

ORDINANCE NO. 2025-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, TO ADD REGULATIONS FOR CITY OVERLAYS BY AMENDING SECTION 18-1502.2 "DEFINITIONS"; AMENDING TABLE 18-1524.3 "AUTHORIZED USES IN THE M-1 DISTRICT"; AMENDING TABLE 18-1525.3: "AUTHORIZED USES IN THE IH DISTRICT"; AMENDING SECTION 18-1535.1. "APPLICABILITY"; ADDING A NEW ARTICLE 19 "OVERLAY DISTRICTS"; PROVIDING FOR THE INCLUSION OF SUCH AMENDED ORDINANCE IN THE CODE OF THE CITY OF PINELLAS PARK, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE (LDC-0525-00011).

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**WHEREAS**, the City of Pinellas Park requests to amend sections and tables of the Land Development Code to align regulations in the "M-1" and "IH" Zoning Districts with regulations and incentives in the proposed Article 19 "Overlay Districts" in the City; and

**WHEREAS**, the City of Pinellas Park requests to establish a new article in the Land Development Code to establish regulations and incentives for Overlay Districts in the City; 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, FLORIDA:**

**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:

SECTION 18-1502. DEFINITIONS

**Sec. 18-1502.2. - DEFINITIONS.**

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

ADVANCED ELECTRONICS MANUFACTURING. Manufacturing and testing of electronics components, including but not limited to semiconductors, microchips, nanoelectronics, circuit boards, robotics, and automation tools.

**SECTION 2:** That Section 18-1524 and Table 18-1524.3, of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

SECTION 18-1524. "M-1" LIGHT INDUSTRIAL DISTRICT

**Sec. 18-1524.3. PERMITTED AND CONDITIONAL USES.**

No building or land in the "M-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.

In any case where an "M-1" parcel abuts or functionally abuts a residential or mixed use zoning district, City Council shall review and approve a preliminary site plan in accordance with the procedures and requirements of Section 18-1540. City Council may require the developer to install additional buffering in order to reduce or eliminate the adverse impact of the proposed industrial use upon the adjacent residential or mixed-use zoned property.

Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1524.3 and other applicable conditions of this district and Article.

**Table 18-1524.3 Authorized Uses in M-1 District**

Use	Approval Type	Conditions
<b>RESIDENTIAL AND ACCOMMODATION USES</b>		
Community Services other than those listed as permitted.	C	Subject to section 18-1531
Hotels and Motels (fifty (50) units per acre)	C	Limited to fifty (50) units per acre. Subject to section 18-1531. See section 18-1503.17
<b>COMMERCIAL USES</b>		
Auction Rooms	P	
Auction, Automobile	P	
Automobile Dealer—New Cars (limited to automobiles, vans and light trucks)	P	
Automobile Dealer—Used Cars	P	
Automobile Repair Facility (major), excluding heavy trucks	P	
Automobile Service Station	P	
Automotive Repair Facility (minor)	P	
Boat Showrooms, excluding outdoor sales or storage	P	
Breweries	P	
Building Material and Home Improvement Establishments, where all storage of materials is within an enclosed building	P	
Building Material and Home Improvement Establishments, where storage of materials is outdoors	P	

Car Washes	P	
Convenience Stores	P	
Employment offices, Temporary Labor	C	Subject to section 18-1531
Exterminator and Pest Control Service Fleet Yards	P	
Financial Institutions	P	
Financial Institutions drive- thru	P	
Fitness Classes	C	Subject to section 18-1531
Health Clubs	P	Subject to section 18-1530.32
Heavy Truck, Sales	P	
Heavy Trucks, Repair (major)	C	Subject to section 18-1531
Ice Sales	P	
Kennels, Pounds and Animal Shelters	C	Subject to section 18-1531
Light Printing Establishments	P	
Microbreweries	P	
Office/Showroom	P	
Offices	P	
Outdoor Sales of boats, recreational Vehicles, or manufactured homes	P	
Parcel Delivery Station	P	
Personal Services	P	
Repair Services	P	
Restaurants, except drive-thru	P	
Restaurants; Drive-in/Drive- thru	P	
Retail Sales	P	
Shopping Centers	P	
Utility Building Sales	P	
MANUFACTURING, WHOLESALE TRADE, WAREHOUSING USES		
<u>Advanced Electronics Manufacturing</u>	<u>P</u>	
Boat Building	C	Subject to section 18-1531
Industrial Uses Not Permitted by Right but similar to Other Permitted or Conditional Uses in the District	C	Subject to section 18-1531
Mini-Warehouse	P	
Outdoor Storage	P	Subject to Section 18- 1530.11
Light Printing Establishments	P	
Research and Development	P	

Secure Climate Controlled Storage Facility	P	
Storage Facility, Flammable Liquids	P	Subject to State, County and local regulations for up to one thousand (1,000) gallons above ground, or greater than one thousand (1,000) gallons below ground
Storage, Bulk of Non-Flammable Liquids	P	
Warehouses	P	
Wholesale Establishments	P	
Beverages, bottling and distribution	P	
Boat Assembly and Repair, but not including boat building	P	
Carpentry and Woodworking Shops	P	
Culvert Manufacturing	P	
<del>Drugs</del> Pharmaceutical Manufacturing and Compounding	P	
Dry Cleaning and Laundry Plants	P	
Electrical Supplies, Manufacturing and Assembly, such as wire and cable assembly, switches, lamps, insulation and dry cell batteries	P	
Food Products, Processing and Combining of Baking, Boiling, Canning, Cooking, Dehydrating, Freezing, Frying, Grinding, Mixing and Pressing	P	
Laboratories, Medical and Dental	P	
Machine Shops for Tool, Die, Pattern Making	P	
Machinery Manufacturing and Repairing	P	
Manufactured Home Assembly	P	
Meat Products Production	P	

