

CITY OF ST. PETE BEACH, FLORIDA

ORDINANCE NO. 2008-32

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA, PROVIDING FOR AMENDMENT OF THE LAND DEVELOPMENT CODE TO CLARIFY OFF-STREET PARKING REQUIREMENTS FOR INDIVIDUAL LAND DEVELOPMENT DISTRICTS; ESTABLISHING OFF-STREET PARKING REQUIREMENTS FOR ADDITIONAL IDENTIFIED USES; PROVIDING FOR AMENDMENT OF DIVISIONS 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 20, 21, 23 AND 31 OF THE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the City Commission has determined that the specified amendments to the Land Development Regulations are necessary to protect and promote the public interest;

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

Section 1. The Land Development Code of the City of St. Pete Beach is hereby amended in accordance with the following:

Sec. 8.9. Minimum off-street parking requirements.

~~(a) Residential: Two spaces per dwelling.~~

~~(b) All other uses: As determined necessary under the conditional use approval procedures.~~

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

Sec. 9.9. Minimum off-street parking requirements.

~~(a) Residential: Two spaces per dwelling.~~

~~(b) All other uses: As determined necessary under the conditional use approval procedures.~~

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

Sec. 10.9. Minimum off-street parking requirements.

- ~~(a) Residential: Two spaces per dwelling.~~
~~(b) All other uses: As determined necessary under the conditional use approval procedures.~~

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

Sec. 11.9. Minimum off-street parking requirements.

- ~~(a) Residential: Two spaces per dwelling.~~
~~(b) All other uses: As determined necessary under the conditional use approval procedures.~~

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

Sec. 12.9. Minimum off-street parking requirements.

- ~~(a) Residential: Two spaces per dwelling unit.~~
~~(b) All other uses: As determined necessary under the conditional use approval procedures.~~

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

Sec. 13.9. Minimum off-street parking requirements.

- ~~(a) Pass-a-Grille Shopping District, between 7th and 11th Avenues: No parking shall be required except for new construction or when the floor area is increased for an existing building.~~
~~(b) Other areas:—~~
~~(1) Residential: Two spaces per dwelling unit.~~
~~(2) Offices: One space for each 300 square feet of gross floor area.~~
~~(3) Transient accommodation facilities: One space for each unit.~~
~~(4) All other uses: One space for each 200 square feet of gross floor area, or as determined by the appropriate board of authority for conditional uses.~~

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

Sec. 14.9. Minimum off-street parking requirements.

- ~~(a) Residential: Two spaces for each dwelling unit.~~
~~(b) Transient accommodation facilities: One space for each transient accommodation unit and one space for each ten units, plus additional parking for accessory facilities in accordance with the following schedule:—~~

- ~~(1) Office space: One space for each 300 square feet of gross floor area.~~
- ~~(2) Retail and restaurant space: One space for each 200 square feet of gross floor area.~~
- ~~(3) Ballrooms, lobby area, conference rooms and fitness facilities: One space for 1,000 square feet of gross floor area.~~
- ~~(c) All other uses: One space for each 200 square feet of gross floor area, or as determined by the appropriate board of authority for conditional uses.~~

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

Sec. 15.9. Minimum off-street parking requirements.

~~(a) Transient accommodation facilities: One space for each transient accommodation unit and one space for each ten units, plus additional parking for accessory facilities in accordance with the following schedule:~~

- ~~(1) Office space: One space for each 300 square feet of gross floor area.~~
- ~~(2) Retail and restaurant space: One space for each 200 square feet of gross floor area.~~
- ~~(3) Ballrooms, lobby area, conference rooms and fitness facilities: One space for 1,000 square feet of gross floor area.~~
- ~~(b) Offices: One space for each 300 square feet of gross floor area.~~
- ~~(c) All other uses: One space for each 200 square feet of gross floor area, or as determined by the appropriate board of authority for conditional uses.~~

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

Sec. 16.9. Minimum off-street parking requirements.
None required.

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

Sec. 17.9. Minimum off-street parking requirements.

