ORDINANCE NO. xxxx

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, FLORIDA, PERTAINING TO HOSPITALS; AMENDING CHAPTER 18, LAND DEVELOPMENT CODE; AMENDING TABLE 18-1524.3 "AUTHORIZED LAND USES IN THE M-1 DISTRICT"; AMENDING SECTION 18-1531.10 "LIST OF CONDITIONAL USES AND REQUIREMENTS"; PROVIDING FOR THE INCLUSION OF SUCH AMENDED ORDINANCE IN THE CODE OF THE CITY OF PINELLAS PARK, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. Gulf Coast Consulting, LLC) (LDC 2022-01)

WHEREAS, the City of Pinellas Park has received a request to add Hospitals as a Conditional Use to the list of authorized land uses in the M-1 Zoning District;

WHEREAS, the City of Pinellas Park desires for the Land Development Code to function effectively and equitably throughout the city; and

WHEREAS, the City of Pinellas Park has determined where the Land Development Code needs clarification and revision.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, FLORIDA:

SECTION ONE: That Table 18-1524.3, of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended as follows:

SECTION 18-1524. "M-1" LIGHT INDUSTRIAL DISTRICT

Sec. 18-1524.3 PERMITTED AND CONDITIONAL USES.

Table 18-1524.3 Authorized ~~Land~~ Uses in M-1 District

~~Land~~ Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Community Services other than those listed as permitted.	C	Subject to section 18-1531

Hotels and Motels (fifty (50) units per acre)	C	Limited to fifty (50) units per acre. Subject to section 18-1531. See section 18-1503.17
COMMERCIAL USES		
Auction Rooms	P	
Auction, Automobile	P	
Automobile Dealer—New Cars (limited to automobiles, vans and light trucks)	P	
Automobile Dealer—Used Cars	P	
Automobile Repair Facility (major), excluding heavy trucks	P	
Automobile Service Station	P	
Automotive Repair Facility (minor)	P	
Boat Showrooms, excluding outdoor sales or storage	P	
Breweries	P	
Building Material and Home Improvement Establishments, where all storage of materials is within an enclosed building	P	
Building Material and Home Improvement Establishments, where storage of materials is outdoors	P	
Car Washes	P	
Convenience Stores	P	
Employment offices, Temporary Labor	C	Subject to section 18-1531
Exterminator and Pest Control Service Fleet Yards	P	
Financial Institutions	P	
Financial Institutions drive-thru	P	
Heavy Truck, Sales	P	
Heavy Trucks, Repair (major)	C	Subject to section 18-1531
Ice Sales	P	
Kennels, Pounds and Animal Shelters	C	Subject to section 18-1531
Light Printing Establishments	P	
Microbreweries	P	
Office/Showroom	P	
Offices	P	

Outdoor Sales of boats, recreational Vehicles, or manufactured homes	P	
Parcel Delivery Station	P	
Personal Services	P	
Repair Services	P	
Restaurants, except drive-thru	P	
Restaurants; Drive-in/Drive-thru	P	
Retail Sales	P	
Shopping Centers	P	
Utility Building Sales	P	
MANUFACTURING, WHOLESALE TRADE, WAREHOUSING USES		
Boat Building	C	Subject to section 18-1531
Industrial Uses Not Permitted by Right but similar to Other Permitted or Conditional Uses in the District	C	Subject to section 18-1531
Mini-Warehouse	P	
Outdoor Storage	P	Subject to Section 18-1530.11
Research and Development	P	
Secure Climate Controlled Storage Facility	P	
Storage Facility, Flammable Liquids	P	Subject to State, County and local regulations for up to one thousand (1,000) gallons above ground, or greater than one thousand (1,000) gallons below ground
Storage, Bulk of Non-Flammable Liquids	P	
Warehouses	P	
Wholesale Establishments	P	
Beverages, bottling and distribution	P	
Boat Assembly and Repair, but not including boat building	P	
Carpentry and Woodworking Shops	P	
Culvert Manufacturing	P	
Drugs	P	
Dry Cleaning and Laundry Plants	P	
Electrical Supplies, Manufacturing and Assembly, such as wire and cable assembly,	P	

switches, lamps, insulation and dry cell batteries		
Food Products, Processing and Combining of Baking, Boiling, Canning, Cooking, Dehydrating, Freezing, Frying, Grinding, Mixing and Pressing	P	
Laboratories, Medical and Dental	P	
Machine Shops for Tool, Die, Pattern Making	P	
Machinery Manufacturing and Repairing	P	
Manufactured Home Assembly	P	
Meat Products Production	P	
Metal Finishing, Plating, Grinding, Sharpening, Polishing, Cleaning, Rust Proofing, and Heat Treatment	P	
Metal Stamping and Extrusion of small products, such as costume jewelry, pins and needles, razor blades, bottle caps, buttons, and kitchen utensils	P	
Monument Works	P	
Orthopedic and Medical Appliances, such as artificial limbs, braces, supports, and stretchers	P	
Pharmaceutical Products, compounding only	P	
Precision Instruments, such as optical, medical and drafting	P	
Printing and Publishing Establishments	P	
Products from Finished Materials, such as plastic, bone, cork feathers, felt, fiber, paper, fur, glass, hair, horn, leather, precious and semiprecious stones, rubber, shell, or yarns	P	
Rubber Products, small, and synthetic treated fabrics (excluding all rubber and synthetic processing), such as washers, gloves, footwear, bathing caps, and atomizers	P	
Sheet Metal Shop	P	

Signs, painting and manufacturing	P	
Silverware, plated and sterling	P	
Soldering and Welding	P	
Textiles, spinning, weaving, manufacturing, dyeing, printing, knit goods, yarn, thread, and cordage, but not including textile bleaching	P	
Tools and Hardware, such as bolts, nuts, screws, door knobs, drills, hand tools, cutlery, hinges, house hardware, locks, nonferrous metal castings, and plumbing appliances	P	
Upholstering (bulk), including mattress manufacturing, rebuilding and renovating	P	
Wood Products, such as furniture, boxes, crates, baskets, pencils, and cooperage works.	P	
Insecticides or Other Hazardous Chemicals	C	Subject to section 18-1531
Paint	C	Subject to section 18-1531
TRANSPORTATION, COMMUNICATION AND UTILITY USES		
Armored Car Terminal Facilities	P	
Bus Terminals, Bus Garage, and Bus Lots	P	
Communications Tower	C	Subject to section 18-1531
Electric Power Distribution Substations	P	
Motor Freight Terminals	P	
Off-street parking lots and parking garages, other than accessory to a permitted or conditional use	P	
Railroad Terminals and Other Rail/Mass Transit Facilities	C	Subject to section 18-1531
Taxi, Limousine, or Automobile Rental Establishments	P	
Utilities, public and private	P/C	Subject to section 18-1531
Water Filtration Plants	P	
Water Pumping Stations	P	
Water Reservoirs	P	

ARTS, ENTERTAINMENT AND RECREATION USES		
Adult Entertainment Establishments in IL/Employment	C	Subject to section 18-1531
Auditorium, Arena, Gymnasium, and other similar places for public or private events	C	Subject to section 18-1531
Outdoor Amusements, fairgrounds, flea markets, carnivals, kiddie parks, and other similar amusement centers	C	Subject to section 18-1531
Recreation Establishments, such as bowling alley, golf practice range, golf course, or other similar places or amusement or entertainment	C	Subject to section 18-1531
Recreation/Open Space	C	Subject to section 18-1531
Theaters, Drive-in	C	Subject to section 18-1531
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTIONAL USES		
Ambulance Service	P	
Clinic, Veterinary	P	
Community Facility	P	
Crematories	P	
Day Care Center—Type 2	C	Subject to section 18-1531
Day Care Center—Type 3	C	Subject to section 18-1531
Homeless Shelter and Resource Center	C	Subject to section 18-1531
Hospitals	C	Subject to section 18-1531
Medical Marijuana Dispensary	P	
Medical Marijuana Treatment Center	P	For the manufacturing, processing, testing, and packaging of medical marijuana
Place of Worship	P	
Schools on Non-Academic Curriculum	C	Subject to section 18-1531
Schools, Trade	C	Subject to section 18-1531
CONSTRUCTION-RELATED BUSINESS USES		
Contractor or Construction Shops and Storage Yards	P	
AGRICULTURE AND OTHER USES		

Plant Nurseries (Retail)	P	
Plant Nurseries (Wholesale)	P	
Accessory Uses (section 18-1530)	P/C	Subject to section 18-1530 and 18-1531
Height—buildings and structures over forty (40) feet	C	Subject to section 18-1531
Off-Premises Signs	P	Subject to regulations in Article 6
Security Guard/Caretaker dwelling unit	P	Allowed as an accessory use

SECTION TWO: That Section 18-1531.10, of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended so that said section shall include the following modified use requirements in its proper numerical sequence:

SECTION 18-1531. - CONDITIONAL USE REGULATIONS

Sec. 18-1531.10. – List of Conditional Uses and Requirements.

