

Pam Prell

From: Teri McMaster
Sent: Tuesday, July 27, 2010 11:42 AM
To: Pam Prell
Subject: RE: Records Request

Just to clear up this mystery, we never adopted Ordinance 2008-14. It had first reading on 04-22-2008, then was adopted under Resolution 2010-01 and voted on by the residents on March 9, 2010. This action did not require an Ordinance, could be done with only a resolution and a vote of the citizens. Do you want the Ordinance with my notes for scanning?

Teri McMaster
City Clerk
155 Corey Avenue
St. Pete Beach, FL 33706
727-363-9220

From: Pam Prell
Sent: Friday, July 02, 2010 12:50 PM
To: 'Mike Davis'; 'Suzanne Van Wyk'
Cc: Karl Holley; Teri McMaster
Subject: Records Request

Ken Weiss wants a copy of Ordinance 2008-14, I do not have a copy of it; I have a note that says needs voter approval. Do any of you have a copy of this ordinance.

Thanks for your time.

Pamala Prell
Deputy City Clerk, CMC,CRM
City of St. Pete Beach, FL 33706
727-363-9221

Approved on 1st Reading 4-22-08
3-11-09 Waiting on County Approval then Vote
of Citizens

ORDINANCE No. 2008-14

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR A COMMUNITY REDEVELOPMENT AREA PLAN PURSUANT TO THE REQUIREMENTS OF CH. 163, FLORIDA STATUTES; PROVIDING FOR TRANSMITTAL TO THE COUNTY FOR REVIEW, NEGOTIATION WITH THE CITY AND FINAL APPROVAL BY THE COUNTY AND FINAL ADOPTION BY THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR FUTURE AMENDMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of St. Pete Beach hereby finds the establishment and implementation of a Community Redevelopment Area Plan will eliminate blight to promote orderly development and redevelopment governing the use of property and preserving the public interest through the imposition of specific requirements for development; and

WHEREAS, the City of St. Pete Beach, following extensive research and public discussion, determined that redevelopment of many areas of the City is in the best interest of the citizens of the City; and

WHEREAS, redevelopment policies have been devised based upon analysis of economic and land use trends with due consideration of public input; and

WHEREAS, the City of St. Pete Beach finds that appropriate redevelopment that will revitalize the Downtown commercial and residential cores as well as the Gulf Boulevard commercial and resort core areas of the City, and eliminate blight, will not occur without a comprehensive community redevelopment plan; and

WHEREAS, the City of St. Pete Beach hereby finds that the adoption of a St. Pete Beach Community Redevelopment Area Plan for the Downtown and Commercial Resort Areas (Chapter 163 SPB-CRA Plan) to establish a community redevelopment area in accordance with BCC 06-191 is in the best interests of the citizens of St. Pete Beach; and

WHEREAS, the SPB-CRA Plan includes a capital improvements program and plan for approval by the County to be funded by a redevelopment trust fund for a duration not to exceed 30 years for the purposes of receiving certain tax increment revenues as authorized by the County to fund the public improvements necessary and required to eliminate blight that may include: infrastructure, safety improvements, parks, parking garages, safe pedestrian and bicycle pathways, streetscape lighting, landscaping and overall beautification, and similar improvements; that will promote orderly and fiscally responsible quality commercial, temporary lodging and mixed use redevelopment that will promote safety, economic growth, beautification, environmental stewardship that

Adopted by Resolution 2010-01
Submitted to Voters March 9, 2010
and approved⁷¹

SAVE OUR LITTLE VILLAGE, INC.

PETITION PROPOSING ORDINANCE ADOPTING AN AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN

§104.185, Fla. Stat. - A person who knowingly signs a petition or petitions for a candidate, a minor political party, or an issue more than one time commits a misdemeanor of the first degree, punishable as provided in §775.082, Fla. Stat. or §775.083, Fla. Stat.

I am a qualified voter registered to vote in the last regular City of St. Pete Beach election, and hereby request that the following proposed ordinance be submitted to the electors of the City of St. Pete Beach in accordance with Section 166.031, Fla. Stat.

