

**CITY OF ST. PETE BEACH**

**ORDINANCE NO. 2010-13**

**AN ORDINANCE OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, PROVIDING FOR AMENDMENTS TO THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN; AMENDING MAPS 1, 2, AND 3 IN THE COMMUNITY REDEVELOPMENT DISTRICT TO CORRECT SCRIVENER'S ERRORS; DELETING MAPS 10 AND 11 IN THE COMMUNITY REDEVELOPMENT DISTRICT AND REFERENCES THERETO; ALLOWING TRANSIENT ACCOMMODATIONS AS A PERMITTED USE IN THE ACTIVITY CENTER AND BAYOU RESIDENTIAL CHARACTER DISTRICTS AND ESTABLISHING HEIGHT AND DENSITY LIMITS; ALLOWING THE ACTIVITY CENTER AND BAYOU RESIDENTIAL DISTRICT TO PULL FROM THE TC-2 DENSITY POOL; ALLOWING FOR HORIZONTAL MIXED USE IN THE ACTIVITY CENTER DISTRICT; CLARIFYING HEIGHT LIMITATIONS IN THE COMMUNITY REDEVELOPMENT DISTRICT; CLARIFYING THAT THE DENSITY POOL FOR THE UPHAM BEACH VILLAGE DISTRICT IS FOR THE REDEVELOPMENT OF CURRENTLY LICENSED TRANSIENT ACCOMMODATIONS ONLY; PROVIDING FOR THE REPEAL OF ORDINANCES OF PARTS OF ORDINANCES IN CONFLICT HERewith, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Citizens of St. Pete Beach authorized the adoption of a large scale comprehensive plan amendment, establishing what is known as the Community Redevelopment District in 2008; and

**WHEREAS** the City has found scrivener's errors in some of the maps illustrating the Community Redevelopment District and its related character districts; and

**WHEREAS** the City has found that certain language relating to building heights, permitted uses, and density should be clarified; and

**WHEREAS** maps 10 and 11 in the Community Redevelopment District Section of the plan are repetitive and unnecessary; and

**WHEREAS** the City has found that it is in the best interest of the city to allow for expanded uses within the district without increasing the overall number of permitted temporary lodging uses in the Community Redevelopment District; and

**WHEREAS** the Planning Board of the City of St. Pete Beach and the City Commission of the City of St. Pete Beach conducted public hearings noticed pursuant to Florida law and

conducted pursuant to Ordinance 88-36 of the City of St. Pete Beach and Section 3.4 of the Land Development Code; and

**WHEREAS**, the City Commission finds this Comprehensive Plan amendment to be in the best interest of the citizens of the City of St. Pete Beach.

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

**Section 1.** The Future Land Use Element of the Comprehensive plan is hereby amended as exhibited in "Attachment A".

**Section 2.** All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

**Section 3.** If any portion or part of this Ordinance is declared invalid by a court of competent jurisdiction, the valid remainder hereof shall remain in full force and effect.

**Section 4.** This Ordinance shall become effective 30 days from the date of adoption.



\_\_\_\_\_  
**STEVE MCFARLIN, MAYOR**

**LPA AD PUBLISHED: MAY 5, 2010**

**LPA PUBLIC HEARING: MAY 12, 2010**

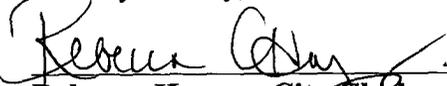
**FIRST READING/TRANSMITTAL HEARING: JUNE 8, 2010**

**PUBLISHED : MAY 30, 2010**

**SECOND READING/ADOPTION HEARING: JULY 12, 2011**

**PUBLISHED : JULY 3, 2011**

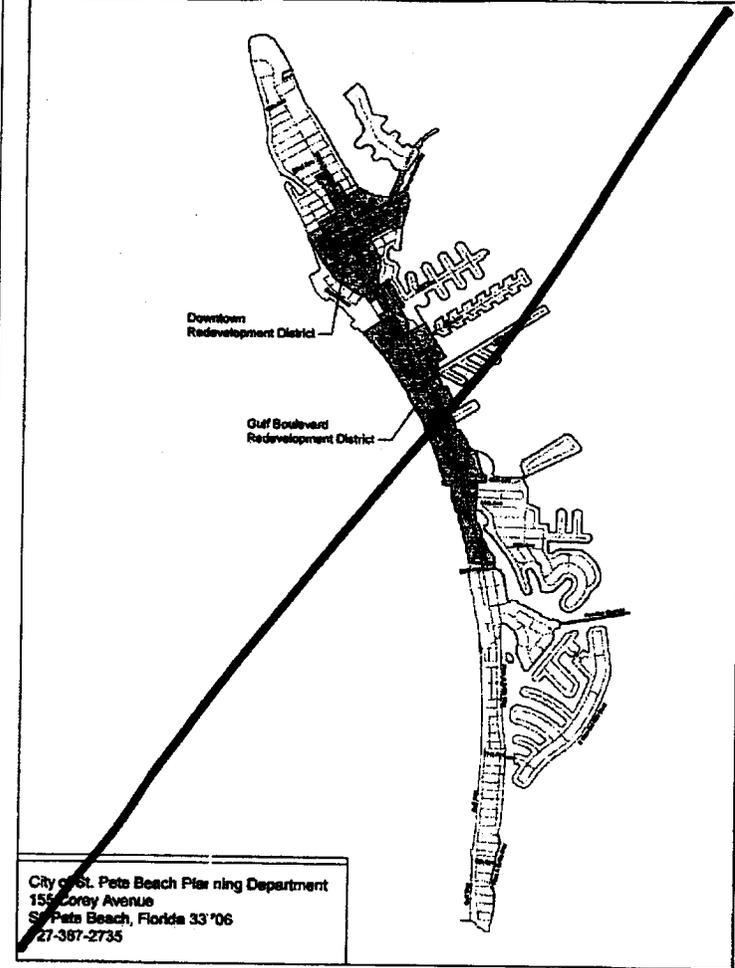
I, Rebecca Haynes, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this 12<sup>th</sup> day of July, 2011.

