City Council Chambers

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

I. DECLARATIONS, PROCLAMATIONS AND PRESENTATIONS

PROCLAMATION

SPECIAL PRESENTATION

SERVICE AWARDS

PUBLIC COMMENT AND CORRESPONDENCE

CITIZENS COMMENTS ARE INVITED ON ITEMS OR CONCERNS NOT ALREADY SCHEDULED ON TONIGHT'S AGENDA. PLEASE LIMIT COMMENTS TO THREE MINUTES.

AT THIS TIME STAFF MEMBERS AND CITIZENS WILL BE SWORN IN IF THERE ARE ITEMS THAT ARE QUASI-JUDICIAL

II. APPROVAL OF MINUTES

ACTION: (Approve - Deny) Regular Council minutes of March 23, 2023, as on file in the City Clerk's Office.

Department: City Clerk

Reference Material: [ADA 03.23.2023.CC.minutes_unapproved](#)

III. PUBLIC HEARINGS

P1 AUTHORIZATION FOR THE MAYOR TO SIGN AN ANNEXATION AGREEMENT WITH OSI 10280 US HW, LLC (AX-2023-00001) - Located at 10288 US Highway 19 N.

PUBLIC HEARING, FIRST AND FINAL READING

(Speaker - Derek Reeves, Long Range Manager)

NOTE: This is a voluntary annexation of 23.5 acres MOL of contiguous light industrial property located at 10288 US Highway 19 North (companion to case no. LUPA-1123-00004 and case no. AX-2023-00001 Annexation Ordinance).

ACTION: (Approve - Deny) The voluntary annexation of 23.5 acres MOL of contiguous light industrial property owned by OSI 10280 US HW, LLC located at 10288 US Highway 19 North and the adjacent right-of-way. Public hearing, first and final reading.

Department: Community Development

Reference Material: [ADA AX Agreement with Exhibits, Atty Doc, Staff Report with Exhibits - AX-2023-00001 Updated](#)

- P2 **ORDINANCE NO. 4188.** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ANNEXING INTO THE CITY A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT 10288 US HIGHWAY 19 N. TOGETHER WITH THE ADJACENT RIGHT-OF-WAY OF US HIGHWAY 19 N., AND THAT PORTION OF 102ND AVENUE N., AND LEGALLY DESCRIBED AND DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING FOR AMENDMENT OF THE LEGAL DESCRIPTION OF THE CORPORATE BOUNDARIES OF THE CITY; PROVIDING FOR THE ASSIGNMENT OF CITY ZONING CLASSIFICATION; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES CONFLICTING HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (AX-2023-00001, OSI 10280 US HW, LLC)

PUBLIC HEARING, SECOND AND FINAL READING

(Speaker - Derek Reeves, Long Range Manager)

NOTE: This is a voluntary annexation of 23.5 acres MOL of contiguous light industrial property located at 10288 US Highway 19 North (companion to case no. LUPA-1123-00004).

RI on 3/23/23 Council agenda.

ACTION: (Pass - Deny) Ordinance No. 4188. Public hearing, second and final reading.

Department: Community Development

Reference Material: [ADA AX Ord, Atty Doc, Staff Report with Exhibits - LUPA-1123-00004](#)

- P3 **ORDINANCE NO. 4189.** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL LAND USE PLAN MAP BY PROVIDING THE LAND USE DESIGNATION OF INDUSTRIAL LIMITED (IL) FOR CERTAIN LANDS GENERALLY LOCATED AT 10288 US HIGHWAY 19 N. AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (LUPA-1123-00004, OSI 10280 US HW, LLC)

PUBLIC HEARING, SECOND AND FINAL READING

(Speaker - Derek Reeves, Long Range Manager)

NOTE: This is an ordinance to amend the Future Land Use Map designating the Future Land Use category Industrial Limited (IL) for 10288 US Highway 19 North which is to be annexed into the City (companion to case no. AX-2023-00001 Annexation Ordinance).

R2 on 3/23/23 Council agenda.

ACTION: (Pass - Deny) Ordinance No. 4189. Public hearing, second and final reading.

