

CITY OF ST. PETE BEACH

ORDINANCE NO. 2010-15

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, PROVIDING FOR AMENDMENTS TO THE FUTURE LAND USE, RECREATION, AND FUTURE LAND USE MAP ELEMENTS OF THE COMPREHENSIVE PLAN; AMENDING THE DEFINITIONS; CLARIFYING THAT DENSITY IS NOT WAIVED FOR NON-CONFORMING USES BUT PROTECTED FROM CATASTROPHIC LOSS; DELETING CROSS REFERENCES TO CERTAIN PAGE NUMBERS WITHIN THE PLAN; DELETING REFERENCES TO SPECIFIC SECTIONS OF THE LAND DEVELOPMENT CODE; DELETING POLICE, FIRE, RECLAIMED WATER, AND LIBRARY AS INFRASTRUCTURE FOR PURPOSES OF CONCURRENCY MANAGEMENT IN THE COMMUNITY REDEVELOPMENT DISTRICT; AMENDING MINIMUM ACREAGE STANDARDS IN THE TC-1 AND TC-2 CHARACTER DISTRICTS; DELETING GENERAL LOCATION DESCRIPTIONS OF EACH CHARACTER DISTRICT; STATING THE NUMBER OF AFFORDABLE UNITS TO BE CONSTRUCTED IN ORDER TO RECEIVE A DENSITY BONUS IN THE LARGE RESORT DISTRICT; AMENDING THE RECREATION LEVEL OF SERVICE; ADDING THE COMMUNITY REDEVELOPMENT DISTRICTS TO THE FUTURE LAND USE MAP ELEMENT; 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, Rule 9J-5.005 of the Florida Administrative Code requires elements within the Comprehensive Plan be internally consistent with one another; and

WHEREAS, While Rule 9J-5.055 of the Florida Administrative Code allows municipalities to “make additional public facilities and services subject to the concurrency management system”, the municipality is required to adopt Levels of Service for these facilities and base the capital Improvements Element on the needs identified based on those Levels of Service; and

WHEREAS, references in the Comprehensive Plan to documents such as the Land Development Code without a specific adoption date are discouraged, as changes to the Code would in effect amend the Plan without going through the required public hearing process of amending the plan; and

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 amendment established minimum acreage standards for redevelopment in the TC-2 Character district that would be difficult to assemble and possibly stall redevelopment versus encouraging it; and

WHEREAS, the general location descriptions of each character district are inconsistent with the areas illustrated on maps 2 and 3 of the Community Redevelopment Area; and

WHEREAS, the amendment established a density bonus for large scale tourist lodging projects in the Large Resort district but failed to establish a ratio of affordable units to be built per bonus unit awarded; and

WHEREAS, the Comprehensive Plan contains a supplemental element entitled "Future Land Use Map Element" and the Community Redevelopment Districts were not established in this element; 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.

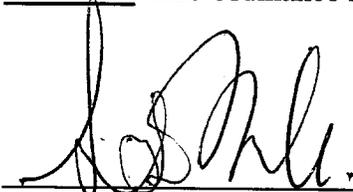
NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, HEREBY ORDAINS:

Section 1. The Future Land Use, Future Land Use Map, and Recreation Elements of the Comprehensive plan are 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

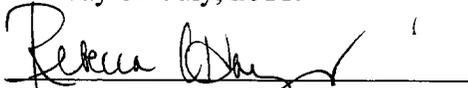
FIRST READING/TRANSMITTAL HEARING: JUNE 8, 2010

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 12th day of July, 2011.

A handwritten signature in cursive script, appearing to read "Rebecca Haynes", is written over a horizontal line.

Rebecca Haynes, City Clerk

Attachment A

Future Land Use Plan Element

QUALITY COMMUNITY – PLANNING TO STAY

GENERAL PROVISIONS

(a) General Intent. In order to remain consistent with the Rules Concerning the Administration of the Countywide Future Land Use Plan, the following land use category designations and the standards described within each category shall be applied to the City of St. Pete Beach Future Land Use Map. The maps showing the new redevelopment districts that occupy approximately 20% of the total land area of the City and which properties each character district category is applied to, are included herein ~~beginning on pages 42-44~~. The existing land use designations outside the boundaries of the new special area designation – Community Redevelopment District – remain unchanged from the adopted 1998 Plan by this amendment for the remaining 80% of the City.

