

CITY OF ST. PETE BEACH, FLORIDA

ORDINANCE NO. 2013-03

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA, AMENDING DIVISION 39.3 OF THE LAND DEVELOPMENT CODE, DELETING THE PROHIBITION OF THE USE OF PRIMARY OR SECONDARY COLORS FOR EXTERIOR PAINT COLORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, TO THE EXTENT OF SUCH CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City adopted Division 39 of the Land Development Code via Ordinance number 2008-12, establishing design standards for the Community Redevelopment District; and

WHEREAS, the City Commission finds it in the best interest of the City to promote good urban design of the District through regulating exterior paint colors; and

WHEREAS, the City's Planning Board, acting as the City's local planning agency, has reviewed this ordinance amending Division 39 and found it to be consistent with the City's adopted comprehensive plan and has recommended approval thereof; and

WHEREAS, the City Commission has found this ordinance to be consistent with the City's adopted comprehensive plan; and

WHEREAS, the City Commission has found this ordinance to be in the best interest of the health, safety and welfare of the citizens of the city; and

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

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

Section 1. Division 39 of the City of St. Pete Beach, Florida Land Development Code is hereby amended as illustrated 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 All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.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.

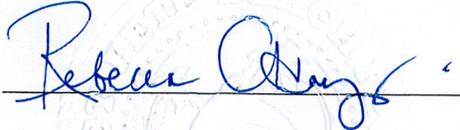
Section 4. This Ordinance shall become effective immediately upon adoption.



STEVE MCFARLIN, MAYOR

LPA PUBLIC HEARING: 11/20/2012
PUBLISHED: 11/11/2012
FIRST READING: 1/8/2013
PUBLISHED: 12/23/2012
SECOND READING/ADOPTION HEARING:
PUBLISHED:

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 22nd day of January, 2013



Rebecca Haynes, City Clerk

“Exhibit A”

Sec. 39.3. - Site design for the Downtown Redevelopment District.

(a) Buildings shall form a consistent, distinct edge, spatially delineating the public street through maximum building setbacks that vary by no more than ten feet from those of the adjacent building.

(b) Building frontages shall occupy no less than 75 percent of a "Main Street" street and 50 percent of an "A" street facing entrance. If site constraints exist, a knee wall may be constructed with the following provisions:

- (1) Only 25 percent of the required frontage may be credited as part of a knee wall.
- (2) A knee wall must be constructed in accordance with the design criteria specified herein.
- (3) The knee wall should be the length of the primary building frontage.

(c) Buildings that are open to the public shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be attractive and functionally be a distinctive and prominent element of the architectural design, and shall be open to the public during business hours. Buildings shall incorporate lighting and changes in mass, surface or finish to give emphasis to the entrances. The primary building entrances shall be visible and directly accessible from a public street. Building massing such as tower elements shall be used to call-out the location of building entries.

(d) Buildings shall provide a foundation or base, typically from ground to bottom of the lower windowsills, with changes in volume or material. A clear visual division shall be maintained between the ground level floor and upper floors with either a cornice line or awning from 12 feet to 16 feet above base flood elevation or grade, whichever applies to the proposed development. No more than 20 feet of horizontal distance of wall shall be provided without architectural relief for building walls and frontage walls facing the street. All buildings excluding single-family detached homes shall utilize at least three of the following design features to provide visual relief along all elevations of the building:

- (1) Divisions or breaks in materials (materials should be drawn from a common palette).
- (2) Window bays.
- (3) Separate entrances and entry treatments, porticoes.
- (4) Variation in rooflines.
- (5) Awnings.
- (6) Dormers.
- (7) Gables.
- (8) Recessed entries.
- (9) Covered porch entries.
- (10) Cupolas.

(e) Commercial and mixed-use buildings shall express a "storefront character". This guideline is met by providing all of the following architectural features along the building frontage as applicable:

(1) Corner building entrances on corner lots.

(2) Regularly spaced and similar-shaped windows with window hoods or trim (all building stories)

(3) Large display windows on the ground floor. All street-facing, park-facing and plaza-facing structures shall have windows covering a minimum of 50 percent and a maximum 80 percent of the ground floor of each storefront's linear frontage. Blank walls shall not occupy over 50 percent of a street-facing frontage and shall not exceed 20 linear feet without being interrupted by a window or entry. Mirrored glass, obscured glass and glass block cannot be used in meeting this requirement. Display windows may be used to meet this requirement if the first floor has not been design as a flood proof first floor.

~~(f) The use of black or fluorescent colors, or pure primary and secondary colors, unless mixed in combination of three or more, or mixed with white, is prohibited as the predominant exterior building color(s). Black may be used for trim, windows, doors, and awnings. Building trim and accent areas may feature any color(s) limited to ten percent of the affected facade segment, with a maximum trim height of 24 inches total for its shortest distance.~~

(g) The first 20 feet of depth of the first floor of any multifamily structure's primary building frontage facing a street shall be constructed as commercial space.

(h) Garages are required for attached and detached homes subject to the following provisions:

(1) Front garages must be set back a minimum of five feet from the primary structure.

(2) Rear garages must be setback a minimum of four feet from an alley or rear access drive.

(3) Side garages may have an access from the street, and are required, at a minimum, to be setback in line with the primary structures side setback.

(4) Ground floor parking, including garages that are located inside the internal block are permitted on the first floor of a structure provided that the street facing side view of the garage must blend in with the primary building frontage by incorporating the same design elements.

(j) Front driveway's are required to have a shared driveway and shall be located along the centerline on the common side lot line.