NAME _____ STREET ADDRESS _____
(Please print name as it appears on your Voter I.D. Card)

CITY _____ STATE & ZIP _____

VOTER REG NO. _____ -OR- DATE OF BIRTH ____/____/____

X _____ Date ____/____/____
Signature of Registered Voter

BALLOT TITLE: Ordinance Adopting an Amendment to the City Comprehensive Plan Housing and Future Land Use Elements

BALLOT SUMMARY: Ordinance of the City of St. Pete Beach amending the City Comprehensive Plan Housing and Future Land Use Elements designating a Community Redevelopment District that establishes goals, objectives policies, permitted uses, densities, intensities and height standards that encourages commercial and temporary lodging uses and discourages residential condominiums; prohibits variances; provides green redevelopment standards, public beach access, evacuation requirements; enables impact fees and community improvement funds. Should this Ordinance be adopted? ___ Yes or ___ No.

BALLOT EXPLANATION: This Ordinance establishes goals, objectives, policies, permitted uses, densities, intensities and height standards for the Downtown and Gulf Boulevard Redevelopment districts, including eleven specific character district plans that targets and encourages redevelopment of commercial and temporary lodging uses and discourages residential condominiums in commercial and resort areas; prohibits increasing height for residential condominiums above 50 feet; prohibits variances to increase height, density and intensity for all development; provides green practices for conservation, climate control and environmental protection; provides public beach access; provides evacuation requirements; provides transportation and infrastructure management and affordable housing mitigation for County programs; enables impact fees for infrastructure and community improvement funds for underground utilities, parking garages, improved drainage, streetscape & landscaping, safety, recreation, public art, and the like. If approved in accordance with the voter referendum requirements of Sections 3.15 and 3.18 of the City Charter, the attached ordinance of the City of St. Pete Beach containing Ex. A will amend the City Comprehensive Plan Housing and Future Land Use Elements designating 248.25 acres as a Community Redevelopment District.

FULL TEXT OF THE PROPOSED ORDINANCE: Attached as Exhibit "A" hereto and consisting of one hundred twenty-one (121) pages and made a part hereof by this reference.

AFFIDAVIT OF CIRCULATOR

I, _____, personally circulated this paper containing one (1) signature, which was affixed in my presence. I believe it to be the genuine signature of the person whose name he or she purports to be, and that the signer had the opportunity to read the full text of the ordinance proposed.

(Sign) Full Name of Circulator

The foregoing instrument was acknowledged before me this ____ day of _____, 200__ by _____, who has produced a driver's license as identification.

[Notary Seal]

Notary Public

Return to: Save Our Little Village, Inc.
6370 Gulf Blvd., St. Pete Beach, Florida 33706

ATTACHMENT "A"

COMPREHENSIVE PLAN AMEMDMENT

SPECIAL DESIGNATION – COMMUNITY REDEVELOPMENT DISTRICT PROPOSED AMENDMENTS TO THE FUTURE LAND USE AND HOUSING ELEMENTS OF THE COMPREHENSIVE PLAN OF THE CITY OF ST. PETE BEACH, FLORIDA

EXECUTIVE SUMMARY

(Important Note: this Executive Summary is not intended to officially be part of the petition, ballot initiative, or to amend the Housing or Future Land Use Elements of the City's Comprehensive Plan or amend the Land Development Code. Rather, it's sole purpose is to provide the voter, the City of St. Pete Beach Staff and Commission (City), Pinellas Planning Council & Staff (PPC), the Pinellas County Commission & Staff (County)), and the Department of Community Affairs(DCA) a Reference Index and an overview of changes in the form of an Executive Summary that are proposed to amend the 1998 and 2005 Comprehensive Plan previously approved by the PPC, BOCC and DCA. The 2005 amendment was subsequently repealed on Nov. 7, 2006 by a majority of the voters of St. Pete Beach. The following Petition prepared and filed by Save Our Little Village, Inc., a political action committee (SOLV), duly formed and registered with the City, for a Ballot Initiative to amend the City's Comprehensive Plan is submitted in accordance with the requirements and procedures of the City Charter Section 3.15 requiring voter referendums and majority approval by the voters of the City of St. Pete Beach to amend the City's Comprehensive Plan; and Section 3.18 involving amendments to the City's Land Development Code to permit any increase to allowable height.)