  
\_\_\_\_\_  
**Rebecca Haynes, City Clerk**

Attachment A

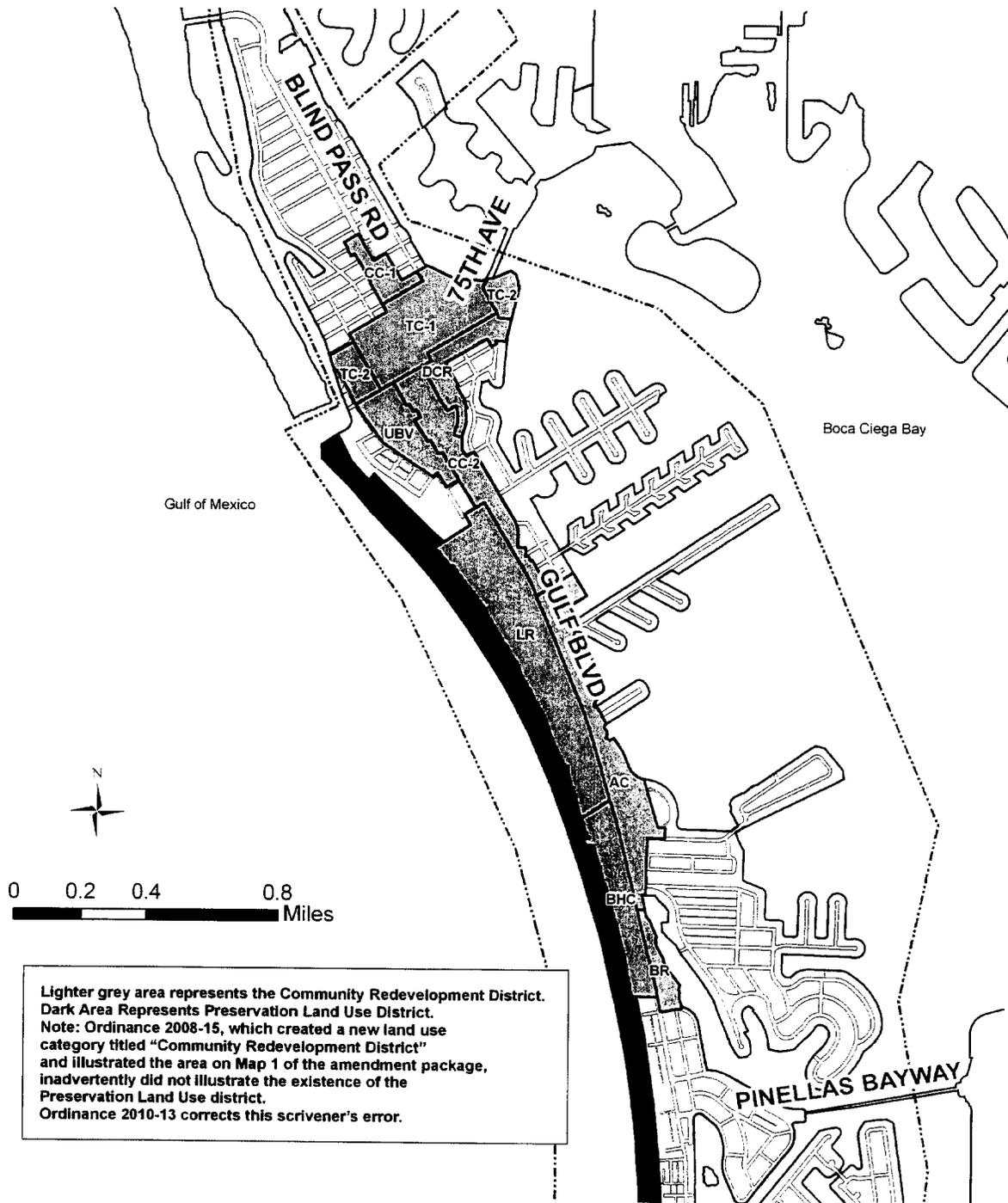
St. Pete Beach Comprehensive Plan  
Adopted: October 1998  
Amended: November 2009

