RESOLUTION 2008-12

A RESOLUTION OF THE CITY OF ST. PETE BEACH, GOVERNING THE IMPLEMENTATION OF THE SETTLEMENT OF A LAWSUIT AND GOVERNING THE PASSAGE AND IMPLEMENTATION OF AN AMENDMENT TO THE COMPREHENSIVE PLAN AND THE IMPLEMENTATION OF PROPOSED ORDINANCES 2008-10 and 2008-15.

WHEREAS, the citizens of St. Pete Beach, pursuant to Sections 7.02 and 7.04 of the City Charter, circulated a petition and gathered signatures to require that an ordinance proposing an amendment to the city's comprehensive plan, since designated Ordinance 2008-10, be presented to the voters; and

WHEREAS, the signatures on the petitions were verified by the Pinellas County Supervisor of Elections, and it was determined that a sufficient number of qualified electors executed the petition to require that the ordinances be presented to the voters; and

WHEREAS, the City Commission of St. Pete Beach questioned whether the petition conflicted with state law; and

WHEREAS, in subsequent legal action between the petitioning entity and the City of St. Pete Beach, the Circuit Court for the Sixth Judicial Circuit of the State of Florida determined that the petition did not conflict with state law and that the City of St. Pete Beach is required to submit the ordinance to the voters; and

WHEREAS, the City of St. Pete Beach and petitioning entity agreed to resolve the legal dispute by presenting the SOLV Ordinance to the voters and if that Ordinances is approved by the voters, providing that the City Commission adopt a subsequent ordinance that ratifies the vote of the people and transmits to the State the comprehensive plan amendment which is the subject of Ordinance 2008-10; and

WHEREAS, the legislature of the State of Florida recently adopted Section 163.32465, Florida Statutes, which applies new procedures for the adoption of comprehensive plan amendments, which leave questions regarding the applicable procedures that the City must follow in submitting a plan amendment; and

WHEREAS, the voters of the City of St. Pete Beach previously enacted Section 3.15 of the City Charter, which requires that all comprehensive plan amendments involving more than five parcels be approved by the voters,

and whereas approval of the proposed comprehensive plan amendment at the special election would satisfy the requirements of Section 3.15 of the Charter; and

WHEREAS, the parties have agreed that the City and the citizens of St. Pete Beach would benefit if a simpler ordinance for the adoption of the comprehensive plan amendment that reflects the settlement agreement should be carried forward if the voters approve the comprehensive plan amendment at the special election and the parties therefore have drafted proposed Ordinance 2008-15 for that purpose; and

WHEREAS, the City of St. Pete Beach and petitioning entity have agreed that the approval of a Resolution detailing the implementation of the settlement and the later implementation of Ordinance 2008-10 and Ordinance 2008-15 is in the best interest of both the City and the citizens of St. Pete Beach; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF ST. PETE BEACH:

Section 1. The intent of this resolution is to establish and prescribe the processes that the proposed comprehensive plan amendment will be subject to prior to final adoption and effectiveness. While the parties disagree whether all of the provided procedures are required under state law, the parties agree that if the procedures described herein are followed, all requirements of state law and the City Charter will have been met.

Section 2. Notice and Conduct of Planning Board Hearings. The Planning Board of the City of St. Pete Beach shall conduct workshops and at least one public hearing to consider the proposed comprehensive plan amendment prior to the special election. Any workshops and public hearings shall be noticed according to the applicable requirements of Section 163.32465, 166.041, the City Charter, and Ordinance 88-36. The public hearing to consider the comprehensive plan amendment shall be conducted according to the provisions of Ordinance 88-36. Speaker cards shall be collected for transmittal to the Department of Community Affairs, and speaker comments shall be recorded and summarized for later response consistent with §163.3181, Fla. Stat. ,

Section 3. Special Election. The City Commission shall provide newspaper notice of the election as though it were a comprehensive plan transmittal hearing under the requirements for newspaper notice set forth in §100.342 , §163.32465, and §166.041, Florida Statutes. Should a majority of the voters at the special election approve ordinance 2008-10, the comprehensive plan amendment as written shall be deemed approved by the voters of St. Pete Beach for the purpose of complying with Section 3.15 of the City Charter.

Section 4. City Commission Transmittal Hearing. If Ordinance 2008-10 is approved by the voters at the special election, the City Commission shall conduct a transmittal hearing pursuant to §163.32465(4)(a), at its first regularly scheduled meeting after the election, which also shall constitute the "first reading" of Ordinance 2008-15, to which the proposed comprehensive plan amendment has been attached. The hearing shall be noticed in accordance with the requirements of §163.32465(4)(a), the City Charter, and Ordinance 88-36. The public hearing to consider the comprehensive plan amendment shall be conducted according to the provisions of Ordinance 88-36 and, sign-in sheets and speaker cards shall be collected for transmittal to the Department of Community Affairs pursuant to §163.3181, Fla. Stat. , and speaker comments shall be recorded and summarized for later response consistent with §163.3181, Fla. Stat. At the conclusion of the transmittal hearing, the City Commission shall conduct a vote to transmit the proposed comprehensive plan amendment. The City staff shall immediately transmit Ordinance 2008-15, the proposed comprehensive plan amendment, and all relevant background, data and analysis materials to the Department of Community Affairs and any other appropriate agency pursuant to §163.32465(4)(a), Florida Statutes .

