



# City of Pinellas Park

## City Council

### Agenda

Thursday, February 28, 2019

6:00 PM

City Council Chambers

#### CALL TO ORDER

#### INVOCATION

#### PLEDGE OF ALLEGIANCE

#### I. DECLARATIONS, PROCLAMATIONS AND PRESENTATIONS

##### SERVICE AWARD

##### SPECIAL PRESENTATIONS

##### VIDEO 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

Approval of Regular Council Minutes of February 14, 2019, as on file in the City Clerk's office.

#### III. PUBLIC HEARINGS

- P1 **ORDINANCE NO. 4079.** AN ORDINANCE OF THE PINELLAS PARK CITY COUNCIL, AMENDING THE LAND DEVELOPMENT CODE OF THE CITY OF PINELLAS PARK, FLORIDA, BY AMENDING ARTICLE 15, ZONING, SECTION 18-1501.5 - ESTABLISHMENT OF OFFICIAL ZONING MAP; SECTION 18-1501.25 - CONFLICTING REGULATIONS; SECTION 18-1501.28 - MEASUREMENT OF FRACTIONS; SECTION 18-1501.33 - PARTIAL WAIVER OF LAND DEVELOPMENT FEES FOR EXPANSION AND RELOCATION; SECTION 18-1502.2 - DEFINITIONS; SECTION 18-1503.3 - CONFORMITY WITH APPROVED PLANS REQUIRED; SECTION 18-1503.5 - DIVISION OF LOTS/UNITY OF TITLE DOCUMENTS; SECTION 18-1503.6 - USES TO BE CONDUCTED WITHIN ENCLOSED BUILDINGS; SECTION 18-1503.8 - MEASUREMENTS OF YARD SETBACKS ON LOTS ADJACENT TO RIGHTS-OF-WAY OF INSUFFICIENT WIDTH; SECTION 18-1503.9 - PERMITTED OBSTRUCTIONS IN REQUIRED SETBACKS; SECTION 18-1504.3(G)4 - SPECIAL YARD SETBACKS TO APPLY IN ALL ZONING DISTRICTS FOR ADDITIONS TO BUILDINGS IN EXISTENCE AS OF AUGUST 14, 1997; SECTION 18-1503.13 - EXCLUSION FROM HEIGHT LIMITS; SECTION 18-1503.18 - DEVELOPMENT