Map 1. Community Redevelopment Districts Location



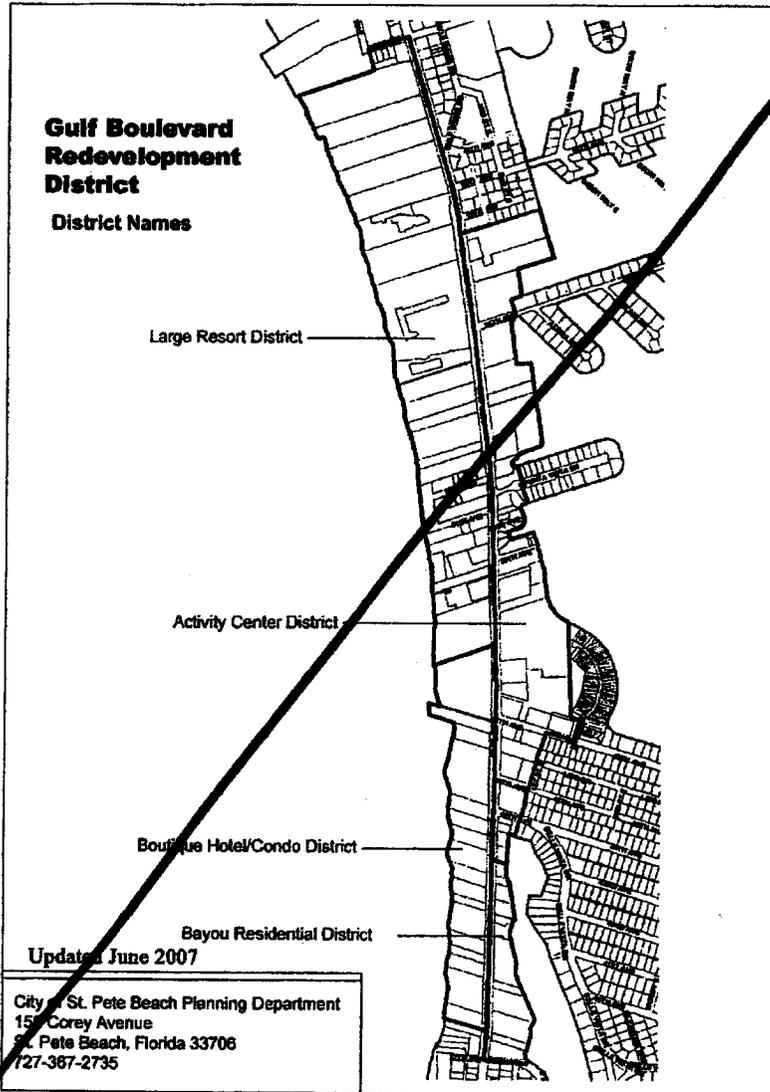
Map 1 – Corrected

Ordinance 2010-13  
Map 1  
Community Redevelopment District



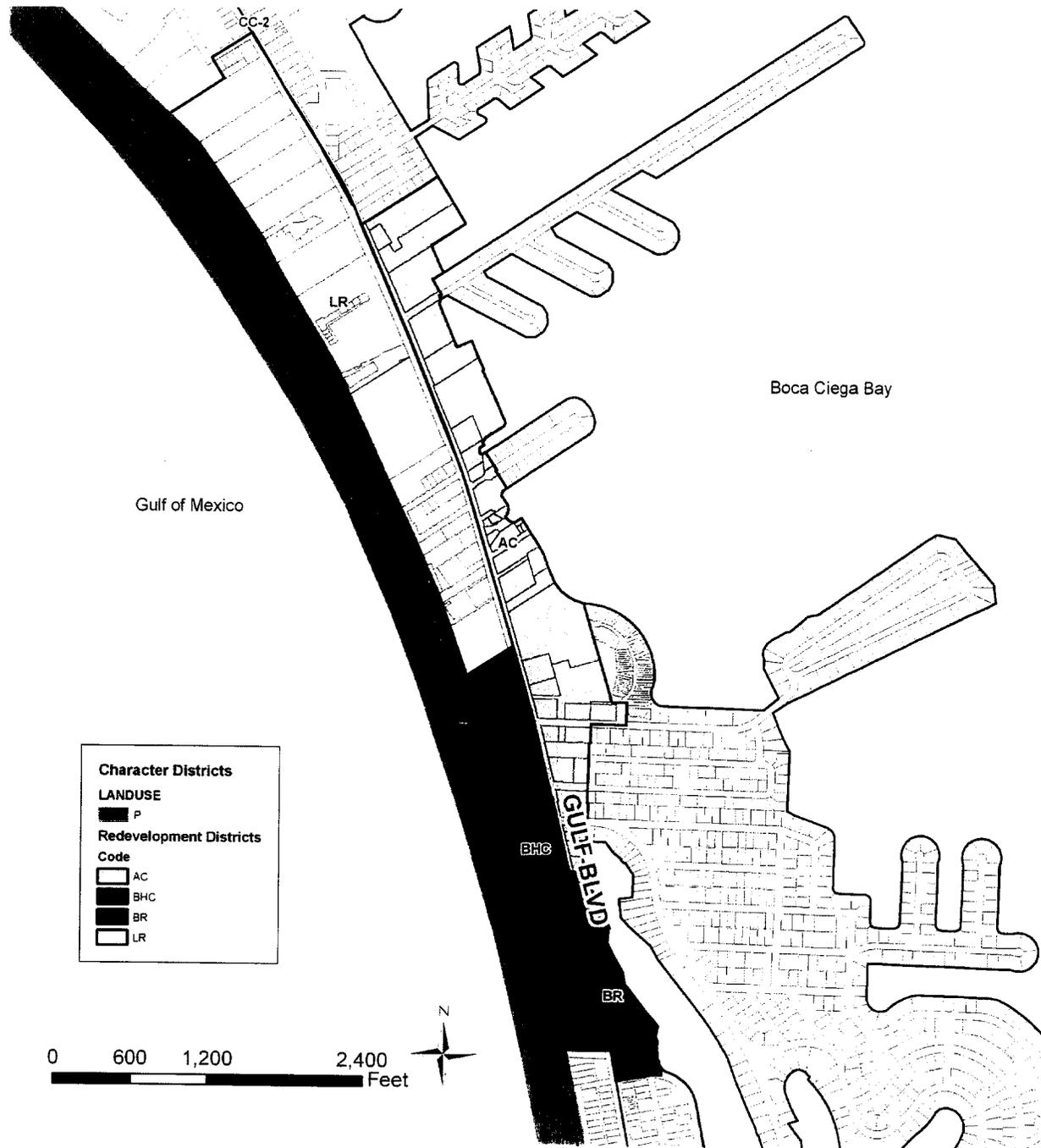
Lighter grey area represents the Community Redevelopment District.  
Dark Area Represents Preservation Land Use District.  
Note: Ordinance 2008-15, which created a new land use category titled "Community Redevelopment District" and illustrated the area on Map 1 of the amendment package, inadvertently did not illustrate the existence of the Preservation Land Use district.  
Ordinance 2010-13 corrects this scrivener's error.