(b) Nonconforming Residential and Temporary Lodging Uses, Densities and Intensities – Waiver. It is the intent of the City of St. Pete Beach to allow for the continuance of existing non-conforming ~~waive the residential and temporary lodging units density restrictions in order to allow for the perpetual use of existing nonconforming residential and temporary lodging use properties at their present development densities under the circumstances outlined below: -~~

1. Catastrophic Events : General Purpose. ~~The purpose of this limited waiver of density restrictions on existing properties that would be considered non-conforming under density and intensity standards effective and applicable to such non-conforming residential and temporary lodging properties for any applicable land use categories and/or implementing zoning regulations for said land use categories adopted herein, is to permit the maintenance of residential and temporary lodging use structures which pre-date the adoption of any comprehensive plan or land development regulations that would prohibit their construction today.~~

~~It is also the intent, in the case of natural disaster or other catastrophic event over which the owner is presumed to have had no control, to permit the reconstruction of any non-conforming densities and intensities for residential and temporary lodging properties that were in existence prior to the event~~ may be reconstructed with the same number of units, subject to the LDC requirements other than density and intensity, Florida Building Code requirements and FEMA regulations, in effect at the time of reconstruction.

~~1.2. Routine Maintenance~~. In ~~addition, in~~ the event a residential or temporary lodging use would be considered a non-conforming use under the land use category

designated for its property as adopted herein, it is the intent of the City to permit the routine maintenance of these residential or temporary lodging structures which pre-date the adoption of the Comprehensive Plan in 2009 1989 that would prohibit their construction today.

~~2. Reconstruction Limitations. It is also the intent, in the case of natural disaster or other catastrophic event over which the owner is presumed to have had no control, to permit the reconstruction of any non-conforming residential or temporary lodging structure that was in existence prior to the event. In doing so, the City wishes to protect the overall character of existing residential neighborhoods as well as to allow the continuing maintenance of its housing stock. In addition, the City has a legitimate interest in protecting and maintaining its existing temporary lodging stock.~~

3. FEMA Compliance Required. Notwithstanding any statements to the contrary, there is no intention of superseding any regulations of the Federal Emergency Management Agency (FEMA) or National Flood Insurance Program requirements regarding the protection of properties from flood damage.

4. Expansion Prohibited. There also is no intention of allowing for the expansion of non-conforming uses or an increase in a non-conforming density or intensity of a use as determined by the Future Land Use Plan and Map designation and implementing zoning regulations effective at the time of the event.

~~4. — 5. Existing platted lots of record that are located in the Residential Urban, Residential Low Medium, Residential Medium, and Residential High land use categories shall not be prohibited from the construction of one residential unit due to a non-conforming lot size.~~

Policy 1.3.41.4.5-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.

II. Definitions

The definitions set forth below are terms used in the Community Redevelopment Plan and this Future Land Use Plan amendment that establishes a Community Redevelopment District containing two major redevelopment districts and eleven character districts. ~~Most of the definitions are contained in Division 2 of the City's Land Development Code (LDC) and the remaining are derived from other planning and statutory sources.~~

All definitions are informational only and are intended to assist the reader in understanding certain land planning and zoning terminology that is legally required or commonly used by professional staff at the local, County and State level responsible for reviewing this plan

~~amendment for compliance with local, County and State laws. Some definitions have been simplified for ease of understanding but shall not be construed to amend or otherwise modify any existing adopted definitions contained in the LDC.~~

~~9. Development Site/ = Building Site = Zoning Lot Building site = Property~~ and such terms are used interchangeably herein but all mean an area of land or contiguous areas of land assembled or combined for a unified development, ~~regardless of ownership scheme,~~ for the purposes of calculating density and intensity. For example: a shopping center, a resort hotel or a resort condominium.

