

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, AMENDING SECTION 18-109.2. "CERTIFICATION FORMS FOR FINAL PLATS"; 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-0425-00010, CITY OF PINELLAS PARK)

WHEREAS, the City of Pinellas Park requests to amend section 18-109.2. of the Land Development Code to add the requirement for "Certificate of Approval of the City Surveyor"; and

WHEREAS, the City of Pinellas Park requests to amend section 18-109.2. of the Land Development Code to amend the language for "Certificate of Conformity by Surveyor"; 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 18-109.2., of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended to read as follows:

Sec. 18-109.2. CERTIFICATION FORMS FOR FINAL PLATS.

- (A) MORTGAGEE'S CONSENT TO PLATTING OF LAND AND PARTIAL RELEASE OF MORTGAGE.

(I) (WE) the undersigned, as mortgagee(s) under a certain mortgage dated _____ A.D. 20 __, recorded in O.R. Book _____, Page _____, Public Records of Pinellas County covering the following described real property located in said county, to-wit:

do hereby consent to the platting of said lands, or so much thereof as is contained in the proposed plat, as a subdivision to be known as _____ and hereby join in the dedication of such lands as such subdivision and release from the lien of such mortgage all streets, and all other areas shown by said plat to be dedicated to public use, and agree that in the event of foreclosure of this mortgage all easements shall survive and be enforceable.

Witness _____ (s) and seal (s) this _____ day of _____, A.D., 20 ____.

WITNESSES:

_____ (SEAL)

_____ (SEAL)

Mortgagee(s)

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me, the undersigned authority, personally appeared _____, who being first duly sworn, deposed and said that _____ executed the foregoing instrument for the purposes therein set forth.

Notary Public, State of Florida

My Commission Expires:

This instrument was prepared by:

Name _____

Address _____

(B) SURVEYOR'S CERTIFICATE.

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON _____, 20____, THIS PROPERTY WAS SURVEYED AND THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS INDICATED HEREON IN ACCORDANCE WITH THE STATUTES OF THE STATE OF FLORIDA THEREUNTO APPERTAINING.

SIGNATURE

REGISTERED LAND SURVEYOR

FLORIDA CERTIFICATE NO. _____

SEAL

2. If original subdivision plat is drawn on mylar:

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT ON _____, 20____, THIS PROPERTY WAS SURVEYED AND THIS PLAT IS A TRUE REPRESENTATION OF THE LANDS DESCRIBED AND SHOWN, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS INDICATED HEREON IN ACCORDANCE WITH THE STATUTES OF THE STATE OF FLORIDA THEREUNTO APPERTAINING AND THAT THIS PLAT COMPLIES WITH SECTION 177.091 OF CHAPTER 177 OF THE LAWS OF THE STATE OF FLORIDA PERTAINING TO MATERIALS AND COMPOSITION.

SIGNATURE

REGISTERED LAND SURVEYOR

FLORIDA CERTIFICATE NO. _____

SEAL

(C) CERTIFICATE OF APPROVAL OF THE CITY MANAGER.

APPROVED BY THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 20 _____. City Manager SIGNATURE

(D) CERTIFICATE OF APPROVAL OF THE CITY COUNCIL.

APPROVED BY THE CITY COUNCIL OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 20 _____. Mayor SIGNATURE

SEAL

(E) CERTIFICATE OF APPROVAL OF THE CITY SURVEYOR.

APPROVED BY THE CITY SURVEYOR OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 20 _____. City Surveyor SIGNATURE

SEAL

~~(F)~~(E) CERTIFICATE OF ACCEPTANCE BY THE CLERK OF THE CIRCUIT COURT.

STATE OF FLORIDA

COUNTY OF PINELLAS

I, _____ CLERK OF THE CIRCUIT COURT OF PINELLAS COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGE _____, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, THIS _____ DAY OF _____, 20 ____.

_____, CLERK

PINELLAS COUNTY, FLORIDA Deputy Clerk

~~(G)~~(F) LETTER OF NO LIEN FROM THE CITY OF PINELLAS PARK.

Clerk of Circuit Court
315 Court Street
Clearwater, FL 33516

Dear _____:

Please be advised that the City of Pinellas Park has no liens outstanding on property described as:

Sincerely, Finance Administrator

Sworn to and subscribed before me this ____ day of _____ 20 ____.

Notary Public

My Commission Expires: _____

(H)(G) CERTIFICATE OF CONFORMITY BY SURVEYOR.

~~SURVEYOR'S REVIEW FOR CONFORMITY~~

~~CHAPTER 177, PART 1, FLORIDA STATUTES:~~

~~REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, OF THE FLORIDA
STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER THIS ____ DAY
OF _____, 20____.~~

I HEREBY CERTIFY THAT PURSUANT TO CHAPTER 177.081 (1), FLORIDA
STATUTES, I HAVE REVIEWED THIS PLAT AND FIND IT COMPLIES WITH
THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; HOWEVER, MY
REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE
COORDINATES, POINTS OR MEASUREMENTS, NOR DOES IT VERIFY THE
GEOMETRIC DATA FOR CLOSURE SHOWN ON THIS PLAT.

SIGNATURE DATE

REGISTERED LAND SURVEYOR FLORIDA CERTIFICATE NO. _____

SEAL

SECTION 2: All other provisions of Chapter 18 of the Land Development 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 18-109.2. "CERTIFICATION FORMS FOR FINAL PLATS"; 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 law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

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

¹ 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): This ordinance will add “Certificate of Approval of the City Surveyor” and amend the language for “Certificate of Conformity by Surveyor”.

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: This is an ordinance of general application and does not specifically affect commercial uses.

4. Additional information the governing body deems useful (if any): None.