

=====ZONING DIVISION=====

Case Number: BOA 2018-15
CRA Hearing: March 20, 2018

OWNER: Ngoc Sang Trinh
AGENT: Lan-Anh Nguyen

I. GENERAL INFORMATION

A. Request:

Consideration of a request for a variance to reduce the required number of parking spaces from 22 to 9 for a restaurant in the "B-1" General Commercial Zoning District on a parcel of land generally located at 5572 Park Boulevard.

- B. Proposed use: Restaurant
- C. Location: 5572 Park Blvd
- D. Site Area: 1.28 Acres (MOL)
- E. Land Use Designation: Community Redevelopment District (CRD)
- Zoning Classification: "B-1" General Commercial
- F. Public Notification: March 2, 2018
- G. Legal Advertising: March 2, 2018
- H. Legal Description:

PINELLAS PARK BLK 39, LOT 6 & E 8.75FT OF LOT 7

II. SITE AND VICINITY CHARACTERISTICS

A. Zoning/Development History:

This property is part of the original Pinellas Park Subdivision plat from 1910. The 51' x 175' parcel was developed with a 2,170 gross square foot commercial building in 1965. According to Business Tax Receipt history, a number of businesses have occupied this unit including pawn shops and office space. On August 28, 2017, a reciprocal easement agreement was recorded into the Official Records of Pinellas County Book 19756 pages 2371-2378. The adjoining parcel is developed in 1960 with two commercial structures, one at 1076 square feet and the other at 1560 square feet. The parking lot is shared with the adjoining parcel where Aloha Insurance currently occupies 960 square feet and the other building is vacant. There are 22 total spaces available between the two parcels. The applicant is proposing a dine-in restaurant with 28 seats.

B. Site Characteristics:

The nonconforming "B-1" General Commercial parcel is currently developed with a 2,170 gross square foot commercial building and shares a parking lot with the adjoining parcel to the west. It is located on Park Boulevard, a 100 foot wide, signalized arterial road. To the rear of the parcel is a 10 foot wide, partially improved public alley.

C. Vicinity Characteristics:

AREA	LAND USE PLAN MAP	ZONING	EXISTING CONDITIONS
NORTH	CRD	B-1	Victor's Kitchen
SOUTH	CRD	GO	Regency Signature LLC
EAST	CRD	B-1	Aloha Insurance Vacant Building
WEST	CRD	B-1	Cozy Health Spa

D. Essential Services Summary:

Assistant City Manager: No objection

Zoning Director: Observations/concerns
The amount of spaces "shared" does not account for other uses on neighboring property. Concerns of overflow not accommodating all uses.
RESPONSE: Acknowledged and is the reason for this variance.

Building Division: No objection

Life Safety Management: No objection

Police Department:	No objection
PPWMD:	No objection
Army Reserve Medical Command:	Not received
Community Planning:	No objection
<u>Public Works Divisions:</u>	
Administrator:	No comment
Utilities Director:	No comment
Transportation & Stormwater:	No comment
Engineering Services:	No comment
FDOT:	Not received
Library and Cultural Affairs Admin/ CRA Coordinator:	No objection

E. Applicable Codes:

SECTION 18-1532.9 MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS.

(B) COMMERCIAL/BUSINESS USES.

29. Restaurants and Cafeterias: one (1) per three (3) seats or one (1) per 100 SF of GFA, whichever results in a greater parking requirement.

III. ANALYSIS OF VARIANCE CRITERIA

Section 18-1504.3. VARIANCES, PROCEDURES FOR APPROVAL. A variance from the terms of this ordinance shall not be granted by the Community Redevelopment Agency unless and until a written application for a variance is submitted demonstrating:

- A. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, buildings or structures in the same district.

Analysis: This subject parcel has been vacant since 2015. According to Business Tax Receipt history, a number of businesses have occupied this unit including pawn shops and office space. The applicant is proposing a dine-in restaurant with 28 seats. The existing parking requirements equate to a total of 22 parking spaces. The parking lot is shared with the adjoining parcel. Currently, Aloha Insurance occupies 960 square feet at 5558 Park Blvd. There are 22 total spaces available between the two parcels.

- B. That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this ordinance.