10. Height means the vertical distance measured from the minimum base flood elevation to the highest point of a flat roof, to the deck of a mansard roof or to the average height between the plate and the ridge of gable or hipped roofs, not including spires, belfries, cupolas, personal television antennae, water tanks, ventilators, chimneys, antennas, elevator shafts, mechanical rooms or other non-habitable areas. Such non-habitable architectural or mechanical features shall not extend more than ten feet above the eave line of a gable, mansard or hipped roof or the highest point of a flat roof, not including a parapet.

~~10. 11. Intensity~~ refers to a standard of measurement such as ~~means the building square footage (floor area ratio) and/ or impervious surface (impervious surface ratio) permitted to be developed on a zoning lot.~~

~~11. 12. Floor Area Ratio (FAR)~~ means the total amount of gross building square footage on a ~~zoning lot building site~~ in relation to the total square footage of the ~~building site, zoning lot~~, expressed as a ratio. For example: a one acre parcel with a 1.0 floor area ratio equals 43,560 square feet of building space.

~~12. 13. Future Land Use Element~~ is one element out of eight elements that comprise the City's Comprehensive Plan. It establishes the goals, objectives and policies for the use of land to manage future growth and redevelopment in accordance with the City's vision for its future. The Future Land Use Element establishes both the Future Land Use Plan and the Future Land Use Map.

- a. The Future Land Use Plan defines and describes the land use plan categories, establishes the goals, objectives and policies, designates primary and secondary uses permitted in each land use plan category, and establishes density and intensity standards. In addition in this plan amendment, height standards are established that shall not be exceeded, except by voter referendum approval, if required by the City Charter.
- b. The Future Land Use Map is a graphic depiction of the location and boundaries of each of the land use designations including the Community Redevelopment District (CRD) and each character district within the CRD.

13. 14. Housing Element is one element out of eight elements that comprise the City's Comprehensive Plan. It establishes the goals, objectives and policies that strive to provide a variety of housing types to serve permanent and seasonal residents.

14. 15. Impervious Surface Ratio (ISR) means the measurement in square footage of a building site zoning lot covered by hard-surfaced area that prevents the absorption of ~~storm~~ water into the ground divided by the gross square footage of the building site zoning lot, excluding land Gulf ward of the Florida Coastal Construction Control Line, expressed as a ratio. For example: if the plan requires a maximum 0.70 impervious surface ratio (ISR) that means that at least 30% of the parcel must be landscaped or otherwise maintained as open space that allows water to penetrate the ground surface (i.e., grass, sand, gravel). ISR shall be calculated on the basis of those portions of the site which are landward of the Florida Coastal Construction Control Line.

15. 16. Infrastructure systems and facilities as used herein means sanitary sewer, solid waste, potable water, reclaimed water, storm water drainage ~~and road systems,~~ ~~and also includes police, fire, parks, library,~~ recreation and school facilities.

16. 17. Land Development Code (LDC) means ordinances and regulations enacted by the City of St. Pete Beach City Commission or by voter referendum as required by City Charter that regulates any aspect of development.

17. 18. Mixed Use Development as used herein means a development on a ~~zoning lot~~ building site that may combine residential, temporary lodging commercial and/or office uses and may contain one or more buildings. Specific limitations regarding the combination of the types of uses, minimum parcel sizes as well as density and intensity of mixed use development is established in each character district where permitted.

18. 19. Multi-family Residential Use means development that contains a single building with three or more residential dwelling units that may be eligible for homestead status, shall not be occupied on a temporary basis and is intended to be occupied as a permanent residential home. Multi-family residential uses may have a fee-simple ownership scheme such as a town-home or may have a residential condominium ownership scheme.

19. 20. Primary Uses - A principal use identified under the use characteristics of each category. These categories of uses are those which the category is primarily designed to accommodate.

20. 21. Redevelopment means the conversion, relocation, reconstruction, structural alteration or enlargement of any existing building and/or use.