AGREEMENTS; SECTION 18-1504.1 - STATEMENT OF INTENT; SECTION 18-1504. - NONCONFORMITIES; SECTION 18-1504.2 - NONCONFORMING USES; SECTION 18-1504.3 - NONCONFORMING BUILDINGS; SECTION 18-1504.4. - NONCONFORMING LOTS; SECTION 18-1505 - DISTRICT REGULATIONS; SECTION 18-1505.2 - ESTABLISHMENT OF ZONING DISTRICTS; SECTION 18-1505.3 - INTERPRETATION OF USES ALLOWED IN ZONING DISTRICTS; SECTION 18-1506 - "F" FARM DISTRICT; SECTION 18-1506.1. - STATEMENT OF INTENT; SECTION 18-1506.2 - DENSITY REGULATIONS; SECTION 18-1506.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1506.4. - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1507. - "RE" SINGLE-FAMILY RESIDENTIAL ESTATE DISTRICT; SECTION 18-1507.1. - STATEMENT OF INTENT; SECTION 18-1507.2 - DENSITY REGULATIONS; SECTION 18-1507.3. - PERMITTED AND CONDITIONAL USES; SECTION 18-1508. - "RR" RURAL RESIDENTIAL DISTRICT; SECTION 18-1508.1. - STATEMENT OF INTENT; SECTION 18-1508.2 - DENSITY REGULATIONS; SECTION 18-1508.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1509 - "R-1" SINGLE-FAMILY RESIDENTIAL DISTRICT; SECTION 18-1509.1 - STATEMENT OF INTENT; SECTION 18-1509.2 - DENSITY REGULATIONS; SECTION 18-1509.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1510 - "R-2" SINGLE-FAMILY RESIDENTIAL DISTRICT; SECTION 18-1510.1 - STATEMENT OF INTENT; SECTION 18-1510.2 - DENSITY REGULATIONS; SECTION 18-1510.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1511 - "R-3" SINGLE-FAMILY RESIDENTIAL DISTRICT; SECTION 18-1511.1 - STATEMENT OF INTENT; SECTION 18-1511.2 - DENSITY REGULATIONS; SECTION 18-1511.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1512 - "R-4" DUPLEX RESIDENTIAL DISTRICT; SECTION 18-1512.1 - STATEMENT OF INTENT; SECTION 18-1512.2 - DENSITY REGULATIONS; SECTION 18-1512.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1513 - "R-5" MULTI-FAMILY RESIDENTIAL DISTRICT; SECTION 18-1513.1 - STATEMENT OF INTENT; SECTION 18-1513.2 - DENSITY REGULATIONS; SECTION 18-1513.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1513.4 - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1513.5 - ADDITIONAL REGULATIONS; SECTION 18-1514 - "R-6" MULTI-FAMILY RESIDENTIAL DISTRICT; SECTION 18-1514.1 - STATEMENT OF INTENT; SECTION 18-1514.2 - DENSITY AND MIXED-USE REGULATIONS; SECTION 18-1514.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1514.4. - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1515 - "T-1" MANUFACTURED HOME SUBDIVISION DISTRICT; SECTION 18-1515.1 - STATEMENT OF INTENT; SECTION 18-1515.2. - DENSITY REGULATIONS; SECTION 18-1515.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1515.4 - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1515.5 - ADDITIONAL REGULATIONS; SECTION 18-1515.6 - CRITERIA FOR

ACCEPTANCE OF REZONING PETITIONS TO "T-1."; SECTION 18-1516 - "T-2" MANUFACTURED HOME PARK DISTRICT; SECTION 18-1516.1. - STATEMENT OF INTENT; SECTION 18-1516.2. - DENSITY REGULATIONS; SECTION 18-1516.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1516.4 - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1516.6 - ADDITIONAL REGULATIONS; SECTION 18-1516.7 - EXPANSION OF EXISTING MANUFACTURED HOME PARKS; SECTION 18-1517 - "ROR" RESIDENTIAL/OFFICE/RETAIL DISTRICT; SECTION 18-1517.1 - STATEMENT OF INTENT; SECTION 18-1517.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1517.4 - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1518 - "CN" NEIGHBORHOOD COMMERCIAL DISTRICT; SECTION 18-1518.1 - STATEMENT OF INTENT; SECTION 18-1518.2 - DENSITY REGULATIONS; SECTION 18-1518.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1518.4. - DIMENSIONAL AND AREA REGULATIONS; SECTION 18-1519 - "GO" GENERAL OFFICE DISTRICT; SECTION 18-1519.1. - STATEMENT OF INTENT; SECTION 18-1519.2 - DENSITY REGULATIONS; SECTION 18-1519.3. - PERMITTED AND CONDITIONAL USES; SECTION 18-1520 - "B-1" GENERAL COMMERCIAL DISTRICT; SECTION 18-1520.1 - STATEMENT OF INTENT; SECTION 18-1520.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1521 - "MXD" MIXED USE DISTRICT; SECTION 18-1521.1 - STATEMENT OF INTENT; SECTION 18-1521.2 - DENSITY REGULATIONS; SECTION 18-1521.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1522 - "TC" TOWN CENTER DISTRICT; SECTION 18-1522.1 - STATEMENT OF INTENT; SECTION 18-1522.2 - DENSITY REGULATIONS; SECTION 18-1522.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1523 - "CH" HEAVY COMMERCIAL DISTRICT; SECTION 18-1523.1 - STATEMENT OF INTENT; SECTION 18-1523.2 - DENSITY REGULATIONS; SECTION 18-1523.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1524 - "M-1" LIGHT INDUSTRIAL DISTRICT; SECTION 18-1524.1 - STATEMENT OF INTENT; SECTION 18-1524.2 - LAND USE AND DENSITY/INTENSITY REGULATIONS; SECTION 18-1524.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1525 - "IH" HEAVY INDUSTRIAL DISTRICT; SECTION 18-1525.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1526 - "P" PUBLIC DISTRICT; SECTION 18-1526.1 - STATEMENT OF INTENT; SECTION 18-1526.2 - DENSITY REGULATIONS; SECTION 18-1526.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1527 - "PRES" PRESERVATION DISTRICT; SECTION 18-1527.1 - STATEMENT OF INTENT; SECTION 18-1527.2 - DENSITY REGULATIONS; SECTION 18-1527.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1528 - "OS" OPEN SPACE DISTRICT; SECTION 18-1528.1 - STATEMENT OF INTENT; SECTION 18-1528.2 - DENSITY REGULATIONS; SECTION 18-1528.3 - PERMITTED AND CONDITIONAL USES; SECTION 18-1529 - PLANNED UNIT DEVELOPMENT DISTRICT ; SECTION 18-

