

ORDINANCE NO. 2026-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, BY AMENDING CHAPTER 18, LAND DEVELOPMENT CODE, AMENDING SECTION 18-1502.2 “DEFINITIONS”; SECTION 18-1506.3 “PERMITTED AND CONDITIONAL USES”; SECTION 18-1507.3 “PERMITTED AND CONDITIONAL USES”; SECTION 18-1508.3 “PERMITTED AND CONDITIONAL USES”; SECTION 18-1509.3 “PERMITTED AND CONDITIONAL USES”; SECTION 18-1510.3 “PERMITTED AND CONDITIONAL USES”; SECTION 18-1511.3 “PERMITTED AND CONDITIONAL USES”; SECTION 18-1512.3 “PERMITTED AND CONDITIONAL USES”; SECTION 18-1513.3 “PERMITTED AND CONDITIONAL USES”; SECTION 18-1514.3 “PERMITTED AND CONDITIONAL USES”; SECTION 18-1515.3 “PERMITTED AND CONDITIONAL USES”; SECTION 18-1517.3 “PERMITTED AND CONDITIONAL USES”; SECTION 18-1519.3 “PERMITTED AND CONDITIONAL USES”; SECTION 18-1520.3 “PERMITTED AND CONDITIONAL USES”; SECTION 18-1526.3 “PERMITTED AND CONDITIONAL USES”; SECTION 18-1530.19 “COMMUNITY RESIDENTIAL HOMES”; SECTION 18-1531.10 “LIST OF CONDITIONAL USES AND REQUIREMENTS” OF ARTICLE 15, ZONING; PROVIDING FOR THE INCLUSION OF SUCH AMENDED ORDINANCE IN THE CODE OF THE CITY OF PINELLAS PARK, FLORIDA; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (LDC-1026-00006, CITY OF PINELLAS PARK)

WHEREAS, the Florida Legislature has found that a person suffering from addiction has a higher success rate of achieving long-lasting sobriety when given the opportunity to build a stronger foundation by living in a recovery residence while receiving treatment or after completing treatment; and

WHEREAS, the Florida Legislature has passed SB 954, which the Governor has signed into law, thus creating Chapter 2025-182, amending Chapter 397, Florida Statutes, pertaining to the certification of recovery residences; and

WHEREAS, effective January 1, 2026, Florida legislation requires the governing body of each county or municipality to adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdictions; and

WHEREAS, the new Florida Statute further mandates that such ordinance includes a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence; and

WHEREAS, at a minimum, the ordinance must be consistent with the Fair Housing Amendments Act of 1988, 42 U.S.C. ss. 3601 et seq., and Title II of the Americans with Disabilities Act, 42 U.S.C. ss. 12131 et seq.; and

WHEREAS, the City of Pinellas Park wants to amend sections of the Land Development Code to update its regulations governing State of Florida licensed facilities to establish consistency

with applicable state statutes and licensing requirements under Article 15, Zoning; and

WHEREAS, the City of Pinellas Park also wants to establish a definition for “Short-Term Housing” in order to consolidate and modernize the classification of certain temporary residential facilities, including those previously categorized as “Offender Halfway House” and “Shelter” or “Homeless Shelter and Resource Center,” based on their functional characteristics rather than resident type; and

WHEREAS, the proposed amendment maintains the City’s longstanding regulatory approach and imposes no additional obligations upon the City’s landowners and residents, and is intended solely to comply with the State’s new mandates; and

WHEREAS, the Planning and Zoning Commission, sitting as the Local Planning Agency, and the City Council for the City of Pinellas Park, Florida have reviewed and held public hearings on said proposed ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

SECTION 1: That Section 18-1502.2 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended so that said section shall include the following new and/or modified definitions in their proper alphabetic sequence:

Sec. 18-1502.2. DEFINITIONS.

(A) *Words or terms beginning with the letters "A" through "E":*

CERTIFIED RECOVERY RESIDENCE. See, “State of Florida Licensed Facilities” defined herein.

DOMESTIC VIOLENCE CENTER. See, “State of Florida Licensed Facility” defined herein.

(C) *Words or terms beginning with the letters "L" through "O":*

~~OFFENDER HALFWAY HOUSE.~~ See, "State of Florida Licensed Facilities" defined herein.

(D) *Words or terms beginning with the letters "P" through "S":*

RECOVERY. A process of personal change through which individuals achieve abstinence from alcohol or drug use and improve health, wellness, and quality of life.

RECOVERY RESIDENCE. A residential dwelling unit, the community housing component of a licensed day or night treatment facility with community housing, or other form of group housing, which is offered or advertised through any means, including oral, written, electronic, or printed means, by any person or entity as a residence that provides a peer-supported, alcohol-free, and drug-free living environment.

RECOVERY RESIDENCE ADMINISTRATOR. The person responsible for overall management of the recovery residence, including, but not limited to, the supervision of residents and staff employed by, or volunteering for, the residence.

RESIDENTIAL TREATMENT FACILITY. See, "State of Florida Licensed Facilities" defined herein.

~~SHELTER HOME. See, "State of Florida Licensed Facilities" defined herein.~~

STATE OF FLORIDA LICENSED FACILITIES. For purposes of this Article, the following terms and definitions shall apply to facilities licensed by the State of Florida.

The following terms shall apply only to the definitions of State Licensed Facilities:

1. CERTIFIED RECOVERY RESIDENCE. A recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator.

~~2.1. COMMUNITY RESIDENTIAL HOME. A dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for up to fourteen (14) unrelated residents who operate as the functional equivalent of a "family," including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. A "Dwelling" licensed by the State of Florida to serve persons with disabilities as defined by Federal Law, as well as clients of the Florida Department of Elderly Affairs, the Florida Agency for Persons with Disabilities, the Florida Department of Juvenile Justice, the Florida Department of Children and Family Services, or the Agency for Health Care Administration, where clients are not a danger to themselves or others, do not suffer from "Acute Mental Crisis", and are not actively using drugs or exhibiting drug or alcohol dependency. A Community Residential Home provides a living environment for unrelated residents who operate as the functional equivalent of a "Family", including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. This term includes foster homes, and Adult Family Care Homes, and is exclusive of all other State of Florida Licensed Facilities defined herein. The establishment of community residential homes shall be as propounded in F.S. ch. 419, as it may be amended from time to time. A Planned Residential Community means a planned unit development of a minimum of eight (8) acres and has amenities that are designed to serve residents with a developmental disability as defined in F.S. § 393.063 but that shall provide housing options for other individuals. The community shall provide choices with regard to housing arrangements, support providers, and activities. The residents' freedom of movement within and outside the community may not be restricted. For the purposes of this paragraph, the City approval must be based on criteria that include, but are not limited to, compliance with appropriate land use, zoning, and building codes. A planned residential community may contain two (2) or more community residential homes that are contiguous to each other and the City may not impose proximity limitations between homes within a planned residential community if such limitations are based solely on the types of residents anticipated to be living in the community. A planned residential community may not be located within a ten (10)-mile radius of any other planned residential community.~~

- ~~3.2. DOMESTIC VIOLENCE CENTER. A facility certified by the Department of Children and Family Services as a center to receive and house persons who are victims of domestic violence pursuant to F.S. § 39.905, as amended from time to time.~~
- ~~3. OFFENDER HALFWAY HOUSE. A residential facility licensed by the State of Florida for the constant supervision of criminal offenders as part of a probation or court-ordered requirement.~~
4. RESIDENTIAL CARE FACILITY. A residential facility licensed by the State of Florida to provide any combination of nursing care, injury or illness rehabilitation, personal services, community re-entry training, aids for independent living, or counseling, but not medical services, to persons with disabilities as defined by Federal Law, as well as clients of the Florida Department of Elderly Affairs, the Florida Agency for Persons with Disabilities, the Florida Department of Children and Family Services, or the Agency for Health Care Administration, which clients are not of danger to themselves or others, are not suffering from "Acute Mental Crisis," ~~"Acute Mental Crisis"~~, and are not actively using drugs or exhibiting drug or alcohol dependency. Examples include facilities typically referred to as nursing homes, convalescent homes, and assisted living facilities. This term does not include hospitals licensed under F.S. ch. 395, as ~~may be~~ amended from time to time, or any federally operated hospital facility.
- ~~5. SHELTER HOME. A residential facility licensed by the State of Florida, to provide temporary, short term care and twenty four hour supervision to no more than five (5) clients of the Florida Department of Children and Family Services, which are not of danger to themselves or others, are not suffering from "Acute Mental Crisis", and are not actively using drugs or exhibiting drug or alcohol dependency.~~
- ~~5.6. RESIDENTIAL TREATMENT FACILITY. A State-supported and licensed facility providing a comprehensive treatment program for mentally ill individuals in a community based setting.~~
6. SHORT-TERM HOUSING. A facility certified by the State of Florida and/or Department of Children and Family Services that provides temporary housing, typically for less than six (6) months, and optional or mandatory supportive services, including but not limited to, case management, counseling, employment assistance, or rehabilitation services, for individuals transitioning to independent living or longer-term housing.

