

**CITY OF PINELLAS PARK, FLORIDA
CITY COUNCIL AGENDA
OCTOBER 27, 2011**

**CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE**

I. DECLARATIONS, PROCLAMATIONS AND PRESENTATIONS

SERVICE AWARDS — City Employees

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 WILL BE SWORN IN IF THERE ARE ITEMS THAT ARE QUASI-JUDICIAL

II. APPROVAL OF MINUTES

Approval of Regular Council Minutes of October 13, 2011.

III. PUBLIC HEARINGS

◆ COMMUNITY DEVELOPMENT

P1 ORDINANCE NO. 3784. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, FLORIDA, PERTAINING TO COMPREHENSIVE PLANNING; AMENDING ORDINANCE NO. 3736; AMENDING THE FUTURE LAND USE ELEMENT TO REVISE FLOODPLAIN AND HURRICANE EVACUATION POLICIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CERTIFICATION OF CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

FIRST READING AND FIRST PUBLIC HEARING

(Second Public Hearing, Second and Final Reading will be on January 26, 2012.)

NOTE: This revises the Comprehensive Plan by updating the definition of the Coastal Storm Area, provides mitigative relief for hospitals, nursing homes, other like uses locating or expanding in an evacuation zone, and provides language referencing maps and evacuation times. The Planning and Zoning Commission

CITY COUNCIL AGENDA

OCTOBER 27, 2011

PAGE 2

- P1** reviewed the amendment at a public hearing held on October 6, 2011 and recommended approval. Upon approval of this item, the amendment will be forwarded to the State Land Planning Agencies and appropriate reviewing agencies.

(reference material — ordinance, letter from City Attorney)

- P2** **ORDINANCE NO. 3783. AN ORDINANCE AMENDING CHAPTER 18, SECTION 18-1501.5, LAND DEVELOPMENT CODE OF THE CITY OF PINELLAS PARK CODE OF ORDINANCES AND CITY ZONING MAP BY REZONING A CERTAIN PARCEL OF LAND GENERALLY LOCATED NORTH OF GANDY BOULEVARD, SOUTH OF GATEWAY BOULEVARD, EAST OF SUNSET PALMS MOBILE HOME PARK AND WEST OF GRAND AVENUE AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART THEREOF; FROM "M-1" LIGHT INDUSTRIAL DISTRICT TO "M-1" LIGHT INDUSTRIAL DISTRICT WITH AN "RPUD" RESIDENTIAL PLANNED UNIT DEVELOPMENT OVERLAY AND "B-1" GENERAL COMMERCIAL DISTRICT TO "B-1" GENERAL COMMERCIAL DISTRICT WITH AN "RPUD" RESIDENTIAL PLANNED UNIT DEVELOPMENT OVERLAY AND ADOPTING A MASTER PLAN AND SUPPORTING DOCUMENTATION FOR A MULTIFAMILY APARTMENT COMMUNITY; IMPOSING CONDITIONS OF DEVELOPMENT; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN AND THE COUNTYWIDE RULES CONCERNING THE ADMINISTRATION OF THE COUNTYWIDE FUTURE LAND USE 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 2011-02/MS 2011-27/CU 2011-13/BOA 2011-27)**

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

NOTE: The applicant is requesting consideration of a rezoning from "M-1" Light Industrial District and "B-1" General Commercial District to "M-1" Light Industrial District and "B-1" General Commercial District with a Residential Planned Unit Development Overlay ("RPUD") for a 38.97 acre m.o.l. parcel of land generally located at the southwest corner of Gateway Centre Boulevard and Gateway Center Parkway within the Gateway Centre DRI. The Master Plan calls for the development of 432 multifamily rental apartments with amenities. Approval of the project is conditioned on the approval by the Countywide Planning Authority of a Master Plan addressing the development of residential in the IL future land use category as required by the Countywide Rules. This Master Plan is scheduled to be heard by the Countywide Planning Authority on October 11, 2011 and will be a companion case to this case scheduled for October 27,

CITY COUNCIL AGENDA

OCTOBER 27, 2011

PAGE 3

- P2** 2011 City Council meeting. Also being considered in the staff report are proposed changes to the Covenants, Conditions and Restrictions (CC&R's) for Gateway Centre. Of particular note is a request for an increase in allowable building height from 20 feet to 50 feet in Parcel LI-3, a restricted development parcel as defined in the CC&R's. The request appears to be consistent with the Comprehensive Plan and will not lower adopted levels of service for City infrastructure. Surrounding development includes: to the north, Polypack and vacant industrial land; to the south, Sunset Palms MHP, Dew Cadillac, Dew Eurocars and the future WaWa convenience mart/gas station; to the east, the Armed Forces Reserve Command Center and vacant industrial land; and to the west, Sunset Palms MHP. The Planning and Zoning Commission recommended approval at its September 1, 2011 meeting.