Analysis: Parking regulations according to Code for a restaurant is: one (1) per three (3) seats or one (1) per 100 SF of GFA, whichever results in a greater parking requirement. Since the square footage of the existing commercial building is 2206 the requirement is 22 spaces. Office space is calculated at 1:300 square feet and would be required to have 4 spaces. The remaining 1576 square feet of vacant office space if occupied would require 5 spaces.

- B. That the special conditions and circumstances do not result from the actions of the applicant.

Analysis: The applicant has relocated from 4366 Park Boulevard where parking was very limited as well. The proposed site is built out and cannot increase in additional parking. No additional land is available to increase the parking so the applicant is unable to meet said Code requirements. Parking is inadequate at many older commercial sites

- D. That granting of the variances requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures or buildings in the same district.

Analysis: Granting the requested variances should not confer on the applicant any special privileges as other commercially zoned properties in the area have been afforded similar variances. Many parking variances are reviewed with companion cases for commercial development. However, research did reveal other commercially zoned properties that have been granted variances to the following:

BOA 2011-28 Variance to increase the maximum permitted floor area ratio (FAR) from 0.55 to 0.56 and reduce the minimum number of required parking spaces from 35 to 20 for a 250 square foot addition to an existing grocery store. (3681 62nd Avenue North)

BOA 2011-21 Variance to reduce the minimum number of required parking spaces from 32 to 24. (3400 70th Avenue North)

BOA 2010-06 Variance to decrease the required number of parking spaces from 86 to 82 and to reduce the minimum permitted, two-way drive aisle width from 24 feet to 16 feet. (12416 66th Street North)

- E. The Community Redevelopment Agency shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

Analysis: The requested variance is the minimum variance that will permit the applicant to utilize the site for the proposed restaurant.

- F. The Community Redevelopment Agency shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of this ordinance, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

Analysis: Currently, there is a permit under review for an interior remodel for a restaurant. If the customer parking needs are greater than the parking provided, then the customers may park in adjacent lot causing a disruption to the existing businesses, or create a shortage for occupying other vacant units which could cause issues for abutting business owners and/or adjacent parcels. Therefore, it is possible for it to become injurious to the neighborhood.

IV. MOTION:

After review of Case No. BOA 2018-15, the variance criteria established in Section 18-1537 and the criteria listed in Section 18-1533.22 (B) 1-5 of the Land Development Code, and the corresponding Findings of Fact identified in Section III, A-F of the staff report, I move to (Approve/Deny) the variance subject to the following condition:

1. This variance shall only apply to the proposed restaurant. If, at any time, the occupancy or use changes on the property, the Zoning Director may re-evaluate parking demand and/or require additional parking to be provided.

City of Pinellas Park, Florida
APPLICATION FOR BOARD OF ADJUSTMENT

FOR OFFICE USE ONLY

CASE # BOA 2018-15 BOA MEETING: X — CRA MEETING: 3/20/18
PLAT SHEET: C-3 RELATED CASES: — DATE RECEIVED: 2/13/18
ZONING DISTRICT: B-1 LAND USE DESIGNATION: CRD RECEIPT NUMBER: 243105

REQUEST AND PROPERTY INFORMATION

REQUEST: To allow for existing parking spaces less than the requirement per Code for the proposed restaurant/deli.

GENERAL LOCATION OF PROPERTY OR ADDRESS: 5572 Park Boulevard., Pinellas Park, FL 33781

PROPERTY SIZE (Acreage / Square Feet): 0.229 acre/ 9,975 square feet

CURRENT USE, NUMBER AND TYPE OF BUILDINGS: The building is currently vacant. Free standing building.

