



City of Pinellas Park

City Council

Agenda

Thursday, March 23, 2023

6:00 PM

City Council Chambers

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

SELECTION OF VICE-MAYOR AND OATH OF OFFICE

Selection of Council Member Patti Reed to serve as Vice-Mayor with a term to run from March 24, 2023 through March 29, 2024.

I. DECLARATIONS, PROCLAMATIONS AND PRESENTATIONS

PROCLAMATION

SPECIAL PRESENTATION

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 March 9, 2023, as on file in the City Clerk's Office.

Department: City Clerk

Reference Material: [ADA 03.09.2023.CC.minutes_unapproved](#)

III. PUBLIC HEARINGS

- P1 **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)

PUBLIC HEARING, SECOND AND FINAL READING

(Speaker - Derek Reeves, Long Range Manager)

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).

C2 on 3/9/23 Council agenda.

ACTION: (Pass - Deny) Ordinance No. 4185. Public hearing, second and final reading.

Department: Community Development

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

- P2 **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)

PUBLIC HEARING, SECOND AND FINAL READING

(Speaker - Derek Reeves, Long Range Manager)

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).

C3 on 3/9/23 Council agenda.

ACTION: (Pass - Deny) Ordinance No. 4186. Public hearing, second and final reading.

Department: Community Development

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

- P3 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)**

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

(Speaker - Derek Reeves, Long Range Manager)

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.

C4 on 3/9/23 Council agenda.

ACTION: (Pass - Deny) Ordinance No. 4187. Public hearing, second and final reading (quasi-judicial).

Department: Community Development

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

- P4 CONSIDERATION OF A REQUEST FOR CONDITIONAL USE APPROVAL FOR "HEAVY TRUCK, REPAIR (MAJOR)" IN THE HEAVY INDUSTRIAL (IH) ZONING DISTRICT, WITH WAIVERS TO CONDITIONAL USE CRITERIA REGARDING ALL REPAIR ACTIVITY TO BE DONE IN AN ENCLOSED BUILDING AND ENCLOSURE OF ALL OUTSIDE WORK AREAS WITH A 6-FOOT HIGH SOLID WALL OR FENCE - (CU-1223-00003; 4545 118th Ave N.; Top Notch Fleet Service)**

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

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

NOTE: The applicant is requesting a conditional use for "Heavy Trucks, Repair (Major)" in the Heavy Industrial (IH) Zoning District, with waivers to conditional use criteria regarding all repair activity to be done in an enclosed building and enclosure of all outside work areas with a 6-foot high solid wall or fence.

ACTION: (Approve - Deny) CU-1223-00003. Public hearing, first and final reading (quasi-judicial).

Department: Community Development

Reference Material: [ADA CU-1223-00003 - Staff Report](#)

IV. CONSENT AGENDA

- C1 AUTHORIZATION FOR THE CITY OF PINELLAS PARK TO ACCEPT A DRAINAGE EASEMENT FROM AAASCO INC - 11880 34th Street North**

NOTE: The City of Pinellas Park has requested a drainage easement from AAASCO Inc to accommodate an existing drainage ditch at 11880 34th Street North.

ACTION: (Approve - Deny) Authorization for the City of Pinellas Park to accept a drainage easement from AAASCO Inc at 11880 34th Street North.

Department: Community Development

Reference Material: [ADA Drainage Easement, Exhibit A Sketch, City Atty Ltr 11880 34th St - 03-23-2023](#)

C2 AUTHORIZATION FOR THE CITY MANAGER TO SIGN A SIX MONTH PARK RESIDENT EMPLOYEE LEASE AGREEMENT - For City-owned property located at Youth Park, 4100 66th Avenue North

NOTE: This authorizes the City Manager to sign a six (6) month Park Resident Lease Agreement for City-owned property located at 4100 66th Street North. The employee has been under agreement with the City since February 14, 2013 to live and locate their Mobile Home at 4100 66th Avenue North. A Notice of Intent to Dispose of this property located at 4100 66th Avenue North was closed on March 2, 2023; only one proposal was received and it was from the current employee tenant.