21. 22. Resort Condominium, also more recently referred in the market and media as a "Condominium Hotel" shall mean any unit or group of units in a condominium, cooperative or vacation ownership, that is designed, operated and used for temporary

lodging use and is used for temporary occupancy. ~~See Temporary Lodging Use. (See Definition of Resort Condominium contained in Division 2 of the LDC).~~

- ~~22.~~ **23. Secondary Uses** - A secondary use, identified under the use characteristics of each category. These categories of uses are those which the category is designed to accommodate as a secondary priority.
- ~~23.~~ **24. Temporary Lodging Unit** means an individual unit or suite of rooms with a temporary lodging use designed and offered for temporary occupancy. These temporary lodging units shall not be eligible for homestead status and shall not be occupied or function as a permanent residential dwelling and shall not qualify or be used for home occupational licensing.
- 24. 25. Temporary Lodging Use** means a property that has an existing or permitted structure containing one or more temporary lodging units. A Temporary Lodging Use shall be further classified herein as required by the LDC as a hotel, motel, bed & breakfast inn, or resort condominium. In determining whether a property is developed as a temporary lodging use containing temporary lodging units intended for temporary occupancy, such determination shall be made without regard to form of ownership of the property or unit. A temporary lodging use may include accessory uses such as recreational facilities, restaurants, bars, personal service uses, retail uses, meeting spaces, fitness centers, spa facilities, parking structures, workforce living accommodations and other ancillary uses commonly associated with temporary lodging uses.
- 25. 26. Temporary occupancy** for purposes of temporary lodging use as used in the Community Redevelopment District shall mean occupancy of a temporary lodging unit that is offered, advertised and occupied on a temporary basis for thirty (30) consecutive days or less for temporary lodging guests and no more than thirty (30) days cumulatively on an annual basis for a resort condominium unit owner. These occupancy and operational limitations shall apply to all temporary lodging uses permitted within the Community Redevelopment District.
- ~~26.~~ **27. Vacation of Right-of-Way** means the transfer of all or a portion of public right-of-way to private ownership of a contiguous parcel of land. ~~As used herein as a policy in the Town Center Core Corey Circle and Coquina West districts only, such vacation of right of way may only be pursued and potentially permitted if the adjacent landowner dedicated to the City a public waterfront park in exchange for a portion of the public right of way.~~

III. Community Redevelopment District

(a) **Geographic Location.** This Future Land Use Plan and Map Amendment contains a Special Designation named the Community Redevelopment District (CRD) that is an area containing approximately 248.25 acres or approximately 20% of the total land area of the City. The Community Redevelopment District is shown on Map 1 ~~on the following page~~ and includes two major redevelopment areas (shown on Maps 2 and 3) as follows:

a. The overall Gulf Boulevard Redevelopment District boundary is shown on Map 10 at page 111 and on Map 2 on page 41, the following character districts within this Redevelopment District are shown:

b. The overall Downtown Redevelopment District boundary is shown on Map 11 at page 112 and on Map 3 on page 42, the following character districts within this Redevelopment District are shown:

The above designated character districts are intended to replace the conventional land use plan categories listed ~~on pages 14-16 and~~ adopted in 1989 and 1998 that ~~currently provided~~ for medium and high density and intensity uses ranging up to forty (40) units per acre for temporary Lodging uses (Commercial General land use category) and up to thirty (30) units per acre for residential use (High Density Residential land use category) within the boundaries of the Community Redevelopment District.

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.

5. Large Resort Affordable Housing Mitigation Program & Density Bonus. In consideration of the legitimate State, County and City public interest to encourage and promote both affordable housing mitigation strategies as well as tourism which is the number one industry in both the State and County and the City's only industry, temporary lodging unit density bonuses in exchange for affordable housing mitigation exceeding that established by the General Affordable Housing Mitigation Program shall be established for the Large Resort District. The City Commission shall amend its LDC and provide for a Large Resort Affordable Housing Mitigation program as soon as reasonably possible ~~but no later than ninety (90) days after receiving all final voter, County, State, agency and City Commission approvals of this amendment to the Comprehensive Plan in~~ accordance with the following restrictions and limitations:

b. **Density Bonus Restrictions.** A maximum temporary lodging unit density bonus shall be permitted up to, but shall not exceed an additional five (5) bonus units per acre and an additional 0.2 floor area ratio to accommodate the additional temporary lodging units for a defined Large-scale temporary lodging development. Five bonus units shall be allowed for every affordable unit constructed.

