



City of Pinellas Park

City Council

Agenda

Thursday, October 8, 2020

6:00 PM

Performing Arts Center

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

I. DECLARATIONS, PROCLAMATIONS AND PRESENTATIONS

SPECIAL PRESENTATIONS

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 September 17, 2020, as on file in the City Clerk's office.

III. PUBLIC HEARINGS

P1 ORDINANCE NO. 4125. AN ORDINANCE AMENDING CHAPTER 2 (ADMINISTRATION), ARTICLE 6 (CITY PURCHASES) BY AMENDING SECTION 2-602 PERTAINING TO BIDS AND ADVERTISING

PUBLIC HEARING, SECOND AND FINAL READING

(Speaker - Kelly Schrader, Assistant Finance Administrator)

NOTE: Chapter 2 (Administration) is being amended by amending Chapter 2, Article 6, Section 2-602 to clarify the ambiguity between Bids, Invitations to Negotiate, and Requests for Proposals (RFP's), not including Competitive Consultants Negotiation Act (CCNA) RFP's.

C3 on 9/17/20 Council agenda.

ACTION: (Pass - Deny) Ordinance No. 4125. Public hearing, second and final reading.

Department: Finance

Reference Material: [Ordinance Amendment Chapter 2, Section 2-602](#)

P2 APPROVAL OF VOLUNTARY ANNEXATION OF PROPERTY OWNED BY PARK BLVD STORAGE, LLC (AX20-08) - Located at 6901 Park Boulevard

PUBLIC HEARING, FIRST AND FINAL READING - QUASI-JUDICIAL

(Speaker - Nick Colonna, Planning & Development Services Director)

NOTE: This is a voluntary annexation of 6.58 acres MOL of contiguous commercial property located at 6901 Park Boulevard. The City agrees to accept the lot as an existing nonconforming parcel. The City shall agree that the existing signage on the property be grandfathered in and accepted in its "as is" condition, except that the Owner shall maintain said signage in good repair. At the time said signage is proposed for renovation or alteration, the Owner shall then bring the signage into compliance with applicable building codes. For a period of five (5) years from the date of execution of this Agreement, the City shall waive City land development fees, applicable for future renovations on the property, in an amount not to exceed Five Thousand Dollars (\$5,000.00). For a period of two (2) years from the date of execution of this Agreement, the City shall waive the City's Business Tax Receipt fees for the Owner, estimated to be One Thousand Dollars (\$1,000.00) per year. If the subject parcel is redeveloped within two (2) years from the date of execution of this Agreement, the City agrees to the following:

1. The City agrees to approve the Conditional Use for a "Warehouse, storage, mini-warehouses," in the "CH" Heavy Commercial Zoning District.
2. The City agrees to approve the maximum lot coverage waiver of 75%, to allow 85% lot coverage.
3. The City also agrees to grant a variance to the three (3) required parking spaces, to allow one (1) parking space.
4. The City agrees to waive the dumpster enclosure setback requirement of five (5) feet to allow a one (1) foot setback.
5. Due to the existing drainage easements and buildings on the property, the City agrees to grant the following landscape waivers; north perimeter buffer width from six (6) feet to one (1) foot when abutting B-1 and from eight (8) feet to one (1) foot when abutting R-1; west perimeter buffer width from six (6) feet to three feet four inches (3.3) feet; south perimeter buffer width from twenty (20) feet to zero (0) feet, east perimeter buffer from five (5) foot to zero (0) feet when abutting CH and County E-2 and from six (6) feet to zero (0) feet when abutting B-1 and County C-2; the minimum buffers will be provided except where existing drainage easements and conditions prohibit landscaping to be done, the complete waiver of the requirement of one (1) tree per landscape island, and reduce vehicular use area interior green space from 7,210 square feet, to allow 4,404 square feet.

ACTION: (Approve - Deny) The voluntary annexation of 6.58 acres MOL of commercial property owned by Park Blvd. Storage, LLC. Public hearing, first and final reading - quasi-judicial.

Department: Community Development

Reference Material: [Staff Report, agreement, maps, attorney letter](#)

- P3 **CONSIDERATION OF A REQUEST FOR A PRELIMINARY SITE PLAN APPROVAL FOR M-1 ZONED PROPERTY WHICH FUNCTIONALLY ABUTS A RESIDENTIALLY ZONED PROPERTY** (PSP 0920-00012, Kimley Horn and Associates, Inc.) - 3201 Gateway Centre Parkway

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

(Speaker - Nick A. Colonna, AICP, Planning & Development Services Director)

NOTE: The applicant is requesting a Preliminary Site Plan approval for M-1 zoned property which functionally abuts a residentially zoned property.

