

ORDINANCE NO. XXXX

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 18-903 "SURVEYS REQUIRED."; 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-1125-00005, CITY OF PINELLAS PARK)

---

**WHEREAS**, the City of Pinellas Park requests to amend a section of the Land Development Code to add the requirements for final surveys; 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 18-903 of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

**Sec. 18-903. - Surveys required.**

The surveys required hereby shall include the required information requested by the Building Development Division to determine whether or not the new construction complies with the approved plans. Such surveys shall be signed and sealed by a Florida licensed surveyor. Surveys shall be required as follows.

(A) **SITE SURVEY:** A survey of the lot shall be required with the application for the new development of a site or with the building permit for construction. The Building Development Division may, if the nature and extent of the proposed development so warrants, accept a plot plan of the lot in place of the site survey requirement.

(B) **TIE-IN SURVEY WITH TOP OF FORM ELEVATION:** At the time of the slab/form inspection, prior to the slab pour, on new commercial or residential structures, the owner/general contractor shall provide a "top of form" elevation with the required tie-in survey. This is to confirm compliance with the setbacks and finished floor requirements.

(C) **FINAL SURVEY:** Contemporaneously with the request for a final inspection or issuance of a Certificate of Occupancy or Certificate of Completion, a final survey locating the boundaries of the site, the improvements constructed thereon, and site elevations are required including finished floor elevations.

**SECTION 2:** 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 3:** 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 4:** 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 5:** 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.

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, AMENDING SECTION 18-903 “SURVEYS REQUIRED.”; 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]**

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;
  - b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City;

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

- 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): Adding a section back to the LDC that was inadvertently removed in a prior LDC amendment.

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: Not enough data to determine.

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



CITY HALL - P.O.Box 1100  
PINELLAS PARK, FL 33780-1100

**Please Respond To:**

James W. Denhardt  
City Attorney  
Law Offices of James W. Denhardt  
2700 First Avenue North  
St. Petersburg, Florida 33713  
(727) 327-3400 - Telephone

December 5, 2024

Mr. Todd Biron  
Associate Planner  
City of Pinellas Park  
P. O. Box 1100  
Pinellas Park, Florida 33780-1100

**RE: City Document #24-323**  
**Ordinance Amendment Section 18-903 of LDC, Case LDC-1125-00005**

Dear Mr. Biron:

Our office has received and reviewed the above-referenced proposed Ordinance amending Section 18-903 of the Land Development Code to add final survey requirements. We would note that Section Five of the proposed Ordinance includes a line for a second public hearing date. However, we are unaware of any reason as to why a second public hearing would be required for this Ordinance, as this Ordinance does not change the actual list of permitted, conditional, or prohibited uses within a zoning category, nor does it change the actual zoning map designation of a parcel of land involving 10 contiguous acres or more. Therefore, the line providing for the second public hearing date should be removed, and there should just be one line for the public hearing date.

We would also suggest that the proposed Ordinance be reformatted so that the signature blocks for the Mayor and City Clerk are not isolated on one page.

Once the abovementioned changes have been made to the Ordinance, our office would approve of the same as to form and correctness.

Very truly yours,

James W. Denhardt  
City Attorney

cc: Bart Diebold, City Manager  
Jennifer Carfagno, MMC, City Clerk  
Dan Hubbard, Asst. City Manager  
Nick Colonna, Community Development Administrator  
Aaron Petersen, Asst. Community Development Administrator  
Erica Lindquist, Planning & Development Services Director

JWD/dh