5. Specified in each character district within the Community Redevelopment District and shall be:

a. consistent with and allow the implementation of the redevelopment strategy for the respective types of uses provided for in each character district; and

b. subject to the limitations contained in ~~Section 7.2(k)~~ of the City's LDC.

c. It is expressly intended, and shall be construed that any increases to the maximum height in each character district shall be governed by the referendum procedures established in Section 3.18 of the City Charter, as adopted on November 11, 2009, as well as procedures established in Florida Statutes for amendments to the adopted comprehensive plan. ~~as may be amended from time to time.~~

~~d. It is expressly intended and shall be construed, that no later than thirty (30) days after approval of this amendment by voter referendum in accordance with Section 3.18 of the City Charter and final approval of all governing local, County and State governments and agencies, as may be required, the City Commission shall adopt an Ordinance amending the City's LDC, either as a new section of Division 7, or as part of the implementing land development regulations for each specific character district, the height standards established for each type of use within each character district. This 30-day limitation is intended to further restrict and supersede the maximum time period allowed in Ch. 163, Florida Statutes, to adopt land development regulations.~~

2. Concurrency Management System and Transportation Management Plan Requirements:

a. **Concurrency Statement.** All new development or redevelopment that increases density or intensity shall be required to prepare and submit a Concurrency Management Statement to the City, at its sole expense, to determine the sufficiency of capacity and any potential adverse impacts or degradation of the levels of service below acceptable levels established by the City or County, as applicable, on existing or future infrastructure systems and facilities except transportation which shall be required to submit a Transportation Management Plan. At a minimum, Concurrency Management Statement(s) shall be submitted for the following:

- (i) potable water;
- (ii) sanitary sewer;
- ~~(iii) transportation facilities; fire rescue;~~
- ~~(iiiiv) parks and recreation facilities (for residential development only);~~
- ~~(v) reclaimed water;~~
- (vi) library facilities (for residential development only); and
- (vii) educational facilities (for residential development only).

(i) Environmental and Conservation Standards. The City shall amend its LDC to provide minimum Green building and development standards ~~as part of the General Redevelopment Standards contained in Division 39 of the LDC.~~ All development, redevelopment and major renovation projects shall be required to meet a minimum of two Green building and development standards that will be established by the City in the LDC Division 39 and shall be strongly encouraged to implement Green practices in building and site design that exceed the minimum standards. All development shall be encouraged to utilize fixtures, equipment and best practices in water, energy and waste efficiency standards during and after construction is completed to support the City goal of becoming the first Coastal Green City in Pinellas County. In addition, the City shall amend its LDC, Building Code, application procedures and processes, as applicable and appropriate, to implement a pilot Green practices incentive program ~~and impact fees credits for Green development and redevelopment~~ in accordance with GOAL 1 of the overall Future Land Use Element and Goal 3 above and Section (j)3 below of this Community Redevelopment District Future Land Use Element.

(j) Community Involvement. A minimum of one (1) community meeting shall be held at least thirty (30) days prior to submitting an application for administrative approval of a development or redevelopment site plan proposed to be built within the Community Redevelopment District ~~subject to the Community Involvement notice and meeting provisions contained in Division 39 of the LDC.~~ Single family homes, duplexes and projects less than ½ acre in size, may, but shall not be required, to host a community meeting ~~or provide the additional notice requirements contained in Div. 39.~~ The purpose of the community meeting shall be to present the development project site plan to interested City residents and business owners, answer questions and solicit comments. A sign-in sheet and comment cards shall be provided to all attendees and a copy shall be provided to the City Clerk within three (3) days of the meeting. At least one City Staff person from the Community Development Services Department shall attend the community meeting. The City shall consider the written comments submitted by attendees during its administrative site plan review process, and may implement such public comment as appropriate that are consistent with and not contrary to law and local land development regulations, and are in the best interests of the public health, safety and welfare of the community.

Gulf Boulevard Redevelopment District

(a) Location and Character. The Gulf Boulevard Redevelopment District contains approximately 148.20 acres of land ~~lying on the east and west sides of Gulf Boulevard between 64th and 38th Avenues shown on Map 2 at page 43.~~ This District represents approximately 11.5% of the total land area of the City.

Large Resort District (LR)

- (a) **Location and Character.** The Large Resort character district is a 0.9 mile strip of land, illustrated on the Future Land Use Map, located on the west side of Gulf Boulevard from the County park (46th Avenue) northward to 64th Avenue, containing 65.16 acres of land or approximately 5% of the total land area of the City.