- ~~(1) Places of worship — One space for each two seats in the main sanctuary.~~
- ~~(2) Schools — Three spaces per 1,000 square feet of floor area, plus one for each teacher.~~
- ~~(3) Other uses — Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.~~

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

Sec. 20.11. Minimum off-street parking requirements.

(a) Residential: Two spaces per dwelling. Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

(b) *All other uses.* As determined necessary under the conditional use approval procedures.

Sec. 21.9. Minimum off-street parking requirements.

(a) Residential. Two spaces per dwelling. Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

(b) Transient accommodations. One space per unit plus one additional space. Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

(c) *All other uses.* As determined necessary under the conditional use approval procedures.

Sec. 23.5. Number of parking spaces required.

Regardless of any other requirement of these regulations, each and every separate or individual store, office, or other business shall be provided with at least one off-street parking space, excluding required handicap parking, unless specific provision to the contrary is made herein.

The following minimum off-street parking requirements are applicable to all districts except as otherwise provided herein:

TABLE INSET:

Use	Parking Requirement (spaces)
<u>Automobile Service Station</u>	<u>1 space per bay plus 3 spaces</u>
Any form of residential	2 per unit
Bar, Nightclub	1 per 50 SF floor area
Bed and Breakfast	1 space per guest room plus 1 space for owner or operator
Convenience Store	1 per 200 SF floor area
<u>Grocery Store</u>	<u>1 per 100 SF floor area</u>
Legitimate Theatre	1 per 3 seats
<u>Marina or Commercial Docks</u>	
<u>Boat slips/live aboard</u>	<u>1.0 per boat slip</u>
<u>High and dry slips</u>	<u>1.0 per 4 boat slips or fraction thereof</u>
<u>Boat slips/non-live aboard</u>	<u>1.0 per 4 boat slips or fraction thereof</u>
Office	1 per 300 SF floor area

Place of Worship	1 per 3 seats in auditorium or chapel area
Restaurant	1 per 100 SF floor area
Retail Sales and Service	1 per 200 SF floor area
<u>Schools</u>	<u>3 spaces per 1,000 square feet of floor area, plus one for each teacher</u>
Theater, Movie	1 per 3 seats
Transient Accommodations	1 per transient accommodation unit, plus 1 additional per 10 transient accommodation units, plus additional parking for accessory facilities in accordance with the following:
Office space	1 per 300 SF floor area
Retail and restaurant space	1 per 200 SF floor area
Ballrooms, lobby area, conference and meeting rooms, and fitness facilities	1 per 1,000 SF floor area
Vehicle Rental	1 per 200 SF floor area, must be marked as customer spaces <u>plus one for each rental vehicle</u>

(a) In instances of new construction or facility expansion involving the establishment of outdoor seating areas or other accessory or supplemental uses, the number of required parking spaces shall be increased in accordance with the above table such that parking is adequate to accommodate the entire area of seating or use, both internal and external to the structure.

(b) Parking spaces that are in excess of the number of spaces required by this division shall be constructed as grass parking, turf block or in a parking structure.

(c) Where a project is intended to be developed in phases, the city manager may approve the development of a parking area intended to serve each phase as it is developed.

(d) All projects shall be required to provide a minimum of five bicycle rack spaces, or a number of bicycle rack spaces equal to ten percent of the required number of vehicle parking spaces, whichever is greater.

(e) For commercially zoned properties abutting 7th, 8th, and 9th Avenues in Pass-a-Grille, additional parking shall be required for a change of use only if there is an increase in the floor area of an existing building or construction of additional buildings.

(f) For commercially zoned properties abutting Corey Avenue east of Gulf Boulevard, additional parking shall be required for a change of use only if there is an increase in the floor area of an existing building or construction of additional buildings.

Sec. 31.9. Minimum off-street parking requirements.

~~1.1 parking spaces per transient accommodation unit and calculated as provided for in Division 23.~~

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

Section 2. This ordinance shall become effective immediately upon final passage as required by law.



Michael Finnerty, MAYOR

FIRST READING : 08-12-2008 _____
PUBLISHED : 08-16-2008 _____
SECOND READING : 08-26-2008 _____
PUBLIC HEARING : 08-26-2008 _____

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



Pamela Prell Deputy City Clerk for TM