ACTION: (Approve - Deny) PSP 0920-00012. Public hearing, first and final reading (quasi-judicial).

Department: Community Development

Reference Material: [STAFF REPORT with Exhibits - PSP-0920-00012 and VAR-0920-00040-ADA Compliant](#)

- P4 **CONSIDERATION OF A REQUEST FOR A VARIANCE TO REDUCE THE REQUIRED PARKING FROM 133 SPACES TO 116 SPACES FOR A M-1 ZONED PROPERTY** (VAR 0920-00040, Parcel # 22-30-16-30374-000-0207, Kimley Horn and Associates, Inc.) - 3201 Gateway Centre Parkway

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

(Speaker - Nick A. Colonna, AICP, Planning & Development Services Director)

NOTE: The applicant is requesting a parking variance to reduce the required parking from 133 spaces to 116 spaces.

ACTION: (Approve - Deny) VAR 0920-00040. Public hearing, first and final reading (quasi-judicial).

Department: Community Development

Reference Material: [STAFF REPORT with Exhibits - PSP-0920-00012 and VAR-0920-00040-ADA Compliant](#)

IV. CONSENT AGENDA

- C1 **APPROVAL OF VOLUNTARY ANNEXATION OF PROPERTY OWNED BY THE LILLIAN C. AXLEY TRUST, LILLIAN C. AXLEY, TRUSTEE AND THE JOHN G. AXLEY TRUST, WILLIAM C. AXLEY & JULIE A. AXLEY, TRUSTEES (AX20-14)** -

Located at 6340, 6350, 6370 123rd Avenue North

NOTE: This is a voluntary annexation of 2.33 acres MOL of contiguous commercial property located at 6340, 6350, 6370 123rd Avenue North. The parties agree that for a period of five (5) years from the date of execution of the Agreement, the City agrees to waive a portion of the City land development fees for future redevelopment of the properties located at 6340 123rd Avenue North (08-30-16-70974-300-0305), 6350 123rd Avenue North (08-30-16-70974-300-0304), and 6370 123rd Avenue North (08-30-16-70974-300-0303). This waiver of fees shall not exceed Six Thousand Dollars (\$6,000.00) total, will include any variance and/or waiver application fees, if applicable, but will not include a waiver of traffic impact fees.

ACTION: (Approve - Deny) The voluntary annexation of 2.33 acres MOL of commercial property owned by the Lillian C. Axley Trust, Lillian C. Axley, Trustee and the John G. Axley Trust, William C. Axley & Julie A. Axley, Trustees.

Department: Community Development

Reference Material: [AXLEY AX20-14 SR and Exhibits](#)

- C2 **ORDINANCE NO. 4124. ANNEXING INTO THE CITY OF PINELLAS PARK CERTAIN PARCELS OF LAND LOCATED AT 6340, 6350 AND 6370 123RD AVENUE NORTH (THE LILLIAN C. AXLEY TRUST, LILLIAN C. AXLEY, TRUSTEE AND THE JOHN G. AXLEY TRUST, WILLIAM C. AXLEY & JULIE A. AXLEY, TRUSTEES AX20-14)**

FIRST READING PRIOR TO PUBLIC HEARING

NOTE: This is a voluntary annexation of 2.33 acres MOL of contiguous commercial property located at 6340, 6350 and 6370 123rd Avenue North.

ACTION: (Pass - Deny) Ordinance No. 4124.

Department: Community Development

Reference Material: [AXLEY AX20-14 Ordinance and Backup](#)

- C3 **APPROVAL OF VOLUNTARY ANNEXATION OF PROPERTY OWNED BY NGA NGUYEN, (AX20-13) - Located at 6114 105th Terrace**

NOTE: This is a voluntary annexation of 0.14 acres MOL of contiguous residential property located at 6114 105th Terrace. The parties agree that for a period of five (5) years from the date of execution of this Agreement, the City shall waive City land development fees applicable for the redevelopment of the subject Property, in an amount up to, and not to exceed, Three Thousand Dollars (\$3,000.00). The property owner plans to construct a single family home on the property.

ACTION: (Approve - Deny) The voluntary annexation of 0.14 acres MOL of residential property owned by Nga Nguyen.