PARCEL NUMBER(S): 28-30-16-71064-039-0060

LEGAL DESCRIPTION: LOT 6 and east 8.75' of Lot 7, BLOCK 39, SUBDIVISION Plat of Pinellas Park

OR METES AND BOUNDS DESCRIPTION (attach if lengthy):

OWNER/APPLICANT INFORMATION - PLEASE PRINT CLEARLY

PROPERTY OWNER: Ngoc Sang Trinh PHONE: (727) 656-0880

ADDRESS/CITY/ZIP: 7815 Puritan Rd., Orlando, FL 32807 ATTN: _____
(PLEASE PROVIDE CONTACT NAME)

AUTHORIZED AGENT: Lan-Anh Nguyen PHONE: (727) 688-5632

ADDRESS/CITY/ZIP: 4801 48th Ave. N, St. Petersburg, FL 33714

OTHER REPRESENTATIVE: _____ PHONE: (____) _____

ADDRESS/CITY/ZIP: _____

THE APPLICANT BELIEVES THAT BOARD OF ADJUSTMENT SHOULD GRANT THIS REQUEST BECAUSE:

The property and its neighbor share parking and egress. The site is built out and can not accommodate additional parking spaces.

VARIANCE: A variance from the terms of the Zoning Code shall not be granted until the applicant can justify the need for a variance by providing responses to the following criteria:

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same Zoning District.

The building was built in 1965 with a 2206 square foot floor area. The property and its neighbor has a reciprocal easement for pedestrian, vehicle, and parking. Similar to many existing building along Park Blvd., parking requirement is a challenge to be in compliance with, and requesting a variance is the option that they can take.

2. Why would the literal interpretation of the provisions of the Zoning Code deprive you of rights commonly enjoyed by other properties in the same Zoning District under terms of the Code?

With the zoning of the property being Commercial, the owner's intent when purchased the property is to relocate their currently operating restaurant to this location because the current lease is expired and the landlord doesn't want to renew. The Code allows for such use; however, with the building being pre-dated the current requirements, it can't meet current Codes without rebuilding the entire property. It would be devastated for the owner if their mean of living is not allowed on this property because the shortage of parking spaces.

3. Explain how the special conditions or circumstances of this case do not result from actions of the applicant.

The site and building are existing. The new owner is proposing to do interior remodel and change the use to restaurant/deli. Thus, the special conditions of this case do not result from actions of the owner.

4. Will granting the variance requested confer on the applicant any special privilege that is denied by the Zoning Code to other lands, structures or buildings in the same Zoning District.

Granting the variance request will not confer on the applicant any special privilege that the Zoning Code would deny to other lands, structure or building in the same Zoning District. In fact, it will be consistent with other properties in the vicinity of the property.

5. Will this be the minimum variance that will make possible the reasonable use of the land, building or structure if granted?

Yes, this will be the minimum variance that makes possible the reasonable use of the property if granted.

6. How will the granting of the variance be in harmony with the general purpose and intent of the Zoning Code, not be injurious to the neighborhood, or be detrimental to the public welfare?

With the proposed use of the property being one of the allowable uses of the Zoning Code, it appears to be in harmony with the general purpose and intent of the Zoning Code.

If it was allowed for previous use of the building with the same number of parkings, by changing the use can not seem to be injurious to the neighborhood or be detrimental to the public welfare.

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAME OF ALL PROPERTY OWNERS, being first duly sworn, depose(s) and say(s):

LIENG NGOC LE
148 98th AVE. NE, S. PETER, FL 33702

1. That (I am/we are) the owner(s) and record title holder(s) of the following described property, to wit:

ADDRESS OR GENERAL LOCATION:

5572 PARK BLVD, PINELLAS PARK, FL 33781

LEGAL DESCRIPTION OF PROPERTY. Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach:

28-30-16-71064-039-0060

2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida (NATURE OF REQUEST):

parking spaces not enough

3. That the undersigned (has/have) appointed and (does/do) appoint LIENG NGOC LE as (his/their) agent(s) to execute any petitions or other documents necessary to affect such application.

4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property; to include City representatives to enter upon property to make inspections as are necessary to visualize site conditions and/or determine compatibility.

[Signature]
SIGNED (PROPERTY OWNER)

SIGNED (PROPERTY OWNER)

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this February 12, 2018
(Date)

By [Signature]
(Name of person acknowledging and title of position)