SHORT-TERM HOUSING. See, "State of Florida Licensed Facilities" defined herein.

SECTION 2: That Section 18-1506.3 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

Sec. 18-1506.3. - PERMITTED AND CONDITIONAL USES.

No building or land in the "F" District shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below. The uses listed as conditional uses below may be permitted if their site locations and proposed development site plans are first approved, as provided in the procedure for approval of conditional uses under Section 18-1531, "Conditional Use Regulations", of this Article. Uses that are similar to any permitted or conditional use, as determined by the Planning and Development Services

Director, shall be permitted in the same manner (~~i.e.~~ i.e., permitted versus conditional) as the listed use to which it is similar, provided that any similar use specifically permitted in another zoning district shall not be permitted. Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1506.3 and other applicable conditions of this district and Article.

Table 18-1506.3: Authorized Uses in F District

Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Dwellings, Single-family Detached	P	
<u>Certified Recovery Residence</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Community Residential Home (<u>up to six (6) residents</u>)	P	<u>Limited to six (6) or fewer residents. Subject to section 18-1530.19. Limited to six (6) or fewer residents.</u>
<u>Community Residential Home (seven (7) to fourteen (14) residents)</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Bed and Breakfast Establishment	C	Subject to sections 18-1503.16 and 18-1531
Guest Houses	P	Accessory to a detached single-family use and not for rent
Shelter Home	<u>C</u>	<u>Limited to six (6) or fewer residents; subject to sections 18-1530.19 and 18-1531</u>
COMMERCIAL USES		
Clinic, Veterinary	C	May render treatment to farm or livestock animals and keep animals in outdoor pens. Subject to section 18-1531
TRANSPORTATION, COMMUNICATION, UTILITY USES		
Electric Power Distribution Substations	P	Subject to section 18-1530.24
Utilities, public and private	C	Limited to three (3) acres in area. Subject to section 18-1531
ARTS, ENTERTAINMENT AND RECREATION USES		
Recreation/Open Space	C	Subject to section 18-1531
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTION USES		
Community Facility	C	Subject to section 18-1531
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers —	P	

Type I		
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type II	C	Subject to section 18-1531
<u>Domestic Violence Center</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Educational Institutions (elementary, middle, senior)	C	Subject to section 18-1531
Place of Worship	C	Subject to section 18-1531
Public Educational Facilities	P	
<u>Residential Care Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Residential Treatment Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Short-Term Housing</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
AGRICULTURE AND OTHER USES		
Agriculture	P	
Equestrian Use	P	Subject to sections 18-1530.22 and 18-1530.23
Open Space, Non-Profit or Private	P	
Open Space, Public	P	
Plant Nurseries (Retail)	C	Subject to section 18-1531
Plant Nurseries (Wholesale)	P	
Produce Stands	C	Limited to sale of goods grown on site. Subject to section 18-1531
Accessory Uses (section 18-1530)	P/C	Subject to section 18-1530 and 18-1531
Home Occupation	P	Section 18-1530.12
Rural Event Venues	C	Subject to section 18-1531

SECTION 3: That Section 18-1507.3 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

Sec. 18-1507.3. - PERMITTED AND CONDITIONAL USES.

No building or land in the "RE" District shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below. The uses listed as conditional uses below may be permitted if their site locations and proposed development site plans are first approved, as provided in the procedure for approval of conditional uses under Section 18-1531, "Conditional Use Regulations", of this Article. Uses that are similar to any permitted or conditional use, as determined by the Planning and Development Services Director, shall be permitted in the same manner (~~i.e.~~ i.e., permitted versus conditional) as the listed use to which it is similar, provided that any similar use specifically permitted in another zoning

district shall not be permitted. Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1507.3 and other applicable conditions of this district and Article.

Table 18-1507.3 Authorized Uses in RE District

Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Dwellings, Single-family Detached	P	
<u>Certified Recovery Residence</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Community Residential Home (up to six (6) residents)	P	Limited to six (6) or fewer residents. <u>Subject to section 18-1530.19.</u>
<u>Community Residential Home (seven (7) to fourteen (14) residents)</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Bed and Breakfast Establishment	C	Subject to sections 18-1503.16 and 18-1531
Guest Houses	P	Accessory to a detached single-family use and not for rent
Shelter Home	C	Limited to six (6) or fewer residents; subject to sections 18-1530.19 and 18-1531
COMMERCIAL USES		
Low Impact Office	C	Subject to section 18-1531
Clinic, Veterinary	C	May render treatment to farm or livestock animals and keep animals in outdoor pens. Subject to section 18-1531
TRANSPORTATION, COMMUNICATION, UTILITY USES		
Electric Power Distribution Substations	P	Subject to section 18-1530.24
Utilities, public and private	C	Limited to three (3) acres in area. Subject to section 18-1531
ARTS, ENTERTAINMENT AND RECREATION USES		
Recreation/Open Space	C	Subject to section 18-1531
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTION USES		
Community Facility	C	Subject to section 18-1531
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type I	P	
Day Care Homes and Centers	C	Subject to section 18-1531

(child) and Adult Family Care Homes and Centers — Type II		
<u>Domestic Violence Center</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Educational Institutions (elementary, middle, senior)	C	Subject to section 18-1531
Place of Worship	C	Subject to section 18-1531
Public Educational Facilities	P	
<u>Residential Care Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Residential Treatment Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Short-Term Housing</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
AGRICULTURE AND OTHER USES		
Equestrian Use	P	Subject to sections 18-1530.22 and 18-1530.23
Open Space, Non-Profit or Private	P	
Open Space, Public	P	
Plant Nurseries (Wholesale)	P	
Accessory Uses (section 18-1530)	P/C	Subject to section 18-1530 and 18-1531
Community Association	P	
Home Occupation	P	Section 18-1530.12

SECTION 4: That Section 18-1508.3 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

Sec. 18-1508.3. - PERMITTED AND CONDITIONAL USES.

No building or land in the "RR" District shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below. The uses listed as conditional uses below may be permitted if their site locations and proposed development site plans are first approved, as provided in the procedure for approval of conditional uses under Section 18-1531, "Conditional Use Regulations", of this Article. Uses that are similar to any permitted or conditional use, as determined by the Planning and Development Services Director, shall be permitted in the same manner (~~i.e.~~ i.e., permitted versus conditional) as the listed use to which it is similar, provided that any similar use specifically permitted in another zoning district shall not be permitted. Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1508.3 and other applicable conditions of this district and Article.

Table 18-1508.3 Authorized Uses in RR District

Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Dwellings, Single-family Detached	P	
<u>Certified Recovery Residence</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Community Residential Home (up to six (6) residents)	P	Limited to six (6) or fewer residents. Subject to section 18-1530-19.
<u>Community Residential Home (seven (7) to fourteen (14) residents)</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Bed and Breakfast Establishment	C	Subject to sections 18-1503.16 and 18-1531
Guest Houses	P	Accessory to a detached single-family use and not for rent
Shelter Home, (six (6) or fewer residents)	C	Limited to six (6) or fewer residents; subject to sections 18-1530.19 and 18-1531
TRANSPORTATION, COMMUNICATION AND UTILITY USES		
Electric Power Distribution Substations	P	Subject to section 18-1530.24
Utilities, public and private	C	Subject to section 18-1531
Recreation/Open Space	C	Subject to section 18-1531
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTIONAL USES		
Community Facility	C	Subject to section 18-1531
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type I	P	
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type II	C	Subject to section 18-1531
<u>Domestic Violence Center</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Educational Institutions (elementary, middle, senior)	C	Subject to section 18-1531
Place of Worship	C	Subject to section 18-1531
Public Educational Facilities	P	

Residential Care Facility	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Residential Treatment Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Short-Term Housing</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
AGRICULTURE AND OTHER USES		
Equestrian Use	P	Subject to sections 18-1530.22 and 18-1530.23
Accessory Uses (section 18-1530)	P/C	Subject to section 18-1530 and 18-1531
Community Association	P	
Home Occupation	P	Section 18-1530.12

SECTION 5: That Section 18-1509.3 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

Sec. 18-1509.3. - PERMITTED AND CONDITIONAL USES.

No building or land in the "R-1" District shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below. The uses listed as conditional uses below may be permitted if their site locations and proposed development site plans are first approved, as provided in the procedure for approval of conditional uses under Section 18-1531 "Conditional Use Regulations", of this Article. Uses that are similar to any permitted or conditional use, as determined by the Planning and Development Services Director, shall be permitted in the same manner (i.e. i.e., permitted versus conditional) as the listed use to which it is similar, provided that any similar use specifically permitted in another zoning district shall not be permitted. Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1509.3 and other applicable conditions of this district and Article. Office: Personal Service/Office Support: Retail Commercial uses, singularly or combined with abutting or functionally abutting uses shall not exceed one (1) acre. Any exceedance of this threshold shall require a Land Use Plan Map amendment to a category that permits the use.

