

ORDINANCE NO. XXXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, PERTAINING TO PERMITTED AND CONDITIONAL USES IN THE TOWN CENTER(TC) ZONING DISTRICT; AMENDING CHAPTER 18, LAND DEVELOPMENT CODE; BY AMENDING TABLE 18-1522.3.; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; 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. (LDC-1123-00001)

WHEREAS, the City Council desires to amend the Town Center (TC) Zoning District to allow the use of "Dwellings, Single-family Detached" as a permitted use; and

WHEREAS, the Planning and Zoning Commission, sitting as the Local Planning Agency, and the City Council for the City of Pinellas Park, Florida have reviewed and held public hearings on said proposed ordinance.

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

SECTION ONE: That Table 18-1522.3, of Chapter 18, of the Land Development Code of the City of Pinellas Park, Florida is hereby amended as follows:

Table 18-1522.3: Authorized Land Uses in TC District

Land Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Dwellings, Multi-family	P	
Dwellings, Single-family Attached	P	
<u>Dwellings, Single-family Detached</u>	<u>P</u>	
Community Residential Home (six (6) or fewer residents)	C	Fourteen (14) or fewer residents subject to section 18-1530.19
Bed and Breakfast Establishment	C	Subject to sections 18-1503.16 and section 18-1531
Hotels and Motels	P	Up to fifty (50) units per net acre
Live/Work Units	C	Subject to section 18-1531
Mixed use; residential/office/personal services/retail	P	
COMMERCIAL USES		
Art Gallery	P	
Bakery Shops	P	
Book Stores	P	
Brewpubs	P	
Catering Establishments	P	
Clothing and Apparel Sales and Rentals	P	
Department Stores	P	
Drug Stores	P	
Financial Institutions	P	
Financial Institutions drive-thru	C	Subject to section 18-1531
Florists	P	

Light Printing Establishments	P	
Microbreweries	P	
Offices	P	
Outdoor Cafes	P	
Personal Services	P	
Restaurants	P	Except drive-in or drive-thru and including accessory micro-brewery
Restaurants; Drive-in/Drive-thru	C	Subject to section 18-1531
Specialty and Gift Shops	P	
Supermarkets	P	
Taverns and Lounges	C	Subject to section 18-1531
Tobacco and Newsstands	P	
Veterinary Services	C	Subject to section 18-1531. Excludes treatment or boarding of farm or livestock animals in outdoor pens.
Video Sales and Rental	P	
MANUFACTURING, WHOLESALE TRADE, WAREHOUSING USES		
Fabrication, Assembly and Repair, limited to twenty-five (25) percent of floor area of a retail or mixed-use establishment	C	Subject to section 18-1531
TRANSPORTATION, COMMUNICATION AND UTILITY USES		
Bus Terminal or other public transportation facility	C	Subject to section 18-1531
Electric Power Distribution Substations	P	Subject to section 18-1530.24
Off-street parking lots and parking garages, other than accessory to	P	

a permitted or conditional use		
Utilities, public and private	C	Subject to section 18-1531
ARTS, ENTERTAINMENT AND RECREATION USES		
Recording Studios	P	
Recreation and Games Establishments, Indoor	P	
Recreation/Open Space	C	Subject to section 18-1531
Studios, Television and Radio Broadcast (excluding towers)	P	
Theaters	P	
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTIONAL USES		
Clubs and Lodges	C	Subject to section 18-1531
Colleges, universities, Seminaries and Other Institutions of Higher Education	C	Subject to section 18-1531
Community Facility	P	
Day Care Center—Type 1	P	
Day Care Center—Type 2	P	
Day Care Center—Type 3	P	
Educational Institutions	C	Subject to section 18-1531
Educational Institutions (elementary, middle, senior)	P	
Health Spas	P	
Laboratories, Medical and Dental	C	Subject to section 18-1531
Medical Marijuana Dispensary	P	
Place of Worship	P	
Public Educational Facilities	P	

Schools on Non-Academic Curriculum	P	
Schools, Trade (limited to business, medical and personal services)	P	
AGRICULTURE AND OTHER USES		
Accessory Uses (section 18-1530)	P/C	Subject to sections 18-1530 and 18-1531
Home Occupations	C	Subject to section 18-1531

SECTION TWO: 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 THREE: That the City Council does hereby certify that this Ordinance is consistent with the City's Comprehensive Plan and elements thereof adopted pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act.

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 _____, 2023.

PUBLISHED THE _____ DAY OF _____, 2023.

FIRST PUBLIC HEARING THE ____ DAY OF _____, 2023.

SECOND PUBLIC HEARING THE ____ DAY OF _____, 2023.

PASSED THIS _____ DAY OF _____, 2023.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2023.

Sandra L. Bradbury
MAYOR

ATTEST:

Diane M. Corna, MMC
CITY CLERK