Map 2 Gulf Boulevard Redevelopment District Character Districts

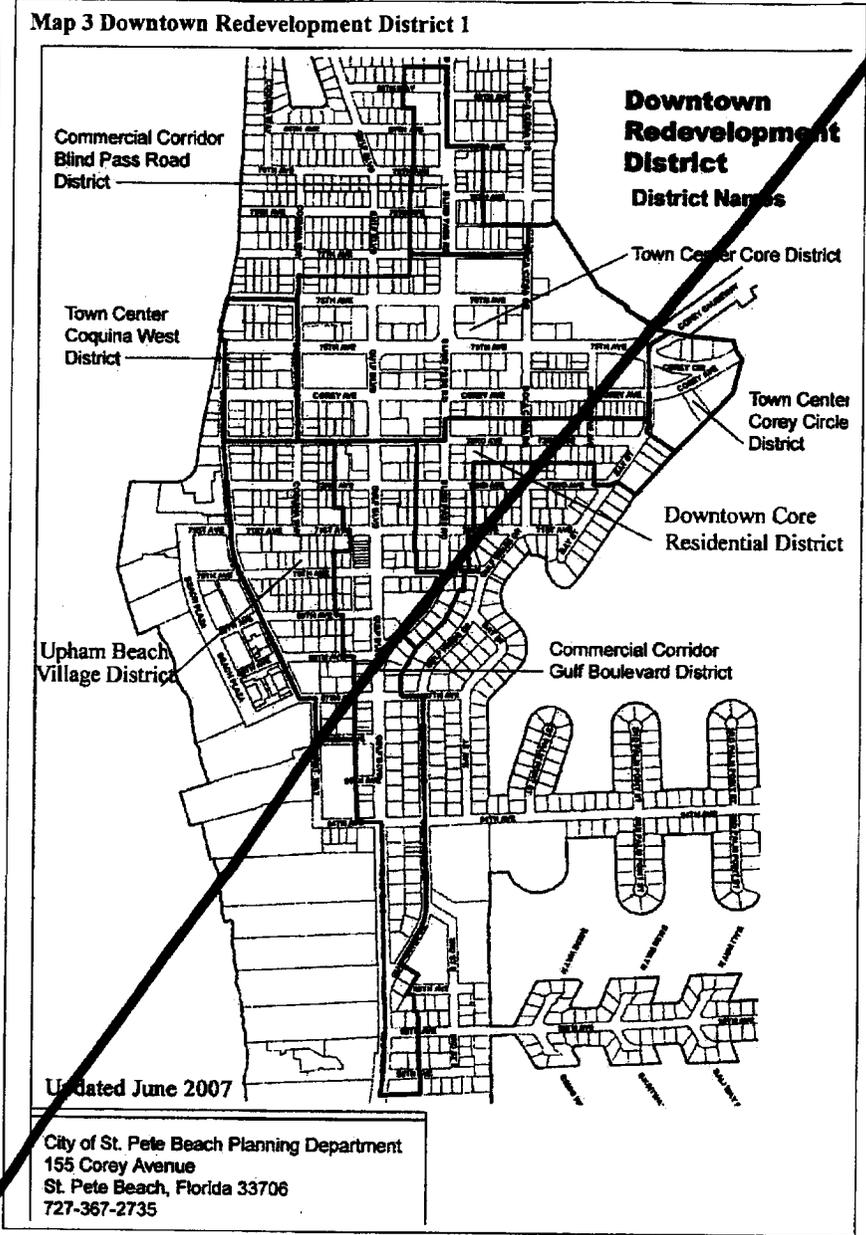


Map 2- Corrected

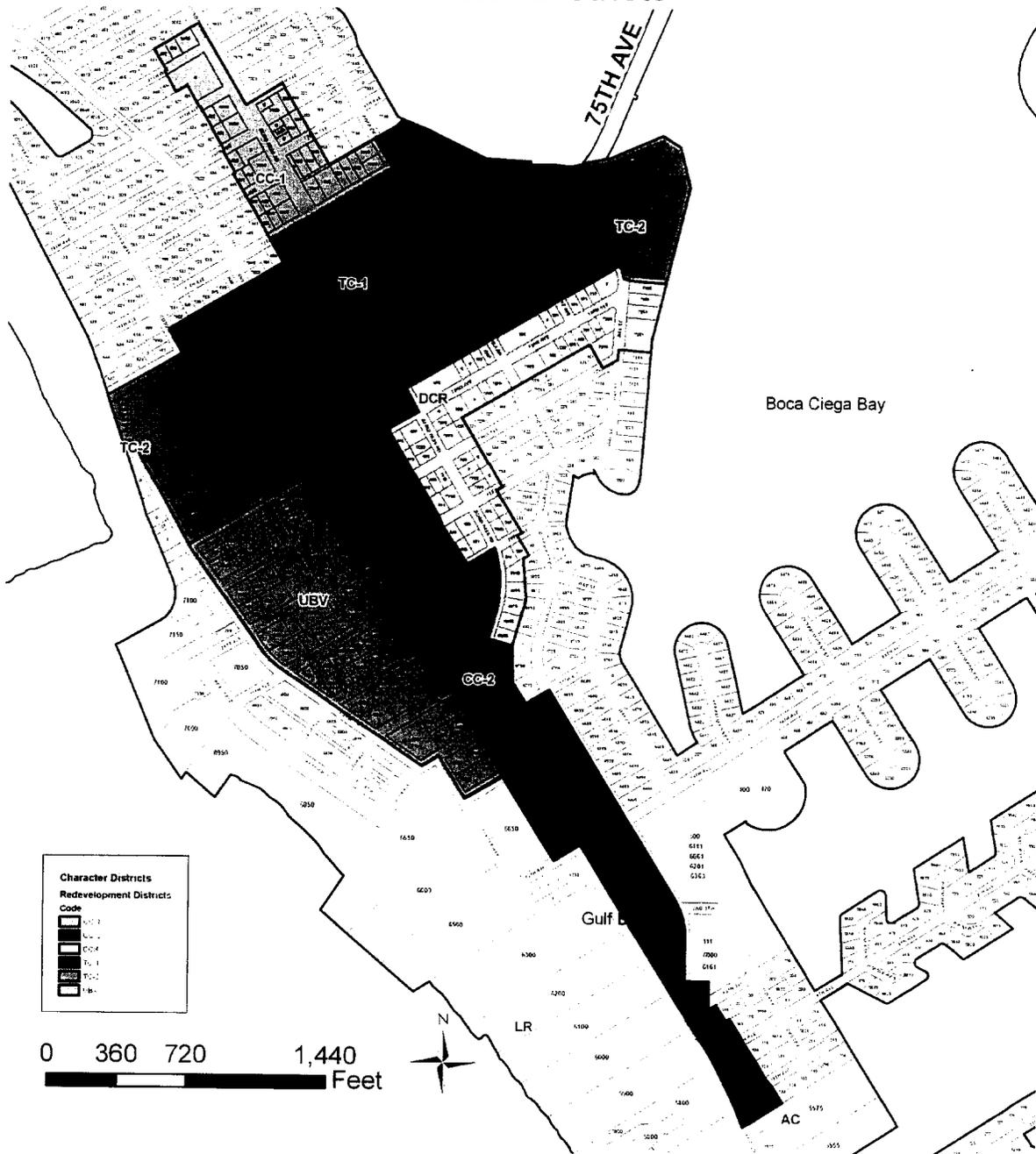
Ordinance 2010-13  
Map 2  
Gulf Boulevard Redevelopment District  
Character Districts



Map 3 Downtown Redevelopment District 1



# Ordinance 2010-13 Map 3 Downtown Redevelopment District Character Districts



**Community Redevelopment District General Redevelopment Guidelines,  
Standards and Initiatives**

3. **TLU Density Pools Established.** TLU Density Pools shall be established in the following seven ~~five~~ specific character districts\*:

- a. Boutique Hotel/Condo\*.
- b. Town Center Core\*.
- c. Upham Beach Village\*.
- d. Town Center Core Corey Circle\*\*.
- e. Town Center Core Coquina West\*\*.
- f. Activity Center \*\*.
- g. Bayou Residential\*\*

The total number of temporary lodging units approved in 2005 as part of transient unit density pools for the three character districts designated with one asterisk\* was 350 units. That 350 unit total for those three designated character districts\* remains unchanged in this plan.

In ~~the~~ this-2007 amendment, temporary lodging use density was ~~is~~ reduced in the Large Resort District from 80 to 75 units per acre over 65.16 acres. The total temporary lodging unit decrease in the Large Resort District is 325 units. Therefore, these 325 units are available for redistribution to character districts with the potential for temporary lodging use redevelopment. These 325 available units are redistributed for potential use in the Town Center Core Corey Circle, and Coquina Wwest, Activity Center, and Bayou Residential Districts \*\* upon approval of a conditional use request and on a first come, first serve basis. These two additional character districts are identified as having temporary lodging use redevelopment potential as a result of their location at either terminus of the Corey Avenue main street corridor and proximity to waterfront.

**Large Resort District (LR)**

Small scale development