Table 18-1509.3 Authorized Uses in R-1 District

Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Dwellings, Single-family Detached	P	
<u>Certified Recovery Residence</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Community Residential Home (up to six (6) residents) (six (6) or fewer residents)	P	Limited to six (6) or fewer residents. Subject to section <u>18-1530.19, 18-1530.9</u>
<u>Community Residential Home (seven (7) to fourteen (14) residents)</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>

Shelter Home, (six (6) or fewer residents)	C	Limited to six (6) or fewer residents; subject to sections 18-1530.19 and 18-1531
COMMERCIAL USES		
Low Impact Office	C	Subject to section 18-1531
TRANSPORTATION, COMMUNICATION AND UTILITY USES		
Electric Power Distribution Substations	P	Subject to section 18-1530.24
Utilities, public and private	C	Subject to section 18-1531
ARTS, ENTERTAINMENT AND RECREATION USES		
Recreation/Open Space	C	Subject to section 18-1531
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTIONAL USES		
Community Facility	C	Subject to section 18-1531
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type I	P	
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type II	C	Subject to section 18-1531
<u>Domestic Violence Center</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Educational Institutions (elementary, middle, senior)	C	Subject to section 18-1531
Place of Worship	C	Subject to section 18-1531
Public Educational Facilities	P	
<u>Residential Care Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Residential Treatment Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Short-Term Housing</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
AGRICULTURE AND OTHER USES		
Accessory Uses (section 18-1530)	P/C	Subject to section 18-1530 and 18-1531
Community Association	P	
Home Occupation	P	Section 18-1530.12

SECTION 6: That Section 18-1510.3 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

Sec. 18-1510.3. - PERMITTED AND CONDITIONAL USES.

No building or land in the "R-2" District shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below.

The uses listed as conditional uses may be permitted if their site locations and proposed development site plans are first approved, as provided in the procedure for approval of conditional uses under Section 18-1531, "Conditional Use Regulations", of this Article. Uses that are similar to any permitted or conditional use, as determined by the Planning and Development Services Director, shall be permitted in the same manner (i.e. i.e., permitted versus conditional) as the listed use to which it is similar, provided that any similar use specifically permitted in another zoning district shall not be permitted. Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1510.3 and other applicable conditions of this district and Article.

Table 18-1510.3 Authorized Uses in R-2 District

Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Dwellings, Single-family Detached	P	
<u>Certified Recovery Residence</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Community Residential Home (up to six (6) residents)	P	Limited to six (6) or fewer residents. Subject to section 18-1530.9 18-1530.19.
<u>Community Residential Home (seven (7) to fourteen (14) residents)</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Shelter Home	C	Limited to six (6) or fewer residents.; subject to sections 18-1530.19 and 18-1531
TRANSPORTATION, COMMUNICATION AND UTILITY USES		
Electric Power Distribution Substations	P	Subject to section 18-1530.24
Utilities, public and private	C	Subject to section 18-1531
ARTS, ENTERTAINMENT AND RECREATION USES		
Recreation/Open Space	C	Subject to section 18-1531
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTIONAL USES		
Community Facility	C	Subject to section 18-1531
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type I	P	
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type II	C	Subject to section 18-1531
<u>Domestic Violence Center</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Educational Institutions (elementary, middle, senior)	C	Subject to section 18-1531

Place of Worship	C	Subject to section 18-1531
Public Educational Facilities	P	
<u>Residential Care Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Residential Treatment Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Short-Term Housing</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
AGRICULTURE AND OTHER USES		
Accessory Uses (section 18-1530)	P/C	Subject to section 18-1531
Community Association	P	
Home Occupations	P	Section 18-1530.12

SECTION 7: That Section 18-1511.3 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

Sec. 18-1511.3. - PERMITTED AND CONDITIONAL USES.

No building or land in the "R-3" District shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below. The uses listed as conditional uses below may be permitted if their site locations and proposed development site plans are first approved, as provided in the procedure for approval of conditional uses under Section 18-1531, "Conditional Use Regulations", of this Article. Uses that are similar to any permitted or conditional use, as determined by the Planning and Development Services Director, shall be permitted in the same manner (i.e. i.e., permitted versus conditional) as the listed use to which it is similar, provided that any similar use specifically permitted in another zoning district shall not be permitted. Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1511.3 and other applicable conditions of this district and Article.

Table 18-1511.3 Authorized Uses in R-3 District

Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Dwellings, Single-family Detached	P	
<u>Certified Recovery Residence</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Community Residential Home (up to six (6) residents)	P	Limited to six (6) or fewer residents. Subject to section 18-1530.9 18-1530.19.
<u>Community Residential Home (seven (7) to fourteen (14) residents)</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Shelter Home	C	Limited to six (6) or fewer residents; subject to sections 18-1530.19 and 18-1531

TRANSPORTATION, COMMUNICATION AND UTILITY USES		
Electric Power Distribution Substations	P	Subject to section 18-1530.24
Utilities, public and private	C	Subject to section 18-1531
ARTS, ENTERTAINMENT AND RECREATION USES		
Recreation/Open Space	C	Subject to section 18-1531
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTIONAL USES		
Community Facility	C	Subject to section 18-1531
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type I	P	
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type II	C	Subject to section 18-1531
<u>Domestic Violence Center</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Educational Institutions (elementary, middle, senior)	C	Subject to section 18-1531
Place of Worship	C	Subject to section 18-1531
Public Educational Facilities	P	
<u>Residential Care Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Residential Treatment Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Short-Term Housing</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
AGRICULTURE AND OTHER USES		
Accessory Uses (section 18-1530)	P/C	Subject to section 18-1531
Community Association	P	
Home Occupations	P	Section 18-1530.12

SECTION 8: That Section 18-1512.3 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

Sec. 18-1512.3. - PERMITTED AND CONDITIONAL USES.

No building or land in the "R-4" District shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below. The uses listed as conditional uses may be permitted if their site locations and proposed development site plans are first approved, as provided in the procedure for approval of conditional uses under Section 18-1531, "Conditional Use Regulations", of this Article. Uses that are similar to any permitted or conditional use, as determined by the Planning and Development Services Director, shall be permitted in the same manner (i.e., i.e., permitted versus conditional) as the listed

use to which it is similar, provided that any similar use specifically permitted in another zoning district shall not be permitted. Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1512.3 and other applicable conditions of this district and Article.

Table 18-1512.3 Authorized Uses in R-4 District

Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Dwellings, Duplex	P	
Dwellings, Single-family Attached	P	
Dwellings, Single-family Detached	P	
<u>Certified Recovery Residence</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Community Residential Home <u>(up to six (6) residents)</u>	P	<u>Limited to six (6) or fewer residents. Subject to section 18-1530.19. Limited to fourteen (14) or fewer residents. Subject to section 18-1530.9</u>
<u>Community Residential Home (seven (7) to fourteen (14) residents)</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Shelter Home	<u>C</u>	<u>Limited to fourteen (14) or fewer residents; subject to sections 18-1530.19 and 18-1531</u>
COMMERCIAL USES		
Low Impact Office (Personal Service/Office Support or Retail Commercial use	C	Subject to section 18-1531
TRANSPORTATION, COMMUNICATION AND UTILITY USES		
Electric Power Distribution Substations	P	Subject to section 18-1530.24
Off-street parking lots as part of a contiguous non-residential use	C	Subject to section 18-1531
Utilities, public and private	C	Subject to section 18-1531
ARTS, ENTERTAINMENT AND RECREATION USES		
Recreation/Open Space	C	
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTIONAL USES		
Community Facility	C	Subject to section 18-1531
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers —	P	

Type I		
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type II	C	Subject to section 18-1531
<u>Domestic Violence Center</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Educational Institutions (elementary, middle, senior)	C	Subject to section 18-1531
Place of Worship	C	Subject to section 18-1531
Public Educational Facilities	P	
<u>Residential Care Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Residential Treatment Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Short-Term Housing</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
AGRICULTURE AND OTHER USES		
Accessory Uses (section 18-1530)	P/C	Subject to section 18-1531
Community Association	P	
Home Occupations	P	Section 18-1530.12

SECTION 9: That Section 18-1513.3 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

Sec. 18-1513.3. - PERMITTED AND CONDITIONAL USES.

No building or land in the "R-5" District shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below. The uses listed as conditional uses may be permitted if their site locations and proposed development site plans are first approved, as provided in the procedure for approval of conditional uses under Section 18-1531, "Conditional Use Regulations", of this Article. Uses that are similar to any permitted or conditional use, as determined by the Planning and Development Services Director, shall be permitted in the same manner (i.e. i.e., permitted versus conditional) as the listed use to which it is similar, provided that any similar use specifically permitted in another zoning district shall not be permitted. Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1513.3 and other applicable conditions of this district and Article.

