

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 18-1514.3 "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 18-1521.3 "PERMITTED AND CONDITIONAL USES"; SECTION 18-1522.3 "PERMITTED AND CONDITIONAL USES"; 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-0925-00019, CITY OF PINELLAS PARK)

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**WHEREAS**, the City of Pinellas Park requests to amend sections of the Land Development Code to update language pertaining to mixed use by replacing terms such as "Mixed Use Multi-family/Office/Personal Services/Retail," "Mixed use; residential/office," "Mixed use; residential/office/personal services/retail," "Mixed use; residential/office/personal services/retail," and "Mixed Use - Residential/Office and Residential/Office/Retail" with the simplified designation "Mixed Use" under Article 15, Zoning; 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 18-1514.3 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., 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
<b>RESIDENTIAL AND ACCOMMODATION USES</b>		
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
Community Residential Home	P/C	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
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 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 <del>Multi-family/Office/Personal Services/Retail</del>	C	Subject to section 18-1531
<b>COMMERCIAL USES</b>		
Offices	C	Subject to section 18-1531
<b>TRANSPORTATION, COMMUNICATION AND UTILITY USES</b>		
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
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	
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 2:** 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., 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
<b>RESIDENTIAL AND ACCOMMODATION USES</b>		
Dwellings, Multi-family	P	
Dwellings, Single-family Attached	P	
Community Residential Home	P/C	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)
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
<b>COMMERCIAL USES</b>		
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
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	
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 3:** 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., 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
<b>RESIDENTIAL AND ACCOMMODATION USES</b>		
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	
Community Residential Home	P/C	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
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; <del>residential/office</del>	C	
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	C	Subject to section 18-1531

Centers (child) and Adult Family Care Homes and Centers —Type III		
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
Residential Treatment Facilities	C	Subject to section 18-1531
Special Needs Treatment Facility	C	Subject to section 18-1531
<b>AGRICULTURE AND OTHER USES</b>		
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 4:** 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. 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
<b>RESIDENTIAL AND ACCOMMODATION USES</b>		
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	
Community Residential Home (six (6) or fewer residents)	P/C	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
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	
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	C	All land use categories except R/OG only subject to section

otherwise listed)		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
<b>MANUFACTURING, WHOLESALE TRADE, WAREHOUSING USES</b>		
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	
<b>TRANSPORTATION, COMMUNICATION AND UTILITY USES</b>		
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
<b>ARTS, ENTERTAINMENT AND RECREATION USES</b>		
Auditorium, Arena, Gymnasium, and other similar places for public or private events	C	CG or CRD land use 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 Care Homes and Centers — Type II	P	
Day Care Homes and	C	Subject to section 18-1531

Centers (child) and Adult Family Care Homes and Centers —Type III		
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
Residential Treatment Facilities	C	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	
Special Needs Treatment Facility	C	All land use categories except RM and RFH; subject to sections 18-1503.16 and 18-1531
<b>CONSTRUCTION-RELATED BUSINESS USES</b>		
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
<b>AGRICULTURE AND OTHER USES</b>		
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 5:** That Section 18-1521.3 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

**Sec. 18-1521.3. PERMITTED AND CONDITIONAL USES.**

No building or land in the "MXD" District shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below. Uses listed as conditional uses may be permitted if their site locations and proposed site development 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., 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 18-1521.3 and other applicable conditions of this district and Article.

Table 18-1521.3 Authorized Uses in MXD District

Use	Approval Type	Conditions
<b>RESIDENTIAL AND ACCOMMODATION USES</b>		
Dwellings, Duplex	P	
Dwellings, Multi-family	P	
Dwellings, Single-family Attached	P	
Dwellings, Single-family Detached	P	
Community Residential Home	C	Fourteen (14) or fewer residents subject to Sections 18-1530.19 and 18-1531
Bed and Breakfast Establishment	C	Subject to sections 18-1503.16 and 18-1531
Hotels and Motels	P	
Live/Work Units	C	Subject to section 18-1531
Mixed use; <del>residential/office/personal services/retail</del>	P	
<b>COMMERCIAL USES</b>		
Art Gallery	P	
Bakery Shops	P	
Book Stores	P	
Brewpubs	P	

Business Services	P	
Catering Establishments	P	
Clothing and Apparel Sales and Rentals	P	
Drug Stores	P	
Financial Institutions	P	
Financial Institutions drive-thru	C	Subject to section 18-1531
Fitness Classes	C	Subject to section 18-1531
Florists	P	
Health Clubs	P	Subject to section 18-1530.32
Light Printing Establishments	P	
Microbreweries	P	
Offices	P	
Outdoor Cafes	P	
Personal Services	P	
Restaurants, Including Accessory Micro-Brewery	P	
Restaurants; Drive-in/Drive-thru	C	Subject to section 18-1531
Specialty and Gift Shops	P	
Taverns and Lounges	C	Subject to section 18-1531
Tobacco and Newsstands	P	
Video Sales and Rental	P	
MANUFACTURING, WHOLESALE TRADE, WAREHOUSING USES		
Fabrication, Assembly and Repair, limited to twenty-five (25) percent of floor area of a retail or mixed-use establishment	C	Subject to section 18-1531
Bus Terminal or other public transportation facility	C	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	
Utilities, public and private	C	Subject to section 18-1531
ARTS, ENTERTAINMENT AND RECREATION USES		
Recording Studios	P	
Recreation Establishments, Indoor	P	
Recreation/Open Space	C	Subject to section 18-1531
Studios, Television and Radio Broadcast (excluding towers)	P	