38. Hospitals~~, sanitariums~~ and related accessory medical services.

    (a) Review by Planning and Zoning Commission and approval by City Council.

    (b) ~~Four-lane arterial or collector street frontage and direct vehicular access only from an arterial, arterial frontage or four-lane collector street.~~ Frontage and primary vehicular access on an arterial or collector roadway with a minimum of four lanes.

    (c) The hospital property shall be limited to any medically related use under control and supervision of the hospital, including but not limited to nurses' homes, physicians' quarters or offices, or medical laboratories directly related to the hospital activities, and such buildings as are necessary to the operation and maintenance of the hospital. In addition, drug stores, gift shops, eating establishments, or such other goods or services providing a convenience for patients, employees and visitors shall be permitted~~ when located inside of any building with no outside separate entrance to such facilities~~.

(d) Minimum lot area of one (1) acre.

(e) Minimum lot width of two hundred (200) feet.

(f) Minimum setback of one hundred (100) feet of any residential property line.

(g) Landscaping "C" Standards, pursuant to Section 18-1533.16, when abutting a residential zoning district.

(h) No structure shall be located within the Coastal High Hazard Area, except those accessory structures that are not critical to the operation of the facility such as storage buildings and pavilions.

(i) Any new or expanding hospital located within any evacuation zone shall provide the City with a written evacuation and mitigation plan prior to the issuance of a Certificate of Occupancy.

SECTION THREE: All other provisions of Chapter 18 of the Code of the City of Pinellas Park not hereby amended shall remain in full force and effect.

SECTION FOUR: 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 FIVE: The provisions of this ordinance shall be deemed severable, and should any court of competent jurisdiction declare any part of this ordinance unconstitutional or invalid, the remaining parts hereof shall not, in any way, be affected by such determination as to the invalid part.

SECTION SIX: 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 _____, 2022.

FIRST READING THE _____ DAY OF _____, 2022.

1ST PUBLIC HEARING THE _____ DAY OF_____, 2022.

2ND PUBLIC HEARING THE _____ DAY OF_____, 2022.

ADOPTED THIS _____ DAY OF_____, 2022.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS_____ DAY OF_____, 2022.

_____
Sandra L. Bradbury
MAYOR

ATTEST:

_____
Diane M. Corna, MMC
CITY CLERK

City of
PINELLAS PARK

5141 78TH AVE. • P.O. BOX 1100
PINELLAS PARK, FL 33780-1100

FLORIDA

PHONE • (727) 369-0700
FAX • (727) 544-7448

Please Respond To:

James W. Denhardt, City Attorney
Lauren Christ Rubenstein, Assistant City Attorney
Denhardt and Rubenstein, Attorneys at Law
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

November 16, 2021

Ms. Erica Lindquist
Planning & Development Services Manager
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #21-298
Ordinance to Add Hospitals to List of Uses in M-1 Zoning District

Dear Ms. Lindquist:

We have received and reviewed the above-referenced Ordinance to add hospitals to the list of uses in the M-1 Zoning District. We would recommend updating the title of the Ordinance to remove the word "by" preceding "amending Table 18-1524.3," as well as before "amending Section 18-1531.10." Since the proposed Ordinance changes the actual list of permitted, conditional, or prohibited uses within a zoning category, pursuant to Florida Statute §166.041, two advertised public hearings on the proposed Ordinance will need to be held by City Council. Therefore, the verbiage at the end of the Ordinance will need to be updated to reflect a first public hearing and a second public hearing.

Once the above-mentioned changes are incorporated into the Ordinance, we would approve of the Ordinance as to form and correctness.

Very truly yours,

Lauren C. Rubenstein
Assistant City Attorney

cc: Doug Lewis, City Manager
Diane M. Corna, MMC, City Clerk
Bart Diebold, Assistant City Manger
Lisa Hendrickson, Assistant City Manager
Ben Ziskal, Community Development Administrator
Nick Colonna, Planning & Development Services Director

LCR/dh
21-289.11162021.LEL.Ordinance to Add Hospitals to M-1 Zoning District.wpd

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CITY OF PINELLAS PARK

Community Development Department
Planning & Development Services Division

Staff Report

ADDENDUM

Case Number: LDC-1022-00001

PLANNING AND ZONING COMMISSION

On December 2, 2021, the Planning and Zoning Commission **RECOMMENDED APPROVAL** of case # LDC-1022-00001.

VI. ACTION

CITY COUNCIL– MOVE TO:

1: APPROVE

2: APPROVE WITH CONDITIONS

3: DENY

… of a request to add Hospital as a Conditional Use in the M-1 Zoning District.

CITY OF PINELLAS PARK

Staff Report

Community Development Department
Planning & Development Services Division

I. APPLICATION DATA

A. Case Number: LDC-1022-00001

B. Request: Request to add Hospital as a Conditional Use in the M-1 Zoning District.

C. Applicant: Gulf Coast Consulting, Inc.

D. Agent: Robert Pergolizzi, AICP, PTP; Gulf Coast Consulting, Inc.

E. Legal Ad Text: Request to add Hospital as a Conditional Use in the M-1 Zoning District.

F. PARC Meeting: November 2, 2021

G. Public Hearings:
Planning and Zoning Commission: December 2, 2021
Advertising Date: November 17, 2021

City Council 1st Reading Date: January 13, 2022

City Council 2nd Reading and Public Hearing Date: January 27, 2022
Advertising Date: January 7, 2022

II. BACKGROUND INFORMATION

A. Case Summary:
The applicant is requesting that Hospital be added as a Conditional Use to the list of Permitted and Conditional Uses in the "M-1" Light Industrial Zoning District. The Conditional Use criteria would be the same as those currently specified in Section 18-1531.10(A)(38).

Hospitals are not currently allowed in the "M-1" Light Industrial Zoning District as a Permitted or Conditional Use. Hospitals are currently allowed as a Conditional Use in the "P" Public, "R-6" Multi-family Residential, "ROR" Residential/Office/Retail, "GO" General Office, and "B-1" General Commercial zoning districts.

III. APPLICABLE CRITERIA / CONSIDERATIONS

B. Land Use Designation / Comprehensive Plan Policies:

The request to add Hospitals to the list of Permitted and Conditional Uses is limited to the M-1 Zoning District. The M-1 Zoning District is compatible with the Industrial Limited (IL) and Community Redevelopment District (CRD) Future Land Use categories. Below are relevant provisions from the Comprehensive Plan as they relate to the IL and CRD Future Land Use designations, and an analysis of those provisions compared to the request.

Industrial Limited (IL)

1. **Land Use Purpose / Intent:**
   It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a limited industrial manner; and so as to encourage the reservation and use of consolidated areas for industrial and industrial/mixed use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.

2. **Key Standards:**
   Primary Uses – *Office; Research/Development; Light Manufacturing/Assembly (Class A) and (Class B); Wholesale/Distribution (Class A) and (Class B); Storage/Warehouse (Class A) and (Class B).*

   Secondary Uses - *Residential (limited to locations in Gateway Centre developed prior to August 7, 2015, pursuant to Section 2.3.3.14(E) of the Countywide Plan Rules (2018);1 Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; Temporary Lodging; Institutional; Transportation/Utility; Recreation/Open Space; Transfer/Recycling; Incinerator Facility; Agricultural.*

Community Redevelopment District (CRD)

1. **Land Use Purpose / Intent:**
   It is the purpose of this category to depict those areas of the City that are now designated, or appropriate to be designated, as community centers and neighborhoods for redevelopment in accord with a special area plan therefor.