Metal Finishing, Plating, Grinding, Sharpening, Polishing, Cleaning, Rust Proofing, and Heat Treatment	P	
Metal Stamping and Extrusion of small products, such as costume jewelry, pins and needles, razor blades, bottle caps, buttons, and kitchen utensils	P	
Monument Works	P	
<del>Orthopedic and Medical Appliances, such as artificial limbs, braces, supports, and stretchers</del> Medical Device Manufacturing and Testing	P	
Pharmaceutical Products, compounding only	P	
Precision Instruments, such as optical, medical and drafting	P	
Printing and Publishing Establishments	P	
Products from Finished Materials, such as plastic, bone, cork feathers, felt, fiber, paper, fur, glass, hair, horn, leather, precious and semiprecious stones, rubber, shell, or yarns	P	
Rubber Products, small, and synthetic treated fabrics (excluding all rubber and synthetic processing), such as washers, gloves, footwear, bathing caps, and atomizers	P	
Sheet Metal Shop	P	
Signs, painting and manufacturing	P	
Silverware, plated and sterling	P	
Soldering and Welding	P	
Textiles, spinning, weaving, manufacturing, dyeing, printing, knit goods, yarn, thread, and cordage, but not including textile bleaching	P	

Tools and Hardware, such as bolts, nuts, screws, door knobs, drills, hand tools, cutlery, hinges, house hardware, locks, nonferrous metal castings, and plumbing appliances	P	
Upholstering (bulk), including mattress manufacturing, rebuilding and renovating	P	
Wood Products, such as furniture, boxes, crates, baskets, pencils, and cooperage works.	P	
Insecticides or Other Hazardous Chemicals	C	Subject to section 18-1531
Paint	C	Subject to section 18-1531
TRANSPORTATION, COMMUNICATION, UTILITY USES		
Armored Car Terminal Facilities	P	
Bus Terminals, Bus Garage, and Bus Lots	P	
Communications Tower	C	Subject to section 18-1531
Electric Power Distribution Substations	P	
Motor Freight Terminals	P	
Off-street parking lots and parking garages, other than accessory to a permitted or conditional use	P	
Railroad Terminals and Other Rail/Mass Transit Facilities	C	Subject to section 18-1531
Taxi, Limousine, or Automobile Rental Establishments	P	
Utilities, public and private	P/C	Subject to section 18-1531
Water Filtration Plants	P	
Water Pumping Stations	P	
Water Reservoirs	P	
ARTS, ENTERTAINMENT AND RECREATION USES		
Adult Entertainment Establishments in IL/Employment	C	Subject to section 18-1531
Auditorium, Arena, Gymnasium, and other	C	Subject to section 18-1531

similar places for public or private events		
Outdoor Amusements, fairgrounds, flea markets, carnivals, kiddie parks, and other similar amusement centers	C	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	Subject to section 18-1531
Recreation/Open Space	C	Subject to section 18-1531
Theaters, Drive-in	C	Subject to section 18-1531
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTION USES		
Ambulance Service	P	
Clinic, Veterinary	P	
Community Facility	P	
Crematories	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
Homeless Shelter and Resource Center	C	Subject to section 18-1531
Hospitals	C	Subject to section 18-1531
Medical Marijuana Dispensary	P	
Medical Marijuana Treatment Center	P	For the manufacturing, processing, testing, and packaging of medical marijuana
Place of Worship	P	
Schools on Non-Academic Curriculum	C	Subject to section 18-1531
Schools, Trade	C	Subject to section 18-1531
CONSTRUCTION-RELATED BUSINESS USES		
Contractor or Construction Shops and Storage Yards	P	
AGRICULTURE AND OTHER USES		

Plant Nurseries (Retail)	P	
Plant Nurseries (Wholesale)	P	
Accessory Uses (section 18-1530)	P/C	Subject to section 18-1530 and 18-1531
Height—buildings and structures over forty (40) feet	C	Subject to section 18-1531
Off-Premises Signs	P	Subject to regulations in Article 6
Outdoor Storage of Vehicles, Construction Equipment, and Other Similar Equipment	C	Subject to section 18-1530 and 18-1531
Security Guard/Caretaker dwelling unit	P	Allowed as an accessory use

**SECTION 3:** That Section 18-1525 and Table 18-1525.3, of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

#### SECTION 18-1525. "IH" HEAVY INDUSTRIAL DISTRICT

##### **Sec. 18-1525.3. PERMITTED AND CONDITIONAL USES.**

No building or land in the "IH" 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.

In any case where an "IH" parcel abuts or functionally abuts a residential zoning district, City Council shall review and approve a preliminary site plan, in accordance with the procedures and requirements of Section 18-1540, "Preliminary Site Plan Requirements." City Council may require the developer to install additional buffering in order to reduce or eliminate the adverse impact of the proposed industrial use upon the adjacent residentially zoned property.

Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1525.3 and other applicable conditions of this district and Article.



**Table 18-1525.3 Authorized Uses in IH District**

Use	Approval Type	Conditions
<b>COMMERCIAL USES</b>		
Automobile Repair Facility (major), excluding heavy trucks	P	
Automotive Repair Facility (minor)	P	
Breweries	P	
Exterminator and Pest Control Service Fleet Yards	P	
Fitness Classes	C	Subject to section 18-1531
Health Clubs	P	Subject to section 18-1530.32
Heavy Trucks, Repair (major)	C	Subject to section 18-1531
Kennels, Pounds and Animal Shelters	C	Subject to section 18-1531
Parcel Delivery Station	P	
<b>MANUFACTURING, WHOLESALE TRADE, WAREHOUSING USES</b>		
<u>Advanced Electronics Manufacturing</u>	<u>P</u>	
Air Curtain Incinerators	C	Subject to section 18-1531
Boat Building	C	Subject to section 18-1531
Industrial By-Products, storage, treatment, and/or transfer	C	Subject to section 18-1531
Junk Yards, Scrap, and Salvage Yards	C	Subject to section 18-1531
Mini-Warehouse	P	
Research and Development	P	
Secure Climate Controlled Storage Facility	P	
Storage Facility, Flammable Liquids	P	Pursuant to State, County and local regulations for up to one thousand (1,000) gallons above ground, or greater than one thousand (1,000) gallons below ground
Storage, Bulk of Non-Flammable Liquids	P	
Warehouses	P	
Wholesale Establishments	P	
Beverages, bottling and distribution	P	

Boat Assembly and Repair, but not including boat building	P	
Carpentry and Woodworking Shops	P	
Culvert Manufacturing	P	
<del>Drugs</del> <u>Pharmaceutical Manufacturing and Compounding</u>	P	
Dry Cleaning and Laundry Plants	P	
Electrical Supplies, Manufacturing and Assembly, such as wire and cable assembly, switches, lamps, insulation and dry cell batteries	P	
Food Products, Processing and Combining, including baking, boiling, canning, cooking, dehydrating, freezing, frying, grinding, mixing and pressing	P	
Laboratories, Medical and Dental	P	
Manufactured Home Assembly	P	
Meat Products	P	
Metal Finishing, Plating, Grinding, Sharpening, Polishing, Cleaning, Rust Proofing, and Heat Treatment	P	
Metal Stamping and Extrusion of small products, such as costume jewelry, pins and needles, razor blades, bottle caps, buttons, and kitchen utensils	P	
Monument Works	P	
<del>Orthopedic and Medical Appliances, such as artificial limbs, braces, supports, and stretchers</del> <u>Medical Device Manufacturing and Testing</u>	P	
<del>Pharmaceutical Products, compounding only</del>	P	

Precision Instruments, such as optical, medical and drafting	P	
Printing and Publishing Establishments	P	
Products from Finished Materials, such as plastic, bone, cork feathers, felt, fiber, paper, fur, glass, hair, horn, leather, precious and semiprecious stones, rubber, shell, or yarns	P	
Rubber Products, small, and synthetic treated fabrics (excluding all rubber and synthetic processing), such as washers, gloves, footwear, bathing caps, and atomizers	P	
Sheet Metal Shop	P	
Signs, painting and manufacturing	P	
Silverware, plated and sterling	P	
Soldering and Welding	P	
Textiles, spinning, weaving, manufacturing, dyeing, printing, knit goods, yarn, thread, and cordage, but not including textile bleaching	P	
Tools and Hardware, such as bolts, nuts, screws, door knobs, drills, hand tools, cutlery, hinges, house hardware, locks, nonferrous metal castings, and plumbing appliances	P	
Upholstering (bulk), including mattress manufacturing, rebuilding and renovating	P	
Wood Products, such as furniture, boxes, crates, baskets, pencils, and cooperage works.	P	
Acetylene or Propane Gas	C	Subject to section 18-1531
Concrete and Asphalt Manufacturing	P	

Insecticides or Other Hazardous Chemicals	C	Subject to section 18-1531
Machine Shops for Tool, Die, Pattern Making, and Automobiles	P	
Metal Fabrication and Foundries	P	
Paint	P	
TRANSPORTATION, COMMUNICATION, UTILITY USES		
Airports, Aircraft Landing Fields and Heliports	C	Subject to section 18-1531
Armored Car Terminal Facilities	P	
Communications Tower	C	Subject to section 18-1531
Electric Power Distribution Substations	P	Subject to section 18-1530.24
Motor Freight Terminals	P	
Off-street parking lots and parking garages, other than accessory to a permitted or conditional use	P	
Railroad Terminals and Other Rail/Mass Transit Facilities	C	Subject to section 18-1531
Utilities, public and private, including facilities for solid waste, sewage, incineration, electricity, water, natural gas, oil and telecommunication services	C	Subject to section 18-1531
Water Filtration Plants	P	
Water Pumping Stations	P	
Water Reservoirs	P	
ARTS, ENTERTAINMENT AND RECREATION USES		
Auditorium, Arena, Gymnasium, and other similar places for public or private events	C	Subject to section 18-1531
Outdoor Amusements, fairgrounds, flea markets, carnivals, kiddie parks, and other similar amusement centers	C	Subject to section 18-1531
Recreation Establishments, such as bowling alley, golf practice range, golf course, or other similar places or	C	Subject to section 18-1531

