

ORDINANCE # 2010-37

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, PROVIDING FOR AMENDMENTS TO THE EIGHTH AVENUE SPECIAL AREA PLAN, AS WRITTEN IN EXHIBIT "A" ATTACHED HERETO; 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 City Commission adopted Ordinance 2008-24 on August 26, 2008, establishing a special Future Land Use designation for Eighth Avenue, known as the Community Redevelopment District- Eighth Avenue: and

WHEREAS, the Citizens of St. Pete Beach validated the adoption of this comprehensive plan amendment, in 2009; and

WHEREAS, Pursuant to the Countywide Rules, establishment of the Community Redevelopment District requires the submittal and acceptance of a Special Area Plan by the Pinellas Planning Council and the Countywide Planning Authority; and

WHEREAS, Pinellas Planning Council Staff has noted some inconsistencies with the Special Area Plan and the proposed Land Development Regulations, and has recommended changes to the Plan for consistency;

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 Special Area Plan is amended as written in "Exhibit A", attached.

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 All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.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 immediately upon adoption.


STEVE MCFARLIN, MAYOR

FIRST READING: FEBRUARY 8, 2011

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.



Rebecca Haynes, City Clerk

“Exhibit A”

Density/Intensity Standards for Permitted Uses

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

- 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.
- 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 1.50 ~~1.45~~ 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.
- 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.

Mixed-Use Provisions

The Eighth Avenue Commercial District is a mixed-use area where many buildings have second floor residential or commercial over first floor commercial/retail/office space. It is the intent of this plan to continue to encourage this type of development pattern, in a scale that is consistent with the existing development. The City's Comprehensive Plan and LDRs will allow a variety of compatible uses, while the higher FAR and ISR will encourage implementation of such a mixture. Specific provisions will be included to allow residential only on second or third stories of buildings and only as part of a mixed-use project, in order to maintain the street-level commercial use important to such a district. No stand-alone residential structures will be allowed within the CRD-EA plan area. However, Bed and Breakfasts and the adaptive re-use of existing residential structures shall be permitted.

Figure 1 Current Zoning Standards (ROR), Eighth Avenue Commercial District

Standard	Value	Problem	Potential Solution
Front	20 Feet	Moves buildings too far from sidewalk; not consistent with much of the existing pattern of development. structures	Set buildings closer to the front property line. Amend LDR's to allow some flexibility for recessed doorways, outdoor seating, etc. up to the sidewalk; provide for open plazas and seating areas
Secondary Front	10 Feet	Moves buildings too far from alleys; not consistent with existing structures	Position buildings adjacent to alleys Amend LDR's to allow for minimal to no setbacks required for secondary front yard.
Side	10 Percent of Lot Width	Requires building separation; not consistent with existing structures	Allow zero or minimal lot-line development setbacks (minimal setbacks allow for reduced cost of fire retardant materials in that will allow for building separation, and allows for courtyard areas).
Rear	20 Feet	Actually makes sense, inconsistent with current building pattern; however current standard provides some room for surface parking.	Keep Standard to allow for parking or reduce rear yard setbacks.

Additionally, consistent with most of the existing development in the area, front and side setback requirements will be reduced in order to allow new construction to mimic the historic pattern of

development, while allowing for some flexibility for some architectural interest includes features such as recessed doorways and small outdoor seating areas, eliminated in their entirety. One potential drawback is the possibility of elimination of existing open space by new construction on lots where buildings are now setback from the front and side property lines. Side setback would only be allowed to provide vehicular access to rear parking. Buildings would be required to be built to the sidewalk.