2. **Key Standards:**
   Primary Uses – *Residential; Office; Commercial; Industrial; Institutional; and Transportation/Utility uses as enumerated in the approved special area plan.*

3. **Relevant Policies:**
   POLICY LU.1.16.4
   Industrial development shall be separated from adjacent incompatible uses, and from residential uses permitted under special area plans, by transition zones, landscaping, parks, open space, or other buffering areas, for the mutual protection of industrial and non-industrial land uses.

   POLICY LU.1.21.3
   The City shall prohibit the location of new, or expansion of existing hospitals, nursing homes, and assisted living facilities within the Coastal High Hazard Area.

   POLICY LU.1.21.18
   The City shall require that prior to an occupancy permit being issued for the location of any new, or expansion of existing hospitals, nursing homes, or assisted living facilities within any evacuation zone, that such facility shall have a written evacuation and mitigation plan on file with the City.

4. **Staff Analysis:**
   The Industrial Limited (IL) and Community Redevelopment (CRD) Future Land Use designations both list institutional as a primary or secondary use. Institutional uses include those facilities and services of a public, private, or quasi-public nature, including educational, medical, governmental, civic, and religious uses, such as hospitals, courthouses, community centers, and churches.

   The Conditional Use criteria requires additional separation requirements from residential areas to ensure adequate buffering for hospitals. Hospitals will be evaluated on a case by case basis for location relative to the Coastal High Hazard Area and impacts on evacuations.

   Staff finds that addition of Hospitals as a Conditional Use to the M-1 Zoning district is consistent with the provisions of the adopted Comprehensive Plan.

B. <u>Zoning District / Land Development Code Standards</u>:

1. **Zoning District Purpose / Intent:**
   Section 18-1524. - "M-1" LIGHT INDUSTRIAL DISTRICT
   Sec. 18-1524.1. - STATEMENT OF INTENT. The "M-1" Light Industrial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a light industrial environment, which does not create hazardous or other serious detrimental effects upon the public health in the surrounding areas. This district is intended primarily for a wide variety of industrial uses and compatible retail, wholesale, distributing operations, and in limited situations as provided in (B) below, single and multi-family

dwellings, together with accessory uses and public facilities customary to or required for such an environment.

Areas of the City for which this zoning category is appropriate are designated on the Land Use Plan Map as Industrial Limited (IL) or Community Redevelopment District (CRD) Land Use Plan Map Categories.

2. Key Standards:

Sec. 18-1531.10 LIST OF CONDITIONAL USES AND REQUIREMENTS

(A) The following is an alphabetical listing of the special requirements for all conditional uses. This section authorizes, through the use of the term "administrative approval," the Zoning Director to review and approve certain conditional use applications if the applicant complies with all of the applicable criteria. For any application on which the Zoning Director acts, the applicant may choose to have the application reviewed and acted upon by the City Planning and Zoning Commission and City Council.

38. Hospitals, sanitariums and related accessory medical services.

(a) Review by Planning and Zoning Commission and approval by City Council.

(b) Four-lane arterial or collector street frontage and direct vehicular access only from an arterial, arterial frontage or four-lane collector street.

(c) The hospital property shall be limited to any medically related use under control and supervision of the hospital, including but not limited to nurses' homes, physicians' quarters or offices, or medical laboratories directly related to the hospital activities, and such buildings as are necessary to the operation and maintenance of the hospital. In addition, drug stores, gift shops, eating establishments, or such other goods or services providing a convenience for patients, employees and visitors shall be permitted when located inside of any building with no outside separate entrance to such facilities.

(d) Minimum lot area of one (1) acre.

(e) Minimum lot width of two hundred (200) feet.

(f) Minimum setback of one hundred (100) feet of any residential property line.

(g) Landscaping "C" Standards, pursuant to Section 18-1533.16, when abutting a residential zoning district.

SECTION 18-1539 – AMENDMENTS TO ARTICLE 15 ZONING CODE AND OFFICIAL ZONING MAP

Sec. 18-1539.1. - APPLICABILITY.

The regulations, restrictions, and boundaries set forth in this Article 15 "Zoning Code" may from time to time be amended, supplemented, changed, or repealed in accordance with the following regulations.

Sec. 18-1539.2. - PROCEDURE.

(A) APPLICATION FILING. Petitions for amendment to Article 15 and the Official Zoning Map shall be filed on forms provided by the City and shall be submitted to the Zoning Division.

1. An application for amendment to the text of Article 15 may be filed only by the City Council or the City Manager. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to Article 15.

2. An application for amendment to the Official Zoning Map may be filed only by the City Council, City Manager, or by an owner of real property that is located within the City. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to the Official Zoning Map.

(B) PUBLIC NOTICE. Notice of the public hearing shall be given as provided under Section 18-1534, "Public Notice Requirements".

(C) PUBLIC HEARING PROCEDURE.

1. The Planning and Zoning Commission shall hear the application at a public hearing, acting in an advisory capacity to the City Council as the Local Planning Agency when required by F.S. ch. 163, pt. II. The Planning and Zoning Commission shall submit written reasons for its recommendations, and its determinations related to the application review criteria listed in Section 18-1539.3, "Review Criteria", below.

2. The City Council shall hear the application during a separate public hearing and shall consider the recommendation of the Local Planning Agency if applicable in its decision to approve or deny the application.

3. *Public hearings for map amendments shall be conducted pursuant to the quasi-judicial procedures set forth in Resolution No. 94-65 unless otherwise determined by the City Attorney. Public hearings for text amendments are legislative in nature, and are not subject to quasi-judicial procedures.*

(D) BURDEN OF PROOF. The applicant shall bear the burden of demonstrating, by competent substantial evidence, that the evidence on the record demonstrates that a map amendment should be granted.

(E) ADOPTION. Amendments to the Official Zoning Map and to Article 15 shall be by Ordinance of the City Council.

Sec. 18-1539.3. - REVIEW CRITERIA.

(A) For amendments to Article 15, the Planning and Zoning Commission and City Council shall be guided by the requirement that the amendment be consistent with the Comprehensive Plan.

(B) For map amendments, the Planning and Zoning Commission and City Council shall be guided by the following considerations:

1. *Whether the available uses to which the property may be put are appropriate to the property under accepted planning practices in question and compatible with existing land uses and planned uses in the area.*
2. *Whether the numerical and dimensional development requirements which govern the development of the property will sufficiently safeguard the integrity and character of the area.*
3. *Whether the amendment will constitute a grant of special privilege to an individual owner.*
4. *Whether there are adequate provisions for water supply and treatment, sanitary sewer collection, transmission and treatment, drainage, and solid waste collection and disposal within the service area involved.*
5. *Whether there are adequate provisions for traffic movement and safety, both vehicular and pedestrian, in the area.*
6. *Whether there are adequate provisions for schools, parks, and mass transit within the service area involved.*
7. *Whether the district boundaries are appropriately drawn with due regard to locations and classifications of streets, ownership lines, and existing improvements, or whether there is another error or ambiguity that must be corrected.*
8. *Whether changed or changing conditions make the adoption of the proposed amendment necessary or appropriate, including but not limited to, substantial reasons that the property cannot be used in accordance with the existing zoning.*
9. *Whether the amendment will be likely to have an adverse effect on the existing natural environment and natural resources.*
10. *Whether the proposed amendment is consistent with the Comprehensive Plan and, if applicable, the Community Redevelopment Plan.*

3. Staff Analysis:

There is a list of specific Conditional Use criteria found in Section 1531.10(A)(38) which must be complied with before any property can be used as a hospital. Criteria (a) specifies that the Conditional Use must be reviewed by the Planning and Zoning Commission and approved by the City Council. Criteria (b), (d), and (e) establish certain property size and location criteria. Criteria (f) and (g) establish design criteria unique to the hospital use. Criteria (c) specifies use restrictions for ancillary or secondary uses to the hospital.

If Hospitals are added as a Conditional Use in the M-1 Zoning District, staff recommends a minor change to criteria (b) to clarify the meaning. The recommended language is as follows:

Current language:

"(b) Four-lane arterial or collector street frontage and direct vehicular access only from an arterial, arterial frontage or four-lane collector street."

Proposed language:

"(b) Frontage and primary vehicular access on an arterial or collector roadway with a minimum of four lanes."

The current language limits hospitals to four lane roadways, which excludes major arterials in the City, including Park Boulevard, US Highway 19, 49th Street, 66th Street, Belcher Road, Bryan Dairy Road, and Ulmerton Road. This greatly reduces the areas in the City eligible for a hospital and removes many of the most logical locations that would also have the least impact on residential neighborhoods.

