DENSITY ANALYSIS

City of St. Pete Beach Community Redevelopment District

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EXECUTIVE SUMMARY

The purpose of this Density Analysis is to identify and compare each the number of temporary lodging and residential units available under both the 1998 and 2013 City Comprehensive Plans, within the Community Redevelopment District (CRD), as compared to the number of each type of unit that exists at the present time. The difference between the number of each type of unit potentially available, and the number that exist at present, identifies and establishes the mutually exclusive maximum total number for each type of unit achievable under the previous 1998 Comprehensive Plan and the current 2013 Comprehensive Plan.

In brief, the analysis was performed in the interest of determining two key pieces of information:

- Was there a change in the number of either temporary lodging or residential units that could be built in the CRD based on amendments to the Comprehensive Plan between 1998 and 2013?; and
- What is the potential number of each type of unit that may be built within the CRD, above the number existing at present, under the current 2013 Comprehensive Plan as amended through Ordinance 2015-05?

The answers to these two questions are summarized below and explained in the accompanying narrative and tables.

- At present there are 2,829 temporary lodging units and 1,750 residential dwelling units in the CRD.
- The allowable densities under the 1998 Comprehensive Plan categories within the CRD provided for a potential 5,369 temporary lodging or 3,910 residential units - indicating the ability to construct an additional 2,540 temporary lodging units, 2,160 residential units, or some share of each.
- The allowable densities under the 2013 Comprehensive Plan categories within the CRD provide for a potential 5,289 temporary lodging units or 3,836 residential units - indicating the ability to construct an additional 2,460 temporary lodging units, 2,086 residential units, or some share of each.
- The analysis indicates that 80 fewer temporary lodging units and 74 fewer residential units can be built under the 2013 Comprehensive Plan, as compared to the 1998 Comprehensive Plan.
- Thus, the number of potentially available temporary lodging or residential units under the 2013 Comprehensive Plan did not increase, nor did the corresponding impacts on infrastructure or hurricane evacuation, as compared to the 1998 Comprehensive Plan in the CRD.

The total number of additional available units under the current 2013 Comprehensive Plan – 2,460 temporary lodging units or 2,086 dwelling units - is the potential total number of each respective type of use, or the representative share of each, that are available within the CRD under the terms of the Compliance Agreement approved by Resolution No. 2015-02, and the 2013 Comprehensive Plan as amended by Ordinance No. 2015-05. This shall be the total number of each type of use that may be permitted in the CRD, until and unless the Comprehensive Plan is subsequently amended in a manner that would alter the respective enumerated allowable number of units, based on and consistent with the requirements of law.

PREFACE

This Density Analysis has been performed to identify and compare the number of temporary lodging or residential units available under each the 1998 and 2013 Comprehensive Plans for the Community Redevelopment District, in relationship to the number existing at the present time, to determine the number of each type of unit potentially available for development. The analysis will be used to evaluate Comprehensive Plan amendments, development orders, and infrastructure needs.

The potential number of units available for temporary lodging or residential units is mutually exclusive and not cumulative - meaning that the number of each that could be built is limited by the total acreage available and the respective density applicable to each type of use. For example, to the extent that a given property chooses to develop based on its full complement of temporary lodging use, the potential for that same property to be used for residential use is eliminated and thus the total potential number of residential units is reduced by the maximum number of units that could have otherwise been achieved under the permitted density for the property.

The potential number of each type of unit available may also be increased by the removal of existing units that might occur in the process of redevelopment - meaning that for every existing temporary lodging or residential unit eliminated from the current inventory, the potential available number of like units is increased by the number removed. This net number of units available to be built is calculated for the CRD as a whole, such that the removal of a certain number of existing units on a given site increases the total number of that type of unit available in the CRD as a whole, whether rebuilt on the site from which they were removed or another site in the CRD.

It is important to understand that the methodology employed here is to identify a hypothetical maximum based on total acreage in the CRD and maximum achievable density for each temporary lodging and residential use. It is an accepted methodology for determining maximum potential development, but does not purport to suggest that the maximum potential can or will be achieved, given existing committed uses that may choose not to change, market preferences, or other variables.

The remedial action as set forth in Exhibit “B” to the Compliance Agreement provides that no development order shall be issued which permits development in the CRD under the currently effective 2013 Comprehensive Plan in excess of the number of available units supported by the Density Analysis unless and until an amendment to the CRD is approved pursuant to the requirements for comprehensive plan amendments, consistent with the data and analysis required in support thereof.