3. **Height** shall not exceed, but shall be permitted up to the following...

- a. ~~Eight (8) stories above structured parking or~~ One hundred (100) feet above base flood elevation, inclusive of structured parking, for any building that exclusively contains only temporary lodging uses; or
- b. Fifty (50) feet above base flood elevation for any building containing temporary lodging and residential dwelling units; or

c. Fifty (50) feet above base flood elevation for any building containing residential dwelling units only; and

**Large Scale Development**

a. ~~Twelve (12) stories or~~ One hundred-forty six (146) feet above base flood elevation, inclusive of structured parking, for any building exclusively contains only temporary lodging uses as part of a Large-scale Development project; or

b. Fifty (50) feet above base flood elevation, inclusive of structured parking, for any building containing multi-family residential units combined with temporary lodging units; or

c. Fifty (50) feet above base flood elevation, for any buildings containing residential dwelling units only;

***Boutique Hotel/Condo District (B-HC)***

(e) **Height** shall not exceed, but shall be permitted up to the following...

1. ~~Six (6) stories above parking or~~ Seventy-six (76) feet above base flood elevation for any building that exclusively contains only temporary lodging uses with a minimum setback of one hundred (100) feet from Gulf Boulevard; or

2. ~~Five (5) stories above parking or~~ Sixty-five (65) feet above based flood elevation for any building that exclusively contains only temporary lodging uses with a minimum setback of seventy-five (75) feet from Gulf Boulevard; or

***Activity Center District (AC)***

***Permitted Uses and Standards***

(b) **Secondary uses** – Multi-family Residential or temporary lodging as part of a mixed use retail residential project only. Exclusive residential or tourist lodging uses shall be prohibited, however, the site may be horizontally mixed as long as pedestrian, bicycle, and vehicular accessibility is maintained within the site.