EXECUTIVE SUMMARY

I. COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE ELEMENT

A. MAJOR PLAN INITIATIVES

#1 COASTAL GREEN CITY INITIATIVE adopting a Coastal Green City Mission Statement promoting Green building, land development and operational practices for both the public and private sector that will support a healthy sustainable future for the community, promote eco-tourism and best practices in water, energy and waste efficiency standards for St. Pete Beach in recognition of our social responsibility to be global citizens, leaders and environmental stewards of our future. This Initiative supports the Resolution adopted by Pinellas County committing to sustainable quality community strategies as well as the Executive Order No.: 07-126 issued by the Governor on July 13, 2007 that establishes Climate Change Leadership by Example.

#2 WORKFORCE HOUSING INITIATIVE mandates both workforce housing mitigation and offers incentives to participate in a voluntary mitigation program in recognition of our social responsibility to be a County citizen and partner in responding to the need to provide workface housing options in Pinellas County for our community workforce, some of whom are our teachers, police officers, firefighters, nurses and government employees who serve our community everyday and increasingly are unable to afford to live in or near our City.

#3 COMMUNITY IMPROVEMENTS FUND INITIATIVE mandates the preparation of a Community Improvements Plan for neighborhood improvements and amenities that will be the basis for implementation of impact fees to be paid by developers. Those fees will also pay for any improvements designed as part of the Gulf Boulevard Improvement Program prepared by Pinellas County dated April,

2007, that are the obligation of the City to fund as part of the Program, including undergrounding utilities along Gulf Boulevard, a downtown parking garage, streetscape, and beautification as well as other capital improvements and amenities defined in Division 41 of the LDC. Community leaders, landowners, hotel owners, developers and residents of St. Pete Beach recognize their social and financial responsibility, particularly in light of recent tax reform policies that led to City budget cuts, to actively participate in funding community improvements that will create a quality livable community for residents and visitors.

B. DENSITY & INTENSITY COMPARISON OF THE ADOPTED 1998, REPEALED 2005 & PROPOSED 2007 PLANS

1. The density approved in 1998 for the CRD area was 4,649 residential units; and 6,885 temporary lodging units.
2. The density approved in 2005 for the CRD area was 4,547 residential units; and 6,688 temporary lodging units.
3. The density proposed in the proposed 2007 Plan attached 4,371 residential units; and 6,687 temporary lodging units.
4. The 2007 Plan represents a decrease of:
 - a. 278 residential units from the adopted 1998 Plan;
 - b. 176 residential units from the 2005 Plan (repealed);
 - c. 198 temporary lodging units from the 1998 Plan;
 - d. 1.47 acres of floor area ratio or over 64,000 square feet of building area from the adopted 1998 Plan; and
 - e. 5.01 acres from the previously approved 2005 Plan.
5. In response to residents' concerns regarding potential future increases to density and intensity, the Plan includes a *prohibition on any variances* to increase density or intensity anywhere in the Community Redevelopment District.
6. The Temporary Lodging Unit Density Pools approved in 2005 are modified and reallocated within the same three character districts to allocate sufficient density to permit the opportunity to redevelopment existing non-conforming boutique hotels and mom & pop motels at their as-built density by approval of a Conditional Use that allocates density from the pool until such time as the pool contains no more available units for allocation. The density pools have the benefit of not increasing overall density to the character district that may have resulted in overdevelopment while allowing an opportunity to target redevelopment of existing motels.
7. In addition a Temporary Lodging Unity Density Pool containing 325 units is established for the Town Center Corey Circle and Town Center Coquina West character districts by reducing the approved temporary lodging unit density 325 units in the Large Resort District by decreasing the maximum density for temporary lodging uses from 80 units/acre approved in 2005, to 75 units/acre proposed in the 2007 Plan. Temporary lodging uses must be located on a minimum two acre parcel and is permitted to encourage parcel assembly and to maintain public waterfront access.

8. Residential Unit Density Five-Year Reserves are established in three Character Districts by reducing the initial allowable residential density permitted in the Comprehensive Plan in each of those three Character Districts. These "Residential Reserves" are created to balance the need to prevent overdevelopment against the need to have the redevelopment tools that may be necessary in the future if initial redevelopment incentives are not adequate. These Reserves can not be implemented through the LDC for a min of 5 years after Plan adoption. The three character districts are:
 - a. Downtown Core Residential District.
 - b. Commercial Corridor Blind Pass Road District.
 - c. Commercial Corridor Gulf Boulevard District.