(reference material — ordinance, Attorney approval, staff report, excerpt from the September 1, 2011 Planning & Zoning meeting minutes, application, aerial map, Eighth Amendment to the CC&R's, and master site plan, *C4 on 10/13/2011 Council agenda*)

- P3** **ORDINANCE NO. 3779. AN ORDINANCE ADOPTING A MASTER PLAN PURSUANT TO SECTION 18-1524.2 (C), ESTABLISHING RESIDENTIAL DEVELOPMENT ENTITLEMENTS IN THE "IL" INDUSTRIAL LIMITED FUTURE LAND USE CATEGORY FOR LAND GENERALLY LOCATED WEST OF GRAND BOULEVARD, NORTHWEST OF GANDY BOULEVARD, EAST OF SUNSET PALMS MOBILE HOME PARK, SOUTH OF GATEWAY CENTRE BOULEVARD AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "B", ATTACHED HERETO AND MADE A PART HEREOF, THROUGH THE APPROVAL OF A MASTER PLAN, ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF, ENCOMPASSING CERTAIN LANDS GENERALLY LOCATED WITHIN THE GATEWAY CENTRE DEVELOPMENT OF REGIONAL IMPACT AS GRAPHICALLY DEPICTED THEREIN AS REQUIRED BY THE RULES CONCERNING THE ADMINISTRATION OF THE COUNTYWIDE FUTURE LAND USE PLAN; 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. (MS 2011-26 – Huntley Properties LLC)**

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

NOTE: The applicant proposes multifamily residential development of 432 units on a 26.17 acre M.O.L. portion of the Gateway Centre Development of Regional Impact in the Industrial Limited (IL) Future Land Use Category ("M-1" Light Industrial Zoning District.) An additional 12.81 acres of "B-1" General Commercial Commercial General (CG) land is also a part of the proposed

CITY COUNCIL AGENDA

OCTOBER 27, 2011

PAGE 4

- P3** residential development that is not subject to this Master Plan requirement. The abutting Future Land Use designations are: to the north, Industrial Limited (IL); to the west, Industrial Limited (IL) and Residential Low Medium (RLM); to the east, Industrial Limited (IL) and to the south, Commercial General (CG). At its meeting of June 2, 2011, the Planning and Zoning Commission recommended APPROVAL of the above request.

(reference material — ordinance, Attorney approval letter, memorandum, excerpts of P&Z minutes of 8/4/2011, application, aerial, *C18 on 8/25/2011 Council agenda*)

◆ **CITY CLERK**

- P4** **ORDINANCE NO. 3782. AN ORDINANCE OF THE CITY OF PINELLAS PARK, FLORIDA, AMENDING THE DATES OF THE CITY GENERAL ELECTION FROM THE FIRST TUESDAY IN MARCH TO THE SECOND TUESDAY IN MARCH; AMENDING THE DATES OF THE QUALIFYING PERIOD; AMENDING THE DATE ON WHICH COUNCIL MEMBERS TAKE OFFICE.**

PUBLIC HEARING, SECOND AND FINAL READING

NOTE: This ordinance amends the dates of the 2012 General Election, qualifying dates and date on which Council Members take office.

(reference material — proposed ordinance; City Attorney approval, *C1 on 10/13/2011 Council agenda*)

IV. CONSENT AGENDA

◆ **NEIGHBORHOOD SERVICES**

- C1** **AWARD OF BID 11/029 – COMMUNITY COMPLIANCE LOT MOWING AND MAINTENANCE – Hemlock Lawn Maintenance**

NOTE: Bids were legally advertised and bid invitations were mailed to 207 prospective bidders. Four (4) bids were received with Hemlock Lawn Maintenance (P.O. Box 21302, St. Petersburg, FL 33742-1302) being the low bidder with a bid submittal of \$25,960.00. The amount budgeted for this project is \$48,726.00 (pg. 294 of the FY 11/12 adopted budget). This project will be charged to account 001-815-5574-05.