1529.8 - RESIDENTIAL PUD; SECTION 18-1529.12 - CHANGES AND AMENDMENTS; SECTION 18-1530 - ACCESSORY USE AND SUPPLEMENTARY DISTRICT REGULATIONS; SECTION 18-1530.1 - ACCESSORY USE REGULATIONS; SECTION 18-1530.2 - ACCESSORY BUILDINGS NOT PERMITTED IN REQUIRED YARDS; SECTION 18-1530.9 - OTHER ANTENNAS; SECTION 18-1530.13 - REGULATIONS FOR THE SALE, DISPENSING AND CONSUMPTION OF ALCOHOLIC BEVERAGES; SECTION 18-1530.16 - OUTDOOR DISPLAY AND SALES OF GOODS AND MERCHANDISE; SECTION 18-1530.20 - DUMPSTERS; SECTION 18-1530.23 - EQUESTRIAN USES; SECTION 18-1530.25 - CARPORTS; SECTION 18-1531 - CONDITIONAL USE REGULATIONS; SECTION 18-1531.7 - WAIVERS, VARIANCES, MODIFICATIONS; SECTION 18-1531.10 - LIST OF CONDITIONAL USES AND REQUIREMENTS; SECTION 18-1532 - OFF-STREET PARKING AND LOADING REGULATIONS; SECTION 18-1532.1 - PURPOSE, INTENT AND APPLICABILITY; SECTION 18-1532.4 - SHARED AND OFF-SITE PARKING; SECTION 18-1532.6 - SPECIFICATIONS AND STANDARDS FOR PARKING LOT DEVELOPMENT; SECTION 18-1532.9 - MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS; SECTION 18-1533 - LANDSCAPING REGULATIONS; SECTION 18-1533.8 - LANDSCAPE REQUIREMENTS FOR SITES PROPOSING BUILDING OR VEHICULAR USE AREA EXPANSION; SECTION 18-1533.10 - TREE MATERIAL STANDARDS; SECTION 18-1533.15 - REQUIRED STREETScape BUFFERS; SECTION 18-1533.16 - REQUIRED PERIMETER LANDSCAPE BUFFERS; SECTION 18-1533.17 - INTERIOR VUA LANDSCAPING; SECTION 18-1533.20 - INSTALLATION AND MAINTENANCE REQUIREMENTS; SECTION 18-1536 - ADMINISTRATIVE EXCEPTIONS; SECTION 18-1536.1 - APPLICABILITY; SECTION 18-1536.2 - PROCEDURE; SECTION 18-1536.3 - TIME LIMITS; SECTION 18-1537 - VARIANCES; SECTION 18-1537.5 - APPEAL OF BOARD OF ADJUSTMENT DECISIONS; SECTION 18-1541 - FINAL SITE PLANS; SECTION 18-1541.2 - APPLICABILITY; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. (LDC 2019-1)