ACTION: (Approve - Deny) Authorization for the City Manager to sign a six (6) month agreement commencing on April 1, 2023 until October 31, 2023 with the current employee tenant.

Department: Community Development

Reference Material: [ADA 4100 66th Ave Redacted Proposal, Agreement, Atty Letter](#)

C3 ORDINANCE NO. 4188. 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 10288 US HIGHWAY 19 N. TOGETHER WITH THE ADJACENT RIGHT-OF-WAY OF US HIGHWAY 19 N., AND THAT PORTION OF 102ND AVENUE N., 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 (AX-2023-00001, OSI 10280 US HW, LLC)

FIRST READING PRIOR TO PUBLIC HEARING

NOTE: This is a voluntary annexation of 23.5 acres MOL of contiguous light industrial property located at 10288 US Highway 19 North (companion to case no. LUPA-1123-00004).

ACTION: (Pass - Deny) Ordinance No. 4188.

Department: Community Development

Reference Material: [ADA AX Ord, Atty Doc, Staff Report with Exhibits - LUPA-1123-00004](#)

- C4 **ORDINANCE NO. 4189.** 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 10288 US HIGHWAY 19 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 (LUPA-1123-00004, OSI 10280 US HW, 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 Industrial Limited (IL) for 10288 US Highway 19 N. which is to be annexed into the City (companion to case no. AX-2023-00001 Annexation Ordinance).

ACTION: (Pass - Deny) Ordinance No. 4189.

Department: Community Development

Reference Material: [ADA LUPA Ord, Atty Doc, Staff Report with Exhibits - LUPA-1123-00004](#)

- C5 **AUTHORIZATION FOR THE MAYOR TO SIGN A PERPETUAL MAINTENANCE AGREEMENT WITH MISERERE GUILD, INC. DBA CALVARY CATHOLIC CEMETERY - 58th Street North**

NOTE: This authorizes the Mayor to sign a Perpetual Maintenance Agreement with Miserere Guild, Inc. dba Calvary Catholic Cemetery and all future parcel owners to maintain a private driveway that is within a public right-of-way. This agreement will be in place as long as the development and driveway exists. The proposed agreement has been reviewed by the City Attorney's office.

ACTION: (Approve - Deny) Authorization for the Mayor to sign a Perpetual Maintenance Agreement with Miserere Guild, Inc. dba Calvary Catholic Cemetery.

Department: Community Development

Reference Material: [ADA Perpetual Maintenance Agreeemt, Exhibits, City Atty Ltr 03-23-2023 CC](#)

C6 AUTHORIZATION FOR THE MAYOR TO SIGN MASTER AGREEMENT(S) FOR CONTINUING CONTRACT GRANT MANAGEMENT SERVICES - For RFP 22/004

NOTE: The Evaluation Committee, in accordance with Resolution 22-20, has reviewed proposals submitted and recommends three Grant Management Services Consultants: 1) Metric Consulting, LLC., 2) Canopy Management Consulting Group, LLC., and 3) Rostan Solutions, LLC.

Upon Council's recommendation and authorization, the City Manager will negotiate competitively with the most qualified firm(s), on an as needed basis, per project task order; and, should he fail to reach an agreement, he will then negotiate with the remaining firms in order of preference, in accordance with Section 287.057, Florida Statutes. Consultant Services will be charged to the appropriate account and not exceed \$500,000.00 per project (Task Order).

ACTION: (Approve-Deny) Authorization to enter into Master Agreements with various firms to provide Continuing Contract Grant Management Services, in amounts to be negotiated on a per project task order basis, not to exceed Five Hundred Thousand Dollars (\$500,000.00) per project and will be charged to the appropriate account(s).