Table 18-1513.3 Authorized Uses in R-5 District

Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Dwellings, Duplex	P	
Dwellings, Multi-family	P/C	Permitted at densities of up to twelve and one-half (12.5) du/a; conditional use for densities greater than twelve and one-half (12.5) du/a subject to section 18-1531
Dwellings, Single-family Attached	P/C	Permitted at densities of up to twelve and one-half (12.5) du/a; conditional use for densities greater than twelve and one-half (12.5) du/a subject to section 18-1531
Dwellings, Single-family Detached	P	
<u>Certified Recovery Residence</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Bed and Breakfast Establishment	C	Subject to sections 18-1503.16 and 18-1531
Community Residential Home (up to six (6) residents)	P/C	<u>Limited to six (6) or fewer residents. Subject to section 18-1530.19.</u> Permitted with up to fourteen (14) residents, conditional use for more than fourteen (14) residents subject to sections 18-1503.16, 18-1530.19, and 18-1531
<u>Community Residential Home (seven (7) to fourteen (14) residents)</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Shelter Home	C	Permitted with up to fourteen (14) residents, conditional use for more than fourteen (14) residents subject to section 18-1531
COMMERCIAL USES		
Low Impact Office (Personal Service/Office Support or Retail Commercial use	C	Subject to section 18-1531
TRANSPORTATION, COMMUNICATION AND UTILITY USES		

Electric Power Distribution Substations	P	Subject to section 18-1530.24
Off-street parking lots as part of a contiguous non-residential district that abuts an arterial street	C	Such use may not exceed three (3) acres. Subject to section 18-1531
Utilities, public and private	C	Subject to section 18-1531
ARTS, ENTERTAINMENT AND RECREATION USES		
Recreation/Open Space	C	Subject to section 18-1531
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTIONAL USES		
Community Facility	C	Subject to section 18-1531
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type I	P	
<u>Domestic Violence Center</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type II	C	Subject to section 18-1531
Educational Institutions (elementary, middle, and senior)	C	Subject to section 18-1531
Place of Worship	C	Subject to section 18-1531
Public Educational Facilities	P	
<u>Residential Care Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Residential Treatment Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Short-Term Housing</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
AGRICULTURE AND OTHER USES		
Accessory Uses (section 18-1530)	P/C	Subject to section 18-1531
Community Association	P	
Height—buildings and structures over forty (40) feet	C	Subject to section 18-1531

SECTION 10: That Section 18-1514.3 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

Sec. 18-1514.3. - PERMITTED AND CONDITIONAL USES.

No building or land in the "R-6" district shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below.

The uses listed as conditional uses may be permitted if their site locations and proposed development site plans are first approved, as provided in the procedure for approval of conditional uses under Section 18-1531, "Conditional Use Regulations", of this Article. Uses that are similar to any permitted or conditional use, as determined by the Planning and Development Services Director, shall be permitted in the same manner (i.e. i.e., permitted versus conditional) as the listed use to which it is similar, provided that any similar use specifically permitted in another zoning district shall not be permitted. Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1514.3 and other applicable conditions of this district and Article.

Table 18-1514.3 Authorized Uses in R-6 District

Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Dwellings, Duplex	P	
Dwellings, Multi-family (>12.5-15 du/a)	P/C	Permitted at densities of up to twelve and one-half (12.5) du/a; conditional use for densities greater than twelve and one-half (12.5) du/a subject to section 18-1531
Dwellings, Single-family Attached	P/C	Permitted at densities of up to twelve and one-half (12.5) du/a; conditional use for densities greater than twelve and one-half (12.5) du/a subject to section 18-1531
<u>Certified Recovery Residence</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Community Residential Home (<u>up to six (6) residents</u>)	<u>P/C</u>	<u>Limited to six (6) or fewer residents. Subject to section 18-1530.19. Permitted with up to fourteen (14) residents, conditional use for more than fourteen (14) residents subject to sections 18-1503.16, 18-1530.19, and 18-1531</u>
<u>Community Residential Home (seven (7) to fourteen (14) residents)</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Bed and Breakfast Establishment	C	Subject to sections 18-1503.16 and 18-1531
Fraternity and Sorority Houses	C	Subject to sections 18-1503.16 and 18-1531
Residential Care Facilities	C	Subject to sections 18-1503.16 and 18-1531
Rooming and Boarding	C	Subject to sections 18-

Houses		1503.16 and 18-1531
Shelter Home	C	Subject to sections 18-1503.16, 18-1530.19, and 18-1531
Mixed Use Multi-family/Office/Personal Services/Retail	C	Subject to section 18-1531
COMMERCIAL USES		
Offices	C	Subject to section 18-1531
TRANSPORTATION, COMMUNICATION AND UTILITY USES		
Electric Power Distribution Substations	P	Subject to section 18-1530.24
Off-street parking lots as part of a contiguous non-residential district that abuts an arterial street	C	Such use may not exceed three (3) acres. Subject to section 18-1531
Utilities, public and private	C	Subject to section 18-1531
ARTS, ENTERTAINMENT AND RECREATION USES		
Recreation/Open Space	C	Subject to section 18-1531
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTIONAL USES		
Clubs and Lodges	C	Subject to section 18-1531
Colleges, universities, Seminaries and Other Institutions of Higher Education	C	Subject to section 18-1531
Community Facility	C	Subject to section 18-1531
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type I	P	
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type II	C	Subject to section 18-1531
<u>Domestic Violence Center</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Educational Institutions (elementary, middle, senior)	C	Subject to section 18-1531
Home Health Care Service	P	
Hospitals	C	In R/O/R, CG or CRD only and subject to section 18-1531
Place of Worship	C	Subject to section 18-1531
Public Educational Facilities	P	
<u>Residential Care Facility</u>	<u>C</u>	<u>Subject to sections 18-</u>

		<u>1530.19 and 18-1531.</u>
<u>Residential Treatment Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Short-Term Housing</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Special Needs Treatment Facility	C	Subject to sections 18-1503.16 and 18-1531
AGRICULTURE AND OTHER USES		
Accessory Uses (section 18-1530)	P/C	Subject to sections 18-1530 and 18-1531
Community Association	P	
Height—buildings and structures over forty (40) feet	C	Subject to section 18-1531

SECTION 11: That Section 18-1515.3 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

Sec. 18-1515.3. - PERMITTED AND CONDITIONAL USES.

No building or land in the "T-1" District shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below. The uses listed as conditional uses may be permitted if their site locations and proposed development site plans are first approved, as provided in the procedure for approval of conditional uses under Section 18-1531, "Conditional Use Regulations", of this Article. Uses that are similar to any permitted or conditional use, as determined by the Planning and Development Services Director, shall be permitted in the same manner (i.e. i.e., permitted versus conditional) as the listed use to which it is similar, provided that any similar use specifically permitted in another zoning district shall not be permitted. Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1515.3 and other applicable conditions of this district and Article.

Table 18-1515.3 Authorized Uses in T-1 District

Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Dwellings, Manufactured Home	P	One (1) per lot
Dwellings, Single-family Detached	P	
<u>Certified Recovery Residence</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Community Residential Home (up to six (6) residents)	P	Limited to six (6) or fewer residents. Subject to section 18-1530.19.
<u>Community Residential Home (seven (7) to fourteen (14) residents)</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
TRANSPORTATION, COMMUNICATION AND UTILITY USES		

Electric Power Distribution Substations	P	Subject to section 18-1530.24
Utilities, public and private	C	Subject to section 18-1531
ARTS, ENTERTAINMENT AND RECREATION USES		
Private Recreation facilities as part of manufactured home subdivision	P	
Recreation/Open Space	C	Subject to section 18-1531
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTIONAL USES		
Community Facility	C	Subject to section 18-1531
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type I	P	
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type II	C	Subject to section 18-1531
<u>Domestic Violence Center</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Place of Worship	C	Subject to section 18-1531
Public Educational Facilities	P	
<u>Residential Care Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Residential Treatment Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Short-Term Housing</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
AGRICULTURE AND OTHER USES		
Accessory Uses	P/C	Subject to sections 18-1530 and 18-1531
Community Association	P	

SECTION 12: That Section 18-1517.3 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

Sec. 18-1517.3. - PERMITTED AND CONDITIONAL USES.

No buildings or land in the "ROR" District shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below. The uses listed as conditional uses may be permitted if their site locations and proposed development site plans are first approved, as provided in the procedure for approval of conditional uses under Section 18-1531, "Conditional Use Regulations", of this Article. Uses that are similar to any permitted or conditional use, as determined by the Planning and Development Services Director, shall be permitted in the same manner (~~i.e.~~ i.e., permitted versus conditional) as the listed use to which it is similar, provided that any similar use specifically permitted in another zoning

district shall not be permitted. Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1517.3 and other applicable conditions of this district and Article.