(c) **Density/Intensity and Height Standards.**

**Commercial/Office/Residential/Temporary Lodging** use project shall not exceed:

a. 15 dwelling units per acre combined or 40 temporary lodging uses per acre, not to exceed a total of 50 units per project nor the density pool allocated, with a maximum 1.0 floor area ratio on a minimum one (1) acre buildable site. To qualify for mixed use densities and intensities, a minimum of four (4) residential units, or 10 temporary lodging units, mixed with a minimum of and 0.35 floor area ratio for commercial or office uses shall be required; or

b. 18 dwelling residential units per acre combined with a maximum 1.0 floor area ratio on a minimum four (4) acre buildable site; and

c. the combination of commercial, office, temporary lodging, and/or residential uses shall not exceed the preceding density and intensity which shall be prorated on an acreage basis allocated to each use; and further, provided that the commercial and office uses are the primary use of the property and residential use is secondary;

3. **Impervious Surface Ratio** shall not exceed -

b. 0.70 impervious surface ratio for any residential use or combined residential or ~~and~~ temporary lodging use mixed with a commercial or office use; and

4. **Height** shall not exceed, but shall be permitted up to the following...

a. ~~Two (2) stories or~~ Twenty-eight (28) feet for exclusively commercial or office development; or

b. ~~Three (3) stories or~~ Forty (40) feet for a building containing nonresidential uses on the first floor mixed with a secondary residential use above and located on a minimum one (1) acre parcel; or

c. ~~Seven (7) stories or~~ Eighty-six (86) feet, inclusive of structured parking, for a building containing non-residential uses on the first floor mixed with a secondary residential use above and located on a minimum parcel size of four (4) acres or more; and

d. Commercial mixed with residential or temporary lodging uses may be mixed horizontally under the following conditions:

- Neither the commercial nor the residential/temporary lodging use may exceed 40 feet in height;
- The development site is a minimum of one acre in size;
- The commercial and residential uses shall have internal pedestrian, bicycle, and vehicular circulation.

d. e. Any increases to, including variances to increase, the maximum height for each type of use set forth above for this Activity Center character district shall be prohibited unless approved by voter referendum, if required by the City Charter.

**5. Temporary Lodging Unit Density Pool ("TLU Density Pool")** - The City shall establish a TLU Density Pool not to exceed a total of 325 units for the entire TC-2, Bayou Residential, and Activity Center districts and the following shall govern the allocation of density from the TLU Density Pool:

a. The TLU Density Pool shall be allocated to individual projects by ordinance of the City Commission upon request of an individual property owner; and

b. Such allocation may be up to but shall not exceed twenty (40) temporary lodging

units per acre and further, the cumulative allocation shall not exceed sixty (50) units per development project; and

- c. The number of available temporary lodging units remaining after such project allocation shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no units beyond those TLU Density Pool units remaining available to the TC-2 and Activity Center districts shall be allocated to any subsequent temporary lodging use project; and
- d. This limitation shall be absolute and shall apply regardless of the proposed size or density of the project requesting such allocation. Such units shall be established exclusive of any other use provided for in the District.

### ***Bayou Residential District (BR)***

#### ***Permitted Uses and Standards***

##### **(c) Density/Intensity and Height Standards.**

##### **1. Residential and Tourist Lodging use – shall not exceed:**

- c. 18 dwelling units per acre for multifamily residential or 40 temporary lodging units per acre not to exceed a total of 50 units per project nor the density pool allocated, plus an additional bonus of no less than 0.2 and no more than 0.3 floor area ratio, for the development of a primary residential or tourist lodging project mixed with a secondary retail commercial on a minimum buildable site of two acres; and

##### **2. Height shall not exceed, and shall be permitted up to the following...**

- a. ~~Two (2) stories above parking or~~ Thirty-five (35) feet above base flood elevation for an exclusively residential use 15 dwelling units per acre or less located on less than a two acre buildable site with a minimum setback of twenty (20) feet from Gulf Boulevard; or
- b. ~~Three (3) stories above parking or~~ Forty-five (45) feet above base flood elevation for an exclusively residential use exceeding 15 dwelling units per acre located on a minimum two (2) acre buildable site with a minimum setback of thirty (30) feet from Gulf Boulevard; or
- c. ~~Four (4) stories above parking or~~ Fifty-four (54) feet above base flood elevation for a mixed use residential or temporary lodging project with a secondary retail component exceeding 15 residential dwelling units or 20 temporary lodging units per acre located on a minimum parcel size of two acres with a minimum setback of forty (40) feet from Gulf Boulevard; and

##### **4. Temporary Lodging Unit Density Pool (“TLU Density Pool”) -The City shall establish a TLU Density Pool not to exceed a total of 325 units for the entire TC-2,**

Bayou Residential, and Activity Center districts and the following shall govern the allocation of density from the TLU Density Pool:

- a. The TLU Density Pool shall be allocated to individual projects by ordinance of the City Commission upon request of an individual property owner; and
- b. Such allocation may be up to but shall not exceed twenty (40) temporary lodging units per acre and further, the cumulative allocation shall not exceed sixty (50) units per development project; and
- c. The number of available temporary lodging units remaining after such project allocation shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no units beyond those TLU Density Pool units remaining available to the TC-2 and Activity Center districts shall be allocated to any subsequent temporary lodging use project; and
- d. This limitation shall be absolute and shall apply regardless of the proposed size or density of the project requesting such allocation. Such units shall be established exclusive of any other use provided for in the District.

