

**CITY OF ST. PETE BEACH, FLORIDA
ORDINANCE NO. 2008 – 24**

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR AMENDMENT OF THE COMPREHENSIVE PLAN; PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE PLAN ELEMENT; PROVIDING FOR ESTABLISHMENT OF POLICY 1.4.5 THEREOF PERTAINING TO DEVELOPMENT POLICIES FOR THE EIGHTH AVENUE COMMERCIAL AREA; PROVIDING FOR AMENDMENT OF THE FUTURE LAND USE MAP ELEMENT, CREATING THE COMMUNITY REDEVELOPMENT DISTRICT-EIGHT AVENUE SPECIAL LAND USE DESIGNATION. PROVIDING LAND DEVELOPMENT STANDARDS FOR THE SAME; PROVIDING FOR A BALLOT QUESTION TO BE SUBMITTED TO THE ELECTORS OF THE CITY AT A GENERAL ELECTION; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith, TO THE EXTENT OF SUCH CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, notice of this ordinance has been provided in accordance with applicable law;

WHEREAS, the City Commission has, following extensive research and public discussion, determined that redevelopment of specified areas in Pass-a-Grille is in the best interest of the citizens of the City; and

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

WHEREAS, the City Commission finds that appropriate, redevelopment will not occur without City action, and

WHEREAS, the City Commission has determined that this ordinance is necessary for the preservation of the health, welfare and safety of the community.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, HEREBY ORDAINS:

Section 1. Policy 1.4.5 of the Future Land Use Plan Element of the Comprehensive Plan of the City of St. Pete Beach, Florida, is hereby established, as follows:

Policy 1.4.5

The City shall develop and implement Land Development Standards which preserve and promote the continuance of the existing development pattern and architectural aesthetic of the Eighth Avenue commercial district in the Pass-a-Grille area of St. Pete Beach. Such standards may include Special Area Plans consistent with the requirements of the Pinellas County-Wide Plan as administered by the Pinellas Planning Council.

Section 2. The Future Land Use Map Element of the Comprehensive Plan of the City of St. Pete Beach, Florida, is hereby amended by the addition of a classification for Special Designation Land Use Categories and the Community Redevelopment District-Eighth Avenue is hereby established as follows:

Special Designation Land Use Categories

Community Redevelopment District - Eighth Avenue (CRD - EA)

Primary uses - Residential; Office; Retail Commercial; Personal/Business Service; Commercial/Business Service; Transient Accommodation

Secondary uses - Residential equivalent; public/semi-public; ancillary non-residential; recreation/open space

Density/Intensity Standards - Shall include the following:

- o Density and Intensity of use for commercial and residential components shall be inclusive, i.e. the same land area may be used to support both use types without proration.
- o Residential use - Shall not exceed 24 dwelling units per acre.
- o Residential equivalent use - Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 24 dwelling units per acre.
- o Non-residential use - Shall not exceed a floor area ratio (FAR) of 1.0 for single use commercial structures or 1.5 for mixed-use development, nor an impervious surface ratio (ISR) of .90. The standard for the purpose of establishing relative intensity and potential impacts shall be an FAR of .75 and an ISR of .75.
- o Transient accommodation use - Shall not exceed 30 units per acre.

Other Standards - Shall include the following:

- o Public/semi-public; ancillary non-residential use - Shall not exceed a maximum area of three (3) acres. Any such use, alone or when added to existing contiguous like uses,

which exceeds this threshold shall require a plan amendment which shall include such use and all contiguous like uses.

Section 3. The Future Land Use Map of the Comprehensive Plan of the City of St. Pete Beach, Florida, is hereby amended in accordance with the following exhibit:

Exhibit "A"

Section 4. The following ballot question shall be placed on the General Election ballot for the City's General Election to be held on March 10, 2009:

**CITY OF ST. PETE BEACH
COMPREHENSIVE PLAN AMENDMENT
COMMUNITY REDEVELOPMENT DISTRICT-EIGHTH AVENUE
QUESTION NO. 3**

The City Commission adopted Ordinance 2008-24, establishing a new Comprehensive Plan Special Designation Land Use Category for the Eighth Avenue Commercial Area in Pass-a-Grille, including the south side of Ninth Avenue, an increase in residential density, and commercial floor area ratio and a new method for calculating permitted density allowing residential and commercial uses to be supported by the same underlying land area. Should Ordinance 2008-24 be approved?

Yes

No

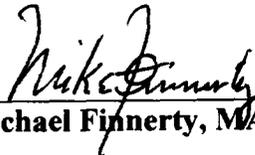
Section 5. The foregoing ballot question shall be submitted to the Supervisor of Elections for Pinellas County to be included on the City's election ballot for the General Election to be held on March 10, 2009.

Section 6. The city manager is authorized to submit the amendments provided for herein to the Florida Department of Community Affairs, the Pinellas Planning Council, the Tampa Bay Regional Planning Council and the Pinellas County Planning Department for review.

Section 7. If any portion, part or section of this Ordinance is declared invalid, the valid remainder hereof shall remain in full force and effect.

Section 8. All ordinances or parts of ordinances, in conflict herewith, are hereby repealed, to the extent of such conflict.

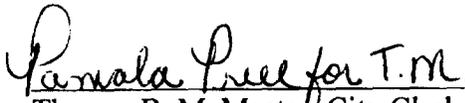
Section 9. This Ordinance shall become effective immediately upon final passage as required by law and approval by a majority of the electors of the City voting in the election provided for herein.



Michael Finnerty, MAYOR

FIRST READING : 6-10-08
PUBLISHED : 8-20-08
SECOND READING : 8-26-08
PUBLIC HEARING : 8-26-08
CY: 116017

I, Theresa B. McMaster, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this 26th day of August, 2008.



Theresa B. McMaster, City Clerk

ELECTION CERTIFICATION

I, Theresa B. McMaster, City Clerk of the City of St. Pete Beach, Florida, do hereby certify the following election results for the foregoing ordinance at the City general election conducted on March 10, 2009, and said ordinance was Adopted by a majority of the electors:

YES Votes: 1510

NO Votes: 911

Theresa B. McMaster
Theresa B. McMaster, City Clerk