Table 18-1517.3 Authorized Uses in ROR District

Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Dwellings, Multi-family	P	
Dwellings, Single-family Attached	P	
<u>Certified Recovery Residence</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Community Residential Home (up to six (6) residents)	P/C	<u>Limited to six (6) or fewer residents. Subject to section 18-1530.19. Permitted for fourteen (14) or fewer residents, subject to sections 18-1530.19. Conditional use for fourteen (14) or more residents, subject to sections 18-1503.14, 18-1530 and 18-1531)</u>
<u>Community Residential Home (seven (7) to fourteen (14) residents)</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Bed and Breakfast Establishment	C	Subject to sections 18-1503.16 and 18-1531
Fraternity and Sorority Houses	C	Subject to sections 18-1503.16 and 18-1531
Hotels and Motels	C	Not to exceed thirty (30) units per acre and subject to section 18-1531
Residential Care Facilities	C	Subject to sections 18-1503.16 and 18-1531
Rooming and Boarding Houses	C	Subject to sections 18-1503.16 and 18-1531
Shelter Home	C	Subject to sections 18-1503.16, 18-1530.19, and 18-1531
Mixed Use Multi-family/Office/Personal Services/Retail	C	Subject to section 18-1531
COMMERCIAL USES		
Drive-in/drive-thru businesses (all types unless otherwise listed)	C	Subject to section 18-1531
Financial Institutions	P	

Financial Institutions drive-thru	C	Subject to section 18-1531
Light Printing Establishments	P	
Medical Marijuana Dispensary	P	
Offices	P	
Personal Services	P	
Restaurants	P	Excluding drive-in and drive-thru restaurants
Restaurants; Drive-in/Drive-thru	C	Subject to section 18-1531
Retail Sales	P	
TRANSPORTATION, COMMUNICATION AND UTILITY USES		
Electric Power Distribution Substations	P	Subject to section 18-1530.24
Off-street parking lots	C	Other than accessory to a permitted or conditional use. Limited to three (3) acres and subject to section 18-1531
Utilities, public and private	C	Subject to section 18-1531
ARTS, ENTERTAINMENT AND RECREATION USES		
Indoor Recreation and Games Establishments, Indoor	P	
Recreation/Open Space	C	Subject to section 18-1531
Theaters	P	
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTIONAL USES		
Colleges, universities, Seminaries and Other Institutions of Higher Education	C	Subject to section 18-1531
Community Facility	C	Subject to section 18-1531
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type I	P	
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type II	P	
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type III	C	Subject to section 18-1531
<u>Domestic Violence Center</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>

Educational Institutions (elementary, middle, senior)	C	Subject to section 18-1531
Home Health Care Service	P	
Hospitals	C	Subject to section 18-1531
Place of Worship	P	
Public Educational Facilities	P	
<u>Residential Care Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Residential Treatment Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Short-Term Housing</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Special Needs Treatment Facility	C	Subject to sections 18-1503.16 and 18-1531
AGRICULTURE AND OTHER USES		
Accessory Uses	P/C	Subject to sections 18-1530 and 18-1531
Community Association	P	

SECTION 13: That Section 18-1519.3 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

Sec. 18-1519.3. - PERMITTED AND CONDITIONAL USES.

No building or land in the "GO" District shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below. The uses listed as conditional uses below may be permitted if their site locations and proposed development site plans are first approved, as provided in the procedure for approval of conditional uses under Section 18-1531, "Conditional Use Regulations", of this Article. Uses that are similar to any permitted or conditional use, as determined by the Planning and Development Services Director, shall be permitted in the same manner (i.e. i.e., permitted versus conditional) as the listed use to which it is similar, provided that any similar use specifically permitted in another zoning district shall not be permitted. Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1519.3 and other applicable conditions of this district and Article.

Table 18-1519.3 Authorized Uses in GO District

Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Dwellings, Multi-family	C	In the R/O/R, R/OG or CRD land use categories only. Subject to section 18-1531
Dwellings, Single-family Attached	C	Subject to section 18-1531
Dwellings, Single-family Detached	P	
<u>Certified Recovery Residence</u>	<u>C</u>	<u>Subject to sections 18-</u>

		<u>1530.19 and 18-1531.</u>
Community Residential Home (up to six (6) residents)	P/C	Limited to six (6) or fewer residents. Subject to section 18-1530.19. Permitted with up to six (6) residents in R/OG, R/O/R or CRD subject to 18-1530.19. Conditional use for more than fourteen (14) residents subject to sections 18-1503.16, 18-1530.19, and 18-1531
<u>Community Residential Home (seven (7) to fourteen (14) residents)</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Fraternity and Sorority Houses	C	Subject to sections 18-1503.16 and 18-1531
Hotels and Motels	C	In R/O/R, CG or CRD categories only. Not to exceed thirty (30) units per net acre. See section 18-1503.17.
Residential Care Facilities	C	Subject to sections 18-1503.16 and 18-1531
Shelter Home	C	Subject to sections 18-1503.16, 18-1530.19 and 18-1531
Mixed use; residential/office	C	In the R/OG, R/O/R or CRD land use categories
COMMERCIAL USES		
Drive-in/drive-thru businesses	C	All types, excluding restaurant, unless otherwise listed subject to section 18-1531
Financial Institutions	P	
Financial Institutions drive-thru	C	Subject to section 18-1531
Office Supply Stores	C	Subject to section 18-1531
Offices	P	
Personal Services	P	
MANUFACTURING, WHOLESALE TRADE, WAREHOUSING USES		
Research and Development	C	Subject to section 18-1531
Secure Climate Controlled Storage Facility	C	Subject to section 18-1531
TRANSPORTATION, COMMUNICATION AND UTILITY USES		
Electric Power Distribution Substations	P	Subject to section 18-1530.24

Off-street parking lots as part of a contiguous non-residential use	C	Subject to section 18-1531
Utilities, public and private	C	Subject to section 18-1531
ARTS, ENTERTAINMENT AND RECREATION USES		
Recreation/Open Space	C	Subject to section 18-1531
Theaters	C	In the R/O/R, CG or CRD land use categories only. Subject to section 18-1531
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTIONAL USES		
Colleges, universities, Seminaries and Other Institutions of Higher Education	C	Subject to section 18-1531
Community Facility	C	Subject to section 18-1531
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type I	P	
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers —Type II	P	
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers —Type III	C	Subject to section 18-1531
<u>Domestic Violence Center</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Educational Institutions (elementary, middle, senior)	C	Subject to section 18-1531
Hospitals	C	Subject to section 18-1531
Laboratories, Medical and Dental	P	
Mortuaries and Funeral Homes (excluding crematories)	C	Subject to section 18-1531
Place of Worship	P	
Public Educational Facilities	P	In R/OG or CRD land use categories only
<u>Residential Care Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Residential Treatment Facilities	C	<u>Subject to sections 18-1530.19 and 18-1531.</u> Subject to section 18-1531

Short-Term Housing	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Special Needs Treatment Facility	C	Subject to section 18-1531
AGRICULTURE AND OTHER USES		
Accessory Uses	P/C	Subject to sections 18-1530 and 18-1531
Height—buildings and structures over forty (40) feet	C	
Security Guard/Caretaker dwelling unit	P	Allowed as an accessory use

SECTION 14: That Section 18-1520.3 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

Sec. 18-1520.3. - PERMITTED AND CONDITIONAL USES.

- A. **GENERALLY.** No building or land in the "B-1" District shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below. The uses listed as conditional uses below may be permitted if their site locations and proposed development site plans are first approved, as provided in the procedure for approval of conditional uses under Section 18-1531, "Conditional Use Regulations", of this Article. Uses that are similar to any permitted or conditional use as determined by the Planning and Development Services Director, shall be permitted in the same manner (~~i.e.~~ i.e., permitted versus conditional) as the listed use to which it is similar, provided that any similar use specifically permitted in another zoning district shall not be permitted.
- B. **LIGHT REPAIR, ASSEMBLY AND MANUFACTURING ACTIVITY.** Light repair, assembly and manufacturing activity on a scale associated with artisans and crafters is permitted in combination with retail and/or residential uses provided that the area devoted to these activities shall not occur in the front one-fourth (¼) of the structure and the activities do not result in impacts related to prohibitions outlined in Section 18-1524.5(E) of this Code. No outdoor storage shall be permitted with this activity.
- C. **RETAIL USES.** Retail uses listed below may not be considered where the future land use classification of the subject lot is R/OG, Residential/Office General.
- D. **B-1 PARCELS IN RM LAND USE CATEGORIES.** Parcels of land in the "B-1" General Commercial District that are classified RM Residential Medium future land use shall only be developed with multi-family residential use. Single-family detached dwellings are permitted in the "B-1" District when assigned an Official Land Use Plan Map classification of R/OG, R/O/R or CRD.
- E. **PERMITTED AND CONDITIONAL USES.** Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1520.3 and other applicable conditions of this district and Article.