9. A General Residential Unit Ten-Year Reserve is established for the entire Community Redevelopment District containing 195 residential units obtained by reducing residential density 195 units in the Large Resort Character District by decreasing the maximum residential density of 18 units per acre approved in 1998 and 2005, to 15 units per acre in the proposed 2007 Plan. The residential units in this Reserve can not be allocated in the future to properties located in the Large Resort District.

10. The Workforce (Affordable) Housing Density Bonus available only for defined Large-scale temporary lodging uses is reduced 50% from 10 bonus temporary lodging units/acre approved in the 2005 Plan, to 5 temporary lodging units per acre in the proposed 2007 Plan. However, Affordable (Workforce) Housing Mitigations has been increased from 2005 and includes a mandatory contribution for any development within the City as part of a General Workforce (Affordable) Housing Mitigation Program; and establishes an additional a voluntary Workforce (Affordable) Housing Mitigation Program that is required to obtain the density bonus.

11. Height Standards Established

- a. Height standards are established in each character district for each type of land use in accordance with City Charter Section 3.18 requiring voter referendum approval of any increases to height allowed in the City's Land Development Code.
- b. Variances to increase height are *prohibited* anywhere the Community Redevelopment District, without a voter referendum approval.

II. COMMUNITY REDEVELOPMENT DISTRICT

A. GENERAL REDEVELOPMENT STANDARDS

1. No height increase is allowed, including by variance, for any building containing residential units and remains limited to the existing maximum height of 50 feet over base flood.
2. Impact Fee Funding for a Community Improvement Plan within the CRD is established.
3. Green Building, Green Lodge, and Green redevelopment minimum standards are required and incentives are provided for projects that exceed minimum Green standards.
4. Concurrency Management for all public facilities and systems is required.

5. A Transportation Management Plan for all development that increases density or intensity of use, including imposition of MPO standards on Large-scale temporary lodging uses, are required.
6. Workforce (Affordable) Housing Mitigations is mandated and a voluntary incentive mitigation program is established.
7. Livable Community design standards are required and physical on-site and off-site improvements and operational strategies exceeding the minimum requirements are encouraged with incentives to increase safe and comfortable pedestrian, bicycle, segway, PSTA and trolley mobility that reduces traffic congestion on Gulf Blvd, reduces greenhouse gas emissions, and promotes a healthier active and social community.

III. GULF BOULEVARD REDEVELOPMENT DISTRICT

A. GENERAL REDEVELOPMENT STANDARDS

1. *Setbacks* are significantly *increased* from Gulf Boulevard for all development and in most development scenarios, increased by 100%.
2. *Public Beach access* is required for all temporary lodging redevelopment with certain width, locational and design requirements.
3. Easement dedication for utilities and sidewalks, and beach boardwalk/trail are required, as needed.

B. LARGE RESORT CHARACTER DISTRICT (LR)

1. Residential unit density is *reduced* from 18 units per acre to 15 units per acre representing an overall net *decrease* of 195 residential dwelling units previously approved in the 1998 and 2005 Plans for the LR District.
2. Temporary lodging unit density is reduced from 80 units per acre to 75 units per acre representing an overall net *decrease* of 325 temporary lodging units previously approved in the 2005 Plan subject to a 3 acre minimum buildable site.
3. In response to residents' concerns regarding the massing of large resort buildings and the potential for oversized hotel rooms that could be used/converted to permanent residential condos, maximum floor area ratios have been added to restrict building footprint size and maximize open space.
4. Hotel building height of 12 stories or 146 feet is established *for Large-scale resorts only* which is a *3-story reduction* from the 15 stories adopted by the City Commission on First Reading in 2005; all other temporary lodging uses are limited to 50 units per acre and a maximum height of 8 stories.