Policy 4.1: Professional landscaping and design standards consistent with the standards contained in ~~Divisions 22 and 39~~ of the LDC shall be required on the entire building site where any large-scale development or development of an entire site occurs, with particular emphasis on the Gulf Boulevard frontage.

Policy 4.2: Professional landscaping and design standards consistent with the standards contained in ~~Divisions 22 and 39~~ of the LDC shall be the minimum required for all redevelopment projects that are not redeveloping the entire buildable site for those areas of the development site being redeveloped only; and may be required where practical and feasible on the remainder of the development site if new construction exceeds 50% of the total buildable site area; all with

3. **Height** shall not exceed, but shall be permitted up to the following, subject to height limitations contained in ~~Section 7.2(k)~~ of the City's LDC:

3. **Height** shall not exceed, but shall be permitted up to the following, subject to any height limitations contained in ~~Section 7.2(k)~~ of the City's LDC:

Boutique Hotel/Condo District (B-HC)

(a) **Location and Character.** The Boutique Hotel/Condo District contains 22.5 acres and less than 2% of the total land area of the City. This District is illustrated on the Future Land Use Map ~~located on the west side of Gulf Boulevard southward from the County park (46th Avenue) to just north of 38th Avenue.~~

Policy 4: Professional landscaping and design standards consistent with the standards contained in ~~Divisions 22 and 39~~ of the LDC shall be the minimum required on the entire building site for new development that exceeds 75% of the buildable site, with particular emphasis on the Gulf Boulevard frontage and screening from any adjacent low-rise residential use that may include landscaping and privacy walls. Landscape design, including the type and quantity of plant material as well as creative tropical hardscape designs, shall be consistent with the quality and character of a high quality tropical resort destination

(e) **Height** shall not exceed, but shall be permitted up to the following, subject to height limitations contained in ~~Section 7.2(k)~~ of the LDC:

Activity Center District (AC)

(a) **Location and Character.** The Activity Center District contains 52.68 acres or approximately 4% of the total land area of the City. This District is illustrated on the Future Land Use Map. ~~located on the east side of Gulf Boulevard from 64th Avenue southward to about 200 feet south of 44th Avenue.~~ It includes the Dolphin Village Shopping Center which is the hub of commercial activity in the Gulf Boulevard area and is located across from the County Park to the west.

Policy 4: Professional landscaping and design standards consistent with the standards contained in ~~Divisions 22 and 39~~ of the LDC shall be the minimum required on the entire building site where any development will occur, with particular emphasis on the Gulf Boulevard frontage, and screening and buffering from adjacent residential uses that may include landscaping and privacy walls.

4. **Height** shall not exceed, but shall be permitted up to the following, subject to any height limitations contained in ~~Section 7.2(k)~~ of the City's LDC:

Bayou Residential District (BR)

(a) **Location and Character.** The Bayou Residential District is a small narrow strip of land containing 7.86 acres or approximately 6/10ths of 1% of the total land area of the City. This District is illustrated on the Future Land Use Map. ~~located on the Macpherson Bayou on the east side of Gulf Boulevard just south of 44th Avenue and the Activity Center District and west of the Belle Vista neighborhood.~~

Policy 3: Professional landscaping and design standards consistent with the standards contained in ~~Divisions 22 and 39~~ of the LDC shall be the minimum required on the entire building site where any development will occur, with particular emphasis on the Gulf Boulevard frontage.

2. **Height** shall not exceed, and shall be permitted up to the following, subject to any height limitations contained in ~~Section 7.2(k)~~ of the City's LDC:

Downtown Redevelopment District

(a) **Location and Character.** The Downtown Redevelopment District contains approximately 100.05 acres in the Downtown Core area shown on Map 3 ~~on page 44 and...~~

Objective 3.2: Sunset and Sunrise parks for public use and enjoyment shall be pursued as an integral element of development and redevelopment at either end of Corey Avenue as focal points for these areas. ~~and further, vacation of rights of ways shall be evaluated and pursued if development or redevelopment will provide public waterfront parks.~~