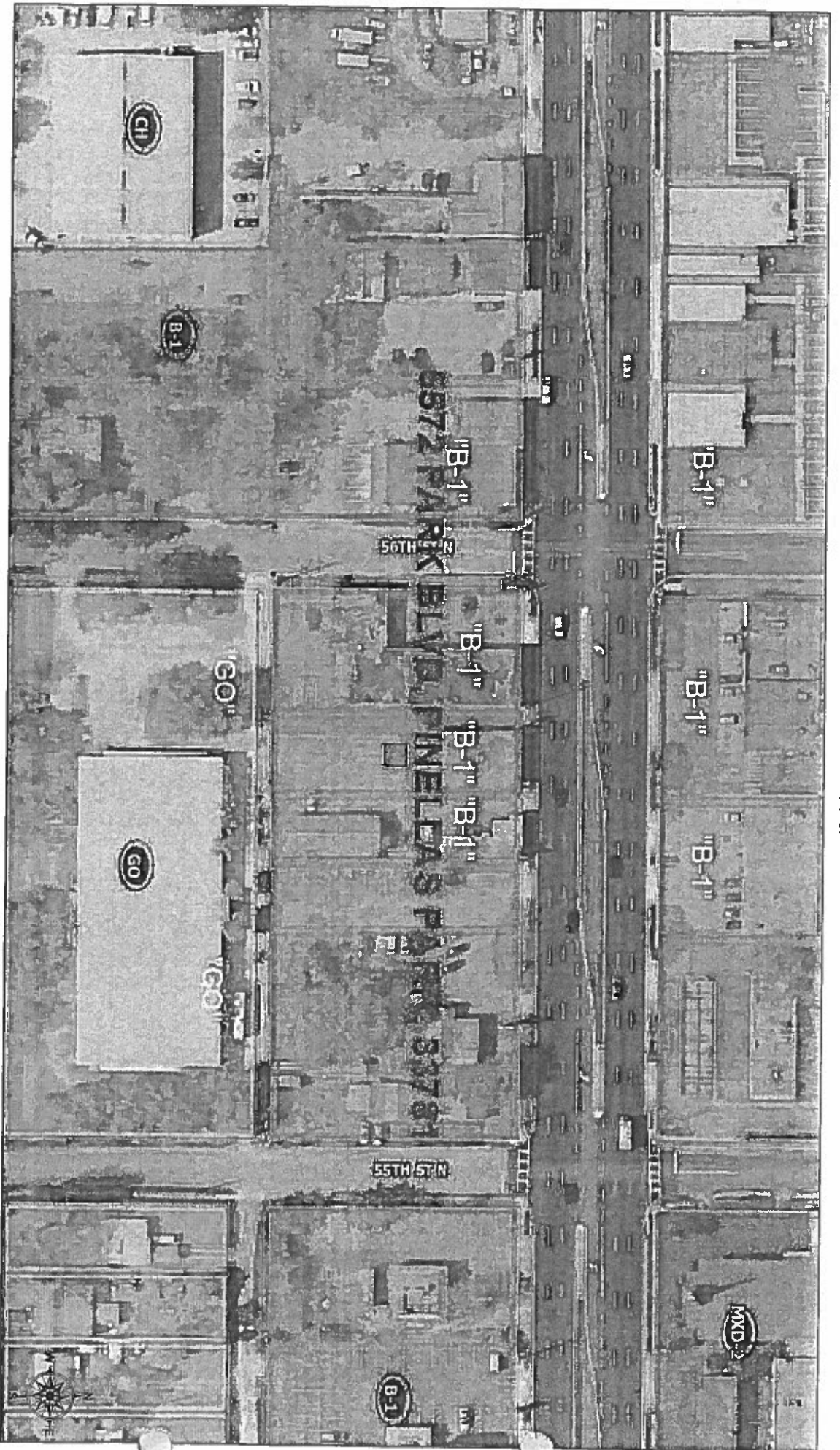
who is personally known to me or who has produced 6000-534-41-971-0
(Type of identification)

as identification and who did (did not) take an oath
Stephanie Rocha Notary Public, Commission No. GG087482

(SEAL ABOVE)

Stephanie Rocha
Name of Notary typed, printed or stamped)

5572 Park Blvd



February 13, 2018

- CSX Railroad Lines
- Channels
- Waterbodies
- Centerlines
- Channel
- DRY
- Private Roads
- Ditch
- WET

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kartastar, NL, Ordnance Survey, Esri, Japan, METI, Esri China (Hong Kong), swisstopo, Mapbox, and the GIS User Community