C. BOUTIQUE HOTEL/CONDO CHARACTER DISTRICT (B-HC)

1. Limited and restricted height increases for boutique hotel redevelopment *only*. Increased height for boutique hotels only shall not exceed a maximum height of 6 stories.
2. Increased height requires increased setbacks from Gulf Boulevard. For example, the minimum setback from Gulf Boulevard for a 6-story hotel is 100 feet. That is double the current minimum setback of 50 feet for development on Gulf Boulevard.
3. Floor area is restricted to ensure an average hotel room size of less than 750 square feet to encourage mid-size hotel redevelopment.
4. Additional temporary lodging units may be allowed by Ordinance of the City Commission subject to public hearing approval of a *conditional use* to encourage boutique hotel redevelopment.
5. A density pool was approved in the 2005 Plan for 250 units and is reduced to 125 in the 2007 Plan as a result of the loss of boutique hotels since 2004 and less opportunity for hotel redevelopment in this district.

D. ACTIVITY CENTER DISTRICT

1. Minimum parcel size of one acre is required to allow small mixed-use commercial redevelopment with a secondary residential component limited to 15 units per acre. The purpose is to encourage parcel assembly for unified redevelopment and reduce curb cuts on Gulf Boulevard.
2. Minimum parcel size of four acres is required to allow limited increased height up to a maximum of 7 stories and a maximum density of 18 units per acre for mixed-use commercial redevelopment with a secondary residential component. The purpose is to encourage parcel assembly for unified redevelopment and reduce curb cuts on Gulf Boulevard.
3. Exclusive residential development is *prohibited*. Previous 1998 Plan allowed exclusive residential uses from 18 up to 40 units per acre in various land use categories within the Activity Center district.
4. *Increased open space* required for mixed use commercial projects above the requirements for exclusive commercial projects. Proposed open space requirements are significantly greater than actual existing open space.
5. Temporary lodging use eliminated (previously permitted up to 40 units per acre in Commercial General District approved in 1998) for a total of 1,566 units eliminated from this area and redistributed to the west side of Gulf Boulevard.

E. BAYOU RESIDENTIAL DISTRICT

1. Residential *density reduced* from 18 units per acre to 15 units per acre for parcels less than 2 acres in size to encourage assembly of parcels for unified redevelopment and to reduce curb cuts on Gulf Boulevard.

2. 18 residential units per acre allowed only as part of a mixed-use project and provided the buildable site is at least two acres.
3. Temporary lodging use eliminated representing a net decrease of 236 units.

IV. DOWNTOWN REDEVELOPMENT DISTRICT

A. TOWN CENTER CORE (TC-1)

1. Exclusive residential development *prohibited*. Previous 1998 Plan allowed exclusive residential uses from 18 up to 24 units per acre in various land use categories within the Town Center Core district.
2. Residential use allowed only as a secondary use and limited to 15 units per acre.
3. Temporary lodging use eliminated by right; 50 unit density pool established for the entire district and allowed by conditional use only the same as approved in 2005.

B. TOWN CENTER COREY CIRCLE DISTRICT (TC-2)

1. Exclusive residential development *prohibited*. Previous 1998 Plan allowed exclusive residential uses up to 24 units per acre in the commercial land use category.
2. Residential use allowed only as part of a mixed use commercial project on a parcel at least two acres in size, not to exceed 24 units per acre as previously permitted in the 1998 and 2005 Plans.
3. Limited height increase permitted for a mixed use redevelopment project only to encourage waterfront redevelopment of retail/restaurant uses and to encourage a catalyst project in a blighted waterfront area that anchors the east end of Corey Main Street.
4. Temporary lodging use eliminated by right; 325 unit density pool established for both the Corey Circle and Coquina West districts and allowed by conditional use only.
5. *18% more open space* required for mixed use projects than single use commercial projects.

C. TOWN CENTER COQUINA WEST DISTRICT (TC-2)

1. Exclusive residential development *prohibited*.
2. Residential use is only allowed as part of a mixed-use commercial project on at least two acres, not to exceed 24 units per acre as previously permitted in the 2005 Plan.
3. Limited height increase permitted for a mixed use redevelopment project only to encourage waterfront redevelopment of retail/restaurant uses and to encourage a catalyst project in a blighted waterfront area that anchors the west end of Corey Main Street.

4. Temporary lodging use eliminated by right; 325 unit density pool established for both the Corey Circle and Coquina West districts and allowed by conditional use only.
5. *18% more open space* required for mixed-use commercial projects than single use commercial projects.