Staff also recommends the addition of the following new Conditional Use criteria to align with the Comprehensive Plan:

> *"(h) No structure shall be located within the Coastal High Hazard Area, except those accessory structures that are not critical to the operation of the facility such as storage buildings and pavilions.*
> *"(i) Any new or expanding hospital located within any evacuation zone shall provide the city with a written evacuation and mitigation plan prior to the issuance of a Certificate of Occupancy."*

A map series is attached to this report showing all of the M-1 zoned areas within the City in grey and the roadway classification including arterials and collectors. The possible areas include portions of Park Boulevard, US Highway 19, 49th Street, 66th Street, Belcher Road, Bryan Dairy Road, Ulmerton Road, 118th Avenue, Gateway Centre Boulevard, Gateway Centre Parkway, Grand Avenue, 28th Street, Gandy Boulevard, and 70th Avenue.

Offices are a Permitted use within the M-1 zoning district, which includes doctor offices and urgent care clinics. The primary difference is that hospitals can provide overnight care on-site while the others cannot. Other uses like Hotels and Motels, and Homeless Shelters and Resource Centers allow people to stay on-site overnight as a Conditional Use within the district. There are also institutional uses Permitted in the district such as Community Facilities and Places of Worship.

The requested amendment to the Land Development Code is being processed according to the code.

Staff finds the request consistent with the Land Development Code.

C. Project Application Review Committee (PARC) Comments:

The application was discussed at the November 2, 2021 PARC meeting by all relevant departments/divisions. No concerns were raised with regard to the proposed amendment.

IV. SUMMARY

A. Findings:

Based on the information and analysis contained in this report, staff finds as follows:

1. The request is consistent with the M-1 Zoning District and complies with Section 18-1539 of the Land Development Code; and,
2. The request is consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan.

B. Staff Recommendation:

Consistent with the above findings, staff recommends **APPROVAL** of case number LDC-1022-00001.

Nick A. Colonna, AICP
Planning & Development Services Director

11-8-2021
Date

Benjamin J. Ziskal, AICP, CEcD
Community Development Administrator

11/9/21
Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

A. RECOMMEND APPROVAL

B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):

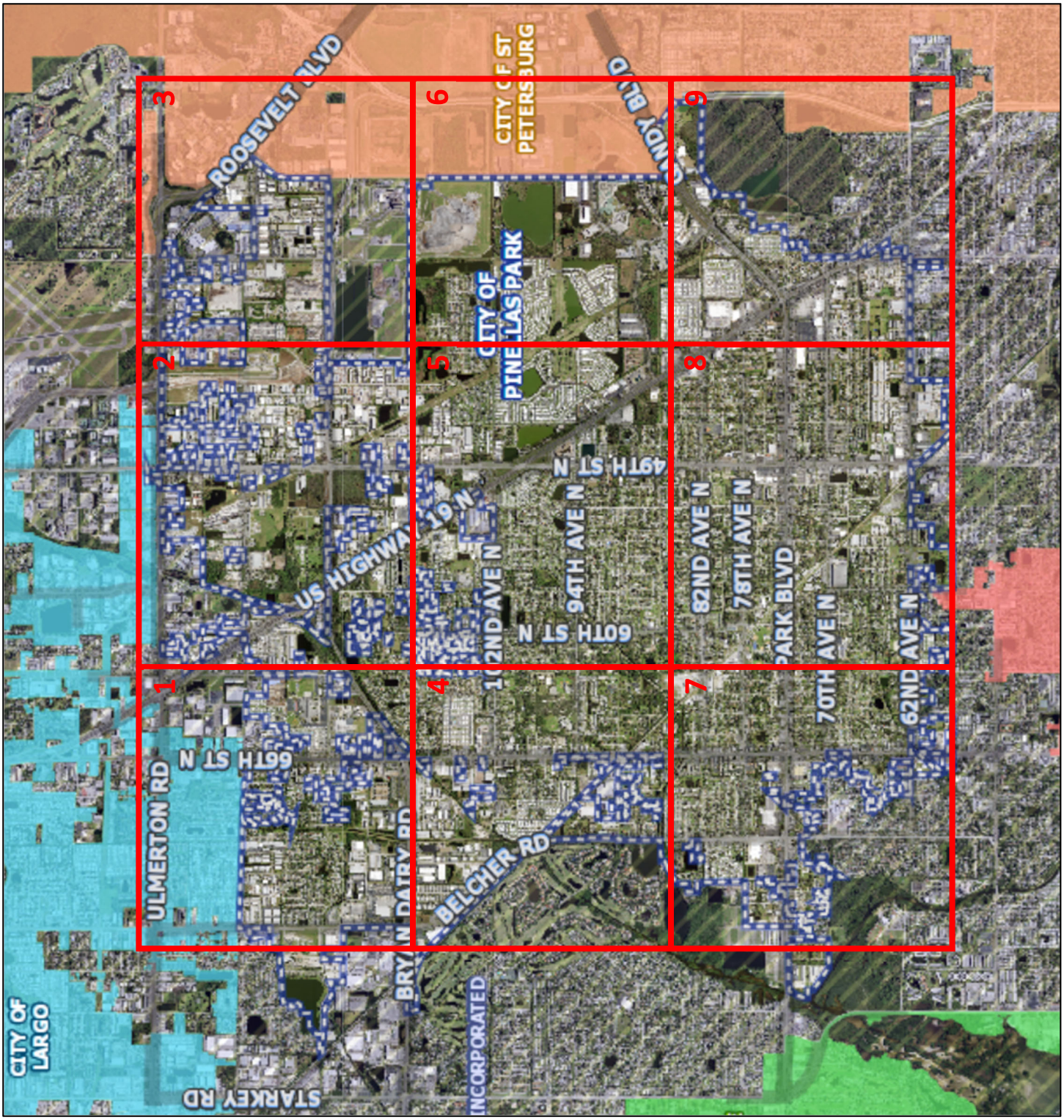
C. RECOMMEND DENIAL

… of a request to add Hospital as a Conditional Use in the M-1 Zoning District.