CRA Agenda Date: March 20, 2018
Submitter: Debra Rose, Library and Cultural Affairs Administrator
Document Name: 2016-17 Community Redevelopment Agency Annual Report

ADOPTION AND TRANSMITTAL OF THE 2016-2017 PINELLAS PARK COMMUNITY REDEVELOPMENT AGENCY ANNUAL REPORT

NOTE: Florida Statutes require the Pinellas Park Community Redevelopment Agency (CRA) to file with the governing body of the City of Pinellas Park, prior to March 31 of each year, an annual report of its activities during the prior fiscal year. The 2016-2017 Annual Report of the Community Redevelopment Agency is presented for adoption and transmittal by the CRA Board of Directors.

ACTION: (Approve - Deny) Adoption and Transmittal of the 2016-2017 Annual Report of the Pinellas Park Community Redevelopment Agency.

(reference material — annual report)

CRA Agenda Date: March 20, 2018
Submitter: Debra Rose, CRA Coordinator
Document Name: Selection of 2018 CRA Board Chair and Vice-Chair

SELECTION OF 2018 CRA BOARD CHAIRMAN AND VICE-CHAIRMAN

NOTE: The CRA Chair and Vice-Chair are elected by a majority of the voting members of the CRA to serve a one-year term ending in March. The CRA Board will recommend a Chair and Vice-Chair to be approved by the City Council at the March 22, 2018 Meeting of the Pinellas Park City Council.

(reference material —CRA Officers)

CRA Officers

2006

Chairperson, William Mischler
Vice Chair, Patricia Bailey-Snook

2007

Chairperson, Sandra Bradbury
Vice Chair, Ed Taylor

2008

Chairperson, Ed Taylor
Vice Chair, Rick Butler

2009

Chairperson, Rick Butler
Vice Chair, Jerry Mullins

2010

Chairperson, Jerry Mullins
Vice Chair, Sandra Bradbury

2011

Chairperson, William Mischler
Vice Chair, Sandra Bradbury

2012

Chairperson, Ed Taylor
Vice Chair, Rick Butler

2013

Chairperson, Rick Butler
Vice Chair, Patricia Johnson

2014

Chairperson, Patricia Johnson
Vice Chair, Jerry Mullins

2015

Chairperson, Jerry Mullins
Vice Chair, Ed Taylor

2016

Chairperson, Ed Taylor
Vice Chair, Sandra Bradbury

2017

Chairperson, Sandra Bradbury
Vice Chair, Rick Butler

COMMUNITY REDEVELOPMENT AGENCY MEETING

Tuesday, January 23, 2018

CITY COUNCIL WORKSHOP ROOM

MINUTES

CALL TO ORDER at 6:54 P.M.

INVOCATION was given by Ms. Bradbury at the City Council Workshop.

PLEDGE OF ALLEGIANCE was led by Community Redevelopment Agency

I. ROLL CALL

PRESENT: Sandra L. Bradbury, Chairperson
Rick Butler, Vice-Chairperson
Patricia F. Johnson
Jerry A. Mullins
W. E. "Ed" Taylor

ABSENT: None

ALSO PRESENT: City Manager, Doug Lewis - Assistant City Manager, Patrick Murphy – City Attorney, James Denhardt – Fire Administration Services Director, Debra Rose – Government Relations Administrator, Lana Beck – Economic Development Manager, Shannon Coughlin – Police Chief Michael Haworth – Office of Management and Budget Administrator, Dan Katsiyannis – Interim Zoning Director, Anna Weaver – CRA Sergeant, Michael Griffiths and Deputy City Clerk, Nichole Strickland.

II. APPROVAL OF MINUTES

MOTION was made by Mr. Butler and **SECONDED** by Mr. Mullins to **APPROVE** the minutes of October 24, 2017, 2017, as on file in the City Clerk's Office.