D. DOWNTOWN CORE RESIDENTIAL DISTRICT (DCR)

1. Exclusive residential use only. **Non-residential uses eliminated.**
2. Residential *density reduced* from 15 units per acre to 10 units per acre for at least 5 years.
3. Residential *density five-year reserve* of 2 units per acre to permit a maximum density cap of 12 units per acre after 5 years.
4. *Increased open space* requirements.

E. UPHAM BEACH VILLAGE DISTRICT (UBV)

1. Exclusive residential use only by right. **Commercial and office uses eliminated.**
2. Temporary lodging uses allowed by conditional use only. Total maximum temporary density for any site shall not exceed existing density built. A density pool of 50 units was approved in 2005 and has been increased to 175 (taking 125 units from the Boutique hotel district approved density pool) to allow the option of existing mom and pop hotels to redevelop as mom and pop hotels at the same density.
3. Maximum residential density remains the same at 24 units per acre; however, parcel assembly required to achieve density increases as follows to promote comprehensive unified redevelopment and reduce curbs cuts and increase buffers between potentially incompatible use as a result of the diverse uses with the UBV district.
 - (a) 7.5 dwelling units per acre for single family homes and duplexes; or
 - (b) 18 dwelling units per acre for multi-family residential use on a minimum 1/3 acre buildable site; or
 - (c) 21 dwelling units per acre for multi-family residential use on a minimum 1/2 acre buildable site; or
 - (d) 24 dwelling units per acre for multi-family residential use on a minimum 3/4 acre buildable site.
 - (e) *Increased open space and setback requirements.*

F. COMMERCIAL CORRIDOR- BLIND PASS ROAD DISTRICT (CC-1) & COMMERCIAL CORRIDOR- BLIND PASS ROAD DISTRICT (CC-2)

1. Exclusive residential development *prohibited*.
2. Residential use is only allowed as a secondary use to a mixed use commercial project on a parcel at least 1/2 acre in size to encourage parcel assembly and more unified redevelopment.
3. Residential *density reduced* from 18 units per acre to 12 units per acre for at least 5 years.
4. Residential *density reserve* of 3 units per acre ultimate maximum density allowed after 5 years up to, but not exceeding 15 units per acre.
5. Temporary lodging use eliminated.
6. *Increased open space, buffering and setback requirements* from residential neighborhoods located behind the commercial frontage parcels located on Blind Pass Road or Gulf Boulevard to reduce commercial intrusion into residential neighborhoods..

V. GENERAL REDEVELOPMENT STANDARDS ADDED to & MODIFIED from APPROVED 2005 PLAN

1. **Public Safety Standards** added.
2. **Coastal Green City /Environmental and Conservation Standards** added.
3. **Concurrency Management Standards and requirements** added.
4. **Transportation Management Plan requirement** added.
5. **Community Improvements Fund** added.
6. **Community Involvement requirements** added.
7. **Temporary Lodging Operational and Use requirements, restrictions and prohibitions** added.
8. **Height standards, restrictions and prohibitions** added.
9. **Workforce (Affordable) Housing Mitigation programs** added.
10. **Ch. 163 Community Redevelopment Plan to seek a Redevelopment Trust Fund** added.