1998 COMPREHENSIVE PLAN ANALYSIS

Table 1 – 1998 Future Land Use Plan Categories, identifies the plan categories that were in place under the 1998 Comprehensive Plan, the acreage and percentage of area attributed to each, and the maximum density allowed for each category for both temporary lodging and residential uses – from which is derived the maximum potential number of units for each temporary lodging and residential use that could have been built under the 1998 Comprehensive Plan

The total maximum potential number of units under this scenario is 5,369 temporary lodging units or 3,910 dwelling units.

Map 1, 1998 Future Land Use Plan, portrays the geographic extent of the Future Land Use Plan categories within the CRD boundaries under the 1998 Comprehensive Plan from which the calculations in Table 1 were derived.

TABLE 1 - 1998 FUTURE LAND USE PLAN CATEGORIES

FUTURE LAND USE PLAN CATEGORY (1998)	ACRES[1]		MAXIMUM DENSITY[2]		POTENTIAL UNITS[3]	
	NUMBER	PERCENT	TLU/A	DU/A	TLU'S	DU'S
RESIDENTIAL URBAN	2.4	1%	0	7.5	0	18
RESIDENTIAL LOW MEDIUM	25.5	12%	0	10.0	0	255
RESIDENTIAL MEDIUM	17.9	8%	0	15.0	0	269
RESIDENTIAL/OFFICE/RETAIL	1.9	1%	0	18.0	0	34
RESORT FACILITIES MEDIUM	78.7	36%	30	18.0	2,361	1,417
COMMERCIAL GENERAL	75.2	34%	40	24.0	3,008	1,805
INSTITUTIONAL	9.0	4%	0	12.5	0	113
TRANSPORTATION UTILITY	2.8	1%	0	0.0	0	0
RECREATION/OPEN SPACE	5.1	2%	0	0.0	0	0
TOTAL	218.5	100%	N/A	N/A	5,369	3,910

NOTES:

[1] Land area (in acres) is the total land area of parcels within each respective plan category excluding land area seaward of the State of Florida Coastal Construction Control Line.

[2]Represents the maximum Temporary Lodging Units (TLU's) or Dwelling Units (DU) allowed per acre by each respective 1998 Plan Categor

[3]Potential units is the maximum number of TLU's or DU's authorized by the Plan Category and is based on the total acreage multiplied by the maximum density for each respective Plan Category.

Table 2 - Existing Unit Count, identifies the existing number of residential dwelling units and temporary lodging units in place in February 2015 – based on data obtained from the Pinellas County parcel base data in shapefile format and differentiated by type using Property Use Descriptions in Pinellas County Property Appraiser Office data further analyzed and refined by the Consultant and the City.

The analysis reveals that 2,829 temporary lodging units and 1,750 residential dwelling units exist within the CRD at the time of this analysis

Map 2, Existing Unit Count, shows the number and location of existing units by type and current property use as of February 2015.

TABLE 2 - EXISTING UNITS BY PLAN CATEGORY

FUTURE LAND USE PLAN CATEGORY (1998)	EXISTING UNITS[1]	
	TLU'S	DU'S
RESIDENTIAL URBAN	0	27
RESIDENTIAL LOW MEDIUM	119	501
RESIDENTIAL MEDIUM	7	319
RESIDENTIAL/OFFICE/RETAIL	0	27
RESORT FACILITIES MEDIUM	2,626	787
COMMERCIAL GENERAL	77	88
INSTITUTIONAL	0	1
TRANSPORTATION UTILITY	0	0
RECREATION/OPEN SPACE	0	0
TOTAL	2,829	1,750

NOTES:

[1]Existing units taken from Pinellas County parcel base data in shapefile format and differentiated by type using Property Use Description in Pinellas County Property Appraiser Office data by CGA, February 2015

Table 3 - Available Units Under the 1998 Comprehensive Plan, identifies the numerical difference between the maximum potential number of temporary lodging or residential dwelling units identified in Table 1 (the 1998 Comprehensive Plan) and the respective number and type of units that exist as of February, 2015 as provided in Table 2, by each of the 1998 Future Land Use Plan categories and in total.

The analysis indicates that the available number of units (allowed under the 1998 Comprehensive Plan and not built) was 2,540 temporary lodging units or 2,160 residential dwelling units.