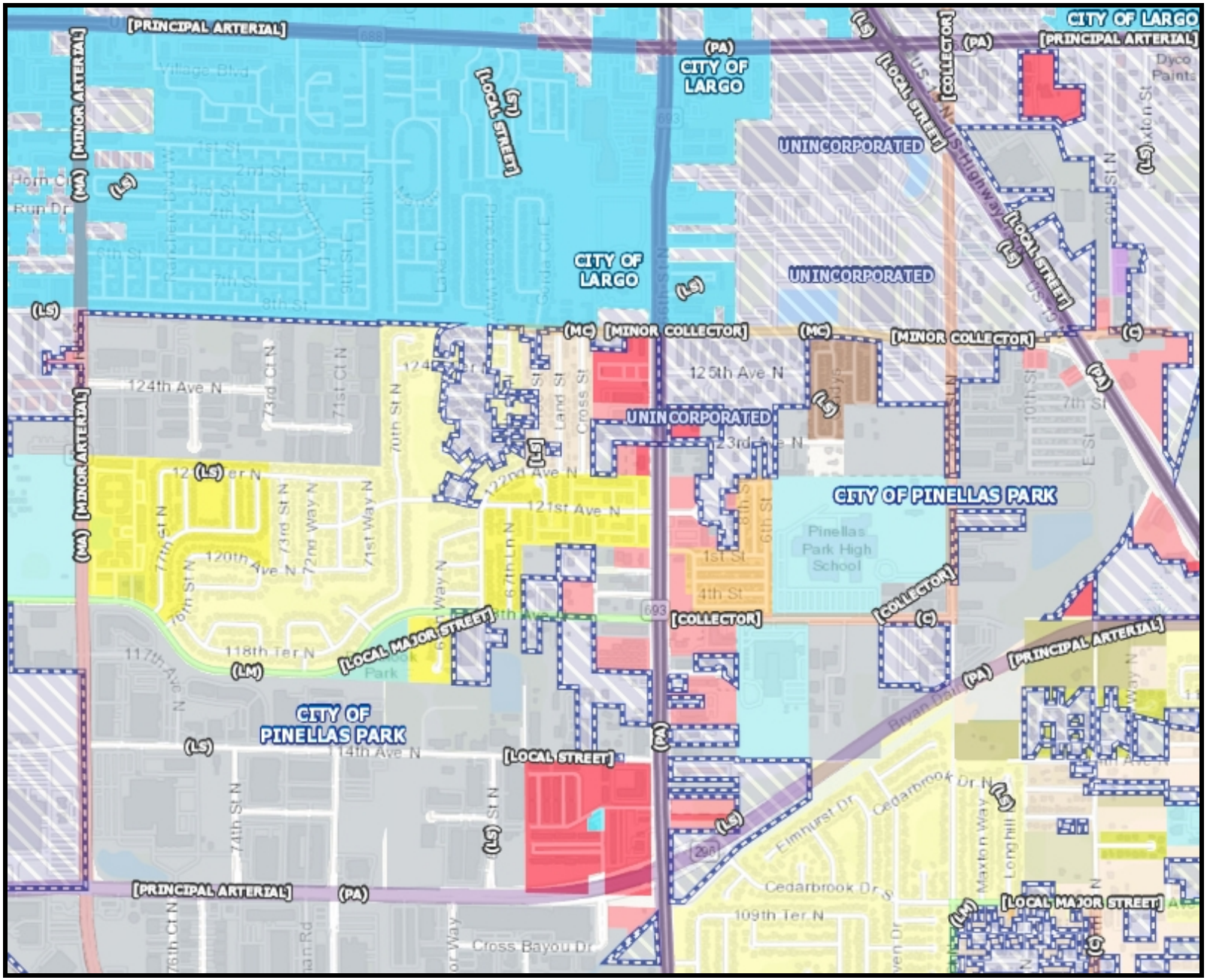
VI. ATTACHMENTS

Exhibit A: Map Series

Citywide "M-1" Light Industrial Zoning Map Key



Map 1



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NORTH

Notes:

Legend

Centerline Classes

- Principal Arterial
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Pinellas Park

Zoning Fill

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- Heavy Commercial - CH
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- Commercial Planned Unit Development - CI
- Farm - F
- General Office - GO
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- Mixed Use Planned Unit Development - MU
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- Preservation - PRES.
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- Multifamily Residential/Commercial - R-6
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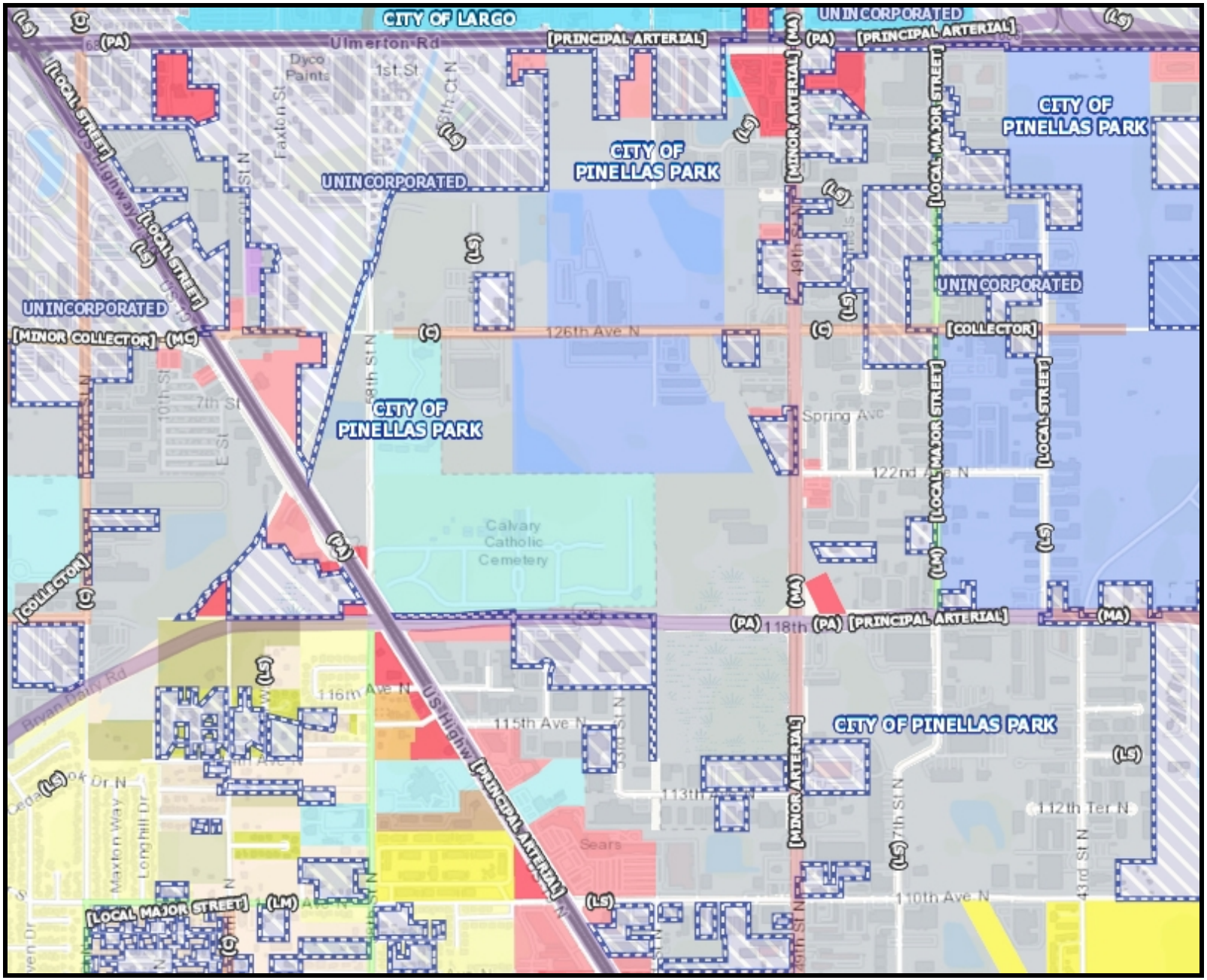
- Residential Planned Unit Development - RP
- Rural Residential - RR
- Mobile Home Subdivision - T-1
- Mobile Home Park - T-2
- Town Center - TC

Neighboring Cities

- Town of Kenneth City

Map 2



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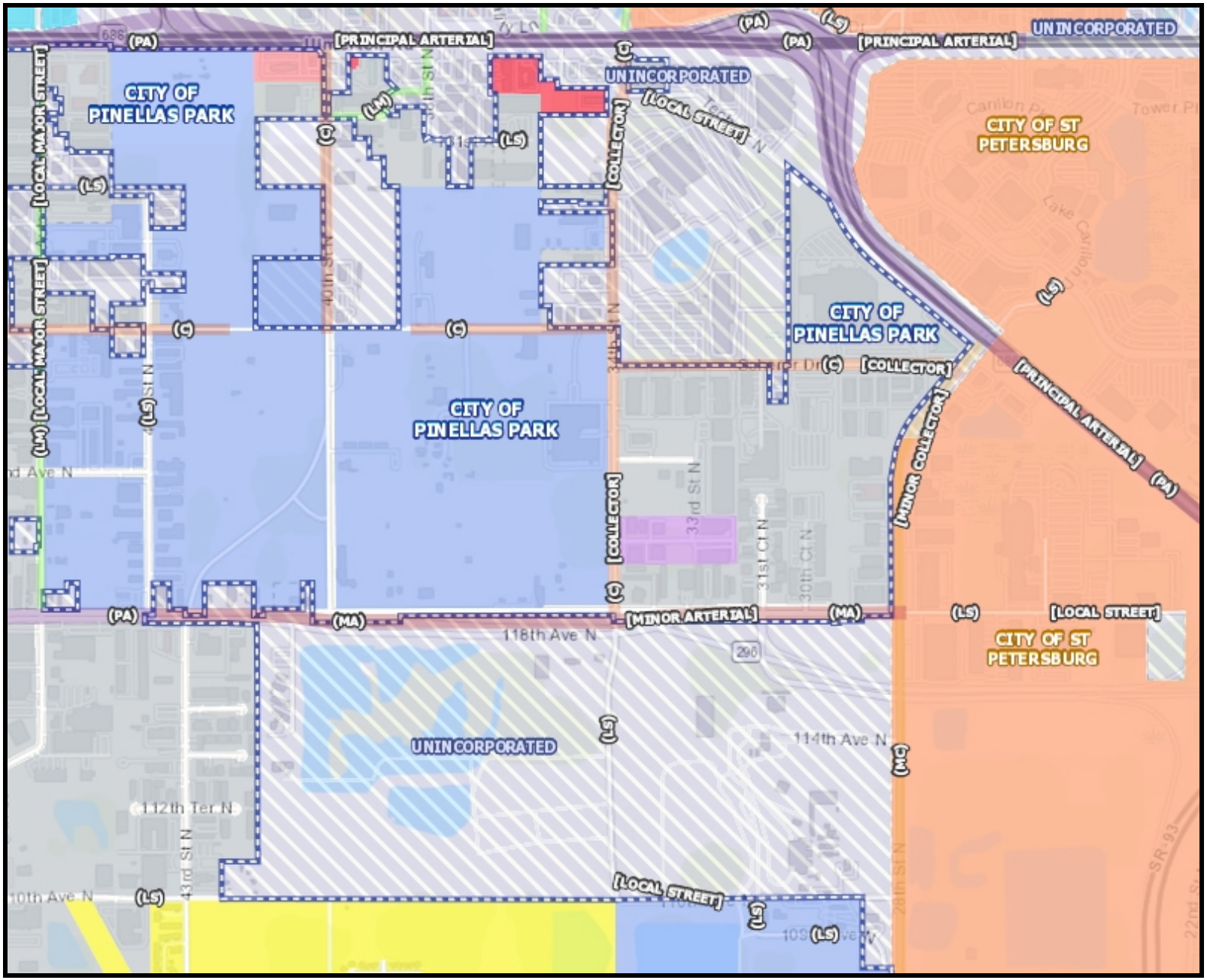
Neighboring Cities