Roll Call Vote:

Ayes: Sandra Bradbury, Rick Butler, Patricia F. Johnson, Jerry Mullins, Ed Taylor
Nays: None
Absent: None
Abstain: None

MOTION CARRIED UNANIMOUSLY

ALL PARTIES WERE SWORN IN FOR QUASI JUDICIAL ITEMS

III. PUBLIC HEARING

1. CASE NO: BOA 2018-4 (QUASI JUDICIAL) CONSIDERATION OF A REQUEST FOR A VARIANCE TO REDUCE THE EAST, SIDE YEARD SETBACK FROM 5 FEET TO ZERO FEET IN THE "B-1" GENERAL COMMERCIAL ZONING DISTRICT FOR A STORAGE CONTAINER ON A PARCEL GERNEALLY LOCATED AT 6290 PARK BLVD (Mr. Gerson Garcia of Oly's Tires)

The applicant has requested a variance to reduce the required distance to the property line for a storage container to remain on the side yard for storage of tires, as shown on the survey.

Interim Zoning Director Anna Weaver provided information on BOA 2018-4.

Attorney Denhardt read a letter from a neighbor of Oly's Tires stating their approval of the item.

Gerson Garcia, 6290 Park Boulevard, stated he purchased the storage container to store tires and help with the mosquito problem.

Ms. Johnson asked if the all future owners will be allowed to have a storage container?

Interim Director Weaver stated they would have to get a building permit.

Discussion was held on adding a condition to have only the current storage container be allowed and only to store tires.

Mr. Mullins stated if his neighbors are ok with it he will approve it.

MOTION was made by Mr. Taylor and **SECONDED** by Mr. Mullins to **APPROVE** Case No. BOA 2018-4, the variance criteria established in Section 18-1537 of the Land Development Code, and the corresponding Findings of Fact identified in Section III, A-F of the staff report, subject to the following conditions:

1. The setback shall be reduced to 0' on the east, side yard for a storage container.
2. The variance is for the storage container only.

Roll Call Vote:

Ayes: Ed Taylor, Sandra Bradbury, Rick Butler, Patricia F. Johnson Jerry Mullins

Nays: None

Absent: None

Abstain: None

MOTION CARRIED UNANIMOUSLY

2. **CASE NO.: CU 2018-2/BOA 2018-6 (QUASI JUDICIAL) CONSIDERATION OF A REQUEST TO ESTABLISH A CONDITIONAL USE FOR TWO NEW DRIVE-THRU RESTAURANTS IN THE "B-1" GENERAL COMMERCIAL ZONING DISTRICT AND A VARIANCE TO REDUCE PARKING ON PARCELS GENERALLY LOCATED AT 4590 PARK BOULEVARD, 4565 73rd AVENUE, 4547 73rd AVENUE AND 4531 73rd AVENUE. (BDG 5001, LLC)**

The applicant has proposed two buildings to be constructed in a new development inclusive of 6 parcels with a 16-foot-wide alley in the center. This alley must be vacated prior to constructed and is a recommended condition of approval. Parking required is 97 spaces where 73 spaces are provided. At its meeting of January 4, 2018, the Planning and Zoning Commission recommended APPROVAL of this case with one additional condition.

Interim Zoning Director Weaver provided information on CU 2018-2/BOA 2018-6.

Christian Yepes, 7639 Aralia Way, Seminole, stated he is the applicant and is available for questions.

Discussion was held on the location of the drive thru and parking lot due to the neighborhood directly abutting the property.

MOTION was made by Mr. Butler and **SECONDED** by Mr. Mullins to **APPROVE** Case No. CU 2018-2/BOA 2018-6 on a parcel generally located at 4590 Park Boulevard; after review of the Conditional Use criteria of Section 18-1531.6, the requirements for "Restaurants, Drive-in/drive-thru" in Section 18-1531.10 and the criteria for variances in Section 18-1537.2, subject to the following conditions:

1. The alley located in the center of this site must be vacated prior to the issuance of any building permit.
2. A unity of title must be filed for recording prior to the issuance of any building permit.

Roll Call Vote:

Ayes: Ed Taylor, Sandra Bradbury, Rick Butler, Patricia F. Johnson Jerry Mullins

Nays: None

Absent: None

Abstain: None

MOTION CARRIED UNANIMOUSLY

3. **CASE NO: MS 2018-10/BOA 2018-10 (QUASI-JUDICIAL) CONSIDERATION OF A REQUEST FOR THE DIVISION OF A LOT OF RECORD RESULTING IN TWO PARCELS IN THE "R-6" MULTIFAMILY RESIDENTIAL/COMMERCIAL ZONING DISTRICT WITH A VARIANCE TO THE EAST, SIDE YARD SETBACK ON THE WEST PARCEL (LOTS 235 + 236) ON A PARCEL OF LAND GENERALLY LOCATED AT 7591 52nd STREET.**

The applicant is requesting approval for a Division of a Lot of Record resulting in two parcels with variances to setbacks on the west resulting lot. The division of the lot is typically an administrative review unless waivers or variances are requested, requiring a public hearing.

