



City of Pinellas Park

City Council

Agenda

Thursday, March 9, 2023

6:00 PM

City Council Chambers

INVOCATION

PLEDGE OF ALLEGIANCE

I. DECLARATIONS, PROCLAMATIONS AND PRESENTATIONS

SPECIAL PRESENTATIONS

PROCLAMATION

PUBLIC COMMENT AND CORRESPONDENCE

CITIZENS COMMENTS ARE INVITED ON ITEMS OR CONCERNS NOT ALREADY SCHEDULED ON TONIGHT'S AGENDA. PLEASE LIMIT COMMENTS TO THREE MINUTES.

AT THIS TIME STAFF MEMBERS AND CITIZENS WILL BE SWORN IN IF THERE ARE ITEMS THAT ARE QUASI-JUDICIAL

II. APPROVAL OF MINUTES

ACTION: (Approve - Deny) Regular Council minutes of February 23, 2023 , as on file in the City Clerk's Office.

Department: City Clerk

Reference Material: [ADA 02.23.23.CC_minutes_unapproved](#)

III. PUBLIC HEARINGS

- P1 CONSIDERATION OF A REQUEST FOR CONDITIONAL USE APPROVAL FOR AN EDUCATIONAL INSTITUTION IN THE (B-1) GENERAL COMMERCIAL ZONING DISTRICT, WITH A WAIVER FOR THE REQUIRED MINIMUM SETBACK - (CU-1022-00003; 6500 102nd Avenue North; Classical Christian School for the Arts)**

CONTINUED PUBLIC HEARING, FIRST AND FINAL READING (QUASI-JUDICIAL)

(Speaker - Erica Lindquist, Planning and Development Services Director)

NOTE: The applicant is requesting a conditional use for an Educational Institution located at 6500 102nd Avenue North in the (B-1) General Commercial Zoning District, with a waiver from conditional use criteria regarding minimum setback of 25 feet from any property line (companion to case no. VAR-0122-00006).

P1 on 2/9/23 Council agenda.

ACTION: (Approve - Deny) CU-1022-00003. Continued public hearing, first and final reading (quasi-judicial).

Department: Community Development

Reference Material: [ADA CU-1022-00003 and VAR-0122-00006 - Staff Report and Addendum](#)

- P2 **CONSIDERATION OF A REQUEST FOR A VARIANCE TO ALLOW PAVERS WITHIN THE SIDE YARD SETBACK FOR THE PROPERTY LOCATED AT 6500 102ND AVENUE NORTH** - (VAR-0122-00006; 6500 102nd Avenue North; Classical Christian School for the Arts)

CONTINUED PUBLIC HEARING, FIRST AND FINAL READING (QUASI-JUDICIAL)

(Speaker - Erica Lindquist, Planning & Development Services Director)

NOTE: The applicant is requesting a variance to Section 18-1503.9(A)7 of the Land Development Code (LDC) to allow existing pavers to encroach into the required side yard setback for property located 6500 102nd Avenue North (companion to case no. CU-1022-00003).

P2 on 2/9/23 Council agenda.

ACTION: (Approve - Deny) VAR-0122-00006. Continued public hearing, first and final reading (quasi-judicial).

Department: Community Development

Reference Material: [ADA CU-1022-00003 and VAR-0122-00006 - Staff Report and Addendum](#)

- P3 **RESOLUTION NO. 23-05.** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, APPROVING THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN NAMASTE HOMES, LLC, NAMASTE 76, LLC, THE PINELLAS PARK COMMUNITY REDEVELOPMENT AGENCY, AND THE CITY OF PINELLAS PARK FOR ARTISTRY AT PARK STATION GENERALLY LOCATED SOUTH OF 76TH AVENUE N., NORTH OF 75TH AVENUE N., EAST OF 58TH STREET N., AND WEST OF 57TH STREET N.; PROVIDING FOR AN EFFECTIVE DATE. (DA-1223-00001; NAMASTE HOMES, LLC)

PUBLIC HEARING, FIRST AND FINAL READING (QUASI-JUDICIAL)

(Speaker - Megan Montesino, Development Review Manager)

NOTE: The City of Pinellas Park requests an approval of the First Amendment to the Development

Agreement between the Pinellas Park Community Redevelopment Agency, the City of Pinellas Park, Namaste Homes, LLC, and Namaste 76, LLC for the development of Artistry at Park Station generally located south of 76th Avenue N., north of 75th Avenue N., east of 58th Street N., and west of 57th Street N. (companion case to case nos. PUD-1123-00001 and PUD-1223-00005).