Town Center Core District (TC-1)

(a) **Location and Character.** The Town Center Core District contains 32.54 acres or approximately 2.5% of the total land area of the City. This District is is illustrated on the Future Land Use Map. ~~generally located along 76th, 75th and Corey Avenue running from Bay Street to the east and westward to Coquina Way at the west end of Corey Avenue.~~

4. **Height** shall not exceed, but shall be permitted up to the following, subject to any height limitations contained in ~~Section 7.2(k)~~ of the City's LDC:

Town Center Corey Circle District (TC-2)

(a) **Location and Character.** The Town Center Corey Circle District contains 4.67 acres or less than 4/10ths of 1% of the total land area of the City. This District is illustrated on the Future Land Use Map. ~~located on the east end of Corey Avenue on Corey Circle which is surrounded by water on three sides~~

Policy 5: Professional landscaping and design standards consistent with the standards

contained in ~~Divisions 22 and 39~~ of the LDC shall be the minimum required on the entire building site where any new development will occur, with particular emphasis on screening and buffering from adjacent residential uses that may include landscaping and privacy walls.

Permitted Uses and Standards

- (a) **Primary uses** - Commercial and office use; Temporary lodging use – hotel, motel, resort condominium; Residential use but only as part of a mixed-use development on a minimum 1.8 ~~two~~-acre buildable site.
- (c) **Density/Intensity and Height Standards.**

1. Residential use

- a. Shall only be permitted as part of mixed-use residential development project located on a minimum 1.8 ~~two~~-acre buildable site and shall not exceed 24 dwelling units per acre. Commercial, office or temporary lodging uses only shall be located on the first habitable floor accessible at street level; and

3. Temporary Lodging Use. Density and Intensity shall be approved by Conditional use only and shall not exceed fifty (50) temporary lodging units per acre located on a minimum 1.8 ~~two~~-acre buildable site and shall also not exceed a cumulative total of 150 units per project...

4. Height shall not exceed, but shall be permitted up to the following, subject to any height limitations contained in ~~Section 7.2(k)~~ of the City's LDC:

Town Center Coquina West District (TC-2)

(a) **Location and Character.** Town Center Coquina West contains 6.11 acres or less than 1/2% of the total land area of the City. This District ~~is consists~~ located on the west end terminus of Corey Avenue adjacent to the Blind Pass Channel between Coquina Way and Sunset Way ~~consisting~~ of a three block area that currently is a mix of existing residential, light industrial, small motel and commercial restaurant/bar uses.

Policy 5: Professional landscaping and design standards consistent with the standards contained in ~~Divisions 22 and 39~~ of the LDC shall be the minimum required on the entire building site where any new development will occur, with particular emphasis on screening and buffering from adjacent residential uses that may include landscaping and privacy walls.

3. Temporary Lodging Use. Density and Intensity shall be approved by Conditional use only and shall not exceed fifty (50) temporary lodging units per acre located on a minimum 1.8 ~~two~~-acre buildable site and shall also not exceed a cumulative total of 150 units per project...

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

to any height limitations contained in ~~Section 7.2(k)~~ of the City's LDC:

Downtown Core Residential District (DCR)

(a) Location and Character. Downtown Core Residential District contains 11.65 acres or less than 1% of the total land area of the City. This District ~~is~~ is illustrated on the Future Land Use Map, generally located immediately south of the Town Center Core District and east of Gulf Boulevard.

Upham Beach Village District (UBV)

(a) Location and Character. The Upham Beach Village District contains 16.10 acres or approximately 1-1/4% of the total land area of the City. This District is illustrated on the Future Land Use map, generally located west of Gulf Boulevard, east of Blind Pass waterway and the Gulf of Mexico, south of 73rd Avenue and north the Large Resort District.