VI. GOALS, OBJECTIVES & POLICIES ADDED FOR EVERY DISTRICT

1. Goals, objectives and policies added to the Redevelopment Districts *encouraging primarily commercial and hotel redevelopment and discouraging exclusive residential condominium* in the core resort and commercial areas of the City; eliminating high-rise residential condo development along the Gulf beaches; eliminating temporary lodging uses on the east side of Gulf Boulevard; and eliminating commercial uses in the Upham Beach and Downtown Core residential districts.
2. Policies added to every character district including but not limited to:
 1. *Establishing Coastal Green City Initiative*
 2. *Establishing Community Improvement Fund Initiative*
 3. *Establishing Workforce (Affordable) Housing Mitigation & Partnership Initiative*
 4. *Increasing public beach and waterfront access.*
 5. *Discouraging high-rise residential development.*
 6. *Requiring architectural design sensitive to the human scale and providing pedestrian comfort and protection from sun and rain.*
 7. *Requiring Pedestrian and Bicyclist safety including reducing curb cuts.*
 8. *Requiring Master Boulevard & Streetscape Plans.*
 9. *Requiring wider sidewalks.*
 10. *Reducing and eliminating commercial encroachment into residential neighborhoods.*
 11. *Increasing buffering between residential and commercial uses.*
 12. *Incentivizing environmentally sensitive site design.*
 13. *Encouraging Water Conservation.*
 14. *Requiring Utility and Sidewalk easements.*
 15. *Providing for Beach Boardwalk/Trail easements.*
 16. *Encouraging Downtown & Public Beach Access Parking solutions.*
 17. *Reducing pavement and increasing Green space.*
 18. *Increasing public parks and recreational opportunities.*
 19. *Encouraging alternative mobility options in a safe environment.*
 20. *Requiring mitigation of potential flood, tropical cyclone and hurricane hazards.*
 21. *Requiring Hurricane Evacuation Plans.*
 22. *Temporary Lodging Use redefined and limited to no more than 30 days (currently 90 days allowed).*
 23. *Requiring Concurrency Management and other traffic flow improvements.*
 24. *Encouraging elimination of non-conforming uses.*

VII. STANDARDS ADDED TO EVERY CHARACTER DISTRICT

Every one of the 11 character districts in the 2007 Plan provides the following standards for each permitted use:

1. Density
2. Intensity
 - a. Floor Area Ratio (Building area constructed)
 - b. Impervious Surface Ratio (water permeable surface area)

VIII. AMENDMENTS TO THE FUTURE LAND USE MAP

1. **59th Ave Residential Neighborhood removed from Redevelopment District.** 5.01 acres of RU Residential Urban land use category at the entrance of the 59th Avenue single family residential neighborhood in the Activity Center district.
2. "Urban Village Upham Beach Infill District" is renamed the "Upham Beach Village District (UBV)."
3. "Urban Village Downtown Residential Core District" is renamed "Downtown Core Residential District (DCR)."
4. Map 12 - Coastal High Hazard Area - Storm Surge for Category 1 (2007) St. Pete Beach, FL amending the Future Land Use Map to reflect the revised the definition of the **Coastal High Hazard Area (CHHA)** to be the area below the elevation of the category 1 storm surge line as established by the SLOSH model. Ch. 2006-68, LOF; Section 163.3178(2)(h), Fla. Stat.

*No other additions or deletions to the CRD boundaries, acreage or character district name references have been made.

IX. AMENDMENT TO THE HOUSING ELEMENT

1. General Workforce (Affordable) Housing Mitigation Impact *Fee required & increased* above fees approved in 2005 Plan.
2. Large Resort Workforce (Affordable) Housing Mitigation Program added in exchange for Affordable Housing density bonus for Large-scale temporary lodging use only in Large Resort District provided and is a 50% bonus density reduction than approved in 2005 Plan.
3. Green Building minimum standards required.

ORDINANCE No. 2008-__

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR AMENDMENT OF THE HOUSING AND FUTURE LAND USE ELEMENTS OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE ESTABLISHMENT OF A SPECIAL AREA DESIGNATION - COMMUNITY REDEVELOPMENT DISTRICT; PROVIDING FOR AMENDMENT TO THE FUTURE LAND USE MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR FUTURE AMENDMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the majority of registered voters of the City of St. Pete Beach hereby find that designating a Community Redevelopment District land use classification that establishes two redevelopment districts and eleven character districts within, promotes orderly and managed growth by providing specific strategic redevelopment plans for each of the eleven character districts as well as the Community Redevelopment District as a whole.