Department: Community Development

Reference Material: [NGUYEN AX20-13 SR and Exhibits](#)

- C4 **ORDINANCE NO. 4123.** ANNEXING INTO THE CITY OF PINELLAS PARK A CERTAIN PARCEL OF LAND LOCATED AT 6114 105TH TERRACE (NGA NGUYEN AX20-13)

FIRST READING PRIOR TO PUBLIC HEARING

NOTE: This is a voluntary annexation of 0.14 acres MOL of contiguous residential property located at 6114 105th Terrace.

ACTION: (Pass - Deny) Ordinance No. 4123.

Department: Community Development

Reference Material: [Ordinance and Back up](#)

- C5 **AUTHORIZATION FOR THE MAYOR TO ACCEPT A WARRANTY DEED FOR PROPERTY FROM HABITAT FOR HUMANITY OF PINELLAS COUNTY, INC. - Right-of-Way on 67th Lane North**

NOTE: The Public Works Department requests that the City accept a Warranty Deed from Habitat for Humanity of Pinellas County, Inc. for portions of right-of-way abutting the recently annexed properties. The existing right-of-way does not meet the City Code width requirements. As part of the development and annexation agreement they are deeding seven and one half (7 1/2) feet each to the City. If approved by the City Council, the right-of-way will then meet Code.

ACTION: (Approve - Deny) Authorization for the Mayor to accept a Warranty Deed for segments of property from Habitat for Humanity of Pinellas County, Inc.

Department: Community Development

Reference Material: [Habitat for Humanity Warranty Deed staff report and backup](#)

- C6 **REAPPOINTMENT TO THE BOARD OF ADJUSTMENT - Charles Murray**

NOTE: The term for Charles Murray will expire on November 30, 2020. He was appointed on May 23, 2016 and has expressed an interest in continuing to serve on the Board of Adjustment for another three-year term.

ACTION: (Approve - Deny) The reappointment of Charles Murray to serve as a member of the Board of Adjustment with a three-year term to expire November 30, 2023.

Department: Community Development

Reference Material: [Interest to renew email, 2019 attendance, 2020 attendance](#)

- C7 **ORDINANCE NO. 4118.** ANNEXING INTO THE CITY OF PINELLAS PARK A CERTAIN PARCEL OF LAND LOCATED AT 6901 PARK BOULEVARD (PARK BLVD STORAGE, LLC AX20-08)

FIRST READING PRIOR TO PUBLIC HEARING

NOTE: This is a voluntary annexation of 6.58 acres MOL of contiguous commercial property located at 6901 Park Boulevard.

ACTION: (Pass - Deny) Ordinance No. 4118.

Department: Community Development

Reference Material: [PARK BLVD STORAGE Ord backup](#)

- C8 **REAPPOINTMENT TO THE BOARD OF ADJUSTMENT - Karol Singleton**

NOTE: The term of Karol Singleton will expire on November 30, 2020. She was appointed on March 22, 2018 and has expressed an interest via e-mail in continuing to serve on the Board of Adjustment for another three-year term.

ACTION: (Approve - Deny) The reappointment of Karol Singleton to serve as a member of the Board of Adjustment for a three-year term to expire November 30, 2023.

Department: Community Development

Reference Material: [Interest to renew, 2019 attendance, 2020 attendance](#)

- C9 **ORDINANCE NO. 4128.** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ADOPTING A MASTER PLAN CONTROLLING DEVELOPMENT OF A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) WITH UNDERLYING "R-4" DUPLEX RESIDENTIAL DISTRICT ZONING ON 51 PARCELS OF LAND GENERALLY LOCATED NORTH OF 62ND AVENUE N., SOUTH OF 64TH AVENUE N., EAST OF 68TH STREET N., AND EAST AND WEST OF 67TH WAY N. AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART HEREOF; ADOPTING A MASTER PLAN AND SUPPORTING DOCUMENTATION FOR A "RPUD" RESIDENTIAL PLANNED UNIT DEVELOPMENT; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH

TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (PUD-0820-00012; Habitat for Humanity of Pinellas County, Inc.)

FIRST READING PRIOR TO PUBLIC HEARING

NOTE: An ordinance adopting a Residential Planned Unit Development (RPUD) overlay for a Habitat for Humanity of Pinellas County, Inc. single family home development.

ACTION: (Pass - Deny) Ordinance No. 4128.