***Town Center Core District (TC-1)***

4. **Height** shall not exceed, but shall be permitted up to the following...
  - a. ~~Two (2) stories or~~ Twenty-eight (28) feet for an exclusively nonresidential development; or
  - b. ~~Three (3) stories or~~ Forty (40) feet for a building containing nonresidential uses on the first floor mixed with a secondary residential use located above the first habitable floor; and

***Town Center Corey Circle District (TC-2)***

3. **Temporary Lodging Use.** Density and Intensity shall be approved... subject to the requirements, restrictions and limitations established below for the TLU Density Pool for the Town Center Core Corey Circle ~~and Coquina West,~~ Activity Center, and Bayou Residential Districts.
4. **Height** shall not exceed, but shall be permitted up to the following...
  - a. ~~Two (2) stories or~~ Twenty-eight (28) feet for exclusively nonresidential uses; or
  - b. ~~Six (6) stories inclusive of parking or~~ Seventy-six (76) feet above base flood elevation for buildings containing non-residential uses on the first habitable floor accessible at street level mixed with a primary residential and temporary lodging use; or
  - c. ~~Seven (7) stories inclusive of parking or~~ Eighty-six (86) feet above base flood elevation for buildings containing nonresidential uses on the first habitable floor accessible at street level and either a minimum of fifty (50) temporary lodging units or a primary residential use above the first floor or all three uses in one or

more buildings as part of a unified development project, provided that the main principal building provides retail/commercial uses at street level; and

### ***Town Center Coquina West District (TC-2)***

3. **Temporary Lodging Use.** Density and Intensity shall be approved by Conditional use only... subject to the requirements, restrictions and limitations established below for the TLU Density Pool for the Town Center Core Corey Circle, and Coquina West, Activity Center, and Bayou Residential Districts.

4. **Height** shall not exceed, but shall be permitted up to the following...

- a. ~~Two (2) stories or~~ Twenty-eight (28) feet for an exclusively nonresidential use; or
- b. ~~Six (6) stories inclusive of parking or~~ Seventy-six (76) feet above base flood elevation for buildings containing non-residential uses on the first habitable floor accessible at street level mixed with a primary residential component above; or
- c. ~~Seven (7) stories inclusive of parking or~~ Eighty-six (86) feet above base flood elevation buildings containing nonresidential uses on the first habitable floor accessible at street level and either a minimum of fifty (50) temporary lodging units or a primary residential use above the first floor or all three uses in one or more buildings as part of a unified development project, provided that the main principal building provides retail/commercial uses at street level; and

### ***TC-2 Temporary Lodging Use***

(a) **Density -TC-2 Temporary Lodging Unit Density Pool ("TC-2 TLU Density Pool"):** The City shall establish a TC-2 TLU Density Pool, not to exceed a total of three-hundred and twenty-five (325) units for the entire Town Center Corey Circle and Coquina West Districts (TC-2). These density pool units may also be allocated to the Activity Center and Bayou Residential Districts. The following shall govern the allocation of temporary lodging units from the TLU Density Pool:

### ***Downtown Core Residential District (DCR)***

2. **Height** for residential buildings shall not exceed:

- a. ~~Two (2) stories over parking or~~ Thirty-five (35) feet above base flood elevation inclusive of structured parking; and

### ***Upham Beach Village District (UBV)***

4. **Height** shall not exceed, but shall be permitted up to the following...

- a. ~~Two (2) stories above parking or~~ Thirty-five (35) feet above base flood elevation, inclusive of structured parking, for single family homes, duplexes and multi-family uses 18 dwelling units per acre or less; or
- b. ~~Three (3) stories above parking or~~ Forty-five (45) feet above base flood

elevation, inclusive of parking, for multi-family residential use exceeding 18 dwelling units per acre and all temporary lodging uses; and

***Commercial Corridor Blind Pass Road District (CC-1)***

3. **Height** shall not exceed, but shall be permitted up to, the following...

a. ~~Two (2) stories or~~ Ttwenty-eight (28) feet for an exclusively nonresidential use only; or

b. ~~Three (3) stories or~~ Fforty (40) feet for mixed-use development projects located on a minimum ½ acre buildable site with a retail or office component on the first floor at street level and the residential use located above the first floor; and

***Commercial Corridor Gulf Boulevard District (CC-2)***

3. **Height** shall not exceed, but shall be permitted up to, the following...