ACTION: (Adopt - Deny) Resolution No. 23-05. Public hearing, first and final reading (quasi-judicial).

Department: Community Development

Reference Material: [ADA DA-1223-00001 - Resolution and Atty Letter Updated 03-09-2023](#)

P4 **ORDINANCE NO. 4184.** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A REVISED MASTER PLAN CONTROLLING DEVELOPMENT OF A MIXED USE PLANNED UNIT DEVELOPMENT (MUPUD), WITH UNDERLYING MIXED USE DISTRICT (MXD) ZONING ON A 1.2 ACRE PARCEL OF LAND GENERALLY LOCATED SOUTH OF 76TH AVENUE N., NORTH OF 75TH AVENUE N., EAST OF 58TH STREET N., AND WEST OF 57TH STREET N. AND MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”, WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; FOR A CHANGE IN USE ON LOT 27 LOCATED AT 5731 75TH AVENUE N.; CERTIFYING CONSISTENCY WITH THE CITY’S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (PUD-1223-00005; Namaste Homes, LLC)

PUBLIC HEARING, SECOND AND FINAL READING

(Speaker - Megan Montesino, Development Review Manager)

NOTE: This is an ordinance to amend an existing Mixed Use Planned Unit Development (MUPUD) to change the use on Lot 27 from an Art Building to a Live/Work Unit located at 5731 75th Avenue North.

C2 on 2/23/23 Council agenda.

ACTION: (Pass - Deny) Ordinance No. 4184. Public hearing, second and final reading.

Department: Community Development

Reference Material: [ADA PUD-1223-00005 - Ord, Atty Letter, Staff Report, Addendum](#)

- P5 **ORDINANCE NO. 4183.** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A REVISED MASTER PLAN CONTROLLING DEVELOPMENT OF A MIXED USE PLANNED UNIT DEVELOPMENT (MUPUD), WITH UNDERLYING MIXED USE DISTRICT (MXD) ZONING ON A 1.37 ACRE PARCEL OF LAND GENERALLY LOCATED SOUTH OF 76TH AVENUE N., NORTH OF 75TH AVENUE N., EAST OF 58TH STREET N., AND WEST OF 57TH STREET N. AND MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”, WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; FOR THE EXPANSION OF THE PLANNED UNIT DEVELOPMENT (PUD) BOUNDARY TO ADD 0.172 ACRES; CERTIFYING CONSISTENCY WITH THE CITY’S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (PUD-1123-00001; Namaste Homes, LLC)

PUBLIC HEARING, SECOND AND FINAL READING

(Speaker - Megan Montesino, Development Review Manager)

NOTE: This is an ordinance to amend an existing Mixed Use Planned Unit Development (MUPUD) to add 0.172 acres for Phase 5, which will include 4 three-story Live/Work units with commercial on the first floor and a residential unit on the second and third floor generally located south of 76th Avenue N., north of 75th Avenue N., east of 58th Street N., and west of 57th Street North.

CI on 2/23/23 Council agenda.

ACTION: (Pass - Deny) Ordinance No. 4183. Public hearing, second and final reading.

Department: Community Development

Reference Material: [ADA PUD-1123-00001 - Ord, Atty Letter, Staff Report, Addendum](#)

IV. CONSENT AGENDA

- C1 **AUTHORIZATION FOR THE MAYOR TO SIGN AN ANNEXATION AGREEMENT WITH 5300 FLEX, LLC (AX-2023-00002) - Located at 5300 Ulmerton Road**

NOTE: This is a voluntary annexation of 2.98 acres MOL of contiguous light industrial property located at 5300 Ulmerton Road (companion to case no. LUPA-1123-00003 and case no. AX-2023-00002 Annexation Ordinance).

ACTION: (Approve - Deny) The voluntary annexation of 2.98 acres MOL of light industrial property

owned by 5300 FLEX, LLC located at 5300 Ulmerton Road and the adjacent right-of-way.