Department: Finance

Reference Material: [ADA RFP 22-004 GRANT MANAGEMENT SERVICES](#)

C7 AUTHORIZATION FOR PURCHASE UNDER LAKE COUNTY CONTRACT 22-730G - Self-Contained Breathing Apparatus - Fire Department

NOTE: This authorizes the purchase of five (5) Air-Pak X3 Pro Self-Contained Breathing Apparatus (SCBA) under Lake County Contract 22-730G from Municipal Emergency Services, Inc., 3789 62nd Avenue North, Pinellas Park, FL 33781. Municipal Emergency Services has offered an additional discount from Contract MSRP. The equipment was budgeted at \$40,374.00 in the FY 22-23 Capital Equipment Replacement budget, found on page 285 of the 2022-2023 Annual Budget. The total cost is \$40,097.35, to be charged to account 501221 562108.

ACTION: (Approve-Deny) Authorization to purchase, under Lake County Contract 22-730G, five (5) AirPak X3 Pro SCBA from Municipal Emergency Services, Inc, Pinellas Park, FL, at a cost of \$40,097.35, to be charged to the appropriate account.

Department: Fire

Reference Material: [MES Quote, Purchasing Director Approval ADA](#)

C8 AUTHORIZATION TO PURCHASE SATELLITE SYSTEM UPGRADE FOR EMERGENCY COMMUNICATIONS - SkyBase Communications

NOTE: Authorization to purchase satellite system upgrade for the replacement of legacy satellite dish and communications hardware from SkyBase Communications (2518 Cathay Court, Tallahassee, FL 32308) Sole Source upgrade for \$39,488.00, to be charged to account #501-851-5-621-08.

ACTION: (Approve - Deny) Authorization to purchase satellite system upgrade for the replacement of legacy satellite dish and communications hardware from SkyBase Communications (Tallahassee, FL 32308) for \$39,488.00, to be charged to the appropriate account.

Department: Information Technology

Reference Material: [SkyBase Quote , sole source and Purchasing approval ADA .pdf](#)

C9 APPOINTMENT OF PARKS AND RECREATION ADVISORY TEEN BOARD MEMBER - Jeilam Morales

NOTE: A vacancy on the Parks and Recreation Advisory Board was created with the resignation of Thomas Nicholls, whose term expired January 29, 2022. The Parks and Recreation Advisory Board interviewed Mr. Morales at its February 2023 meeting. The Parks and Recreation Advisory Board voted unanimously to recommend that Council approve the appointment of Mr. Morales to the Board as a Teen Member with a one-year term. The Board anticipates swearing in Morales at its March 27 meeting.

ACTION: (Approve - Deny) The appointment of Jeilam Morales to the Parks and Recreation Advisory Board as a Teen Member with a one-year term.

Department: Leisure Services

Reference Material: [Park and Recreation Advisory Board Minutes - February 27, 2023 rem](#)

C10 AUTHORIZATION FOR PURCHASE UNDER CITY OF CLEARWATER CONTRACT 20-0026-EN - Fairlawn Phase V - Central Florida Contractors, Inc.

NOTE: This item is for the purchase, installation and replacement of sidewalks in the Fairlawn neighborhood and along 69th Street west of 66th Street. The materials, delivery, and installation will be provided by Central Florida Contractors, Inc. (13345 Pine Bark Court, Largo, FL 33774) who is currently under contract with the City of Clearwater. The total cost for this project will not exceed \$490,000.00 and will be charged to New Sidewalk and Accessibility Ramp Program, account 301481-562538,23481/108-Program-Construt (\$150,000.00); Sidewalk and Accessibility Ramp Repair and Replacement ADA Program, account: 301481-562538, 23481/105-Program-Construt (\$165,000.00); 69th Avenue Sidewalk Project, account:

301481-562538, 23481/102-Program Construt (\$175,000.00). The amount budgeted for this program is \$490,000.00 (FY 22-23 adopted budget).

ACTION: (Approve - Deny) Authorization to purchase under the City of Clearwater Contract 20-0026-EN, sidewalk services provided by Central Florida Contractors, Inc. in the amount not to exceed \$490,000.00, to be charged to the appropriate accounts.