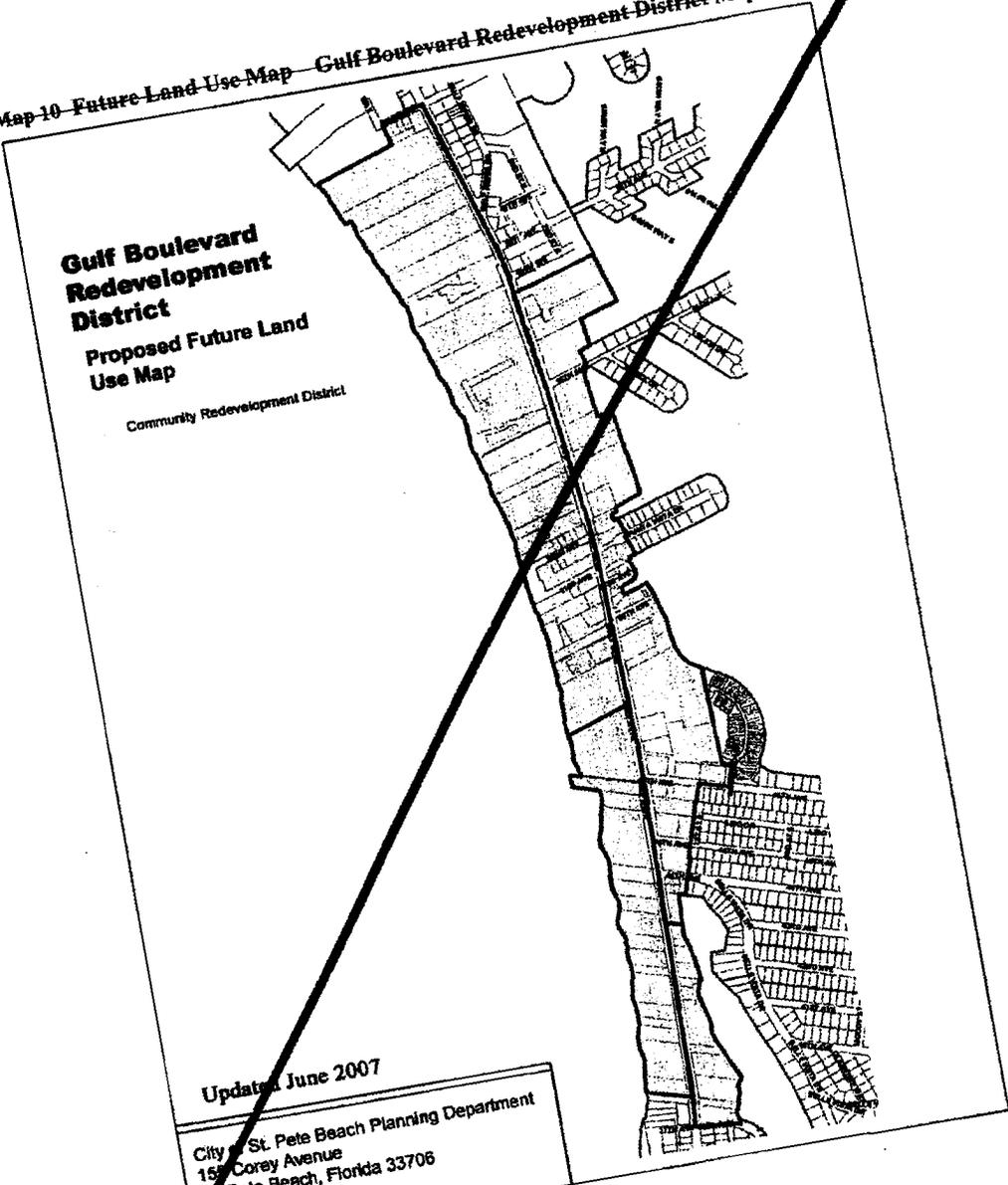
a. ~~Two (2) stories or~~ Ttwenty-eight (28) feet for an exclusively nonresidential use only; or

b. ~~Three (3) stories or~~ Fforty (40) feet for a mixed-use development project located on a minimum ½ acre buildable site with a retail or office component on the first floor at street level and the residential use located above the first floor; and

**Maps 10, 11 and 12 (10 and 11 deleted, 12 renumbered to map 10)**

St. Pete Beach Comprehensive Plan  
Adopted: October 1998  
Amended: November 2009

**Map 10 Future Land Use Map - Gulf Boulevard Redevelopment District Map**



**Gulf Boulevard  
Redevelopment  
District**

**Proposed Future Land  
Use Map**

Community Redevelopment District

Updated June 2007

City of St. Pete Beach Planning Department  
151 Corey Avenue  
St. Pete Beach, Florida 33706  
727-367-2735

Future Land Use Plan Element

~~Map 10 Future Land Use Map - Gulf Boulevard Redevelopment District Map~~

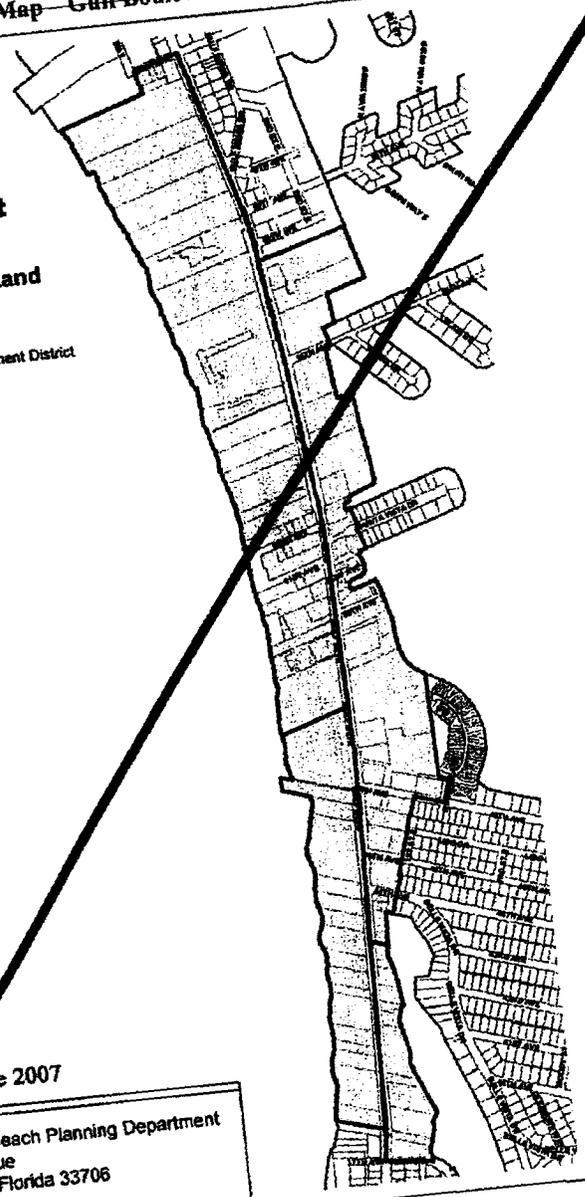
**Gulf Boulevard  
Redevelopment  
District**

Proposed Future Land  
Use Map

Community Redevelopment District

Updated June 2007

City of St. Pete Beach Planning Department  
150 Corey Avenue  
St. Pete Beach, Florida 33706  
727-367-2735



# Map 102 Coastal High Hazard Area - Storm Surge for Category 1 (2007), St. Pete Beach, FL

Source: Pinellas County Planning Department, March 6, 2007