TABLE 3 - AVAILABLE UNITS UNDER 1998 COMPREHENSIVE PLAN

FUTURE LAND USE PLAN CATEGORY (1998)	AVAILABLE UNITS - BY TYPE[1]	
	TLU'S	DU'S
RESIDENTIAL URBAN	0	-9
RESIDENTIAL LOW MEDIUM	-119	-246
RESIDENTIAL MEDIUM	-7	-51
RESIDENTIAL/OFFICE/RETAIL	0	7
RESORT FACILITIES MEDIUM	-265	630
COMMERCIAL GENERAL	2,931	1,717
INSTITUTIONAL	0	112
TRANSPORTATION UTILITY	0	0
RECREATION/OPEN SPACE	0	0
TOTAL	2,540	2,160

NOTES:

[1]Available Units by Type represents the difference between potential units in Table 1 and existing units in Table 2.

2013 COMPREHENSIVE PLAN ANALYSIS

Table 4 – 2013 Character District Categories, identifies the character district categories as delineated in the Special Area Plan for the CRD as adopted in Ordinance No. 2013-13, the acreage and percentage of area attributed to each, and the maximum density allowed for each category for both temporary lodging and residential uses – from which is derived the maximum potential number of units for each temporary lodging and residential use. It is important to note that this Density Analysis assumes that the requisite criteria (i.e. minimum parcel size, mix of uses, etc.) for achieving the maximum development potential within each character district can be met and therefore analyzes the highest use potential that could theoretically be achieved.

The 325 temporary lodging units designated as "pool" units by the Plan for the entire Town Center – 2 (Corey Circle and Coquina West), Bayou Residential, and Activity Center character districts are allocated on a prorated basis by percent of total acreage of these Character Districts; i.e., the total potential number of units cannot exceed 325, irrespective of the permitted density. Moreover, this Density Analysis assumes that at some future date the City Commission will amend the City's Land Development Code to implement the Residential Unit (RU) Reserve program as contemplated by the Comprehensive Plan. The RU Reserve authorizes two dwelling units per acre above the base maximum in the Downtown Core Residential District and three dwelling units per acre above the base maximum in the Commercial Corridor-1 and Commercial Corridor-2 Districts. The Plan also provides for a General Residential Unit (RU) Density Pool Reserve of up to 195 units for properties within the CRD which, for the purposes of this Density Analysis, are allocated on a prorated basis by the area percentage of each Character District relative to the CRD as a whole. Again, the City Commission will need to implement this density pool through the Land Development Code setting forth allocation procedures and density limitations to ensure the available reserve density is not exceeded prior to this provision being operable.

Assuming the maximum densities can be achieved, that the temporary lodging unit pool is fully utilized, and the residential unit reserve provision is implemented and utilized, the total maximum potential number of each type of unit that could be achieved under this scenario is 5,289 temporary lodging units or 3,836 dwelling units.

Map 3, Character Districts, portrays the geographic extent of the character districts within the Community Redevelopment District boundaries as enumerated in Tables 4, 5, and 6.

TABLE 4 - 2013 CHARACTER DISTRICT CATEGORIES (COMMUNITY REDEVELOPMENT DISTRICT)

CHARACTER DISTRICT CATEGORY (2013)	ACRES[1]		MAXIMUM DENSITY[2]				POTENTIAL UNITS[4]						
							TEMPORARY LODGING UNITS			RESIDENTIAL DWELLING UNITS			
	NUMBER	PERCENT	TLU/A	TLU DENSITY POOL[3]	DU/A	DEDICATED RU RESERVE (DU/A)	BASE TLU'S	TLU DENSITY POOL	TOTAL TLU'S	BASE DU'S	DEDICATED RU RESERVE[6]	CRD-WIDE RU DENSITY POOL RESERVE[7]	TOTAL DU'S
LARGE RESORT (LR)	51.7	24%	75	0	15.0	0.0	3,876	0	3,876	775	0	46	821
BOUTIQUE HOTEL/CONDO (BHC)	14.8	7%	50	125	18.0	0.0	738	125	863	266	0	13	279
ACTIVITY CENTER (AC)	44.4	20%	40	230	18.0	0.0	0[5]	230	230	799	0	40	839
BAYOU RESIDENTIAL (BR)	7.8	4%	0	40	18.0	0.0	0[5]	40	40	141	0	7	148
TOWN CENTER (TC-1)	32.8	15%	0	50	15.0	0.0	0	50	50	493	0	29	522
TOWN CENTER COREY CIRCLE (TC-2)	4.5	2%	50	23	24.0	0.0	0[5]	23	23	108	0	4	112
TOWN CENTER COQUINA WEST (TC-2)	6.1	3%	50	32	24.0	0.0	0[5]	32	32	147	0	5	153
DOWNTOWN CORE RESIDENTIAL (DCR)	11.7	5%	0	0	10.0	2.0	0	0	0	117	23	10	151
UPHAM BEACH VILLAGE (UPV)	15.6	7%	0	175	24.0	0.0	0	175	175	375	0	14	389
COMMERCIAL CORRIDOR -1 (CC-1)													
Single-Family or Duplex Lots not Abutting Blind Pass Road	3.4	2%	0	0	7.5	3.0	0	0	0	26	10	3	39
Remainder	3.4	2%	0	0	12.0	3.0	0	0	0	41	10	3	54
COMMERCIAL CORRIDOR -2 (CC-2)													
Single-Family or Duplex Lots not Abutting Blind Pass Road	5.5	3%	0	0	7.5	3.0	0	0	0	42	17	5	63
Remainder	16.7	8%	0	0	12.0	3.0	0	0	0	200	50	15	265
TOTAL	218.6	100%	N/A	675	N/A	N/A	4,614	675	5,289	3,530	111	195	3,836