Department: Community Development

Reference Material: [PUD-0820-00012 ordinance, staff report with backup- ADA Compliant](#)

C10 RESOLUTION NO. 20-30. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, FLORIDA, ADOPTING THE GATEWAY MASTER PLAN AND AUTHORIZING THE CITY MANAGER TO SIGN THE PINELLAS GATEWAY/MID-COUNTY AREA MASTER PLAN IMPLEMENTATION MEMORANDUM OF UNDERSTANDING; AND PROVIDING FOR AN EFFECTIVE DATE

FIRST AND FINAL READING

NOTE: This resolution adopts the Gateway Master Plan and authorizes the City Manager to sign the Memorandum of Understanding, which commits the City to certain steps towards implementing the Gateway Master Plan with the partner agencies (City of Largo, City of St. Petersburg, Pinellas County, and Forward Pinellas).

ACTION: (Adopt - Deny) Resolution No. 20-30.

Department: Community Development

Reference Material: [Gateway Resolution, MOU, Attorney Letters-ADA Compliant](#)

C11 AUTHORIZATION FOR THE MAYOR TO SIGN A GROUND LEASE AGREEMENT WITH SUNSHINE LOFTS ON 78TH, A FLORIDA LIMITED LIABILITY PARTNERSHIP, FOR CITY-OWNED PROPERTY TO BE USED TO CREATE AFFORDABLE HOUSING FOR LOW INCOME AND VERY LOW INCOME ELDERLY PERSONS - Located at 6101 78th Avenue North

NOTE: The City of Pinellas Park is proposing to enter into a Ground Lease Agreement with Sunshine Lofts on 78th, a Florida Limited Liability Limited Partnership, for a City-owned property located at

6101 78th Avenue North. The proposed project would increase the availability of housing for low income and very low income elderly persons, and provide access to housing for such persons at affordable prices.

The Ground Lease Agreement would be for a period of Eighty (80) years. Prior to the Commencement Date, the Lessee shall obtain a third party appraisal that supports a one-time capital lease payment in the amount of Six Hundred Thousand Dollars (\$600,000.00). On the Commencement Date of the Ground Lease Agreement the Lessee shall pay to the City of Pinellas Park a lump sum of Eighty Dollars (\$80.00) based upon an annual rent amount of One Dollar (\$1.00), and the one-time capital lease payment in the amount of Six Hundred Thousand Dollars (\$600,000.00). The City shall participate by providing Local Government of Opportunity funding in the amount of Six Hundred and Ten Thousand Dollars (\$610,000), and shall continue to work with the Department of Environmental Protection to mitigate the site. Subject to receiving funding under the federal low-income housing tax credit program or other necessary funding, the Lessee shall be responsible for demolition of the existing structures, and the construction of a Seventy Eight (78) unit low-income elderly apartment complex. Upon the expiration of the term of the Ground Lease Agreement, the Lessee shall surrender the improvements, together with the leased premises, to the City of Pinellas Park, and all such improvements shall become the property of the City of Pinellas Park.

ACTION: (Approve - Deny) Authorization for the Mayor to sign a Ground Lease Agreement, and a Florida Housing Local Government of Opportunity funding form between the City of Pinellas Park and Sunshine Lofts on 78th, a Florida Limited Liability Limited Partnership.

Department: Community Development

Reference Material: [pw ground lease agreement revised](#)

- C12 RESOLUTION NO. 20-31. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, ESTABLISHING ITS INTENT TO PROVIDE FOR THE REIMBURSEMENT OF CERTAIN PROJECT COSTS INCURRED FOR VARIOUS CAPITAL IMPROVEMENTS OF THE CITY'S FACILITIES WITH PROCEEDS OF FUTURE TAX-EXEMPT FINANCINGS; PROVIDING CERTAIN OTHER MATTERS IN CONNECTION THEREWITH; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

FIRST AND FINAL READING

NOTE: This Resolution declares the City's official intent to reimburse capital improvement costs with proceeds of future tax-exempt financings.

ACTION: (Adopt - Deny) Resolution No. 20-31.

Department: Finance

Reference Material: [Resolution 20-xx Bond Reimbursement Resolution and attorney letter](#)

C13 AUTHORIZATION FOR MAYOR TO SIGN AN AGREEMENT FOR LATENT PRINT SERVICES, FORENSIC SCIENCE SERVICES, EVIDENCE AND PROPERTY SERVICE AND STORAGE - Pinellas County Sheriff's Office

NOTE: This contract revises and replaces the contract previously entered into between the City and the Pinellas County Sheriff's Office, dated October 1, 2019. The proposed renewal contract has been reviewed by the City Attorney's office and Risk Management, with a \$5,757.50 increase. The cost for this proposed agreement is \$197,719 for one year.