- Town of Kenneth City

Map 3



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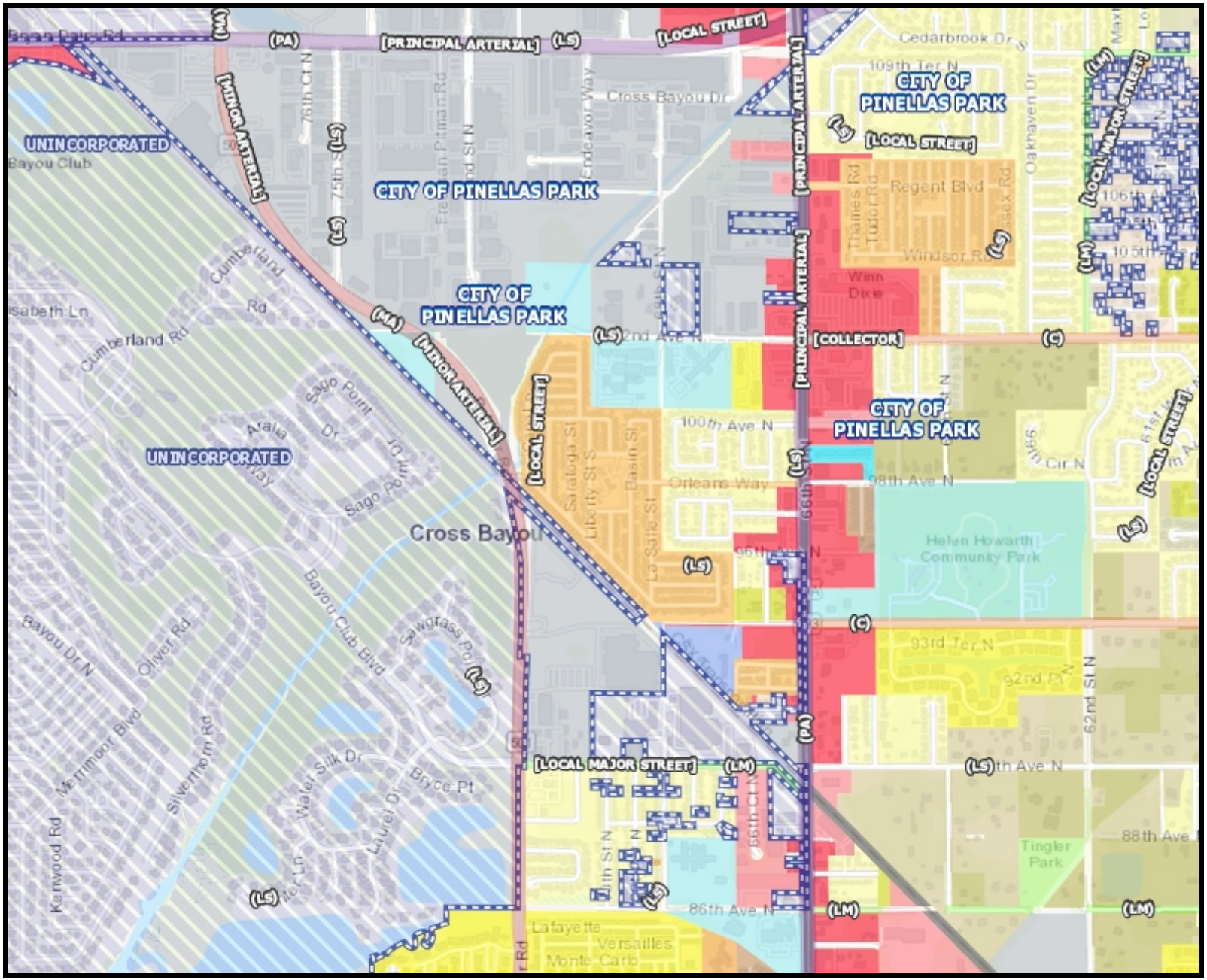
Neighboring Cities

- Town of Kenneth City

Map 4



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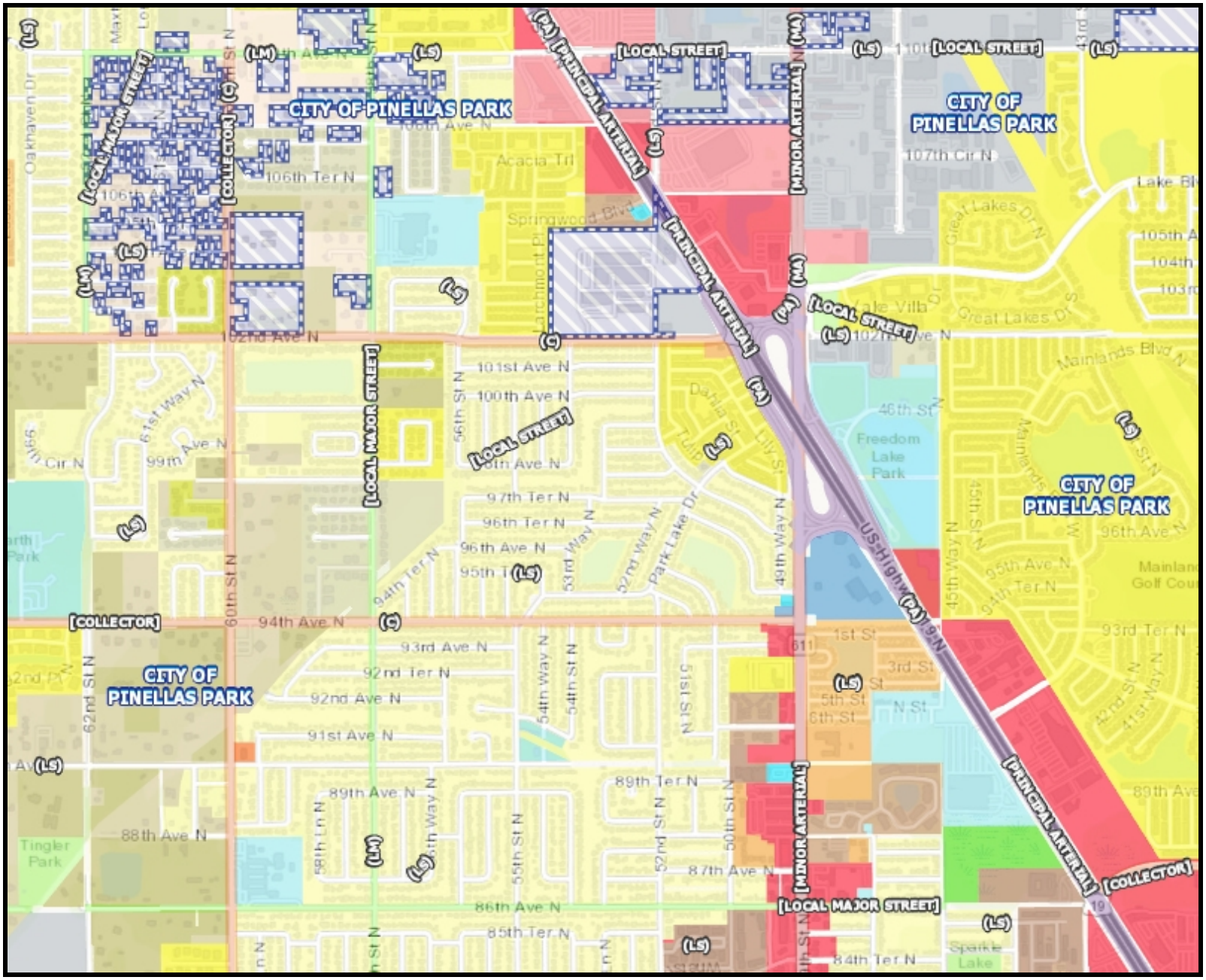
Neighboring Cities