Table 18-1520.3: Authorized Uses in B-1 District

Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Dwellings, Multi-family	P	Subject to density limitations in section 18-1520.2
Dwellings, Single-family Attached	P	Subject to density limitations in section 18-1520.2
Dwellings, Single-family Detached	P	
<u>Certified Recovery Residence</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Community Residential Home (up to six (6) residents) (six (6) or fewer residents)	P/C	Limited to six (6) or fewer residents. Subject to section 18-1530.19. Permitted with up to six (6) residents in the R/OG, R/O/R, or CRD land use categories subject to section 18-1530.19. Conditional use in R/OG, RM, R/O/R or CRD land use category only for more than fourteen (14) residents subject to sections 18-1503.16, 18-1530.19, and 18-1531
<u>Community Residential Home (seven (7) to fourteen (14) residents)</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Fraternity and Sorority Houses	C	Subject to sections 18-1503.16 and 18-1531
Hotels and Motels	P	Limited to thirty (30) units per net acre in R/O/R, forty (40) units per net acre in CG or CRD and fifty (50) units per net acre in RFH land use categories. See 18.503.17.
Live/Work Units	P	In the CRD land use category only
Residential Care Facilities	C	CG or CRD land use categories only subject to section 18-1531
Shelter Home	C	All land use categories except RFH subject to sections 18-1503.16, 18-1530.19 and 18-1531

Mixed use; residential/office	C	R/OG, R/O/R, or CRD land use categories only subject to section 18-1531
Mixed use; residential/office/personal services/retail	C	R/O/R, or CRD land use categories only subject to section 18-1531
COMMERCIAL USES		
Art Gallery	P	CRD land use category only
Art Studio	P	CRD land use category only
Auction Rooms	P	CG and CRD land use categories only
Automobile Dealer—New Cars (limited to automobiles, vans and light trucks)	C	CG land use categories only subject to section 18-1531
Automobile Dealer—Used Cars	C	CG or CRD land use categories only subject to section 18-1531
Automobile Service Station	P	CG or CRD land use categories only
Automotive Repair Facility (major), as an accessory use with an Automobile Dealer—New Cars	C	CG land use categories only as and accessory use with an Automobile Dealer - New Cars and subject to section 18-1531
Automotive Repair Facility (minor)	P	CG or CRD land use categories only
Boat Showrooms, excluding outdoor sales or storage	P	CG or CRD land use categories only
Brewpubs	P	
Building Material and Home Improvement Establishments, where all storage of materials is within an enclosed building	P	CG or CRD land use categories only
Building Material and Home Improvement Establishments, where storage of materials is outdoors	C	CG or CRD land use categories only subject to section 18-1531
Car Washes	P	CG or CRD land use categories only
Catering Establishments	P	R/O/R, CG or CRD land use categories only
Clothing and Apparel Sales and Rentals	P	
Clothing and Costume Rental Establishments	P	CG or CRD land use categories only
Convenience Stores	P	CG or CRD land use categories only

Drive-in/drive-thru businesses (all types unless otherwise listed)	C	All land use categories except R/OG only subject to section 18-1531
Exterminator and Pest Control Service Fleet Yards	C	CG land use category only subject to section 18-1531
Financial Institutions	P	CG or CRD land use categories only
Financial Institutions drive-thru	C	
Fitness Classes	C	Subject to section 18-1531
Furrier Shops, including storage and conditioning of furs	P	CG or CRD land use categories only
Health Clubs	P	Subject to section 18-1530.32
Light Machinery Sales, Rental and Service, when conducted wholly within an enclosed building	P	CG or CRD land use categories only
Light Printing Establishments	P	CG or CRD land use categories only
Microbreweries	P	
Office Supply Stores	P	CG or CRD land use categories only
Offices	P	CG or CRD land use categories only
Outdoor Sales of boats, recreational Vehicles, or manufactured homes	C	CG or CRD land use categories only subject to section 18-1531
Package Sales	C	CG or CRD land use categories only
Personal Services	P	R/O/R, RFH, CG or CRD land use categories only
Photograph Developing and Processing Shops	P	CG or CRD land use categories only
Printing or Publishing Establishments, including bookbinding	P	CG or CRD land use categories only
Repair Services	P	CG or CRD land use categories only
Restaurants, except drive-thru	P	R/O/R, CG or CRD land use categories only
Restaurants; Drive-in/Drive-thru	C	CG or CRD land use categories only subject to section 18-1531
Retail Sales	P	Not permitted in R/OG or RM land use categories.

		Accessory use in RFH land use category
Shopping Centers	C	CG or CRD land use categories only subject to section 18-1531
Taverns and Lounges	C	CG or CRD land use categories only subject to section 18-1531
MANUFACTURING, WHOLESALE TRADE, WAREHOUSING USES		
Assembling or Manufacturing of Medical, Optical, Scientific, Electric and Electronic Equipment and Prosthetics	C	CG or CRD land use categories only subject to section 18-1531
Research and Development	P	R/O/R, R/OG, CG or CRD land use categories only
Secure Climate Controlled Storage Facility	C	CG or CRD land use categories only subject to section 18-1531
Wholesale Merchandise broker, offices or showrooms with storage space limited to six thousand (6,000) square feet of gross floor area per establishment and no outdoor storage	P	
TRANSPORTATION, COMMUNICATION AND UTILITY USES		
Bus Terminal or other public transportation facility	C	CG or CRD land use categories only subject to section 18-1531
Communications Tower	C	CG or CRD land use categories only subject to section 18-1531
Electric Power Distribution Substations	P	Subject to section 18-1530.24
Off-street parking lots and parking garages, other than accessory to a permitted or conditional use	P	R/O/R or R/OG land use categories only
Radio and Television Broadcasting Stations	P	CG or CRD land use categories only
Taxi, Limousine, or Automobile Rental Establishments	C	All land use categories except R/OG subject to section 18-1531
Utilities, public and private	C	Subject to section 18-1531
ARTS, ENTERTAINMENT AND RECREATION USES		
Auditorium, Arena,	C	CG or CRD land use

Gymnasium, and other similar places for public or private events		categories only subject to section 18-1531
Outdoor Amusements, fairgrounds, flea markets, carnivals, kiddie parks, and other similar amusement centers	C	CG or CRD land use categories only subject to section 18-1531
Recreation Establishments, such as bowling alley, golf practice range, golf course, or other similar places or amusement or entertainment	C	CG or CRD land use categories only subject to section 18-1531
Recreation and Games Establishments, Indoor	P	R/O/R, CG or CRD land use categories only
Recreation/Open Space	C	Subject to section 18-1531
Theaters	P	
Theaters, Drive-in	C	CG land use category only. Subject to section 18-1531
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTIONAL USES		
Ambulance Service	C	CG and CRD land use categories only subject to section 18-1531
Clinic, Veterinary	C	CG and CRD land use categories only subject to section 18-1531. Excludes treatment or boarding of farm or livestock animals in outdoor pens.
Clubs and Lodges	C	Subject to section 18-1531
Colleges, universities, Seminaries and Other Institutions of Higher Education	C	RM or RFH land use categories only subject to section 18-1531
Community Facility	C	CG and CRD land use categories only subject to section 18-1531
Crematories, in conjunction with a Mortuary or Funeral Home	C	R/OG, RM, R/O/R or RFH land use categories only subject to section 18-1531
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type I	P	
Day Care Homes and Centers (child) and Adult Family	P	

Care Homes and Centers — Type II		
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type III	C	Subject to section 18-1531
<u>Domestic Violence Center</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Educational Institutions (elementary, middle, senior)	C	R/OG, R/O/R, CRD, or CG land use categories only subject to section 18-1531
Health Spas	P	R/O/R, CRD, CG, or RFH land use categories only
Home Health Care Service Agencies	P	R/OG, R/O/R, CRD or CG land use categories only
Hospitals	C	CG and CRD land use categories only subject to section 18-1531
Laboratories, Medical and Dental	P	In the R/O/R, CG or CRD land use categories only.
Medical Marijuana Dispensary	P	
Mortuaries and Funeral Homes (excluding crematories)	P	CG and CRD land use categories only
Offender Halfway House	C	Subject to sections 18-1503.16 and 18-1531
Place of Worship	P	
Public Educational Facilities	P	R/OG, R/O/R, or CRD land use categories only
<u>Residential Care Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Residential Treatment Facilities	C	<u>Subject to sections 18-1530.19 and 18-1531.</u> Subject to section 18-1531
Schools on Non-Academic Curriculum	P	R/G, R/O/R, CG or CRD land use categories only
Schools, Trade (limited to business, medical and personal services)	P	
<u>Short-Term Housing</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Special Needs Treatment Facility	C	All land use categories except RM and RFH; subject to sections 18-1503.16 and 18-1531
CONSTRUCTION-RELATED BUSINESS USES		

Contractor's Offices and Shops	P	In the CG or CRD land use categories only. No fabricating is allowed on the premises and all storage of all materials and equipment is within an enclosed building
AGRICULTURE AND OTHER USES		
Plant Nurseries (Retail)	C	CG or CRD land use categories only subject to section 18-1531
Accessory Uses (section 18-1530)	P/C	Subject to sections 18-1530 and 18-1531
Height—buildings and structures over fifty (50) feet	C	Subject to section 18-1531
Security Guard/Caretaker dwelling unit	P	Allowed as an accessory use

SECTION 15: That Section 18-1526.3 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

Sec. 18-1526.3. - PERMITTED AND CONDITIONAL USES.

No building or land in the "P" District shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below. The uses listed as conditional uses below may be permitted if their site locations and proposed development site plans are first approved, as provided in the procedure for approval of conditional uses under Section 18-1531, "Conditional Use Regulations", of this Article. Uses that are similar to any permitted or conditional use, as determined by the Planning and Development Services Director, shall be permitted in the same manner (~~i.e.~~ i.e., permitted versus conditional) as the listed use to which it is similar, provided that any similar use specifically permitted in another zoning district shall not be permitted.