WHEREAS, The majority of registered voters of the City of St. Pete Beach hereby find that the Comprehensive Plan amendment contained in "Attachment A," governs and controls the use of land in a manner that protects the public interest by imposing specific requirements, restrictions and limitations for redevelopment; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach, following extensive research and public discussion, determined that providing for redevelopment of 248.25 acres of the Downtown commercial and residential core areas and the Gulf Boulevard core commercial and resort areas, is in the best interest of the citizens; and

WHEREAS, redevelopment policies have been devised based upon analysis of economic and land use trends with due consideration of public input; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach find that appropriate redevelopment that will revitalize the Downtown commercial and residential core areas as well as the Gulf Boulevard commercial and resort core areas of the City, will not occur without a comprehensive community redevelopment plan; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach find that adoption of permitted uses, densities and intensities to encourage primarily redevelopment of commercial and temporary lodging uses and protect existing residential neighborhoods from further commercial encroachment as set forth in Attachment A, containing the full text and maps amending the Housing and Future Land Use Elements of the Comprehensive Plan, is necessary and essential to ensure appropriate strategic community redevelopment; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach hereby find that the adoption of a Green Mission Statement and goals, objectives and policies consistent with Florida Green Local Government program as well as the sustainability and quality livable community strategies adopted by Pinellas County, is in the best interests of the health, safety and welfare of the citizens of St. Pete Beach and the environment, to reduce greenhouse gas emissions, improve air quality, conserve water, energy consumption and other natural resources; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach find that it is our social responsibility as global citizens of the world and in the best interests of the health, safety and welfare of the citizens and our natural environment to adopt a community redevelopment plan that initiates the first step to the certification of St. Pete Beach as a Florida Green Local Government and the first Coastal Green City in Pinellas County; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach find that it is our social responsibility as citizens of the State and County to adopt an affordable housing program that includes various forms of affordable mitigation, both mandatory and voluntary, to provide needed community workforce housing within close proximity to St. Pete Beach; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach hereby find that the height standards and limited height increases provided only for exclusive temporary lodging uses and approximately 3 or 4 catalyst mixed-use redevelopment projects in blighted areas of the City as set forth in the Comprehensive Plan amendment for each type of use within each character district, is the minimum necessary to stimulate economic revitalization and the maximum height that can be allowed and still preserve light, air, vistas and views to the sky and water, and preserve and expand public beach access for citizens; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach hereby find that prohibiting any height increases for residential condominium development is in the economic and social best interests of the community; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach find that it is the social and financial responsibility of landowners and developers of this community to actively participate in private sector funding of community public improvements and amenities to create a quality livable community for the residents; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach hereby find that the Comprehensive Plan Amendment attached hereto as Attachment "A" that establishes a future land use designation of a Community Redevelopment District and provides goals, objectives and policies; establishes permitted uses, densities, intensities and height standards to encourage redevelopment primarily of core commercial and resorts areas; provides for affordable housing, affordable housing mitigation, and an affordable housing density bonus for Large-scale temporary lodging

use only; provides for public beach access, increased open space and green space; prohibits variances to increase height or exceed maximum intensity and density standards; and prohibits any height increases for residential condominium development; together will promote orderly quality redevelopment that embodies social and financial responsibility as well as environmental stewardship; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach have determined that this Ordinance adopting the amendments to the Comprehensive Plan as set forth in Attachment "A" are necessary for the preservation of the health, welfare and safety of the City of St. Pete Beach and its citizens.

NOW, THEREFORE, THE CITIZENS OF THE CITY OF ST. PETE BEACH, FLORIDA, HEREBY ORDAIN:

Section 1. The St. Pete Beach Housing and Future Land Use Elements and Future Land Use Map of the Comprehensive Plan is amended in accordance with the following:

See Attachment A

Section 2. City staff is authorized to submit for review and approval to all appropriate authorities to finalize adoption of the amendments to the Comprehensive Plan.

Section 3. If any portion, part or section of this Ordinance is declared invalid, the valid remainder hereof shall remain in full force and effect.

Section 4. All ordinances or parts of ordinances, in conflict herewith, are hereby repealed, to the extent of such conflict.

Section 5. The City Commission is specifically authorized to amend, rescind or replace this Ordinance, consistent with the provisions of the City Charter, Countywide Rules and Florida Statutes, subject to approval by voter referendum, as may be required by the City Charter.

Section 6. This Ordinance shall become effective immediately upon final passage as required by law.

ELECTION DATE: ____ day of _____, 2008.

DATE OF CERTIFICATION OF ELECTION RESULTS: ____ day of _____, 2008.

I, _____, City Clerk, City of St. Pete Beach, Pinellas County, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of the Sections 3.15 and 3.18 of the City Charter this ____ day of _____, 2008.

, CITY CLERK