

CITY OF ST. PETE BEACH

ORDINANCE NO. 2012-21

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR AMENDMENTS TO THE COMPREHENSIVE PLAN AS THEY RELATE TO THE COMMUNITY REDEVELOPMENT DISTRICT; AMENDING THE BAYOU RESIDENTIAL SUB-DISTRICT REGARDING THE ALLOCATION OF TEMPORARY LODGING UNITS FROM THE DENSITY POOL AND THE REGULATION AND SITE REQUIREMENTS OF TEMPORARY LODGING AND MIXED USES, FURTHER ILLUSTRATED IN EXHIBIT "A"; PROVIDING FOR THE REPEAL OF ORDINANCES, OR 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 of the City St. Pete Beach adopted a large scale comprehensive plan amendment, establishing what is known as the Community Redevelopment District via Ordinance 2011-19; and

WHEREAS, changes in the economy and existing uses and parcel sizes in the Bayou Residential District have encouraged the City to re-evaluate and adjust policies in the Comprehensive Plan to allow for more flexibility in the allocation and regulation of temporary lodging units and their accessory commercial uses; and

WHEREAS, the Planning Board of the City of St. Pete Beach conducted a public hearing on August 21, 2012, noticed pursuant to Florida law and conducted pursuant to Ordinance 88-36 of the City of St. Pete Beach and found these changes to the Comprehensive Plan to be in the best interest of the citizens of the City of St. Pete Beach; and

WHEREAS, City Commission of the City of St. Pete Beach conducted public hearings on October 23, 2012 and November 13, 2012, noticed pursuant to Florida law and conducted pursuant to Ordinance 88-36 of the City of St. Pete Beach; and

WHEREAS, the City Commission finds these text amendments to the Comprehensive Plan to be Consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; and

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

Section 1. The Comprehensive Plan is hereby amended as shown in "Exhibit 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 All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.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 NOTICE PUBLISHED: 8/11/2012

LPA PUBLIC HEARING: 8/21/2012

FIRST READING: 10/23/2012

PUBLISHED: 10/10/2012

SECOND READING/ADOPTION HEARING: 11/13/2012

PUBLISHED: 10/27/2012

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 13th day of November, 2012



Rebecca C. Haynes, City Clerk

“Exhibit A”

Proposed text amendments to the Comprehensive Plan

Bayou Residential

Permitted Uses and Standards

(a) Primary uses – Residential and Temporary Lodging Uses.

(b) Secondary uses -Commercial ~~uses and office~~ only as a component of a mixed use residential or temporary lodging development.

(c) Density/Intensity and Height Standards.

1. Residential and ~~Temporary Tourist~~ Lodging use – shall not exceed:

a. 15 dwelling units per acre for an exclusively residential use. ~~on a buildable site less than two acres; or~~

~~b. 18 dwelling units per acre for an exclusively residential use on a minimum parcel buildable site of two acres; or~~

be. 18 dwelling units per acre for multifamily residential mixed with a commercial use. The maximum floor area ratio for the commercial portion of the mixed use project is 0.3; or

c. 40 temporary lodging units per acre not to exceed the density pool allocated. The temporary lodging use can be mixed with a commercial use. The maximum floor area ratio for the commercial portion of a mixed use project is 0.3

~~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~~

ed. Variances to exceed the maximum density or intensity above as established in this Future Land Use Plan shall be prohibited.

2. Height shall not exceed, and shall be permitted up to the following, subject to any height limitations contained in the City’s LDC:

a. 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. 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. Fifty-four (54) feet above base flood elevation for all other uses, 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~~

~~d. Any increases to, including variances to increase, any of the maximum heights set forth above for this Bayou Residential character district shall be prohibited, unless approved by voter referendum, if required by the City Charter.~~

3. The maximum impervious surface ratio shall not exceed:

a. 0.70 for ~~exclusively residential uses~~all development; Maximum impervious surface ratio (ISR) for all other uses: 0.85; and

b. Variances to exceed the maximum impervious surface ratio above are prohibited.

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~~

~~b.e. 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.~~

“Exhibit A”

Proposed text amendments to the Comprehensive Plan

Bayou Residential

Permitted Uses and Standards

(a) Primary uses – Residential and Temporary Lodging Uses.

(b) Secondary uses -Commercial ~~uses only~~ as a component of a mixed use residential ~~or temporary lodging~~ development.

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(c) Density/Intensity and Height Standards.

1. Residential and ~~Temporary~~ Lodging use – shall not exceed:

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b. 18 dwelling units per acre for an exclusively residential use on a minimum parcel buildable site of two acres; or¶

~~c. 40 temporary lodging units per acre not to exceed the density pool allocated. The temporary lodging use can be mixed with a commercial use. The maximum floor area ratio for the commercial portion of a mixed use project is 0.3~~

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~~¶. Variances to exceed the maximum density or intensity above as established in this Future Land Use Plan shall be prohibited.~~

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2. Height shall not exceed, and shall be permitted up to the following, subject to any height limitations contained in the City’s LDC:

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b. 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¶

a. Thirty-five (35) feet above base flood elevation for an exclusively residential use.

c. Fifty-four (54) feet above base flood elevation for ~~all other uses. Any increases to, including variances to increase, any of the maximum heights set forth above for this Bayou Residential character district shall be prohibited.~~ 3. The maximum impervious surface ratio shall not exceed:

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b. Variances to exceed the maximum impervious surface ratio above are prohibited.

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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:

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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. 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.~~

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