amusement or entertainment		
Recreation/Open Space	C	Subject to section 18-1531
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTION USES		
Community Facility	P	
Crematories	P	
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type II	P	Subject to section 18-1531
Day Care Homes and Centers (child) and Adult Family Care Homes and Centers — Type III	C	Subject to section 18-1531
Homeless Shelter and Resource Center	C	Subject to section 18-1531
Medical Marijuana Dispensary	P	Only as an accessory use to a Medical Marijuana Treatment Center involving manufacturing, processing, testing or packaging of medical marijuana.
Medical Marijuana Treatment Center	P	Manufacturing, processing, testing, or packaging of medical marijuana, but not to include a Medical Marijuana Dispensary, unless otherwise allowed herein as an accessory use
Place of Worship	P	
Race Tracks	C	Subject to section 18-1531
Schools, Trade	C	Subject to section 18-1531
Shooting Range (outdoor)	C	Subject to section 18-1531
CONSTRUCTION-RELATED BUSINESS USES		
Contractor or Construction Shops and Storage Yards	P	
AGRICULTURE AND OTHER USES		
Plant Nurseries (Wholesale)	P	
Accessory Uses (section 18-1530)	P/C	Subject to section 18-1530 and 18-1531
Height—buildings and structures over forty (40) feet	C	Subject to section 18-1531
Off-Premises Signs, subject to regulations in Article 6	P	

Outdoor Storage in IL/Employment	P	
Outdoor Storage of Vehicles, Construction Equipment, and Other Similar Equipment	P	
Security Guard/Caretaker dwelling unit as an accessory use	P	

**SECTION 4:** That Section 18-1535.1, 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 use requirements in its proper numerical sequence:

**Sec. 18-1535.1. APPLICABILITY.**

Appeals to the Board of Adjustment, or the Community Redevelopment Agency if pertaining to the Community Redevelopment Area, may be taken by any person aggrieved by any decision of the administrative official(s) charged with the administration or enforcement of this Article.

The Board of Adjustment shall not have authority to consider appeals pertaining to the conditional use regulations, Section 18-1531; which shall be made to the City Council, or if pertaining to the Community Redevelopment Area, shall be made to the Community Redevelopment Agency. Appeals pertaining to Target Employment Center Overlay Preliminary Site Plan (PSP) applications requesting a density or intensity bonus, Article 19, Section 18-1903., shall be made to the City Council.

**SECTION 5:** Adding a new Article 19 “Overlay Districts”, of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended so that said new article shall include the following new requirements in its proper numerical sequence:

Article 19. Overlay Districts

**SECTION 18.1901. TARGET EMPLOYMENT CENTER (TEC) OVERLAY**

**Sec. 18.1901.1 PURPOSE, INTENT, AND SCOPE**

The purpose of the Target Employment Center (TEC) Overlay District of the City of Pinellas Park is to support the establishment of targeted employment areas that promote specific office, research and development, and light industrial and manufacturing uses in accordance with the Comprehensive Plan. The provisions of this ordinance shall apply to all development that is wholly within or partially within any Target Employment Center Overlay (TEC), as depicted in the zoning overlay on the Official Zoning Map, and as designated on the Land Use Plan Map. This ordinance provides an alternative development option within the overlay district. A property owner may opt to develop under these standards or may utilize the underlying zoning district standards.

- (A) GENERAL. When TEC Overlay standards in this ordinance conflict with the underlying base zoning district regulations and other standards of this zoning code, the regulations and standards of the TEC Overlay shall be applicable.

- (B) AREAS TO WHICH THIS ORDINANCE APPLIES. TEC Overlay Districts apply to designated parcels, in accordance with the Countywide Rules and Pinellas Park Comprehensive Plan, and are subject to compliance with all applicable regulations, review processes, and approvals.

#### **Sec. 18-1901.2. - COMPOSITION OF TEC OVERLAY DISTRICTS.**

The TEC Overlay District consists of two subcategories:

1. SUBURBAN INDUSTRIAL (TEC-SI): This is an area characterized by lower densities, large building footprints, suburban character, and high auto-access. This area encourages a mix of industrial and commercial uses, with an emphasis on industrial use preservation for target industries. This area is intended to support select light manufacturing, industrial, and research and development uses, as designated in Table 18-1901.4-1.
2. SUBURBAN OFFICE (TEC-SO): This is an area where suburban office, retail, and residential already exist in a campus-style character. It is an area with the most potential for infill and redevelopment in more urban patterns with a greater vertical mix of uses. It is also an area in need of the strongest placemaking enhancements to improve the sense of place, walkability, and other amenities needed to attract more Class A Office users and create new ‘centers’ of mixed-use activity. It is designed to support select office, research and development, and professional services as detailed in Table 18-1901.4-2.