NOTES:

[1] Land area (in acres) is the total land area of parcels within each respective plan category excluding land area seaward of the State of Florida Coastal Construction Control Line.

[2] Represents the maximum Temporary Lodging Units (TLU's) or Dwelling Units (DU's) allowed per acre under each respective Character District in the 2013 Plan.

[3] Represents the number of temporary lodging units allocated in the "TLU Density Pool". For this Density Analysis, the 325 units provided for the entire TC-2, BR, and AC districts are allocated on a prorated basis by percent of total acreage of these Character Districts.

[4] Potential units is the maximum number of TLU's or DU's authorized under the 2013 Plan and is based on the total acreage multiplied by the maximum density for each respective Character District plus potential units available from TLU or RU Reserve Pools.

[5] Permitted uses and standards for the TC-2, BR and AC character districts establish maximum density limits for individual projects governed by the number of units available in the density pool. Put another way, the density pool is not added to what's allowed on a per acre basis in these Character Districts.

[6] Represents potential residential units available in the Downtown Core Residential District, Commercial Corridor 1 and 2 Districts predicated upon the City Commission amending the City's Land Development Code as determined necessary based upon available data and analysis.

[7] Represents the number of Residential Unit (RU) Reserves authorized for the Community Redevelopment District by the Comprehensive Plan predicated upon City Commission amending the City's Land Development Code to establish an allocation procedure with absolute density limitations. For this Density Analysis, the 195 units reserved in the General Residential Unit "RU" Density Pool Reserve are allocated on a prorated basis by percent of total acreage of these Character Districts.

Table 5 - Existing Unit Count, uses the same source data and methodology as the existing unit count for the 1998 Comprehensive Plan, providing existing unit counts by type of use for each character district. The overall total number of existing units (2,829 temporary lodging units and 1,750 dwelling units) remains the same for each type of unit.

TABLE 5 - EXISTING UNIT COUNT

CHARACTER DISTRICT CATEGORY (2013)	EXISTING UNITS[1]	
	TLU'S	DU'S
LARGE RESORT (LR)	2,199	267
BOUTIQUE HOTEL/CONDO (BHC)	357	217
ACTIVITY CENTER (AC)	37	389
BAYOU RESIDENTIAL (BR)	50	115
TOWN CENTER (TC-1)	25	50
TOWN CENTER COREY CIRCLE (TC-2)	0	0
TOWN CENTER COQUINA WEST (TC-2)	33	68
DOWNTOWN CORE RESIDENTIAL (DCR)	20	148
UPHAM BEACH VILLAGE (UPV)	99	345
COMMERCIAL CORRIDOR -1 (CC-1)		
Single-Family or Duplex Lots not Abutting Blind Pass Road	0	50
Remainder	0	9
COMMERCIAL CORRIDOR -2 (CC-2)		
Single-Family or Duplex Lots not Abutting Blind Pass Road	0	62
Remainder	9	30
TOTAL	2,829	1,750

NOTES:

[1]Existing units taken from Pinellas County parcel base data in shapefile format and differentiated by type using Property Use Description in Pinellas County Property Appraiser Office data by CGA in February 2015

Table 6 - Available Units, identifies the numerical difference between the maximum potential number of temporary lodging or residential dwelling units identified in Table 4 (the 2013 Comprehensive Plan) and the respective number and type of existing units as of February 2015 as provided in Table 5.