- Town of Kenneth City

Map 5



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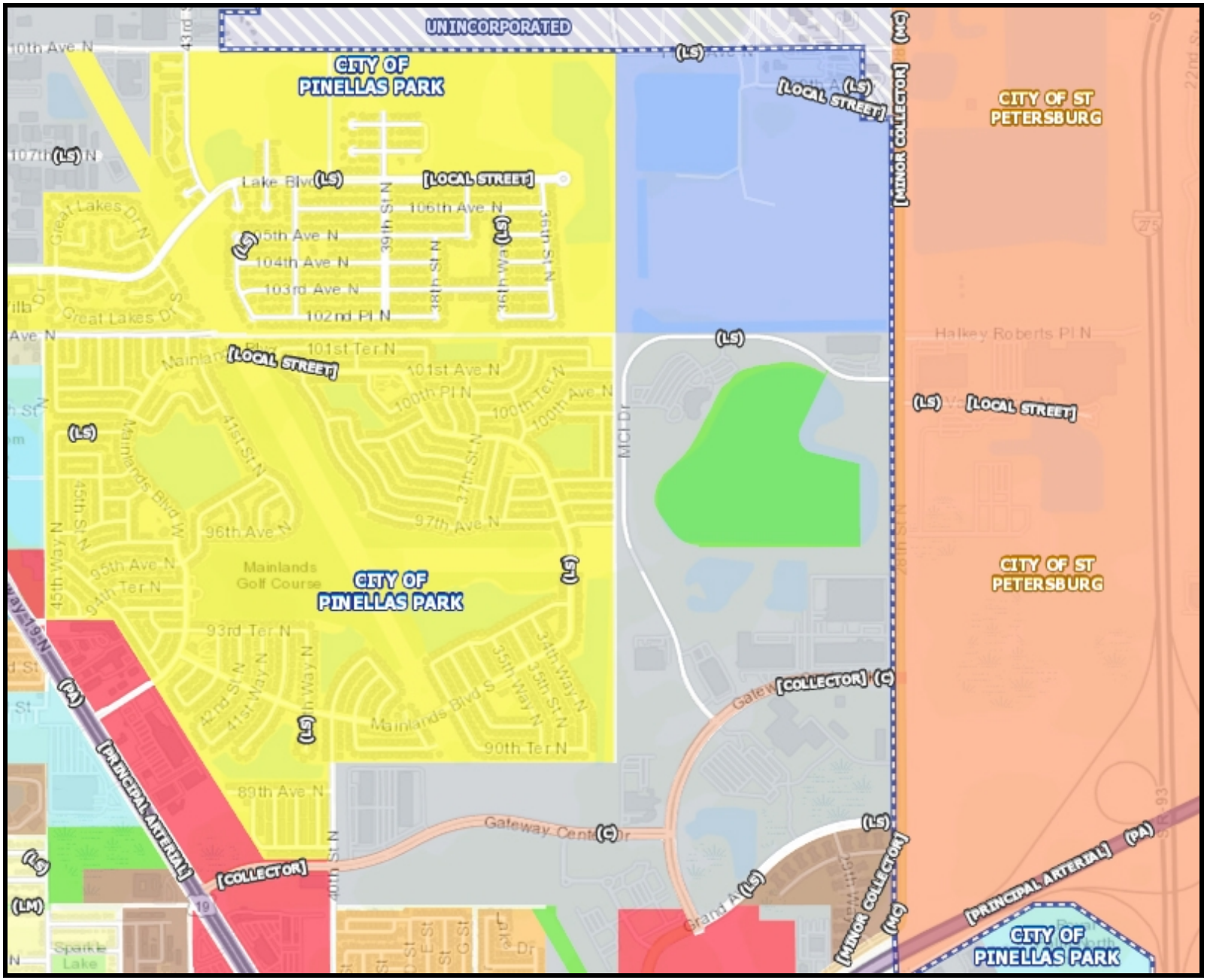
Neighboring Cities

- Town of Kenneth City

Map 6



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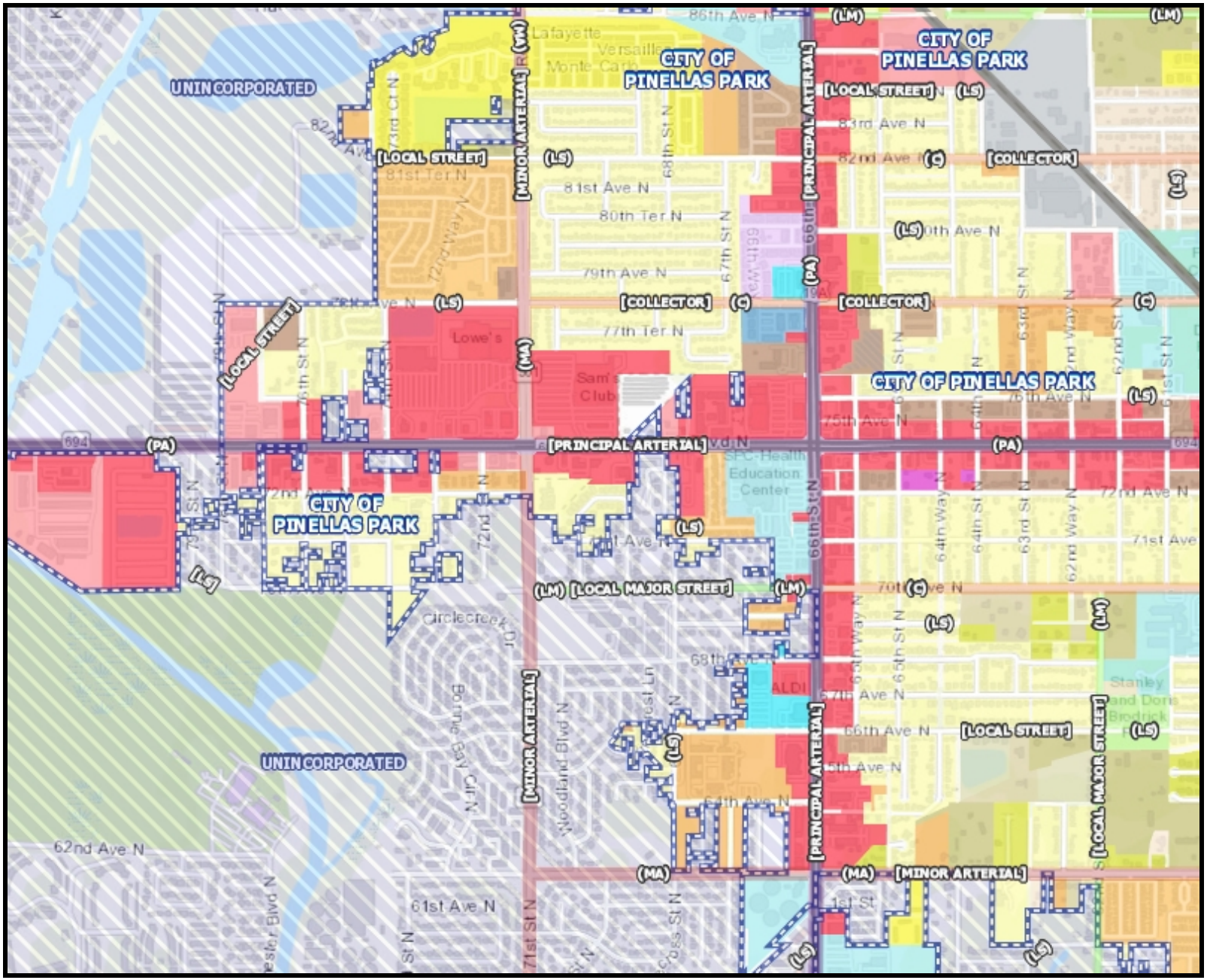
Neighboring Cities