Interim Zoning Director Weaver provided information on MS 2018-10/BOA 2018-10.

John Conner, Park Plaza Condo asked if this will impact the Condos?

Interim Director Weaver stated no.

MOTION was made by Mr. Butler and **SECONDED** by Ms. Johnson to **APPROVE** Case No. MS 2018-10/BOA 2018-10, review criteria for the division of a lot of record in Section 18-101 of the Land Development Code and the review criteria for variances in Section 18-1537 of the Land Development Code, the Division of a Lot of Record with a variance to one side yard setback, subject to the following condition:

1. This setback variance will be for existing improvements only as shown on the attached survey.

Roll Call Vote:

Ayes: Ed Taylor, Sandra Bradbury, Rick Butler, Patricia F. Johnson Jerry Mullins

Nays: None

Absent: None

Abstain: None

MOTION CARRIED UNANIMOUSLY

4. **AUTHORIZATION FOR THE COMMUNITY REDEVELOPMENT CHAIRPERSON TO SIGN A CONTRACT FOR THE PURCHASE OF REAL PROPERTY FROM LINDA M. STEVENS – 5795 75th Terrace North**

This real estate contract is for the proposed purchase of 0.04 acres M.O.L. of real property located at 5795 75th Terrace North. The Owner has agreed to a purchase price of Seventy Five Thousand Dollars (\$75,000).

Economic Development Manager Coughlin provided information on the contract for the purchase of 5795 75th Terrace North.

MOTION was made by Mr. Mullins and **SECONDED** by Ms. Johnson to **APPROVE** authorization for the Community Redevelopment Chairperson to sign a Contract for Purchase of real property owned by Linda M. Stevens and located at 5795 75th Terrace North, in the amount of Seventy Five Thousand Dollars (\$75,000) plus closing costs, to be charged to the appropriate account, subject to the closing documents being acceptable to the City Attorney.

Roll Call Vote:

Ayes: Ed Taylor, Patricia F. Johnson, Jerry Mullins
Nays: Sandra Bradbury
Absent: Rick Butler
Abstain: None

MOTION CARRIED

5. **AUTHORIZATION FOR THE COMMUNITY REDEVELOPMENT CHAIRPERSON TO SIGN A CONTRACT FOR THE PURCHASE OF REAL PROPERTY FROM KEVIN KRUSZEWSKI – 5745 75th Terrace North**

This real estate contract is for the proposed purchase of 0.04 acres M.O.L. of real property located at 5745 75th Terrace North. The Owner has agreed to a purchase price of Seventy Five Thousand Dollars (\$75,000).

Economic Development Manager Coughlin provided information on the contract for the purchase of 5745 75th Terrace.

MOTION was made by Mr. Mullins and **SECONDED** by Ms. Johnson to **APPROVE** authorization for the Community Redevelopment Chairperson to sign a Contract for Purchase of real property owned by Kevin Kruszewski and located at 5745 75th Terrace North, in the amount of Seventy Five Thousand Dollars (\$75,000) plus closing costs, to be charged to the appropriate account, subject to the closing documents being acceptable to the City Attorney.

Roll Call Vote:

Ayes: Ed Taylor, Patricia F. Johnson, Jerry Mullins
Nays: Sandra Bradbury
Absent: Rick Butler
Abstain: None

MOTION CARRIED

6. **AMENDED 2018 MEETING SCHEDULE OF THE PINELLAS PARK
COMMUNITY REDEVELOPMENT AGENCY**

The 2018 Meeting Schedule of the Pinellas Park Community Redevelopment Agency is amended to reflect a change in meeting time. Meeting dates remain unchanged. The amended annual meeting schedule will be advertised to fulfill the statutory requirement of Chapter 189.417(1) meetings; notice; required reports.