Department: Community Development

Reference Material: [ADA LUPA Ord, Atty Doc, Staff Report with Exhibits - LUPA-1123-00004](#)

- P4 **CONSIDERATION OF A REQUEST FOR A PRELIMINARY SITE PLAN APPROVAL FOR OUTDOOR STORAGE ON A PREVIOUSLY DEVELOPED PROPERTY IN THE LIGHT INDUSTRIAL (M-1) ZONING DISTRICT, WITH WAIVERS PURSUANT TO THE ANNEXATION AGREEMENT ASSOCIATED WITH AX-2023-00001 - (PSP-1123-00001; 10288 US Highway 19 N.; OSI 10280 US HW, LLC)**

PUBLIC HEARING, FIRST AND FINAL READING (QUASI-JUDICIAL)

(Speaker - Derek Reeves, Long Range Planning Manager)

NOTE: The applicant is requesting a Preliminary Site Plan (PSP) approval for outdoor storage on a previously developed property located at 10288 US Highway 19 North. The PSP includes waivers for landscape buffers and a sidewalk along 102nd Avenue North as agreed to in the Annexation Agreement (AX-2023-00001) for this property (companion to case no. AX-2023-00001 Annexation Ordinance and case no. LUPA-1123-00004).

ACTION: (Approve - Deny) PSP-1123-00001. Public hearing, first and final reading (quasi-judicial).

Department: Community Development

Reference Material: [ADA Staff Report with Exhibits - PSP-1123-00001](#)

- P5 RESOLUTION NO. 23-07, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, APPROVING THE 2023-2027 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) CONSOLIDATED PLAN, AUTHORIZING STAFF TO SUBMIT THE REPORT TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; PROVIDING FOR AN EFFECTIVE DATE**

PUBLIC HEARING, FIRST AND FINAL READING

(Speaker - Tammy Hillier, Community Services Manager)

NOTE: This resolution approves the 2023-2027 Community Development Block Grant (CDBG) Consolidated Plan and authorizes staff to submit the report to the United States Department of Housing and Urban Development.

ACTION: (Adopt - Deny) Resolution No. 23-07. Public hearing, first and final reading.

Department: Community Development

Reference Material: [ADA Consolidated Plan CC_04.13.23](#)

- P6 ORDINANCE NO. 4190. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, PERTAINING TO PERMITTED AND CONDITIONAL USES IN THE TOWN CENTER (TC) ZONING DISTRICT; AMENDING CHAPTER 18, LAND DEVELOPMENT CODE BY AMENDING TABLE 18-1522.3; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR THE INCLUSION OF SUCH AMENDED ORDINANCE IN THE CODE OF THE CITY OF PINELLAS PARK, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (LDC-1123-00001)**

FIRST PUBLIC HEARING AND FIRST READING

(Speaker - Megan Montesino, Development Review Manager)

NOTE: This is an ordinance to amend Table 18-1522.3 of the City's Land Development Code to add "Dwellings, Single-family Detached" as a permitted use with the Town Center (TC) Zoning District.

ACTION: (Pass - Deny) Ordinance No. 4190. First public hearing and first reading.

Department: Community Development

Reference Material: [ADA LDC-1123-00001 - Ord, Atty Letter, SR, Addendum](#)

- P7 RESOLUTION NO. 23-06. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, VACATING AN APPROXIMATELY 8-FOOT-WIDE BY 321-FOOT-LONG UTILITY EASEMENT WITHIN 11090 60TH STREET N. AND 11100 60TH STREET N. IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 16 EAST; PROVIDING FOR AN EFFECTIVE DATE (VAC-0822-00005; City of Pinellas Park)**

PUBLIC HEARING, FIRST AND FINAL READING

(Speaker - Megan Montesino, Development Review Manager)

NOTE: This is a resolution to vacate an approximately 8 foot wide by 321 foot long utility easement recorded in Official Record Book 16711, Page 1021, which is located within 11090 60th Street North and 11100 60th Street North.

ACTION: (Adopt - Deny) Resolution No. 23-06. Public hearing, first and final reading.

Department: Community Development

Reference Material: [ADA VAC-0822-00005 - Res, Atty Letter, SR Updated](#)

IV. CONSENT AGENDA

- C1 RESOLUTION NO. 23-08. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, APPOINTING A CITY CLERK FOR THE CITY OF PINELLAS PARK, FLORIDA; ESTABLISHING ANNUAL COMPENSATION FOR THE CITY CLERK; PROVIDING THAT THE CITY CLERK SHALL BE SUBJECT TO EMPLOYMENT POLICIES ESTABLISHED BY CITY COUNCIL FROM TIME TO TIME; PROVIDING THAT THE CITY CLERK SHALL SERVE AT THE PLEASURE OF CITY COUNCIL; PROVIDING THAT THIS RESOLUTION SHALL NOT CONSTITUTE AN EMPLOYMENT CONTRACT; PROVIDING FOR AN EFFECTIVE DATE**

FIRST AND FINAL READING

NOTE: This is a resolution appointing Jennifer R. Carfagno City Clerk of the City of Pinellas Park.

ACTION: (Adopt - Deny) Resolution No. 23-08.