Theaters	P	
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	P	
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers —Type I	P	Subject to section 18-1531
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type II	C	
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers —Type III	C	Subject to section 18-1531
Educational Institutions	C	Subject to section 18-1531
Educational Institutions (elementary, middle, senior)	P	
Health Spas	P	
Laboratories, Medical and Dental	C	Subject to section 18-1531
Medical Marijuana Dispensary	P	
Mortuaries and Funeral Homes (excluding crematories)	P	
Place of Worship	C	Subject to section 18-1531
Public Educational Facilities	P	
Schools on Non-Academic Curriculum	P	
Schools, Trade (limited to business, medical and personal services)	P	
AGRICULTURE AND OTHER USES		
Accessory Uses (section 18-1530)	P/C	Subject to section 18-1531
Home Occupations	P	
Height—buildings and structures over fifty (50) feet in Area "A": or thirty-five (35) feet in Area "B"	C	Subject to section 18-1531

**SECTION 6:** That Section 18-1522.3 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

**Sec. 18-1522.3. PERMITTED AND CONDITIONAL USES.**

No building or land in the "TC" 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., 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 18-1522.3 and other applicable conditions of this district and Article.

Table 18-1522.3: Authorized Uses in TC District

Use	Approval Type	Conditions
<b>RESIDENTIAL AND ACCOMMODATION USES</b>		
Dwellings, Multi-family	P	
Dwellings, Single-family Attached	P	
Dwellings, Single-family Detached	P	
Community Residential Home (six (6) or fewer residents)	C	Fourteen (14) or fewer residents subject to section 18-1530.19
Bed and Breakfast Establishment	C	Subject to sections 18-1503.16 and section 18-1531
Hotels and Motels	P	Up to fifty (50) units per net acre
Live/Work Units	C	Subject to section 18-1531
Mixed use; <del>residential/office/personal services/retail</del>	P	
<b>COMMERCIAL USES</b>		
Art Gallery	P	
Bakery Shops	P	
Book Stores	P	
Brewpubs	P	
Catering Establishments	P	
Clothing and Apparel Sales and Rentals	P	
Department Stores	P	
Drug Stores	P	
Financial Institutions	P	

Financial Institutions drive-thru	C	Subject to section 18-1531
Fitness Classes	C	Subject to section 18-1531
Florists	P	
Health Clubs	P	Subject to section 18-1530.32
Light Printing Establishments	P	
Microbreweries	P	
Offices	P	
Outdoor Cafes	P	
Personal Services	P	
Restaurants	P	Except drive-in or drive-thru and including accessory micro-brewery
Restaurants; Drive-in/Drive-thru	C	Subject to section 18-1531
Specialty and Gift Shops	P	
Supermarkets	P	
Taverns and Lounges	C	Subject to section 18-1531
Tobacco and Newsstands	P	
Veterinary Services	C	Subject to section 18-1531. Excludes treatment or boarding of farm or livestock animals in outdoor pens.
Video Sales and Rental	P	
<b>MANUFACTURING, WHOLESALE TRADE, WAREHOUSING USES</b>		
Fabrication, Assembly and Repair, limited to twenty-five (25) percent of floor area of a retail or mixed-use establishment	C	Subject to section 18-1531
<b>TRANSPORTATION, COMMUNICATION AND UTILITY USES</b>		
Bus Terminal or other public transportation facility	C	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	
Utilities, public and private	C	Subject to section 18-1531
<b>ARTS, ENTERTAINMENT AND RECREATION USES</b>		
Recording Studios	P	
Recreation and Games Establishments, Indoor	P	
Recreation/Open Space	C	Subject to section 18-1531
Studios, Television and Radio	P	

Broadcast (excluding towers)		
Theaters	P	
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	P	
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
Educational Institutions	C	Subject to section 18-1531
Educational Institutions (elementary, middle, senior)	P	
Health Spas	P	
Laboratories, Medical and Dental	C	Subject to section 18-1531
Medical Marijuana Dispensary	P	
Place of Worship	P	
Public Educational Facilities	P	
Schools on Non-Academic Curriculum	P	
Schools, Trade (limited to business, medical and personal services)	P	
AGRICULTURE AND OTHER USES		
Accessory Uses (section 18-1530)	P/C	Subject to sections 18-1530 and 18-1531
Home Occupations	C	Subject to section 18-1531

**SECTION 7:** That Section 18-1531.10(A) 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 modified use requirements in its proper numerical sequence:

**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.

50. Mixed Use – ~~Residential/Office and Residential/Office/Retail.~~

- (a) Administrative approval.
- (b) Pedestrian access to the commercial uses may be from the outside of the building, the inside of the building, or both, but in no instance shall there be unsecured access directly from the commercial to the residential portion of the building.
- (c) The commercial uses shall not produce noise or other nuisances to residents of the building or adjacent uses.

**SECTION 8:** 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 9:** 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 10:** 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 11:** 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 \_\_\_\_\_, 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 18-1514.3 "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 18-1521.3 "PERMITTED AND CONDITIONAL USES"; SECTION 18-1522.3 "PERMITTED AND CONDITIONAL USES"; 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-0925-00019, 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 law<sup>1</sup> 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;
- 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;

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

- 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): This ordinance amends the way “mixed use” is referenced throughout the Land Development Code. Currently, the code lists “mixed use” in multiple variations, such as “Mixed Use Multi-family/Office/Personal Services/Retail,” “Mixed use; residential/office,” “Mixed use; residential/office/personal services/retail,” and “Mixed use; residential/office/personal services/retail.” The proposed amendment will: remove the additional descriptors attached to mixed use, standardize all references to simply read “mixed use,” and provide consistency across zoning tables and conditional use sections. This update is intended to streamline the code and make the mixed-use designation clearer and easier to apply.

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