#### **Sec. 18-1901.3. - PERMITTED USES**

All sites shall incorporate one or more of the target employment uses provided within Tables 18-1901.4-1 and 18-1901.4-2. The total minimum combined floor area of all target employment uses on the site must be equal to or greater than forty (40) percent of the first-floor area. Where there are multiple buildings on a site, the forty (40) percent rule applies to the first floor of all buildings. To calculate the floor area, the area of the first floor includes the total gross floor area of all buildings on the site, not including ground-floor level areas associated with loading or mechanical areas or parking.

No Certificate of Occupancy shall be issued for any non-target employment use on a site until the required gross floor area for target employment uses is completed.

#### **Sec. 18-1901.4. - USES IN TEC SUBAREAS BY SUBTYPE**

- (A) A building or site shall include one or more of the following uses to satisfy the target employment use requirement. The uses are listed by the North American Industry Classification Code (NAICS) established by the U.S. Office of Management and Budget. Most businesses select a NAICS code when applying for the City’s Business Tax Receipt, and the business activity on the premises must correspond to one or more of the NAICS codes listed in Tables 18-1901.4-1 and 18-1901.4-2.

Table 18-1901.4-1 - Suburban Industrial (TEC-SO) Applicable Uses

<u>Target Industry</u>	<u>NAICS Code</u>	<u>Sector Name</u>
<u>Medical Technologies   Life &amp; Marine Sciences</u>	<u>325412</u>	<u>Pharmaceutical Preparation Manufacturing</u>
	<u>339112</u>	<u>Surgical and Medical Instrument Manufacturing</u>
	<u>339115</u>	<u>Ophthalmic Goods Manufacturing</u>
	<u>326299</u>	<u>All Other Rubber Product Manufacturing</u>
	<u>339113</u>	<u>Surgical Appliance and Supplies Manufacturing</u>
	<u>541715</u>	<u>Research and Development in the Physical, Engineering, and Life Sciences (except Nanotechnology and Biotechnology)</u>
	<u>334510</u>	<u>Electromedical and Electrotherapeutic Apparatus Manufacturing</u>
	<u>541714</u>	<u>Research and Development in Biotechnology</u>
	<u>333314</u>	<u>Optical Instrument and Lens Manufacturing</u>
	<u>326291</u>	<u>Rubber Product Manufacturing for Mechanical Use</u>
	<u>325411</u>	<u>Medicinal and Botanical Manufacturing</u>
	<u>339114</u>	<u>Dental Equipment and Supplies Manufacturing</u>
	<u>334519</u>	<u>Other Measuring and Controlling Device Manufacturing</u>
	<u>334517</u>	<u>Irradiation Apparatus Manufacturing</u>
	<u>541713</u>	<u>Research and Development in Nanotechnology</u>
	<u>339991</u>	<u>Gasket, Packaging, and Sealing Device Manufacturing</u>
	<u>325413</u>	<u>In-Vitro Diagnostic Substance Manufacturing</u>
	<u>325414</u>	<u>Biological Product (except Diagnostic) Manufacturing</u>
	<u>333914</u>	<u>Totalizing Fluid Meter and Counting Device Manufacturing</u>
	<u>334516</u>	<u>Analytical Laboratory Instrument Manufacturing</u>
<u>Microelectronics Manufacturing</u>	<u>334412</u>	<u>Bare Printed Circuit Board Manufacturing</u>
	<u>334111</u>	<u>Electronic Computer Manufacturing</u>
	<u>423690</u>	<u>Other Electronic Parts and Equipment Merchant Wholesalers</u>
	<u>334419</u>	<u>Other Electronic Component Manufacturing</u>
	<u>334418</u>	<u>Printed Circuit Assembly (Electronic Assembly) Manufacturing</u>
	<u>335314</u>	<u>Relay and Industrial Control Manufacturing</u>
	<u>334413</u>	<u>Semiconductor and Related Device Manufacturing</u>
	<u>334417</u>	<u>Electronic Connector Manufacturing</u>
	<u>333242</u>	<u>Semiconductor Machinery Manufacturing</u>
	<u>334416</u>	<u>Capacitor, Resistor, Coil, Transformer, and Other Inductor Manufacturing</u>
	<u>334118</u>	<u>Computer Terminal and Other Computer Peripheral Equipment Manufacturing</u>
	<u>335921</u>	<u>Fiber Optic Cable Manufacturing</u>



	<u>325211</u>	<u>Plastics Material and Resin Manufacturing</u>
	<u>334613</u>	<u>Blank Magnetic and Optical Recording Media Manufacturing</u>
	<u>334112</u>	<u>Computer Storage Device Manufacturing</u>
	<u>334515</u>	<u>Instrument Manufacturing for Measuring and Testing Electricity and Electrical Signals</u>
	<u>336320</u>	<u>Motor Vehicle Electrical and Electronic Equipment Manufacturing</u>
<u>Aviation / Aerospace / Defense</u> <u>Aviation / Aerospace / Defense</u>	<u>334511</u>	<u>Search, Detection, Navigation, Guidance, Aeronautical, and Nautical System and Instrument Manufacturing</u>
	<u>336414</u>	<u>Guided Missile and Space Vehicle Manufacturing</u>
	<u>335931</u>	<u>Current-Carrying Wiring Device Manufacturing</u>
	<u>332812</u>	<u>Metal Coating, Engraving (except Jewelry and Silverware), and Allied Services to Manufacturers</u>
	<u>336413</u>	<u>Other Aircraft Parts and Auxiliary Equipment Manufacturing</u>
	<u>335999</u>	<u>All Other Miscellaneous Electrical Equipment and Component Manufacturing</u>
	<u>334290</u>	<u>Other Communications Equipment Manufacturing</u>
	<u>336412</u>	<u>Aircraft Engine and Engine Parts Manufacturing</u>
	<u>336415</u>	<u>Guided Missile and Space Vehicle Propulsion Unit and Propulsion Unit Parts Manufacturing</u>
	<u>336419</u>	<u>Other Guided Missile and Space Vehicle Parts and Auxiliary Equipment Manufacturing</u>
	<u>517410</u>	<u>Satellite Telecommunications</u>
	<u>336411</u>	<u>Aircraft Manufacturing</u>
	<u>332993</u>	<u>Ammunition (except Small Arms) Manufacturing</u>
	<u>332994</u>	<u>Small Arms, Ordnance, and Ordnance Accessories Manufacturing</u>
	<u>336992</u>	<u>Military Armored Vehicle, Tank, and Tank Component Manufacturing</u>
<u>NAICS codes are reproduced from the Target Employment and Industrial Land Study (TEILS), 2022 Update.</u>		