- Town of Kenneth City

Map 7



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Neighboring Cities

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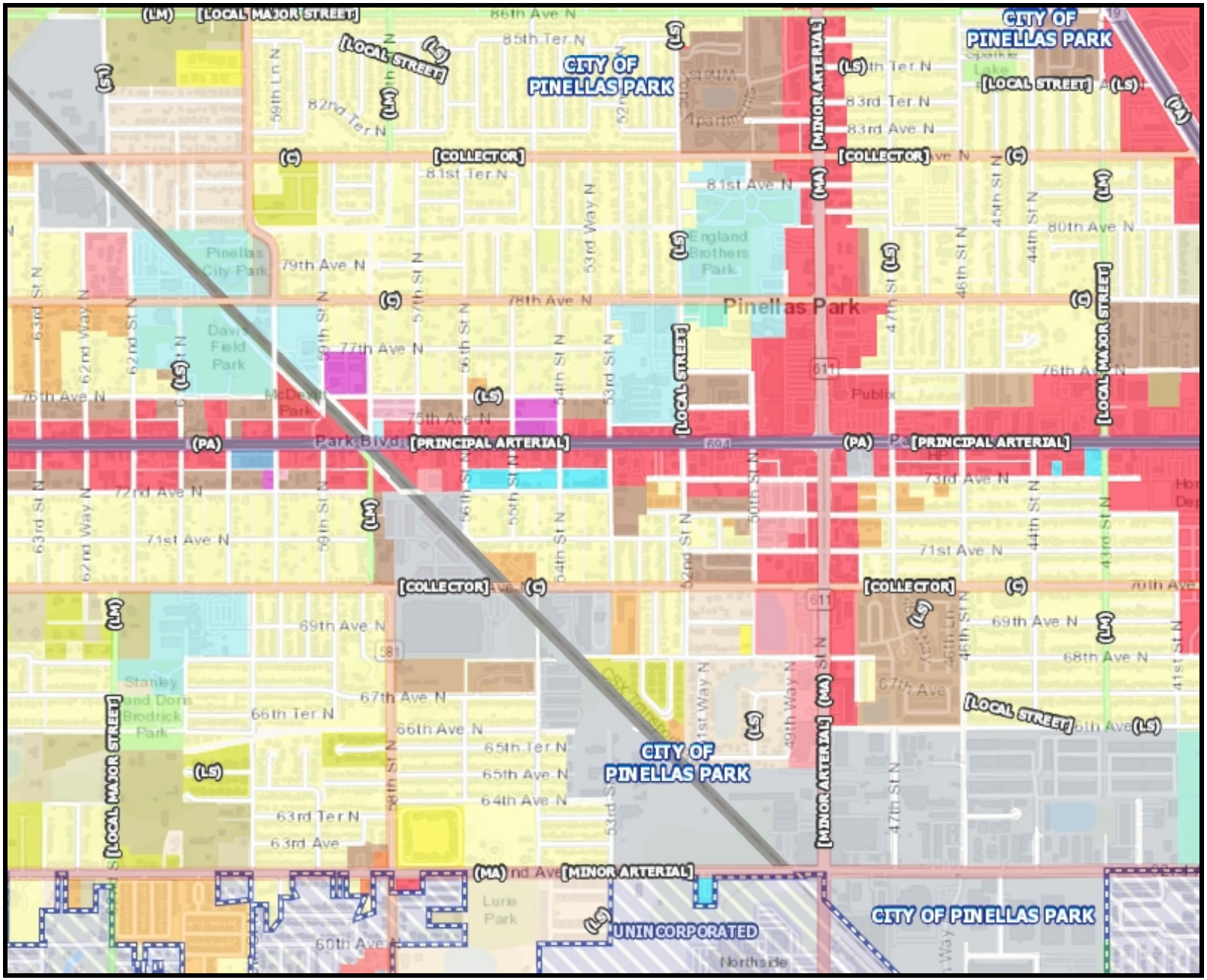
Map 8



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Neighboring Cities

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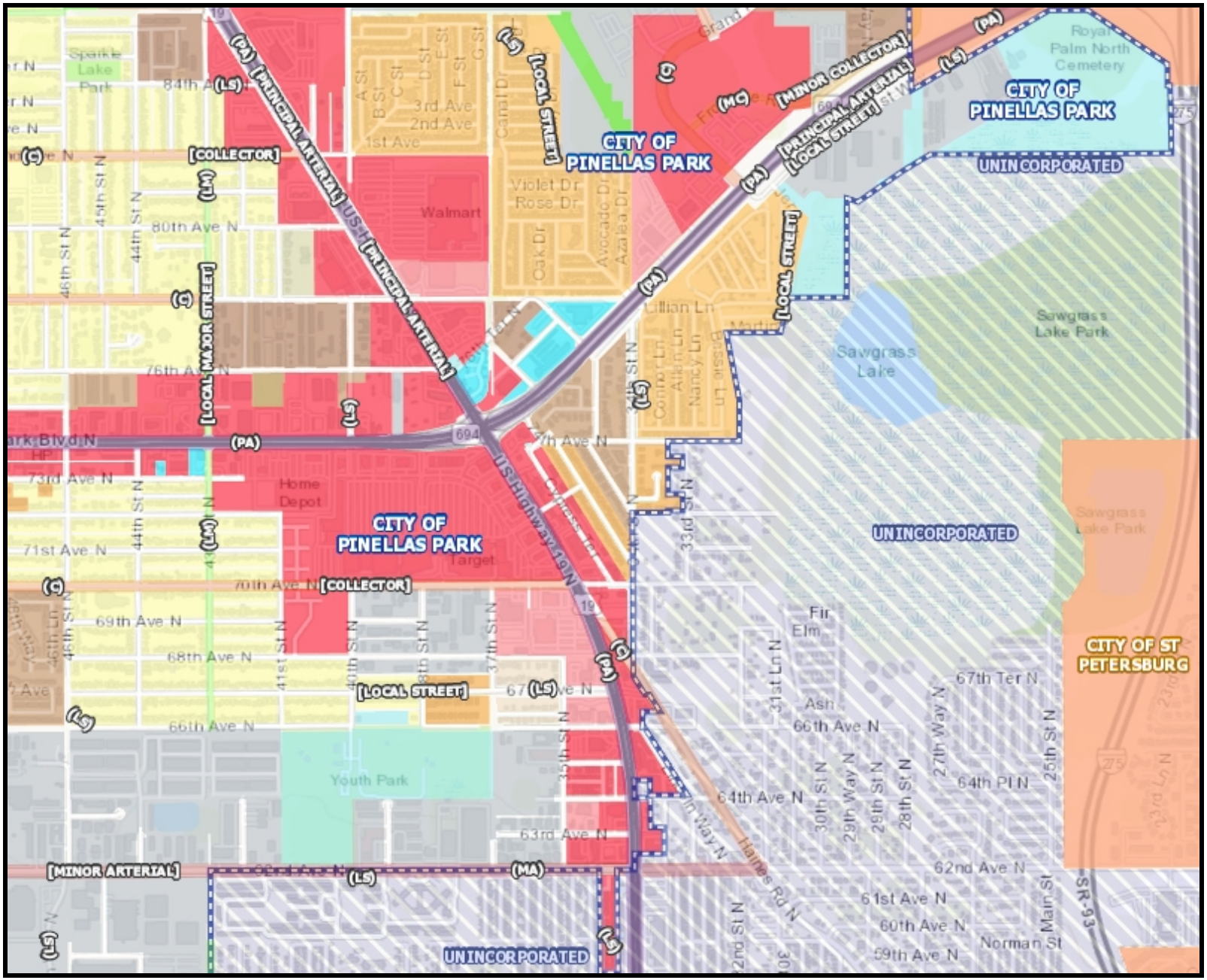
Map 9



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