



City of Pinellas Park
City Council
Agenda

Thursday, July 27, 2017

7:30 PM

City Council Chambers

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

I. DECLARATIONS, PROCLAMATIONS AND PRESENTATIONS

NONE

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 July 13, 2017, as on file in the City Clerk's office.

III. PUBLIC HEARINGS

P1 ORDINANCE NO. 4028. AN ORDINANCE AMENDING CHAPTER 18, SECTION 18-1501.5, LAND DEVELOPMENT CODE OF THE CITY OF PINELLAS PARK, FLORIDA, CODE OF ORDINANCES AND CITY ZONING MAP BY REZONING A CERTAIN PARCEL OF LAND GENERALLY LOCATED NORTH OF 28TH STREET EXTENSION, SOUTH AND EAST OF GRAND AVENUE AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART THEREOF; FROM "B-1" GENERAL COMMERCIAL ZONING DISTRICT TO "B-1" GENERAL COMMERCIAL ZONING DISTRICT WITH AN "MUPUD" MIXED USE PLANNED UNIT DEVELOPMENT OVERLAY AND ADOPTING A MASTER PLAN AND SUPPORTING DOCUMENTATION FOR AN "MUPUD" MIXED USE PLANNED UNIT DEVELOPMENT FOR A 270-UNIT APARTMENT COMMUNITY AND TWO HOTEL DEVELOPMENT; IMPOSING CONDITIONS OF DEVELOPMENT; 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 2017-2/BOA 2017-16, Huntley Properties, LLC)

PUBLIC HEARING SECOND AND FINAL READING - QUASI JUDICIAL

(Speaker - Dean Neal, Zoning Director)

NOTE: The applicant is requesting to establish an “MUPUD” Mixed Use Planned Unit Development Overlay with underlying “B-1” General Commercial Zoning to subdivide 22.09 acres (MOL) into 3 parcels for a 270-unit market rate apartment complex and two hotels. In addition, the applicant requests a variance to reduce parking for multifamily from 2 spaces per unit to approximately 1.9 spaces per unit. Aside from the parking variance, the development is designed to meet all City standards and Code requirements, as well as the Gateway Centre Covenants, Conditions and Restrictions. The apartment complex will comprise of five 4-story buildings, retention ponds and open area for resident amenities which include a pool and playground. The entire complex will be fenced in and gated at two entrances. The 28th Street Extension is currently a 100-foot-wide access easement and will be dedicated to the City as public right-of-way as part of the final plat for this development. The Planning and Zoning Commission, at their public hearing of June 1, 2017, recommended approval of the above requests. An approval will be subject to the following conditions:

1. Development controls are established through the development order, consisting of the application, staff report and preliminary and final site plans along with any accompanying text or graphics that constitute land development regulations applicable to the subject site. The submitted site plan, prepared by Gulfcoast Consulting, Inc. and last revised on June 13, 2017 and as may be directed by City Council to revise as a result of their review, shall be accepted as the controlling site plan for the development. All regulations not addressed in the site plan and supporting documentation shall default to Code in effect at the time of “MUPUD” Mixed Use Planned Unit Development adoption.
2. Final plat documents must be submitted within six months of Master Plan approval; however, the Zoning Director may approve an extension of up to one year prior to the expiration of the site plan.

CI on 7/13/17 Council agenda.

ACTION: (Pass - Deny) Ordinance No. 4028. Public hearing, second and final reading - quasi judicial.

Department: Community Development

Reference Material: [backup for PUD 2017-2 BOA 2017-16](#)

P2 ORDINANCE NO. 4029. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, FLORIDA, AMENDING CHAPTER 18 “LAND DEVELOPMENT CODE”, OF THE CODE OF ORDINANCES OF THE CITY OF PINELLAS PARK, FLORIDA, BY AMENDING ARTICLE 9 “TECHNICAL CODES”, SECTION 18-917 “SEVERABILITY”; PROVIDING FOR THE INCLUSION OF SUCH AMENDED ORDINANCE IN THE CODE OF ORDINANCES; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE (LDC 2017-3)

PUBLIC HEARING SECOND AND FINAL READING

(Speaker - Aaron Petersen, Construction Services Director)

NOTE: This amendment is the result of updating the current code to be consistent with Pinellas County code and to gain more control over fill activities. At their meeting on June 1, 2017, the Planning and Zoning Commission recommended approval.

C3 on 7/13/17 Council agenda.

ACTION: (Pass - Deny) Ordinance No. 4029. Public hearing, second and final reading.