**Table 18-1901.4-2 - Suburban Office (TEC-SO) Applicable Uses**

<u>Target Industry</u>	<u>NAICS Code</u>	<u>Sector Name</u>
<u>Business Services</u>	<u>551114</u>	<u>Corporate, Subsidiary, and Regional Managing Offices</u>
	<u>561422</u>	<u>Telemarketing Bureaus and Other Contact Centers</u>
	<u>541611</u>	<u>Administrative Management and General Management Consulting Services</u>
	<u>561110</u>	<u>Office Administrative Services</u>

	<u>541690</u>	<u>Other Scientific and Technical Consulting Services</u>
	<u>541330</u>	<u>Engineering Services</u>
	<u>541990</u>	<u>All Other Professional, Scientific, and Technical Services</u>
	<u>541618</u>	<u>Other Management Consulting Services</u>
	<u>561330</u>	<u>Professional Employer Organizations</u>
	<u>541310</u>	<u>Architectural Services</u>
	<u>541214</u>	<u>Payroll Services</u>
	<u>541612</u>	<u>Human Resources Consulting Services</u>
	<u>561311</u>	<u>Employment Placement Agencies</u>
	<u>551112</u>	<u>Offices of Other Holding Companies</u>
	<u>551111</u>	<u>Offices of Bank Holding Companies</u>
	<u>485320</u>	<u>Limousine Service</u>
	<u>485310</u>	<u>Taxi Service</u>
	<u>541199</u>	<u>All Other Legal Services</u>
	<u>533110</u>	<u>Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)</u>
	<u>541614</u>	<u>Process, Physical Distribution, and Logistics Consulting Services</u>
	<u>541930</u>	<u>Translation and Interpretation Services</u>
	<u>541320</u>	<u>Landscape Architectural Services</u>
	<u>561210</u>	<u>Facilities Support Services</u>
	<u>561312</u>	<u>Executive Search Services</u>
	<u>541340</u>	<u>Drafting Services</u>
	<u>561421</u>	<u>Telephone Answering Services</u>
	<u>561920</u>	<u>Convention and Trade Show Organizers</u>
	<u>485999</u>	<u>All Other Transit and Ground Passenger Transportation</u>
	<u>532112</u>	<u>Passenger Car Leasing</u>
<u>Financial Services</u>	<u>522230</u>	<u>Financial Transactions Processing, Reserve, and Clearinghouse Activities</u>
	<u>524126</u>	<u>Direct Property and Casualty Insurance Carriers</u>
	<u>523120</u>	<u>Securities Brokerage</u>
	<u>522292</u>	<u>Real Estate Credit</u>
	<u>524113</u>	<u>Direct Life Insurance Carriers</u>
	<u>522130</u>	<u>Mortgage and Nonmortgage Loan Brokers</u>
	<u>523930</u>	<u>Investment Advice</u>
	<u>523920</u>	<u>Portfolio Management</u>
	<u>522220</u>	<u>Sales Financing</u>
	<u>524298</u>	<u>All Other Insurance Related Activities</u>
	<u>524127</u>	<u>Direct Title Insurance Carriers</u>
	<u>522390</u>	<u>Other Activities Related to Credit Intermediation</u>
	<u>522293</u>	<u>International Trade Financing</u>
	<u>522294</u>	<u>Secondary Market Financing</u>
	<u>523140</u>	<u>Commodity Contracts Brokerage</u>
	<u>523210</u>	<u>Securities and Commodity Exchanges</u>
	<u>524291</u>	<u>Claims Adjusting</u>