Department: Public Works

Reference Material: [Fairlawn SW project backup](#)

C11 AUTHORIZATION FOR THE MAYOR TO APPROVE AND SIGN AN ASSIGNMENT AND ASSUMPTION AGREEMENT WITH NOVATION BETWEEN SEPI ENGINEERING & CONSTRUCTION, INC., THE CITY OF PINELLAS PARK AND TRANSYSTEMS CORPORATION D/B/A TRANSYSTEMS CORPORATION CONSULTANTS FOR RFP 18/012

NOTE: This authorization is for the Mayor to approve and sign an Assignment and Assumption Agreement with Novation between SEPI Engineering & Construction, Inc., the City of Pinellas Park and TranSystems Corporation d/b/a TranSystems Corporation Consultants. The Novation provided references TranSystems Corporation d/b/a TranSystems Corporation Consultants (565 S. Hercules Ave., Clearwater, FL 33764) purchased SEPI Engineering & Construction, Inc., of which Deuel & Associates (565 S. Hercules Ave., Clearwater, FL 33764) was part of, on September 20, 2022. TranSystems now seeks to assume all rights and obligations of SEPI under the active contracts between SEPI and the City for RFP 18-012.

ACTION: (Approve - Deny) Authorization for the Mayor to approve and sign an Assignment and Assumption Agreement with Novation between SEPI Engineering & Construction, Inc., the City of Pinellas Park and TranSystems Corporation d/b/a TranSystems Corporation Consultants for RFP 18/012.

Department: Public Works

Reference Material: [FL Client Form Assignment backup](#)

C12 AUTHORIZATION FOR THE MAYOR TO SIGN TASK ORDER #03/2023 FOR THE CONTINUING CONTRACT ENGINEERING AND ARCHITECTURAL CONSULTANT SERVICES FOR RFP 18/012 - 92nd Avenue N. Sanitary Sewer Force Main Land Surveying and Civil/Site Engineering and Permitting Services - Task order 03.2023

NOTE: This item is for the purchase of engineering services for civil/site engineering and permitting services for the 92nd Avenue North Sanitary Sewer Force Main. The services will be provided by TranSystems Corporation d/b/a TranSystems Corporation Consultants (565 S. Hercules Ave., Clearwater, FL 33764) who is currently under a continuing contract with the City of Pinellas Park. The total cost for this project will not exceed \$48,300.00 and will be

charged to account 301381-562538 23381/536 PROGRAM-IMPROVE (page 280 of FY 22-23 budget).

ACTION: (Approve - Deny) Authorization to purchase engineering services provided by TranSystems Corporation d/b/a TranSystems Corporation Consultants in the amount not to exceed \$48,300.00, under the City of Pinellas Park contract, RFP 18/012, task order 03.2023, to be charged to the appropriate account.

Department: Public Works

Reference Material: [92 Ave Sanitary Sewer Task Order 032023 backup](#)

C13 AUTHORIZATION FOR THE MAYOR TO SIGN A RECIPROCAL EASEMENT, MAINTENANCE AGREEMENT AND RESTRICTIVE COVENANTS WITH THE PINELLAS PARK COMMUNITY REDEVELOPMENT AGENCY, CITY OF PINELLAS PARK, ROGER B. BRODERICK, VINCENT POMPEI AND MELISSA SCHULTZ - 5600 Block Arts Village

NOTE: This authorizes the Mayor to sign a Reciprocal Easement, Maintenance Agreement and Restrictive Covenants with the Pinellas Park Community Redevelopment Agency, City of Pinellas Park, Roger B. Broderick, Vincent Pompei and Melissa Schultz.

ACTION: (Approve - Deny) Authorization for the Mayor to sign a Reciprocal Easement, Maintenance Agreement and Restrictive Covenants with the Pinellas Park Community Redevelopment Agency, City of Pinellas Park, Roger B. Broderick, Vincent Pompei and Melissa Schultz.

Department: Community Development

Reference Material: [ADA 5600 Block Reciprocal Easement Agrmt, Mtn Agreement, Restrictive Covenants, Exhibits, City Atty Ltr](#)

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.