ACTION: (Approve-Deny) Authorization for award of bid for the Community Compliance Lot Mowing and Maintenance Contract to Hemlock Lawn Maintenance, St. Petersburg, FL, with a maximum of two (2) additional one (1) year renewal options, in the amount of \$25,960.00 per year to be charged to the appropriate accounts.

CITY COUNCIL AGENDA

OCTOBER 27, 2011

PAGE 5

C1 (reference material — bidders list, bid book available for review)

◆ **COMMUNITY DEVELOPMENT**

C2 APPROVAL OF A VOLUNTARY ANNEXATION OF PROPERTY OWNED BY RICHARD A. TESS AND SHARON L. TESS (AX11-38) — Annexation of 1.39 acres MOL located at 13150 38th Street North

NOTE: This is a voluntary annexation of 1.39 acres MOL of contiguous industrial property located at 13150 38th Street North. The Owner's business, Tess Enterprises, Inc., is located on the property.

Richard A. & Sharon L. Tess 13150 38 th Street North	City Projected Annual Revenue	City Funds Expended	City Fees Waived
1-Year Projected Total	\$3,575.48	\$0.00	\$0.00
There are no special provisions in this Annexation.			

ACTION: (Approve - Deny) A voluntary annexation for 1.39 acres MOL owned by Richard A. Tess and Sharon L. Tess located at 13150 38th Street North.

(reference material — petition, data sheet, comment sheet, revenue sheet, map.)

C3 ORDINANCE NO. 3785. ANNEXING INTO THE CITY OF PINELLAS PARK A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT 13150 38TH STREET NORTH (RICHARD A. AND SHARON L. TESS AX11-38)

FIRST READING, PRIOR TO PUBLIC HEARING

NOTE: This is a voluntary annexation of 1.39 acres MOL of contiguous industrial property located at 13150 38th Street North. The Owner's business, Tess Enterprises, Inc., is located on this property.

(reference material — ordinance, petition, map, Attorney approval letter)

◆ **FINANCE**

C4 RESOLUTION NO. 11-23. A RESOLUTION AUTHORIZING A REFUND TO RESIDENTIAL RECYCLING CUSTOMERS EFFECTIVE NOVEMBER 1, 2011.

FIRST AND FINAL READING

NOTE: The City began a curbside recycling program in October 1989 for residential customers. Due to the efforts of the community, the avoided disposal fee

CITY COUNCIL AGENDA

OCTOBER 27, 2011

PAGE 6

- C4 savings has resulted in a twelve-month credit of approximately \$66,956.00. This amount is to be refunded to residential recycling customers as a credit of approximately \$4.00 per customer, which is to be applied to their utility account. This refund will be charged to account number 001-259911.

(reference material — resolution and Recycling Credit History exhibit)

◆ **IT**

- C5 **AUTHORIZATION FOR THE PURCHASE of Financial Management Software Upgrades and Installation Services for the Finance Department - New World Systems**

NOTE: Authorization to purchase from New World Systems (888 West Big Beaver Road suite 600, Troy, Michigan, 48084) software upgrades for the New World Logos Financial Management software and installation services at a cost of \$208,000.00, to be charged to account 501-851-5-621-08.

ACTION: (Approve-Deny) Authorization to purchase from New World Systems (Troy, Michigan, 48084), software up grades for the New World Logos Financial Management Software and installation services at a total cost of \$208,000.00 to be charged to the appropriate account.

(reference material — Additional Software License Agreement, City Attorney Approval)

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 tape recording of all public hearings. In the event that you wish to appeal a decision, the tape 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 PERSONS WITH HEARING IMPAIRMENT — An interpreter for persons with hearing impairment will be made available upon requests made at least 72 hours in advance. Also, an Assistive Hearing Device (amplifier) is available from the City Clerk for use in Council Chambers and all meeting rooms throughout the City. This agenda document is available in the following accessible formats: Braille, Large Print, Audio Tape, and Electronic File on Computer Disks.