The analysis indicates that the available number of units (allowed under the 2013 Comprehensive Plan and not yet built) is 2,460 temporary lodging units or 2,086 residential dwelling units

TABLE 6 - AVAILABLE UNITS

CHARACTER DISTRICT CATEGORY (2013)	AVAILABLE UNITS - BY TYPE[1]	
	TLU'S	DU'S
LARGE RESORT (LR)	1,677	554
BOUTIQUE HOTEL/CONDO (BHC)	506	62
ACTIVITY CENTER (AC)	193	450
BAYOU RESIDENTIAL (BR)	-10	33
TOWN CENTER (TC-1)	25	472
TOWN CENTER COREY CIRCLE (TC-2)	23	112
TOWN CENTER COQUINA WEST (TC-2)	-1	85
DOWNTOWN CORE RESIDENTIAL (DCR)	-20	3
UPHAM BEACH VILLAGE (UPV)	76	44
COMMERCIAL CORRIDOR -1 (CC-1)		
Single-Family or Duplex Lots not Abutting Blind Pass Road	0	-11
Remainder	0	45
COMMERCIAL CORRIDOR -2 (CC-2)		
Single-Family or Duplex Lots not Abutting Blind Pass Road	0	1
Remainder	-9	235
TOTAL	2,460	2,086

NOTES:

[1]Available Units by Type represents the difference between potential units in Table 4 and existing units in Table 5.

NET CHANGE IN AVAILABLE UNITS BETWEEN THE 1998 AND 2013 COMPREHENSIVE PLANS

Table 7 - Difference in Available Units, shows the net change in available units in Table 3 (1998 Comprehensive Plan) and Table 6 (2013 Comprehensive Plan) for the CRD. The analysis indicates that 80 fewer temporary lodging units and 74 fewer residential dwelling units have the potential to be built under the 2013 Comprehensive Plan as compared to the 1998 Comprehensive Plan.

SUMMARY

The total number of available units – 2,460 temporary lodging units or 2,086 dwelling units - is the potential total number of each respective type of use, or some share of each, that are potentially available within the CRD under the 2013 Comprehensive Plan as amended by Ordinance No. 2015-05. This shall be the mutually exclusive total number of each type of use that may be permitted in the Community Redevelopment District, until and unless the Comprehensive Plan is subsequently amended in a manner that would alter the respective enumerated allowable number of units, based on and consistent with the requirements of law.

TABLE 7 - DIFFERENCE IN AVAILABLE UNITS[1]

COMMUNITY REDEVELOPMENT DISTRICT	TLU'S	DU'S
1998 PLAN CATEGORIES	2,540	2,160
2013 CHARACTER DISTRICT CATEGORIES	2,460	2,086
TOTAL	-80	-74

NOTES:

[1]Represents the difference in available units between the 1998 Comprehensive Plan (Table 3) and the 2013 Comprehensive Plan (Table 6) in the CRD.

RECOMMENDATIONS

Based on the foregoing analysis, and in furtherance of its purpose and utilization, the following recommendations are offered:

(1) This analysis be forwarded to and formally received and accepted by the City Commission in satisfaction of the provisions identified in this Compliance Agreement, Exhibit B - Remedial Actions, Support Documents: 1) Density Analysis.

(2) The City establish an administrative process to record and track each net additional temporary lodging and residential dwelling unit for which a permit is issued within the CRD, by character district, to assure that the net additional number of each such type of use not exceed the respective number of each identified as available under this analysis for the CRD.

(3) The City Commission decide whether to amend the City's Land Development Code to implement the Residential Unit Reserves in the Downtown Core Residential District and the Commercial Corridor-1 and Commercial Corridor-2 Districts as well as the General Residential Unit Density Pool Reserve program for the CRD based on this Density Analysis and the relevant strategies of the CRD plan.