Department: Public Works

Reference Material: [LDC Amendment backup 071317](#)

P3 ORDINANCE NO. 4030. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING CHAPTER 18 (LAND DEVELOPMENT CODE), ARTICLE 15 “ZONING”, OF THE CODE OF ORDINANCES OF THE CITY OF PINELLAS PARK, FLORIDA, BY PROVIDING FOR LOW IMPACT OFFICE AS A CONDITIONAL USE IN THE “R-1” SINGLE FAMILY RESIDENTIAL ZONING DISTRICT; PROVIDING AN OPERATIONAL DEFINITION OF “LOW IMPACT OFFICE; PROVIDING FOR CONDITIONAL USE REQUIREMENTS; PROVIDING FOR THE INCLUSION OF SUCH AMENDED ORDINANCE IN THE LAND DEVELOPMENT CODE; DIRECTING MUNICODE TO RENUMBER OR RECLASSIFY AS APPROPRIATE; PROVIDING FOR REPEAL OF ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (LDC 2017-04)

**FIRST READING AND FIRST PUBLIC HEARING
(Second and Final Public Hearing - August 10, 2017)**

NOTE: Upon the direction of the City Manager, staff has prepared an ordinance to amend the Land Development Code, Article 15, Zoning, to allow low impact office as a conditional use in the “R-1” Single Family Residential District subject to five (5) requirements as follows:

- (a) Review by Planning and Zoning Commission and approval by City Council.
- (b) Site plan required.
- (c) Maximum number of parking spaces shall be five (5) spaces inclusive of handicapped accessible spaces.
- (d) Landscape Buffer Type “B” required on interior lot lines.
- (e) Minimum lot size of one half (1/2) acre but less than or equal to one (1) acre and located on a corner lot at the intersection of a collector street and a local street or higher roadway classification.

ACTION: (Pass - Deny) Ordinance No. 4030.

Department: Community Development

Reference Material: [backup material for LDC 2017-4](#)

IV. CONSENT AGENDA

C1 APPOINTMENT TO THE BOARD OF ADJUSTMENT - Gary Mygdal

NOTE: There is one vacancy on the Board of Adjustment created by the resignation of Mr. Edward Corrao whose term was to expire on November 30, 2018. On June 27, 2017, the applicant, Mr. Gary A. Mygdal, was interviewed and selected by the members of the Board with his term to expire on November 30, 2018.

ACTION: (Accept - Deny) The appointment of Mr. Gary A. Mygdal to the Board of Adjustment with his term to expire on November 30, 2018.

Department: Community Development

Reference Material: [Application - excerpts from 6.27.17 BOA minutes](#)

C2 ORDINANCE NO. 4032. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, FLORIDA, IMPOSING AN ABATEMENT UPON THE ACCEPTANCE AND/OR PROCESSING OF APPLICATIONS FOR COLLOCATION ON EXISTING OR CREATION OF NEW UTILITY POLES IN THE RIGHT-OF-WAY TO SUPPORT SMALL WIRELESS FACILITIES OR MICRO WIRELESS FACILITIES, FOR A PERIOD OF 180 DAYS; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT THEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

FIRST READING PRIOR TO PUBLIC HEARING

(Final Public Hearing - August 10, 2017)

NOTE: The Florida state legislature has passed HB 687 amending Florida Statute Section 337.401, regarding the use of right-of-way for utilities, and more particularly the use of "Advanced Wireless Infrastructure". Upon passing of this Bill on July 1, 2017, City staff intends to study and research the impact of the Bill and create new regulations as allowed to local municipalities. City staff is proposing this Ordinance to allow a period of 180 days to research and create these new regulations.

ACTION: (Pass - Deny) Ordinance No. 4032.

Department: Community Development

Reference Material: [Small Cell ord backup](#)

C3 AUTHORIZATION FOR CITY COUNCIL TO APPROVE THE 2 YEAR EXTENSION OF THE FIRE PROTECTION AGREEMENT, WHICH WILL ALIGN THE ADVANCED LIFE SUPPORT FIRST RESPONDER (EMS) AND FIRE AGREEMENTS

NOTE: The Fire Protection Agreements for most of the unincorporated areas is expiring 09/30/17. It is recommended that the city execute the 2 year extension which will align the Advanced Life Support First Responder (EMS) and Fire Agreements.

ACTION: (Approve - Deny) Authorization for City Council to approve an extension of the Fire Protection Agreement.

Department: Fire

Reference Material: [City Atty Ltr, Extension Agmt Draft, Fire Protection Svcs Agmt, Ext of Fire Protection Svcs Agmt](#)

C4 AUTHORIZATION FOR THE PURCHASE OF HARDWARE AND SOFTWARE FOR DATA BACKUP SYSTEM- Dell Inc., CDWG Inc.

NOTE: Authorization to purchase from Dell Corporation (One Dell Way, Round Rock, Texas 78682) under contract 43211500-WSCA-15-ACS, (1) Poweredge R630 server, (1) Dell Storage MD1420, (1) Powervault TL4000 tape Library at a cost of \$36,175.07, from CDW-G (75 Remittance Drive Suite 1515 Chicago, IL 60675) Veeam Availability Enterprise Suite Backup software Licenses at a cost of \$23,572.16. for a total cost of \$59,747.23. Project will be charged to account 501-851-5-621-08. The amount budgeted for this project is \$108,782.00 (pg. 415 of the FY 16/17 adopted budget).

ACTION: (Approve - Deny) Authorization to purchase Dell servers and Tape library from Dell Corporation (Round Rock, TX 78682), Veeam Backup Software licenses and maintenance from CDW-G (Chicago, IL 60675) at a total cost of \$59,747.23, to be charged to the appropriate account.

Department: Information Technology

Reference Material: [Purchasing Letter, Price Quotes.pdf](#)

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.