Fire Administration Director Debra Rose provided information on the 2018 amended meeting schedule.

MOTION was made by Mr. Mullins and **SECONDED** by Ms. Johnson to **APPROVE** amended 2018 meeting schedule of the Pinellas Park Community Redevelopment Agency.

Roll Call Vote:

Ayes: Ed Taylor, Sandra Bradbury, Patricia F. Johnson, Jerry Mullins

Nays: None

Absent: Rick Butler

Abstain: None

MOTION CARRIED UNANIMOUSLY

7. **AUTHORIZATION FOR NEGOTIATIONS CONSULTANT FOR RFP 17/025,
COMMUNITY REDEVELOPMENT PLAN UPDATE AND CRA EXTENSION.**

The RFP Evaluation Committee, in accordance with Resolution 15-12, has reviewed the proposals submitted and recommends three consultants in the following order: 1) S & ME, Inc.; 2) TOA Design Group, LLC; and 3) Stantec Consulting Services, Inc. Upon recommendation and authorization by the Community Redevelopment Agency Board of Directors, the City Manager, acting on behalf of the CRA Board under the 2015 Agreement for Services, will negotiate competitively with the most qualified firm; and, should he/she fail to reach an agreement, he will then negotiate with the remaining firms in order of preference, in accordance with Section 287.055, Florida Statutes.

Fire Administration Director Debra Rose provided information on RFP 17/025.

MOTION was made by Mr. Mullins and **SECONDED** by Ms. Johnson to **APPROVE** authorization for City Manager to negotiate with the firms recommended by the Evaluation Committee, in order of preference as recommended, for RFP 17/025.

Roll Call Vote:

Ayes: Ed Taylor, Sandra Bradbury, Patricia F. Johnson, Jerry Mullins
Nays: None
Absent: Rick Butler
Abstain: None

MOTION CARRIED UNANIMOUSLY

8. **AUTHORIZATION FOR THE CHAIRPERSON TO SIGN A POLICE DEPARTMENT SUBSTATION LEASE BETWEEN THE COMMUNITY REDEVELOPMENT AGENCY, THE CITY OF PINELLAS PARK AND 70TH AVENUE, LLC — For property located at 6990 49th Street North**

In January of 2015, the City entered into a Lease with 70th Avenue, LLC for the property located at 6990 70th Avenue North. The leased premise is currently used by the Community Redevelopment Police Unit. The current Lease expires January 18, 2018. The parties involved are interested in renewing the lease for an additional Five (5) years, with a 3% increase in rent annually. The Lease is subject to the final approval of the City Attorney.

Economic Development Manager Coughlin provided information on the Police Department Substation Lease for the CRA Police Unit.

Ms. Johnson asked if there is a way to get out of the lease if the State gets rid of the CRA.

Attorney Denhardt stated that is one reason the lease isn't finished because they are working on a termination clause.

MOTION was made by Mr. Mullins and **SECONDED** by Mr. Butler to **APPROVE** authorization for the Chairperson to sign a Lease between the Community Redevelopment Agency and 70th Avenue, LLC for property located at 6990 49th Street North. The Lease is subject to the approval of the City Attorney.

Roll Call Vote:

Ayes: Ed Taylor, Sandra Bradbury, Rick Butler, Patricia F. Johnson, Jerry Mullins

Nays: None

Absent: None

Abstain: None

MOTION CARRIED UNANIMOUSLY

IV. NEW BUSINESS

1. STAFF CHANGES

Fire Administration Services Director stated there have been staff changes and she has been working with Lana Beck to move the art district under the Communications and Marketing Department.

Communications and Marketing Administrator Lana Beck stated she has not made any changes at this point but is getting to know the artists and the businesses.

V. GENERAL BUSINESS

1. CRA POLICE DISTRICT UPDATES

Sergeant Griffiths provided updates on the CRA Police district.

2. CITY WEBSITE

City Manager Lewis stated the new website is up and running. If there is anything that needs to be changed please let Lana and her staff know.

VI. ADJOURNMENT

There being no further business, the meeting was **ADJOURNED** at 7:37 P.M.

Sandra Bradbury, Chairperson
Community Redevelopment Agency

ATTEST:

Nichole Strickland, MMC
Deputy City Clerk