**CONTINUED FIRST READING AND FIRST PUBLIC HEARING (QUASI-JUDICIAL)**

**(Speaker - Ben Ziskal, Planning and Development Services Director)**

NOTE: In conjunction with the Comprehensive Plan update these amendments will provide consistency in the City's Land Development Code and Zoning Map, including density and intensity standards, future land use designations, zoning districts, uses and restrictive thresholds. These updates to the Land Development Code, identify and correct any scrivener's errors and omissions in existing regulations and update the lists of permitted and conditional uses. This will also provide consistency with the Fair

Housing Act and the Americans with Disabilities Act, update on-site parking requirements, recommend to move uses from conditional to permitted when in the proper district, identify and correct inconsistencies with County Ordinances, State Statutes and Federal Regulations, and make recommendations on minimum lot sizes in multi-family, commercial and industrial districts to be consistent with market realities.

*P3 on 1/24/19 Council agenda.*

ACTION: (Pass - Deny) Ordinance No. 4079. First reading and first public hearing (quasi-judicial).

**Department:** Community Development

**Reference Material:** [Ordinance](#), [Atty letter](#), [PZ Minutes](#)

**P2 CONSIDERATION OF A REQUEST TO ESTABLISH AN OUTDOOR STORAGE AREA WITH A WAIVER TO THE 6 FOOT HIGH SOLID WALL REQUIREMENT FOR A PROPERTY GENERALLY LOCATED AT 6101 45TH STREET IN THE M-1 LIGHT INDUSTRIAL ZONING DISTRICT - (MS 2019-13, Park Industrial Properties LLC)**

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

**(Speaker - Ben Ziskal, Planning & Development Services Director)**

NOTE: The subject property is located in an M-1 Light Industrial zoning district with abutting residential properties under the County's jurisdiction. The proposed outdoor storage would be Duke Energy poles 55 feet or less in length. An existing six foot high chain link and solid wood fence along the south, east, and the west property lines and trees around the perimeter would serve as a substitute for the solid wall.

Staff finds that the existing fence and trees should screen the outdoor storage from view. The proposed use should produce minimal noise during the day and the site would be closed in the evening when residents are normally home. Consistent with the above identified findings, and subject to such additional findings of fact as are established at the public hearing, staff recommends approval of case number MS 2019-13.

ACTION: (Approve - Deny) MS 2019-13 for a proposed outdoor storage area with a waiver to the required six foot high solid wall requirement. Public hearing, first and final reading (quasi-judicial).

**Department:** Community Development

**Reference Material:** [Staff Report](#), [Application](#), [Aerial Map](#), [LU Map](#), [Zoning Map](#), [Site Plan](#), [Photos- MS 2019-13 \(2\)](#)

#### **IV. CONSENT AGENDA**

**C1     REAPPOINTMENT TO THE BOARD OF ADJUSTMENT - John VonHof**

NOTE: The term for John VonHof expired on January 14, 2019. He was appointed on January 14, 2016 and has expressed an interest in continuing to serve on the Board of Adjustment.

ACTION: (Approve - Deny) The reappointment of John VonHof to serve as a member of the Board of Adjustment for a three-year term to expire January 14, 2022.

**Department:**             Community Development

**Reference Material:**   [Letter of interest, attendance records](#)

**C2     AUTHORIZATION FOR THE PURCHASE OF G-SUITE BUSINESS EMAIL LICENSES - Daston Corporation**

NOTE: Authorization to purchase from Daston Corporation (19 E Market St # LL01, Leesburg, VA. 20176). Five hundred and twenty two (522) G Suite Business EMail Licenses, under GSA contract # GS35F0555K at a total cost of \$46,980.00, to be charged to Account # 501-851-5-331-09

ACTION: (Approve - Deny) Authorization to purchase G Suite Business EMail Licenses from Daston Corporation, (Leesburg, VA. 20176) at a total cost of \$ 46,980.00 to be charged to the appropriate account.