Department: City Clerk

Reference Material: [ADA Res 23-XX, City Clerk, attorney approval letter](#)

C2 AUTHORIZATION FOR THE CITY OF PINELLAS PARK TO ACCEPT A UTILITY EASEMENT FROM DRAW REAL ESTATE, LLC - 3560 126th Avenue North, Parcel Number 10/30/16/71010/400/0200

NOTE: The City of Pinellas Park has requested a utility easement from Draw Real Estate, LLC to accommodate existing utility equipment and for future maintenance and operation of said equipment at 3560 126th Avenue North, parcel number 10/30/16/71010/400/0200.

ACTION: (Approve - Deny) Authorization for the City of Pinellas to accept a utility easement from Draw Real Estate, LLC, at 3560 126th Avenue North, parcel number 10/30/16/71010/400/0200.

Department: Community Development

Reference Material: [ADA Utility Easement, Exhibit A, Atty Letter 3560 126th Ave N 04-13-2023](#)

C3 ORDINANCE NO. 4191. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A MASTER PLAN AND SUPPORTING DOCUMENTATION FOR AN INDUSTRIAL PLANNED UNIT DEVELOPMENT (IPUD) OVERLAY WITH UNDERLYING LIGHT INDUSTRIAL (M-1) ZONING ON 3.77 ACRES OF LAND GENERALLY LOCATED ON PARCEL NUMBER 18-30-16-69768-300-4003, AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (PUD-1123-00003; Parcel Number 18-30-16-69768-300-4003; Campo Engineering)

FIRST READING PRIOR TO PUBLIC HEARING

NOTE: This is an ordinance to adopt an Industrial Planned Unit Development (IPUD) overlay to develop a three-story 740-unit Secure Climate Controlled Storage Facility, with a maximum Floor Area Ratio (FAR) of 0.62. The property is located on Belcher Road, south of Bryan Dairy Road (Parcel No. 18-30-16-69768-300-4003).

ACTION: (Pass - Deny) Ordinance No. 4191.

Department: Community Development

Reference Material: [ADA PUD-1123-00003 - Ord, Atty Letter, SR, Addendum](#)

C4 AUTHORIZATION FOR THE MAYOR TO SIGN A 5 YEAR MAINTENANCE AND REPAIR CONTRACT FOR THE SKYVIEW POOL COMPLEX - BID 22/010 - Ferris Pools, Inc.

NOTE: This five (5) year contract is for the maintenance and repair at the Skyview Pool Complex located at 9040 54th Way North. Expenses associated with this contract have been and will continue to be budgeted for within division 734's contract services account (001-60-72-734-572000-000-551762). Ferris Pools, Inc. is owned by Jason Ferris and headquartered at 5943 5th Avenue South, St. Petersburg, FL 33707. Ferris has successfully serviced the Skyview complex for several years and was the only qualified respondent for bid 22/101. The Purchasing Director has also recommended approval of this bid award.

ACTION: (Approve - Deny) Authorization for the Mayor to sign a five (5) year Contract with Ferris Pools, Inc. for maintenance and repair of the Skyview Pool Complex with an estimated annual budget of \$15,000.00.

Department: Leisure Services

Reference Material: [Skyview Pool - Ferris Performance Bond and Bid Contract 22.010](#)

C5 REAPPOINTMENT OF TIM CADDELL TO THE CITIZENS' BUDGET ADVISORY COMMITTEE

NOTE: Mr. Caddell has served on the committee since April, 2017; he has requested to continue serving on the committee.

ACTION: (Approve - Deny) Reappointment of Tim Caddell to serve as a regular member of the Citizens' Budget Advisory Committee with term to expire April, 2025.

Department: OMB

Reference Material: [Attendance Record - Mr. Caddell Term 2021-2023](#)

C6 REAPPOINTMENT OF JON FARRIS TO THE CITIZENS' BUDGET ADVISORY COMMITTEE

NOTE: Mr. Farris has served on the committee since April, 2014; he has requested to continue serving on the committee.

ACTION: (Approve - Deny) Reappointment of Jon Farris to serve as a regular member of the Citizens' Budget Advisory Committee with term to expire April, 2025.

Department: OMB

Reference Material: [Attendance Record - Mr. Farris Term FY2021-2023](#)

C7 ORDINANCE NO. 4192. AMENDING ORDINANCE NO. 4169 FOR THE FISCAL YEAR 2022/2023 BUDGET

FIRST READING PRIOR TO PUBLIC HEARING

NOTE: This budget amendment is the city's second for the fiscal year and focuses on Capital Improvement. Funds were added for Public Works land purchase, HVAC at the Senior Center, Harmony Heights Street project using Penny for Pinellas, and the Community Development Block Grants increasing the fund by \$2,902,063. General Fund increased by \$267,670. Water & Sewer increased by \$67,627. Confiscated Property increased by \$50,000, and Capital Equipment Replacement increased \$133,000. The total city budget will increase by \$3,420,393 for a revised total budget of \$226,787,119.