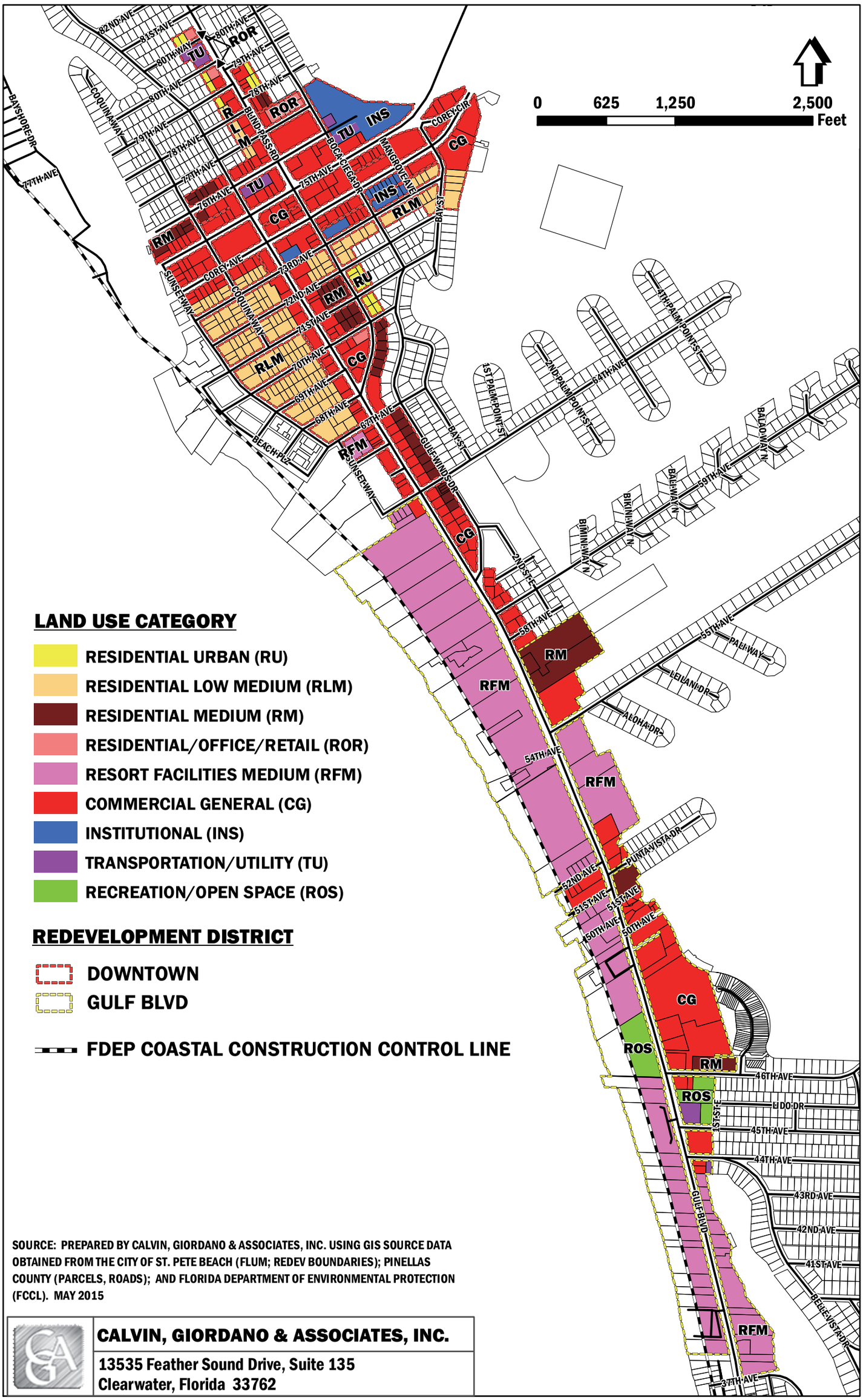
(4) The administrative process established by the City provide that the total number of available temporary lodging and residential dwelling units are to be permitted on a "first- come, first-served" basis within the CRD, without distinction as to the character districts, such units to be allocated only at the time of site plan approval, which allocation shall be subject to the time limits authorized for permitting and construction thereof.

(5) The process for the allocation of available units shall be consistent with all of the otherwise applicable requirements of the City's Comprehensive Plan and Land Development Code governing development in the CRD and the respective character districts within the CRD.

(6) The established process for the allocation of available temporary lodging and residential dwelling units shall remain in place until and unless the Comprehensive Plan is amended, pursuant to state law in such a manner that would cause this Density Analysis to be amended or to no longer apply.

(7) The City periodically review the results of the administrative tracking system measuring the number of net new temporary lodging and residential units approved, to determine whether the number of available units identified in this Density Analysis continues to be consistent with the policies and standards of the Comprehensive Plan and Land Development Code pertaining to the CRD.

MAP 1: 1998 FUTURE LAND USE PLAN (A-1)



SOURCE: PREPARED BY CALVIN, GIORDANO & ASSOCIATES, INC. USING GIS SOURCE DATA OBTAINED FROM THE CITY OF ST. PETE BEACH (FLUM; REDEV BOUNDARIES); PINELLAS COUNTY (PARCELS, ROADS); AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FCCL). MAY 2015