	<u>524128</u>	<u>Other Direct Insurance (except Life, Health, and Medical) Carriers</u>
	<u>524114</u>	<u>Direct Health and Medical Insurance Carriers</u>
	<u>522298</u>	<u>All Other Non-depository Credit Intermediation</u>
	<u>523110</u>	<u>Investment Banking and Securities Dealing</u>
	<u>523991</u>	<u>Trust, Fiduciary, and Custody Activities</u>
	<u>561450</u>	<u>Credit Bureaus</u>
	<u>523999</u>	<u>Miscellaneous Financial Investment Activities</u>
	<u>523910</u>	<u>Miscellaneous Intermediation</u>
	<u>522120</u>	<u>Savings Institutions</u>
	<u>522291</u>	<u>Consumer Lending</u>
	<u>522210</u>	<u>Credit Card Issuing</u>
	<u>525990</u>	<u>Other Financial Vehicles</u>
	<u>524130</u>	<u>Reinsurance Carriers</u>
	<u>525910</u>	<u>Open-End Investment Funds</u>
	<u>521110</u>	<u>Monetary Authorities-Central Bank</u>
	<u>522190</u>	<u>Other Depository Credit Intermediation</u>
<u>Information Technology</u>	<u>423430</u>	<u>Computer and Computer Peripheral Equipment and Software Merchant Wholesalers</u>
	<u>541511</u>	<u>Custom Computer Programming Services</u>
	<u>541512</u>	<u>Computer Systems Design Services</u>
	<u>517311</u>	<u>Wired Telecommunications Carriers</u>
	<u>518210</u>	<u>Data Processing, Hosting, and Related Services</u>
	<u>511210</u>	<u>Software Publishers</u>
	<u>541430</u>	<u>Graphic Design Services</u>
	<u>519130</u>	<u>Internet Publishing and Broadcasting and Web Search Portals</u>
	<u>541519</u>	<u>Other Computer Related Services</u>
	<u>541513</u>	<u>Computer Facilities Management Services</u>
	<u>811212</u>	<u>Computer and Office Machine Repair and Maintenance</u>
	<u>517919</u>	<u>All Other Telecommunications</u>
<u>Marketing, Design, and Publishing</u>	<u>425110</u>	<u>Business to Business Electronic Markets</u>
	<u>519110</u>	<u>News Syndicates</u>
	<u>541830</u>	<u>Media Buying Agencies</u>
	<u>541613</u>	<u>Marketing Consulting Services</u>
	<u>541910</u>	<u>Marketing Research and Public Opinion Polling</u>
	<u>541890</u>	<u>Other Services Related to Advertising</u>
	<u>541810</u>	<u>Advertising Agencies</u>
	<u>541860</u>	<u>Direct Mail Advertising</u>
	<u>541410</u>	<u>Interior Design Services</u>
	<u>511120</u>	<u>Periodical Publishers</u>
	<u>519120</u>	<u>Libraries and Archives</u>
	<u>519190</u>	<u>All Other Information Services</u>
	<u>541850</u>	<u>Outdoor Advertising</u>
	<u>541870</u>	<u>Advertising Material Distribution Services</u>
	<u>541820</u>	<u>Public Relations Agencies</u>

	<u>541490</u>	<u>Other Specialized Design Services</u>
	<u>511130</u>	<u>Book Publishers</u>
	<u>541840</u>	<u>Media Representatives</u>
	<u>541420</u>	<u>Industrial Design Services</u>
	<u>511140</u>	<u>Directory and Mailing List Publishers</u>
	<u>511199</u>	<u>All Other Publishers</u>
<u>NAICS codes are reproduced from the Target Employment and Industrial Land Study (TEILS), 2022 Update.</u>		

**Sec. 18-1901.5. - MAXIMUM DEVELOPMENT POTENTIAL AND INCENTIVES.**

- (A) DENSITY AND INTENSITY BONUSES. Development within the Target Employment Center (TEC) Overlay District may qualify for intensity bonuses that exceed the base zoning district standards. The following provisions outline the intensity bonus allowances and applicability criteria for each TEC subcategory.

<u>Zoning Districts</u>	<u>Max Floor Area Ratio (FAR) for Target Employment Center (TEC) Uses (Without Overlay/With Overlay)</u>	<u>Max Impervious Surface Area (ISR)</u>	<u>Residential Units Per Acre (UPA)</u>	<u>Height</u>
<u>Industrial Districts</u>				
<u>“M-1” Light Industrial</u>	<u>0.55/1.1</u>	<u>0.85</u>	<u>-</u>	<u>40’</u>
<u>“IH” Heavy Industrial</u>	<u>0.65/1.3</u>	<u>0.85</u>	<u>-</u>	<u>40’</u>
<u>Commercial Districts</u>				
<u>“B-1” General Commercial</u>	<u>0.45/0.9</u>	<u>0.85</u>	<u>24 UPA</u>	<u>60’</u>
<u>“CH” Heavy Commercial</u>	<u>.55/1.1</u>	<u>0.85</u>	<u>-</u>	
<u>Residential Districts</u>				
<u>“R6” Multifamily Residential</u>	<u>0.5/1.0</u>	<u>0.85</u>	<u>24 UPA</u>	<u>60’</u>

- (B) INCREMENTAL HEIGHT LIMITS FOR B-1 AND R-6 HEIGHTS WHEN ABUTTING RESIDENTIAL AREAS. For properties within the TEC Overlay District situated in the B-1 General Commercial and R-6 Multifamily Residential zoning districts, and adjacent to residentially zoned properties, the maximum building height is 40 feet for any part of the building that is within 40 feet of the boundary of the neighboring residentially zoned property. For building sections located between 40 and 60 feet from the boundary of the adjacent residentially zoned property, building height may increase above 40 feet by 10 feet of additional height for every 10 feet of distance from the boundary of the residential property, up to a maximum height of 60 feet. Portions of the building located more than 60 feet from the boundary may be constructed to the full 60-foot maximum height.