ACTION: (Approve - Deny) Authorization for the Mayor to sign the agreement for Crime Scene Services Agreement with Bob Gualtieri, as Sheriff of Pinellas County. This Agreement shall commence October 1, 2020 and will conclude September 30, 2021, for the minimum sum of \$197,719 to be charged to the appropriate account.

Department: Police

Reference Material: [Contract, Attorney Letter, HR 20-260](#)

C14 AUTHORIZATION TO PURCHASE REPLACEMENT POLICE BICYCLES - Police Department

NOTE: Authorization to purchase four (4) police bicycles from Volcanic Bikes of North Bonneville, WA at a total cost of \$8,801.26. Payment for the bicycles will be appropriated from the Confiscated Property Fund Balance and transferred to The Confiscated Property Fund Operating Account 104-212-5-621-08 in the amount of \$8,801.26.

Pursuant to Florida Statute 932.7055(5)(a), this is to certify that this proposed expenditure complies with the State - required provisions for expenditure of these funds.

ACTION: (Approve - Deny) Authorization to purchase four (4) bicycles from Volcanic Bikes of North Bonneville, WA at a total cost of \$8,801.26 to be charged to the appropriate budget account.

Department: Police

Reference Material: [CRA Bicycle Quotes and Approval](#)

C15 AUTHORIZATION FOR THE CITY OF PINELLAS PARK TO ACCEPT A UTILITY EASEMENT FROM PYRAMID ENTERPRISES, LLC - 6320 118TH AVENUE NORTH

NOTE: The City of Pinellas Park has requested a utility easement from Pyramid Enterprises LLC to accommodate existing utility equipment, and for the future maintenance and operation of said

equipment at 6320 118th Avenue North.

ACTION: (Approve - Deny) Authorization for the City of Pinellas Park to accept a utility easement from Pyramid Enterprises, LLC at 6320 118th Avenue North.

Department: Public Works

Reference Material: [6320 118th Ave Utility Easement backup](#)

C16 AUTHORIZATION TO RENEW CONTRACT WITH AIR MECHANICAL & SERVICE CORPORATION

NOTE: Authorization for Mayor to sign Contract and Change Order #1 in the amount of \$96,912.00 with Air Mechanical & Service Corporation for air conditioning and heating services for five (5) one year renewals.

ACTION: (Approve - Deny) Approval of Contract for Air Conditioning and Heating Services with Air Mechanical & Service Corporation for a total contract amount of \$96,912.00 to be charged to appropriate account.

Department: Public Works

Reference Material: [renewal, atty letter](#)

C17 CHANGE ORDER NO. 1 AND FINAL PAYMENT FOR PURCHASE UNDER PINELLAS COUNTY CONTRACT #189-0118-CP(JJ) - 63rd Street Drainage - MTM 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 increase in the contract amount represents an increase in scope of work; including replacement of concrete curbing and replacement of sidewalk (\$95,200.00), for an increase of the original contract amount by 55.80%. The account to be charged will be 301-781-5625-20, 19781/363-CONSTR. The additional cost of curb replacement (\$95,200.00) will be charged to 301481-562538, 20481/108-PROGRAM CONSTRUT.

ACTION: (Approve - Deny) Authorization for approval and acceptance of Change Order No. 1, Pinellas County piggyback contract #189-0118-CP(JJ),63rd Street Drainage Improvements, an increase in the contract amount of \$95,200.00, for a total adjusted contract amount of \$265,807.00, and authorization for final payment of \$124,732.00 to MTM Contractors, Inc. to be charged to the appropriate account.

Department: Public Works

Reference Material: [63rd Street Final](#)

C18 AUTHORIZATION TO PURCHASE UNDER FLORIDA STATE CONTRACT NO. 25100000-19-1 - 2021 Ford Police Interceptor Utility Vehicle

NOTE: This 2021 Ford Police Interceptor for the Police Department is a replacement for asset 16440 that was determined to be a total loss after being in an accident. Accounts will be charged as follows: Deductible charge of \$250.00 to account 001212-549105. Insurance loss fund charge of \$15,400.00 to account 511212-549105. The remaining amount of \$34,717.00 is to be charged to account 501212-566109.

ACTION: (Approve - Deny) Authorization to purchase under Florida State Contract No. 25100000-19-1 - One (1) 2021 Ford Police Interceptor for the Police Department from Alan Jay Chevrolet, Sebring, Florida, at a total cost of \$50,367.00 to be charged to the appropriate accounts.

Department: Public Works

Reference Material: [quote](#)

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.