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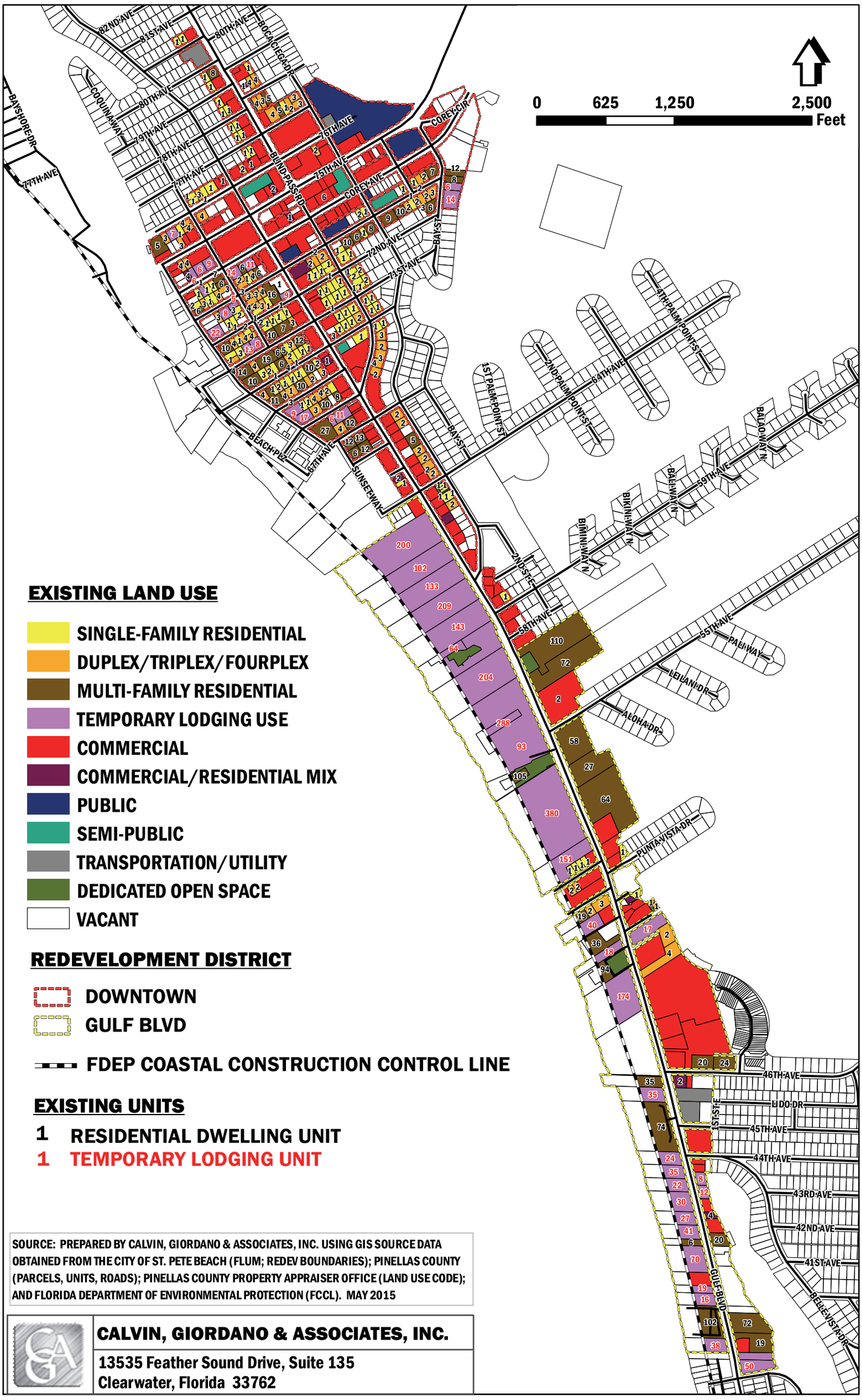
MAP 2: EXISTING UNIT COUNT (A-2)



SOURCE: PREPARED BY CALVIN, GIORDANO & ASSOCIATES, INC. USING GIS SOURCE DATA OBTAINED FROM THE CITY OF ST. PETE BEACH (FLUM; REDEV BOUNDARIES); PINELLAS COUNTY (PARCELS, UNITS, ROADS); PINELLAS COUNTY PROPERTY APPRAISER OFFICE (LAND USE CODE); AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FCCL). MAY 2015