Department: Community Development

Reference Material: [ADA AX Agreement, Atty Letter, Staff Report, Exhibits - AX-2023-00002](#)

- C2 ORDINANCE NO. 4185. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ANNEXING INTO THE CITY A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT 5300 ULMERTON ROAD TOGETHER WITH THE ADJACENT RIGHT-OF-WAY OF ULMERTON ROAD AND LEGALLY DESCRIBED AND DEPICTED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; PROVIDING FOR AMENDMENT OF THE LEGAL DESCRIPTION OF THE CORPORATE BOUNDARIES OF THE CITY; PROVIDING FOR THE ASSIGNMENT OF CITY ZONING CLASSIFICATION; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES CONFLICTING HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (5300 FLEX, LLC, AX-2023-00002)**

FIRST READING PRIOR TO PUBLIC HEARING

NOTE: This is a voluntary annexation of 2.98 acres MOL of contiguous light industrial property located at 5300 Ulmerton Road (companion to case no. LUPA-1123-00003 and case no. AX-2023-00002 Annexation Agreement).

ACTION: (Pass - Deny) Ordinance No. 4185.

Department: Community Development

Reference Material: [ADA AX Ordinance, Atty Letter, Staff Report, Exhibits - AX-2023-00002](#)

- C3 ORDINANCE NO. 4186. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CITY'S OFFICIAL LAND USE PLAN MAP BY PROVIDING THE LAND USE DESIGNATION OF INDUSTRIAL LIMITED (IL) FOR CERTAIN LANDS GENERALLY LOCATED AT 5300 ULMERTON ROAD AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (LUPA-1123-00003, 5300 Flex, LLC)**

FIRST READING PRIOR TO PUBLIC HEARING

NOTE: This is an ordinance to amend the Future Land Use Map designating the Future Land Use

category as Industrial Limited (IL) for 5300 Ulmerton Road, which is to be annexed into the City (companion to case no. AX-2023-00002, Annexation Ordinance and case no. AX-2023-00002, Annexation Agreement).

ACTION: (Pass - Deny) Ordinance No. 4186.

Department: Community Development

Reference Material: [ADA AX Ord, Atty Doc, Staff Report with Exhibits - LUPA-1123-00003](#)

- C4 **ORDINANCE NO. 4187.** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A NEW MASTER PLAN AND SUPPORTING DOCUMENTATION TO AMEND A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) OVERLAY WITH UNDERLYING MULTI-FAMILY RESIDENTIAL (R-6) ZONING ON 2.76 ACRES OF LAND LOCATED AT 4210 78TH AVENUE N., 7745 42ND LANE N., 7739 42ND LANE N., 7733 42ND LANE N., 7727 42ND LANE N., 7721 42ND LANE N., 7715 42ND LANE N., 7709 42ND LANE N., 7691 42ND LANE N., 7685 42ND LANE N., 7679 42ND LANE N., 7673 42ND LANE N., 7667 42ND LANE N., 7661 42ND LANE N., 7655 42ND LANE N., 7643 42ND LANE N., 7637 42ND LANE N., 7631 42ND LANE N., 7625 42ND LANE N., 7619 42ND LANE N., 7613 42ND LANE N., 7607 42ND LANE N., AND 7775 42ND LANE N., AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (PUD-1223-00004; Nineteen60 Capital Fund, LLC and Gulf Coast Consulting, LLC)

FIRST READING PRIOR TO PUBLIC HEARING

NOTE: This is an ordinance to adopt a Residential Planned Unit Development (RPUD) for 60 multi-family units generally located at 4210 78th Avenue North and 7775 42nd Lane North, including a reduction in lot area.

ACTION: (Pass - Deny) Ordinance No. 4187.

Department: Community Development

Reference Material: [ADA PUD-1223-00004 - Ord, Atty Letter, Staff Report, Addendum 03-09-2023](#)

C5 AUTHORIZATION FOR THE CITY OF PINELLAS PARK TO ACCEPT A UTILITY EASEMENT FROM PINELLAS PARK HOSPITALITY LLC. - 3845 Park Boulevard, Parcel Number 27/30/16/00000/420/1400

NOTE: The City of Pinellas Park has requested a utility easement from Pinellas Park Hospitality LLC. to accommodate new utility equipment and for the future maintenance and operation of said equipment at 3845 Park Boulevard, parcel number 27/30/16/00000/420/1400.