**Department:**             Information Technology

**Reference Material:**   [GSuite Quotes and Purchasing Letter.pdf](#)

**C3     AUTHORIZATION FOR THE PURCHASE OF CISCO SMART-NET MAINTENANCE RENEWALS - CDW, Inc.**

NOTE: Authorization to purchase Cisco Smart-Net Maintenance Renewals under state contract #AR2334322000-WSCA-14-ACS at a cost of \$50,877.49 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 \$50,877.49 to be charged to the appropriate account.

**Department:**             Information Technology

**Reference Material:**   [Purchasing Letter and CDWG Quote .pdf](#)

**C4     AUTHORIZATION FOR THE CITY OF PINELLAS PARK TO ACCEPT A PERPETUAL DRAINAGE EASEMENT FROM THE LAKES VILLAS CONDOMINIUM II ASSOCIATION, INC.**

NOTE: The City of Pinellas Park has requested a drainage easement from the Lakes Villas Condominium II Association, Inc. to accommodate an existing drainage ditch, and for the future maintenance and operation of said drainage ditch.

ACTION: (Approve - Deny) Authorization for the Mayor to accept a drainage easement from the Lakes Villas Condominium II Association, Inc.

**Department:** Public Works

**Reference Material:** [The Lakes Villas Condominium II Drainage Easement backup](#)

**C5     CHANGE ORDER NO. 1 AND FINAL PAYMENT FOR PROJECT 17/004, INTERSECTION IMPROVEMENTS - 70TH AVENUE N. AT US HWY 19 N. - Florida Safety Contractors, Inc.**

NOTE: Change Order No. 1 is recommended for approval so that the final payment can be processed and the contract closed out. The decrease in the contract amount represents a decrease due to several line item total quantities not being used completely, totaling \$10,550.20; a decrease of the original contract amount by 3.19%. The account to be charged will be 301-481-5714-55, 18481/100-CONSTR. The final contract amount is \$10,550.20 under the budgeted amount.

ACTION: (Approve - Deny) Authorization for approval and acceptance of Change Order No. 1, Project 17/004, Intersection Improvements - 70th Avenue N. at US HWY 19 N., a decrease in the contract amount of \$10,550.20, for a total adjusted contract amount of \$320,100.96, and authorization for final payment of \$32,839.33 to Florida Safety Contractors, Inc. to be charged to the appropriate account.

**Department:** Public Works

**Reference Material:** [Change Order & Final Payment for Intersection Improve 70 Ave & US 19 backup](#)

**C6     REJECTION OF ALL BIDS 18/001 - Design/Build Bandshell at England Brothers Park**

NOTE: This is authorization to reject all bids received for project 18/001, Design/Build Bandshell at England Brothers Park.

ACTION: (Approve - Deny) Authorization to reject all bids received for project 18/001.

**Department:**             Public Works

**Reference Material:**    BID 18001 - TABULATION (1)

**V. REGULAR AGENDA**

**R1     CONSIDERATION OF A REQUEST FOR A PRELIMINARY PLAT TO SUBDIVIDE TWO PARCELS IN THE “R-1” SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT INTO THREE SUBSTANDARD LOTS FOR THE DEVELOPMENT OF THREE SINGLE-FAMILY DWELLINGS - 9350 and 9380 52nd Street**

NOTE: The property owners, Michael and Patricia Rowe, have requested approval of a preliminary plat to subdivide two parcels in the “R-1” Single-Family Residential Zoning District into three substandard lots for the development of three single-family dwellings.

ACTION: (Approve - Deny) Approval of a preliminary plat to subdivide two parcels located at 9350 and 9380 52nd Street.

**Department:**             Community Development

**Reference Material:**    [Staff report, Aerial photo, Land Use map, Zoning map, Site photos, Plat, Application- PL 2019-1](#)

**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.