Preliminary site plan approval by the City Council, or if located within the Community Redevelopment Area, approval by the Community Redevelopment Agency, shall be required for all lands zoned "P" Public, in accordance with the provisions of Section 18-1540, "Preliminary Site Plan Requirements." Minor amendments to site plans may be approved by the City Manager or his designee and a revised preliminary site plan shall be submitted to the Planning and Development Services Director for addition to the site file. Any amendments that provide for accessory uses such as fences, sheds etc. may be approved by the City Manager or his designee as well.

Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1526.3 and other applicable conditions of this district and Article.

Table 18-1526.3: Authorized Uses in P District

Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Dwellings, Multi-family	C	Subject to section 18-1531
<u>Certified Recovery Residence</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Community Residential Home (up to six (6) residents)</u>	<u>P</u>	<u>Limited to six (6) or fewer residents. Subject to section 18-1530.19.</u>
Community Residential Home (seven (7) to fourteen (14) residents) (More than fourteen (14) residents)	C	<u>Subject to sections 18-1530.19 and 18-1531. For more than fourteen (14) residents in the I or CRD land use categories and subject to sections 18-1503.16, 18-1530.19 and 18-1531</u>
Residential Care Facilities	C	In I and subject to sections 18-1503.16 and 18-1531
TRANSPORTATION, COMMUNICATION AND UTILITY USES		
Airports, Aircraft Landing Fields and Heliports	C	In T/U land use category only. Subject to section 18-1531
Communications Tower	C	Accessory only. Subject to section 18-1531
Electric Power Distribution Substations	P	Subject to section 18-1530.24
Railroad Terminals and Other Rail/Mass Transit Facilities	C	In T/U land use category only. Subject to section 18-1531
Solid Waste Facilities	C	In T/U land use category only. Subject to section 18-1531
Utilities, public and private	C	As accessory uses only unless in the T/U land use category. Subject to section 18-1531
ARTS, ENTERTAINMENT AND RECREATION USES		
Recreation/Open Space	C	In I or R/OS land use categories. Subject to section 18-1531
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTIONAL USES		
Cemeteries	C	
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type I	P	Allowed in conjunction with multi-family dwellings in the I or CRD land use category

Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type II	P	In I or CRD land use categories.
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type III	C	In I or CRD land use categories. Subject to section 18-1531
Colleges, Universities, Seminaries and Other Institutions of Higher Education	C	In the CRD or I land use categories. Subject to section 18-1531
<u>Domestic Violence Center</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Educational Institutions (elementary, middle, senior)	C	In I or CRD land use categories. Subject to section 18-1531
Hospitals	C	In I land use categories and subject to the rules of section 18-1526.2 and 18-1531
Place of Worship	P	In I or CRD
Public and Semi-Public Buildings and Activities, such as City Hall, auditoriums, government offices, bus terminals and other public transportation facilities, social and cultural facilities, and uses of a similar nature	P	City hall, auditoriums and government offices in I only, Social and cultural facilities and similar uses in I and CRD land use categories
Public and Semi-Public Use, any other type which is in keeping with the purpose of the district.	P	Shall not create conflicts or undue hardships on nearby non-public areas
Public Educational Facilities	P	In I or CRD land use categories only.
Public Recreation Facilities	C	Subject to section 18-1531
<u>Residential Care Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Residential Treatment Facility</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
<u>Short-Term Housing</u>	<u>C</u>	<u>Subject to sections 18-1530.19 and 18-1531.</u>
Special Needs Treatment Facility	C	In I and subject to sections 18-1503.16 and 18-1531
AGRICULTURE AND OTHER USES		
Open Space, Public	P	In R/OS land use category
Accessory Uses (section 18-	P	

1530)		
Height—buildings and structures over forty (40) feet	C	Subject to section 18-1531
Rural Event Venues	P	Accessory Use Only.

SECTION 16: That Section 18-1530.19 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

Sec. 18-1530.19. STATE OF FLORIDA LICENSED FACILITIES.~~COMMUNITY RESIDENTIAL HOMES.~~

The purpose of this section is to establish local regulations for residential facilities that are licensed or certified by the State of Florida, or other licensing and certifying agencies. This section is intended to provide applicants, operators, and the public with the information necessary to understand the requirements for establishing and operating such facilities. These regulations ensure that licensed residential facilities are reviewed and operated in a manner that protects resident welfare, promotes compatibility with surrounding zoning districts, and complies with all relevant state and local laws. Facilities regulated under this section include the following types:

1. Certified Recovery Residence
2. Community Residential Home
3. Domestic Violence Center
4. Residential Care Facility
5. Residential Treatment Facility
6. Short-Term Housing

(A) GENERAL STANDARDS. All State of Florida licensed facilities regulated under this section shall comply with the following general standards.

1. Facilities shall maintain valid state licensure or certification at all times and shall operate in accordance with all applicable provisions of the Florida Statutes, Florida Administrative Code, and Florida Building Code.
2. Facilities shall be designed and operated in a manner consistent with the character and development standards of the zoning district in which they are located.
3. Resident occupancy shall not exceed the maximum number of residents authorized under the applicable state license or certification. Occupancy limitations shall be documented in the city's approval.
4. Facilities shall maintain staffing levels that meet or exceed the minimum ratios and qualifications required by the state licensing agency. The operator shall ensure the presence of adequate supervision at all times when residents are on the premises, consistent with state regulatory requirements.
5. No facility shall operate, accept residents, advertise services, or occupy the premises prior to obtaining all required state approvals and receiving the equivalent authorization from the City.

6. At the city's request, operators shall furnish updated copies of state licenses, staffing rosters, occupancy records, or other documentation necessary to verify continuing compliance with city standards and state regulatory requirements.
7. The establishment of a state licensed facility shall be subject to review and approval by the city with such approval to be granted or withheld in compliance with all applicable local, state, and federal law, including the Fair Housing Amendments Act of 1988 and Title II of the Americans with Disabilities Act.
8. State of Florida licensed facilities shall be reviewed and approved administratively by the Community Development Department unless otherwise provided in this section. Administrative approval shall be based on compliance with the standards and review criteria established herein.
9. Operational standards, occupancy limits, staffing requirements, and programmatic elements of the facilities herein shall be regulated by the applicable state or organizational licensing agency. The City's review shall be limited to land-use, development, and site-compatibility considerations.

(B) APPLICATION REQUIRED. A request by an applicant for the approval of a state licensed facility, or for reasonable accommodations from any of the City's land use regulations that serve to prohibit the establishment of a state licensed facility, shall be submitted by the applicant, in writing, to the City's Community Development Department on a form prescribed by the City's Community Development Department. The application must include, at a minimum:

1. Applicant Information: The name, mailing address, phone number, and email address of the applicant or the applicant's authorized representative.
2. Property Information: The address and parcel identification number of the subject property.
3. Accommodation Request: A description of the specific accommodation requested, including the applicable regulation or policy from which relief is sought, and an explanation of how the accommodation is necessary to afford equal housing opportunity.

(C) PROCEDURAL STANDARDS.

1. Date-Stamping and Acknowledgement. Upon receipt of the application, the Community Development Department shall date-stamp the application and provide written acknowledgment of receipt to the applicant.
2. Request for Additional Information. If additional information is required from an applicant, the Community Development Department shall notify the applicant in writing within thirty (30) days of receipt of the application. The applicant shall respond to such request within thirty (30) days from the date of receipt of such notification.
3. Final Determination. If the establishment of said state licensed facility complies and is consistent with the City's Code of Ordinances and Land Development Code and other applicable law, approval of the application shall be rendered administratively by the City's Community Development Department. In the event the applicant requests reasonable accommodations from any of the City's land use regulations, a final determination on the application shall be issued by the City Council in accordance with the terms set forth in this section. In either event, a final determination on the application shall be issued within sixty (60) days after receipt of the completed application. If a final determination is not issued within sixty (60) days after receipt of the completed application, the request is

deemed approved, unless the applicant and the City agree, in writing, to a reasonable extension of time. The final determination shall:

- a. Approve the request in whole, with or without conditions;
 - b. Approve the request in part, with or without conditions; or
 - c. Deny the request, stating with specificity the objective, evidence-based reason for the denial and identifying any deficiencies or actions necessary for reconsideration.
4. Revocation of Accommodation. Any reasonable accommodation received shall be deemed revoked if the applicant or the property upon which the reasonable accommodation is granted is found, by a court of law or by the City's Special Magistrate, to have violated a condition of approval or if the certification or licensure required under Florida Statutes lapses, is revoked, or otherwise fails to be maintained and the certification or licensure is not reinstated within one hundred and eighty (180) days of the date of lapse, revocation, or other means of expiration. Applicants subjected to revocation shall be provided written notice of such revocation and shall have thirty (30) days upon receipt of written notice to respond contesting the validity of an accommodation revocation.