- (C) PARKING REQUIREMENTS AND REDUCTIONS. To promote flexibility within the Target Employment Center Overlay, applicants may pursue a reduction in the number of required parking spaces and/or the use of compact parking stalls for target employment uses, subject to the provisions of this section.
1. ELIGIBILITY AND JUSTIFICATION. Required parking may be reduced by up to twenty percent when it can be shown to the satisfaction of the Planning and Development Services Director (P&DS Director) or designee that the proposed parking supply will be sufficient to meet anticipated demand and will not create adverse impacts on surrounding properties. The applicant shall provide either:
    - (a) A formal parking demand study, or
    - (b) A parking utilization survey that includes:
      - (1) A comparison of parking utilization for at least two similar, nearby sites during similar hours of operation for the desired use, covering a period of two days each,
      - (2) Photographs and simple parking utilization counts,
      - (3) A review of proximity to public transit and multimodal options in the area,
      - (4) The availability of on-street or public parking facilities nearby,
      - (5) The proposed use's hours of operation and anticipated peak times.
      - (6) The proposed use's hours of operation and anticipated peak times.
      - (7) An explanation of the parking reduction sought.
  2. APPLICABILITY. The option to reduce the total required parking by up to twenty percent applies to Target Employment uses listed in Tables 18-1901.4-1 and 18-1901.4-2, when those uses occur within the Target Employment Center Overlay.
  3. COMPACT STALLS AS A PERCENTAGE OF REQUIRED PARKING. Up to ten percent of the required parking may be provided as compact stalls. Compact parking spaces shall measure eight feet wide by eighteen feet long. For angle parking arrangements (greater than zero degrees), compact dimensions shall follow Section 18-1532.6 (E), with the standard parking stall width reduced by one foot.
  4. ADMINISTRATIVE REVIEW AND DECISION. The Planning and Development Services Director (P&DS Director) or designee may approve a parking reduction of up to twenty percent and/or the use of compact parking stalls for up to ten percent of required parking based on materials provided by the applicant, without the need for a formal parking demand study. In approving, approving with conditions, or denying a reduction under this subsection, the P&DS Director or designee shall make written findings detailing whether the proposed parking supply will be sufficient to meet anticipated demand without creating adverse impacts on surrounding properties.

#### **SECTION 18-1901.6 - PROCEDURE.**

- (A) ADMINISTRATIVE REVIEW AND DECISION. Qualifying projects shall require submittal of a Preliminary Site Plan (PSP) application. Upon receipt of the application, the Planning and Development Services Director (P&DS Director) or designee shall determine whether the application conforms to all submittal

requirements, completing an administrative review. The following procedures shall not exempt any applicant from complying with any other required approval process.

- (B) P&DS DIRECTOR OR DESIGNEE APPROVAL. If the P&DS Director or designee determines that the application complies with all submittal requirements and requests approval of 50 percent or less of the FAR and density bonus, the P&DS Director or designee may approve such application with or without conditions.
- (C) APPROVAL WITH REQUIRED NOTICE. If the P&DS Director or designee determines that the application complies with all submittal requirements and requests approval of more than 50 percent of the FAR bonus, the P&DS Director or designee shall provide written and posted notice prior to making a final decision. The decision shall be in writing and state the reasons for the decision.

At their discretion, the P&DS Director or designee may refer the application to City Council for review and approval. Upon receipt of the recommendation, the City Council shall conduct a public hearing and shall approve, approve with conditions, or deny the application.

- (D) APPEALS. A decision of the P&DS Director or designee to approve, approve with conditions, or deny an application may be appealed to the City Council whose decision shall be deemed the final decision in accordance with Section 18-1535, "Administrative Appeals Procedure." Appeals to this decision must be filed no more than 15 days after the date the subject decision is rendered.

**SECTION 6:** 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 7:** 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 8:** 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 9:** 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 \_\_\_\_\_, 2025.

FIRST READING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

1<sup>ST</sup> PUBLIC HEARING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

2<sup>ND</sup> PUBLIC HEARING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

PASSED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 resolution's title/reference: **Ordinance 2025-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, TO ADD REGULATIONS FOR CITY OVERLAYS BY AMENDING SECTION 18-1502.2 "DEFINITIONS"; AMENDING TABLE 18-1524.3 "AUTHORIZED USES IN THE M-1 DISTRICT"; AMENDING TABLE 18-1525.3: "AUTHORIZED USES IN THE IH DISTRICT"; AMENDING SECTION 18-1535.1. "APPLICABILITY"; ADDING A NEW ARTICLE 19 "OVERLAY DISTRICTS"; PROVIDING FOR THE INCLUSION OF SUCH AMENDED ORDINANCE IN THE CODE OF THE CITY OF PINELLAS PARK, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

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 is to establish regulations and incentives for a Target Employment Center.

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;  
The City has not conducted any surveys to determine this but there is not expected to be any costs.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and  
There are no new fees or charges proposed.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.  
The City has not conducted any surveys to determine this but there is not expected to be any costs.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:  
The TEC regulations/incentives are optional so business impact would be voluntary.

4. Additional information the governing body deems useful (if any):  
This ordinance is part of an effort to bring in new employment industries to the TEC area.