Policy 6: Professional landscaping and design standards consistent with the standards contained in ~~in Divisions 22 and 39~~ of the LDC shall be the minimum required on the entire building site where any development will occur, with particular emphasis on screening and buffering from adjacent residential uses that may include landscaping and privacy walls.

c. Any TLU Density Pool allocation by ordinance per project shall not exceed the number of existing licensed temporary lodging units located on the development site; and

4. **Height** shall not exceed, but shall be permitted up to the following, subject to any height limitations contained in ~~Section 7.2(k)~~ of the City's LDC:

Commercial Corridor Blind Pass Road District (CC-1)

(a) Location and Character. The Commercial Corridor Blind Pass Road District contains 7.4 acres or approximately 1/2% of the total land area of the City. This District is illustrated on the Future Land Use Map, generally located between 81st and 77th Avenue on the west side of Blind Pass Road and between 79th and 77th Avenues on the east side of Blind Pass Road.

Policy 6: Professional landscaping and design standards consistent with the standards contained in ~~Divisions 22 and 39~~ of the LDC shall be the minimum required on the entire building site where any new development will occur, with particular emphasis on screening and buffering from adjacent residential uses.

3. **Height** shall not exceed, but shall be permitted up to, the following, subject to any height limitations contained in ~~Section 7.2(k)~~ of the City's LDC:

Commercial Corridor Gulf Boulevard District (CC-2)

(a) **Location and Character.** Commercial Corridor Gulf Boulevard District contains 21.58 acres or less than 2% of the total land area of the City. This District is illustrated on the Future Land Use Map. ~~runs south of the main downtown area between 73rd and 64th Avenues and is one block west of the southernmost leg of Blind Pass Road.~~ Similar to the Commercial Corridor Blind Pass Road District, Tthis District also has substandard parking, narrow-depth lots that encroach into adjacent residential neighborhoods and too many curb cuts that create pedestrian-vehicular conflict and impede traffic flow on Gulf Boulevard.

(b) **Purpose and Intent; Redevelopment Incentives and Deterrents.** The following policies shall govern development in the Commercial Corridor Gulf Boulevard District and are intended to allow for encourage the assembly of land to increase lot depth and reduce nonresidential encroachment into adjacent residential neighborhoods, increase buffering between residential and non-residential uses, as well as redevelop to current code design and safety standards, reduce curb cuts that will improve traffic flow on Gulf Boulevard and reduce pedestrian/bicyclist-vehicular conflict:

Policy 7: Professional landscaping and design standards consistent with the standards contained in Divisions 22 and 39 of the LDC shall be the minimum required on the entire building site where any development will occur, with particular emphasis on screening and buffering from adjacent residential uses and on Gulf Boulevard frontage.

3. **Height** shall not exceed, but shall be permitted up to, the following, subject to any height limitations contained in ~~Section 7.2(k)~~ of the City's LDC:

RECREATION AND OPEN SPACE

Policy 1.1.1

In accordance with the generally recognized standards for recreational facilities, the City of St. Pete Beach shall work to achieve and maintain the following levels of service:

Tennis	1 Court per 2,000 population
Basketball	1 Court per 5,000 population
Baseball/Softball	1 Field per 6,000 population
Boat Ramps/Docks	1 Ramp/Dock per 5,000 population
Bicycle Trails	1 Mile per 5,000 population
Fishing	1 Site per 5,000 population
Handball/Racquetball	1 Court per 5,000 population
Picnic Area	1 Acre per 6,000 population
Shuffleboard	1 Court per 5,000 population

FUTURE LAND USE MAPS

Community Redevelopment District (CRD), where the densities and intensities shall be as determined within the Community Redevelopment District as specified in each designated character district pursuant to the provisions set forth in Special Area Designation – Community Redevelopment District section of this Future Land Use Element to encourage economic revitalization and redevelopment of properties and uses located within the CRD, with a particular emphasis on commercial, temporary lodging and mixed uses along the Cities main transportation corridors, adjacent to waterfront or located within major community activity centers.

CRD- Eighth Avenue (EA) - The following uses are proposed for the new Community Redevelopment District – Eighth Avenue (CRD-EA) land use classification:

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:

- 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 pro-ration.
- Residential use - Shall not exceed 24 dwelling units per acre.

- 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.
- 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.
- Transient accommodation use - Shall not exceed 30 units per acre.
- Other standards shall include the following:
 - 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.
 - For the purposes of clarity, the City of St. Pete Beach has been broken down into 13 planning sector maps as shown on the next page. The 2010 Future Land Use Plan is shown on the maps following the locator map beginning on page 87.