ACTION: (Approve - Deny) Authorization for the City of Pinellas Park to accept a utility easement from Pinellas Park Hospitality LLC., parcel number 27/30/16/00000/420/1400.

Department: Community Development

Reference Material: [ADA Utility Easement Pinellas Park Hospitality, Exhibit A, Atty Ltr 3845 Park Blvd 03-09-23](#)

C6 AUTHORIZATION FOR THE CITY OF PINELLAS PARK TO ACCEPT A UTILITY EASEMENT FROM GIB PROPERTIES, LLC - 11201 49th Street North, Parcel Number 16/30/16/00000/140/0200

NOTE: The City of Pinellas Park has requested a utility easement from GIB Properties, LLC to accommodate existing utility equipment and for the future maintenance and operation of said equipment at 11201 49th Street North, parcel number 16/30/16/00000/140/0200.

ACTION: (Approve - Deny) Authorization for the City of Pinellas Park to accept a utility easement from GIB Properties, LLC, parcel number 16/30/16/00000/140/0200.

Department: Community Development

Reference Material: [ADA Utility Easement GIB Properties, Exhibit A, Atty Ltr, 11201 49th St 03-09-23](#)

C7 AUTHORIZATION FOR THE PURCHASE OF CISCO SMART-NET MAINTENANCE RENEWALS - CDW, Inc.

NOTE: Authorization to purchase Cisco Smart-Net Maintenance Renewals under state contract #43230000-NASPO-16-ACS-SVAR at a cost of \$56,760.97 from CDW, Inc. (120 S. Riverside Chicago, IL 60606). This project will be charged to account 501-851-5-451-03.

ACTION: (Approve - Deny) Authorization to purchase Cisco Smart-Net Maintenance Renewals from CDW, Inc. (Chicago, IL. 60606) at a total cost of \$56,760.97 to be charged to the appropriate account.

Department: Information Technology

Reference Material: [Cisco Smartnet CDW Quote and Purchasing ADA Complete.pdf](#)

C8 AWARD OF BID 22/009 - ANNUAL CURED-IN-PLACE-PIPE (CIPP) LINING 2023 - 2027
- COBRA ENVIRONMENTAL, INC.

NOTE: Bids were legally advertised and seven (7) bids were received with Cobra Environmental, Inc. (15896 Mellen Lane Jupiter, FL 33478) being the low bidder with a bid submittal of \$21,947.50 for main lining. The combined budgeted amount of the FY 22/23 account no. 301381-562538 23381/540 is \$550,000.00 with \$400,000.00 being awarded to Cobra Environmental, Inc. annually for five years.

ACTION: (Approve - Deny) Authorization to award Bid 22/009 for the Annual Cured-In-Place-Pipe (CIPP) Lining to Cobra Environmental, Inc. of Jupiter, FL to be charged to the appropriate account.

Department: Public Works

Reference Material: [ADA Bid 22-009 annual cured in place pipe lining_atty approval letter](#)

C9 AWARD OF BID 22/009 - ANNUAL CURED-IN-PLACE-PIPE (CIPP) LINING 2023 - 2027
- BLD SERVICES, LLC

NOTE: Bids were legally advertised and seven (7) bids were received with BLD Services, LLC (2424 Tyler Street Kenner, LA 70062) being the low bidder with a bid submittal of \$93,571.65 for lateral lining. The combined budgeted amount of the FY 22/23 account no. 301381-562538 23381/540 is \$550,000.00 with \$150,000.00 being awarded to BLD Services, LLC annually for five years.

ACTION: (Approve - Deny) Authorization to award Bid 22/009 for the Annual Cured-In-Place-Pipe (CIPP) Lining to BLD Services, LLC of Kenner, LA to be charged to the appropriate account.