ACTION: (Pass - Deny) Ordinance No. 4192. First reading prior to public hearing.

Department: OMB

Reference Material: [City Attorney Document #23-056, Ordinance No XXXX, Amendment Worksheet](#)

C8 AWARD OF BID 23/003 FORMER CLASSICAL CHRISTIAN SCHOOL DEMOLITION - JVS Contracting, Inc.

NOTE: Bids were legally advertised and five (5) bids were received with JVS Contracting, Inc. (1608 North 43rd Street, Tampa, FL 33605) being the lowest bidder with a bid submittal of \$99,400.00. This project will be charged to account 301175-562512 Project String #22175/202.

ACTION: (Approve - Deny) Authorization to award Bid 23/003 for former Classical Christian School Demolition to JVS Contracting, Inc. in the amount \$99,400.00 to be charged to the appropriate account.

Department: Public Works

Reference Material: [Classical Christian Demo](#)

C9 AUTHORIZATION FOR FIRST AND FINAL PAYMENT FOR EMERGENCY SEWER REPAIRS AT 70TH AVENUE NORTH & 37TH STREET NORTH - Rowland, Inc.

NOTE: This action is recommended so that the final payment can be processed and the project can be completed. The total amount for services rendered for Rowland, Inc. (6855 102nd Avenue North, Pinellas Park, FL 33782) is \$69,037.20 to be charged to account 401322-543306.

This was presented and approved at the March 9, 2023 Council meeting, item C13.

ACTION: (Approve - Deny) Authorization to make the first and final payment for Emergency Repairs

at 70th Avenue and 37th Street North to Rowland, Inc., in the amount of \$69,037.20 to be charged to the appropriate account.

Department: Public Works

Reference Material: [Emergency Sewer Repair 70 Ave 37 St backup](#)

C10 AUTHORIZATION FOR MAYOR TO SIGN A JOINT PROJECT AGREEMENT WITH PINELLAS COUNTY - Design and construction of a bypass force main from 84th Avenue to South Cross Bayou Water Reclamation Facility

NOTE: This authorizes the Mayor to sign a Joint Project Agreement with Pinellas County to share the costs of design and construction of a bypass force main from 84th Avenue to South Cross Bayou Water Reclamation Facility. The proposed agreement has been reviewed by the City Attorney's office.

ACTION: (Approve - Deny) Authorization for the Mayor to sign a Joint Project Agreement with Pinellas County.

Department: Public Works

Reference Material: [Joint Project Agmt with Pinellas County FORCEMAIN](#)

V. REGULAR AGENDA

R1 ORDINANCE NO. 4193. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP BY PROVIDING FOR A CHANGE IN THE ZONING DISTRICT FOR A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT PARCEL NO. 17-30-16-69750-100-3102 AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CHANGING THE ZONING DISTRICT FROM RURAL RESIDENTIAL (RR) TO SINGLE-FAMILY RESIDENTIAL (R-3) AND ADOPTING A MASTER PLAN AND SUPPORTING DOCUMENTATION FOR A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) OVERLAY WITH UNDERLYING SINGLE-FAMILY RESIDENTIAL (R-3) ZONING FOR A FIVE (5) LOT SINGLE-FAMILY SUBDIVISION; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (REZ-2023-00001 and PUD-1223-00006; Northside Engineering, Inc.)

FIRST READING PRIOR TO PUBLIC HEARING

NOTE: This is an ordinance to rezone a property located on 59th Street North, north of 110th Avenue North (parcel number 17-30-16-69750-100-3102) from Residential Rural (RR) to Single-Family

Residential (R-3) Zoning with a Residential Planned Unit Development (RPUD) overlay to develop a five-lot single-family subdivision.

ACTION: (Pass - Deny) Ordinance No. 4193.

Department: Community Development

Reference Material: [ADA REZ-2023-00001 and PUD-1223-00006 - Ord. Atty Letter, SR, Addendum](#)

VI. COMMENTS BY COUNCIL MEMBERS AND QUESTIONS – COUNCIL TO COUNCIL

VII. ADJOURNMENT

PLEASE NOTE that if a person decides to appeal any decision made by City Council with respect to any matter considered at the above-cited meeting, the person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City maintains a digital recording of all public hearings. In the event that you wish to appeal a decision, the digital recording may or may not adequately insure a verbatim record of the proceedings; therefore, you may wish to provide a court reporter at your own expense (Section 286.0105, Florida Statutes).

FOR THE HEARING IMPAIRED — An interpreter for the hearing impaired will be made available upon requests made at least 72 hours in advance.