~~(A) Homes of six (6) or fewer residents which meet the definition of a Community Residential Home, in Section 18-1502.2, shall be deemed a single family unit and a non-commercial, residential use. Homes of six (6) or fewer residents which meet the definition of a Community Residential Home shall be permitted uses in all zoning districts permitting single family, duplex or multi-family uses, provided that such homes shall not be located within a radius of one thousand (1,000) feet of another existing such home with six (6) or fewer residents. The "sponsoring agency," as defined in F.S. ch. 419, as may be amended from time to time, shall notify the Zoning Division of the existence of such licensed home at the time that each home is occupied, as required by said F.S. ch. 419.~~

~~(B) When a site for a Community Residential Home for seven (7) to fourteen (14) residents has been selected by a sponsoring agency in an area zoned for multi-family residential uses, the sponsoring agency shall notify the City Manager in writing and include in such notice the specific address of the site, the residential licensing category, the number of residents, and the community support requirements of the program. Such notice shall also contain a statement from the applicable state licensing entity indicating the licensing status of the proposed Community Residential Home, and specifying how the home meets applicable licensing criteria for the safe care and supervision of the residents in the home, as required by F.S. ch. 419, as may be amended from time to time. The applicable state licensing entity shall also provide to the City Manager the most recently published data compiled that identifies all Community Residential Homes licensed by said agency in the City. The City Manager shall review the notification of the sponsoring agency in accordance with this Article.~~

~~1. Pursuant to such review, the City Manager may:~~

- ~~(a) Determine that the establishment of the Community Residential Home is in accordance with this Article and approve the location. If the location is approved, the sponsoring agency may establish the home at the site selected.~~
- ~~(b) If the City Manager fails to respond to the request within sixty (60) days, the sponsoring agency may establish the home at the site selected.~~
- ~~(c) Deny the establishment of the home.~~

2. ~~The City Manager may deny the establishment of a Community Residential Home if the location of the home at the site selected:~~
- ~~(a) Does not otherwise conform to existing zoning regulations applicable to other multi-family uses in the area.~~
 - ~~(b) Does not meet applicable licensing criteria established and determined by the state licensing agency, including requirements that the home be located to assure the safe care and supervision of all residents in the home.~~
 - ~~(c) Would result in such concentration of Community Residential Homes in the area proximate to the site selected, or would result in a combination of such homes with other residences in the community, such that the nature and character of the area would be substantially altered. A home that is located within a radius of twelve hundred (1,200) feet of another existing Community Residential Home in a zoning district allowing multifamily zoning uses shall be an over concentration of such homes that substantially alters the nature and character of the area. A home that is located within five hundred (500) feet of a single family zoning district alters the nature and character of the area.~~
- ~~(C) When a site for a Community Residential Home for more than fourteen (14) residents has been selected by a sponsoring agency in an area zoned for multi-family residential uses, such use shall require Conditional Use review and approval and shall meet the special requirements specified in Section 18-1531. 10.~~
- ~~(D) All distance requirements in this Section shall be measured from the nearest point of the existing Community Residential Home or area of single-family zoning to the nearest point of the proposed home.~~
- ~~(E) Pursuant to F.S. ch. 419, as may be amended from time to time, the state licensing agency shall not issue a license to a sponsoring agency for operating of a Community Residential Home if the sponsoring agency does not notify the City Manager of its intention to establish a program, as required by Subsection (B) above. A license issued in non-compliance with the provisions of this Section shall be considered null and void, and continued operation of the home may be enjoined.~~
- ~~(F) A dwelling unit housing a Community Residential Home of fourteen (14) or fewer residents established pursuant to this Section shall be subject to the same local laws and ordinances applicable to other non-commercial residential multi-family units in the zoning district in which it is established.~~
- ~~(G) Nothing in this Section shall be deemed to affect the authority of any Community Residential Home lawfully established prior to the effective date of this section to continue to operate.~~
- ~~(H) Nothing in this Section shall permit persons to occupy a Community Residential Home who would constitute a direct threat to the health and safety of other persons or whose residency would result in substantial physical damage to the property of others.~~
- ~~(I) Adult Congregate Living Facilities, Group Homes, Family Group Homes and Foster Homes (for adults), all as defined by state law, legally approved prior to October 1, 1989, which do not meet the requirements of Community Residential Homes, shall be considered nonconforming Community Residential Homes, and shall be subject to all applicable regulations for nonconforming uses pursuant to Section 18-1504.~~

SECTION 17: That Section 18-1531.10 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended, creating a new subsection 83, with all subsequent subsections renumbered accordingly, which shall read as follows:

Sec. 18-1531.10. - LIST OF CONDITIONAL USES AND REQUIREMENTS.

- (A) The following is an alphabetical listing of the special requirements for all conditional uses. This section authorizes, through the use of the term "administrative approval," the Zoning Director to review and approve certain conditional use applications if the applicant complies with all of the applicable criteria. For any application on which the Zoning Director acts, the applicant may choose to have the application reviewed and acted upon by the City Planning and Zoning Commission and City Council.

83. State of Florida Licensed Facilities.

- (a) Administrative approval unless a waiver is requested from one (1) or more of the provisions of Section 18-1530.19, then the application shall require approval by City Council.

SECTION 18: All other provisions of Chapter 18 of the Code of the City of Pinellas Park not hereby amended shall remain in full force and effect.

SECTION 19: The provisions of this Ordinance shall become and be made a part of the Land Development Code of the City of Pinellas Park, Florida, and the publisher of the Code of Ordinances may renumber, reclassify or otherwise insert this Ordinance in an appropriate place to accomplish such intention.

SECTION 20: If a Court of competent jurisdiction at any time finds any provision of this Ordinance to be unlawful, illegal, or unenforceable, the offending provision shall be deemed severable and removed from the remaining provisions of this Ordinance which shall remain in full force and intact.

SECTION 21: This Ordinance shall be in full force and effect immediately after its passage and approval in the manner provided by law.

PUBLISHED THE _____, DAY OF _____, 2026.

FIRST READING & PUBLIC HEARING THE _____, DAY OF _____, 2026.

SECOND READING & PUBLIC HEARING THE _____, DAY OF _____, 2026.

PASSED THIS _____, DAY OF _____, 2026.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS _____, DAY OF _____, 2026.

Sandra L. Bradbury
MAYOR

ATTEST:

Jennifer R. Carfagno, MMC
CITY CLERK

Business Impact Estimate

This form must be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: **Ordinance 2026-XX**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, BY AMENDING CHAPTER 18, LAND DEVELOPMENT CODE, AMENDING SECTION 18-1502.2 "DEFINITIONS"; SECTION 18-1506.3 "PERMITTED AND CONDITIONAL USES"; SECTION 18-1507.3 "PERMITTED AND CONDITIONAL USES"; SECTION 18-1508.3 "PERMITTED AND CONDITIONAL USES"; SECTION 18-1509.3 "PERMITTED AND CONDITIONAL USES"; SECTION 18-1510.3 "PERMITTED AND CONDITIONAL USES"; SECTION 18-1511.3 "PERMITTED AND CONDITIONAL USES"; SECTION 18-1512.3 "PERMITTED AND CONDITIONAL USES"; SECTION 18-1513.3 "PERMITTED AND CONDITIONAL USES"; SECTION 18-1514.3 "PERMITTED AND CONDITIONAL USES"; SECTION 18-1515.3 "PERMITTED AND CONDITIONAL USES"; SECTION 18-1517.3 "PERMITTED AND CONDITIONAL USES"; SECTION 18-1519.3 "PERMITTED AND CONDITIONAL USES"; SECTION 18-1520.3 "PERMITTED AND CONDITIONAL USES"; SECTION 18-1526.3 "PERMITTED AND CONDITIONAL USES"; SECTION 18-1530.19 "COMMUNITY RESIDENTIAL HOMES"; SECTION 18-1531.10 "LIST OF CONDITIONAL USES AND REQUIREMENTS" OF ARTICLE 15, ZONING; PROVIDING FOR THE INCLUSION OF SUCH AMENDED ORDINANCE IN THE CODE OF THE CITY OF PINELLAS PARK, FLORIDA; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (LDC-1026-00005, CITY OF PINELLAS PARK)

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes.

If one or more boxes are checked below, this means the City is of the view that a business impact estimate is **not** required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;

¹ See Section 166.041(4)(c), Florida Statutes.

- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in Florida Statutes § 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under Florida Statutes § 163.3220-163.3243;
 - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare): The Florida Legislature has found that a person suffering from addiction has a higher success rate of achieving long-lasting sobriety when given the opportunity to build a stronger foundation by living in a recovery residence while receiving treatment or after completing treatment. As such, the Florida Legislature has passed SB 954, which the Governor has signed into law, thus creating Chapter 2025-182, amending Chapter 397, Florida Statutes, pertaining to the certification of recovery residences. Effective January 1, 2026, Florida legislation requires the governing body of each county or municipality to adopt an ordinance establishing procedures for the review and approval of certified recovery residences within its jurisdictions, and such ordinance includes a process for requesting reasonable accommodations from any local land use regulation that serves to prohibit the establishment of a certified recovery residence. This ordinance (i) recognizes "certified recovery residences" as a State of Florida licensed facility under Article 15, "Zoning," and (ii) amends sections of the Land Development Code to update its regulations governing State of Florida licensed facilities to establish consistency with applicable state statutes and licensing requirements.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;
N/A

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
N/A

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.
N/A

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

N/A

4. Additional information the governing body deems useful (if any):

N/A