Department: Public Works

Reference Material: [ADA Bid 22-009 annual cured in place pipe lining_atty approval letter](#)

C10 AWARD OF BID 22/008 CONTRACT - LIFT STATIONS #5 AND #7 REHABILITATION
- EVOLUTION CONTRACTING, LLC

NOTE: Bids were legally advertised and two (2) bids were received with Evolution Contracting, LLC (28059 US Hwy 19 North - Suite 305 Clearwater, FL 33761) being the low bidder with a bid submittal of \$386,000.00 for Lift Station #5 and #7 Rehabilitation. The budgeted amount of the FY 19/20 Account No. 301381-562538 20381/522 is \$450,000.00.

ACTION: (Approve - Deny) Authorization to award Bid 22/008 for Lift Station #5 and #7 Rehabilitation to Evolution Contracting, LLC of Clearwater, FL to be charged to the appropriate account.

Department: Public Works

Reference Material: [Bid 22008 Lift Station 5 & 7 backup](#)

C11 AUTHORIZATION FOR MAYOR TO SIGN TASK ORDER 02.2023 WITH BFRANK STUDIO, LLC - BRODERICK RECREATION GYM ADDITION RENDERINGS - For RFP 18/012

NOTE: This task order is for renderings for the gym addition to the Broderick Recreation Center. The services will be provided by BFrank Studio, LLC (4836 W. Gandy Blvd, Tampa, FL 33611) who is currently under a continuing contract with the City of Pinellas Park. The total cost for this project will not exceed \$20,000.00 and will be charged to account 301781-562520; 23781/333-Design.

ACTION: (Approve - Deny) Authorization for the Mayor to sign Task Order 02.2023 under the City of Pinellas Park RFP #18/0122, Broderick Park gym addition renderings provided by BFrank Studio, LLC in the amount, not to exceed \$20,000.00, to be charged to the appropriate account.

Department: Public Works

Reference Material: [Broderick Park Task Order backup](#)

C12 AUTHORIZATION FOR THE MAYOR TO SIGN TASK ORDER 04/2023 CITY BUILDINGS WIND MITIGATION AND SELF-SUFFICIENCY FOR RFP 21/006

NOTE: This authorization is for the Mayor to sign Task Order 04/2023 for City Buildings Wind Mitigation and Self-Sufficiency for RFP 21/006. The services will be provided by Pennoni Associates, Inc. (5755 Rio Vista Drive Clearwater, Florida 33760) who is currently under continuing contract with the City of Pinellas Park. The total cost for this project will not exceed \$105,720.00 and will be charged to account 301175-262512 19175/229 CONSTR (page 234 of FY 18-19 budget).

ACTION: (Approve - Deny) Authorization for the Mayor to sign Task Order 04/2023 for City Buildings Wind Mitigation and Self-Sufficiency for RFP 21/006. Services will be provided by Pennoni Associates, Inc. in the amount not to exceed \$105,720.00, to be charged to the appropriate account.

Department: Public Works

Reference Material: [Task Order 04.2023 - Wind Mitigation Final](#)

C13 AUTHORIZATION FOR EMERGENCY SEWER REPAIRS AT 70th AVENUE NORTH & 37th STREET NORTH - Rowland, Inc.

NOTE: The 8" gravity main located at the intersection of 70th Avenue North and 37th Street North has collapsed and is in need of immediate repairs. Rowland, Inc. has been approved to perform emergency repairs by the attached memorandum dated March 7, 2023, not to exceed the amount of

\$840,000.00 and will be charged to account 401322-543306.

ACTION: (Approve - Deny) Authorization for emergency repairs at the intersection of 70th Avenue North and 37th Street North to Rowland, Inc. in the amount of \$840,000.00 to be charged to the appropriate account.

Department: Public Works

Reference Material: [Emergency Sewer Repairs 70 Ave 37 St backup](#)

V. REGULAR AGENDA

NONE

VI. COMMENTS BY COUNCIL MEMBERS AND QUESTIONS – COUNCIL TO COUNCIL

VII. ADJOURNMENT

PLEASE NOTE that if a person decides to appeal any decision made by City Council with respect to any matter considered at the above-cited meeting, the person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City maintains a digital recording of all public hearings. In the event that you wish to appeal a decision, the digital recording may or may not adequately insure a verbatim record of the proceedings; therefore, you may wish to provide a court reporter at your own expense (Section 286.0105, Florida Statutes).

FOR THE HEARING IMPAIRED — An interpreter for the hearing impaired will be made available upon requests made at least 72 hours in advance.