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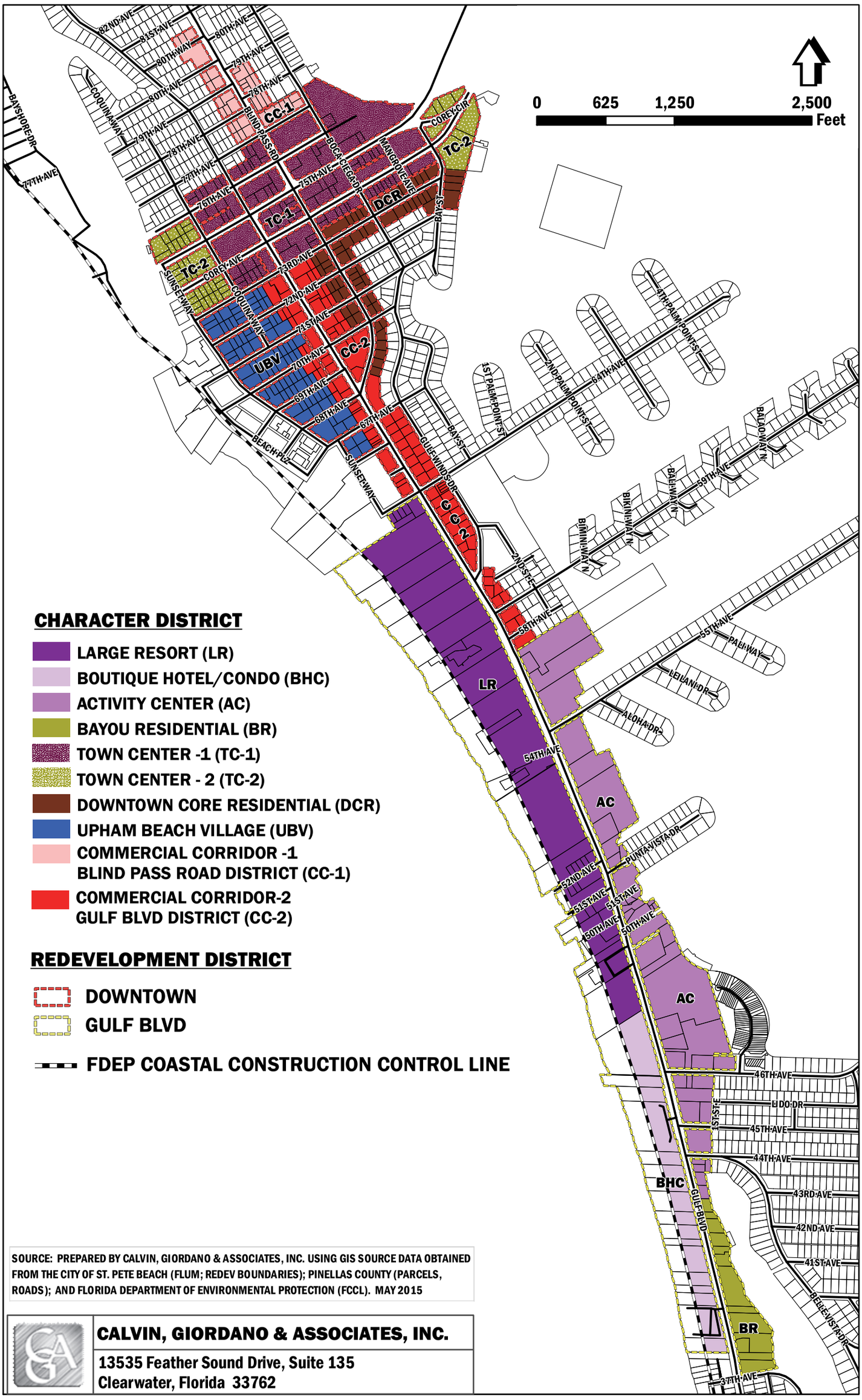
MAP 3: 2013 CRD CHARACTER DISTRICTS (A-3)



CHARACTER DISTRICT

- LARGE RESORT (LR)
- BOUTIQUE HOTEL/CONDO (BHC)
- ACTIVITY CENTER (AC)
- BAYOU RESIDENTIAL (BR)
- TOWN CENTER -1 (TC-1)
- TOWN CENTER - 2 (TC-2)
- DOWNTOWN CORE RESIDENTIAL (DCR)
- UPHAM BEACH VILLAGE (UBV)
- COMMERCIAL CORRIDOR -1 BLIND PASS ROAD DISTRICT (CC-1)
- COMMERCIAL CORRIDOR-2 GULF BLVD DISTRICT (CC-2)

REDEVELOPMENT DISTRICT

- DOWNTOWN
- GULF BLVD

FDEP COASTAL CONSTRUCTION CONTROL LINE

SOURCE: PREPARED BY CALVIN, GIORDANO & ASSOCIATES, INC. USING GIS SOURCE DATA OBTAINED FROM THE CITY OF ST. PETE BEACH (FLUM; REDEV BOUNDARIES); PINELLAS COUNTY (PARCELS, ROADS); AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FCCL). MAY 2015

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