Section 5. Review by State Agencies. Pursuant to the provisions of §163.32465(4)(b), Florida Statues, the appropriate state agencies have thirty days to make objections, recommendations or comments to the proposed comprehensive plan amendments.

Section 6. Adoption and Second Reading Hearing. The City Commission shall schedule a second reading and adoption hearing for the proposed comprehensive plan amendments to be held within 30 and 60 days of the transmittal hearing, but in no event: 1) later than fifteen (15) days after official receipt by the City of the Department of Community Affair's Objections, Responses and Comments Report; or 2) the first regularly scheduled City Commission hearing after the expiration of the thirty (30) day time period prescribed by statute within which the Department is required to provide comment; whichever comes first. The hearing shall be noticed in accordance with the requirements of §163.32465(4)(a), the City Charter, and Ordinance 88-36. The public hearing to consider the comprehensive plan amendment shall be conducted according to the provisions of Ordinance 88-36 providing for public participation.

At the conclusion of the hearing, the City Commission may (1) adopt the Ordinance and approve the comprehensive plan amendment as proposed; (2) may deny Ordinance; or (3) may,

consistent with the severability clause of Ordinances 2008-10 and 2008-15, adopt changes excepting specific provisions of the comprehensive plan amendment that the Department of Community Affairs identifies as inconsistent with state law or regulations, after consultation with SOLV, subject to the following:

1. If the City Commission approves and **adopts unchanged** Ordinance 2008-15, the comprehensive plan amendment shall go into effect 31 days after adoption by the City Commission, or if timely appealed, after the resolution of any administrative challenge to the plan amendment at the State Department of Community Affairs..

2. If the City Commission **denies** Ordinance 2008-15, the plaintiffs or any other citizens of St. Pete Beach shall have 31 days in which to establish a citizens' petition committee and commence a new initiative pursuant to Section 7.02 of the City Charter to require the City Commission to adopt the Ordinance or place it before the voters for approval or rejection;

3. If the City Commission **approves** Ordinance 2008-15 but desires to approve **changes or exceptions** to address specific provisions that the Department of Community Affairs has identified as inconsistent with state law or regulations, the City Commission shall place any proposed alternative provisions, goals, objectives, or policies before the voters at the November 2008 general election prior to adoption, and shall provide that the remaining portions of the comprehensive plan amendment shall become effective as per subparagraph 1.

Section 7. SOLV, Inc. shall be treated as a principal proponent of the comprehensive plan amendment for all hearings, and shall be entitled to receive copies of all documents, emails, comments, and other material related to the review of the comprehensive plan amendments and to participate in any meetings conducted by City Staff with any county or state agency regarding the review of the proposed comprehensive plan amendment.

Passed and adopted by the City of St. Pete Beach, this ~~22nd~~ 31st day of ~~January~~ March 2008.

Mike Finnerty
Mayor Michael Finnerty

ATTEST:
Theresa McMaster
City Clerk

ORDINANCE No. 2008-10

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR AMENDMENT OF THE HOUSING AND FUTURE LAND USE ELEMENTS OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE ESTABLISHMENT OF A SPECIAL AREA DESIGNATION - COMMUNITY REDEVELOPMENT DISTRICT; PROVIDING FOR AMENDMENT TO THE FUTURE LAND USE MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR FUTURE AMENDMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the majority of registered voters of the City of St. Pete Beach hereby find that designating a Community Redevelopment District land use classification that establishes two redevelopment districts and eleven character districts within, promotes orderly and managed growth by providing specific strategic redevelopment plans for each of the eleven character districts as well as the Community Redevelopment District as a whole.

WHEREAS. The majority of registered voters of the City of St. Pete Beach hereby find that the Comprehensive Plan amendment contained in "Attachment A," governs and controls the use of land in a manner that protects the public interest by imposing specific requirements, restrictions and limitations for redevelopment; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach, following extensive research and public discussion, determined that providing for redevelopment of 248.25 acres of the Downtown commercial and residential core areas and the Gulf Boulevard core commercial and resort areas, is in the best interest of the citizens; and

WHEREAS, redevelopment policies have been devised based upon analysis of economic and land use trends with due consideration of public input; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach find that appropriate redevelopment that will revitalize the Downtown commercial and residential core areas as well as the Gulf Boulevard commercial and resort core areas of the City, will not occur without a comprehensive community redevelopment plan; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach find that adoption of permitted uses, densities and intensities to encourage primarily redevelopment of commercial and temporary lodging uses and protect existing residential neighborhoods from further commercial encroachment as set forth in Attachment A, containing the full text and maps amending the Housing and Future Land Use Elements of the Comprehensive Plan, is necessary and essential to ensure appropriate strategic community redevelopment; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach hereby find that the adoption of a Green Mission Statement and goals, objectives and policies consistent with Florida Green Local Government program as well as the sustainability and quality livable community strategies adopted by Pinellas County, is in the best interests of the health, safety and welfare of the citizens of St. Pete Beach and the environment, to reduce greenhouse gas emissions, improve air quality, conserve water, energy consumption and other natural resources; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach find that it is our social responsibility as global citizens of the world and in the best interests of the health, safety and welfare of the citizens and our natural environment to adopt a community redevelopment plan that initiates the first step to the certification of St. Pete Beach as a Florida Green Local Government and the first Coastal Green City in Pinellas County; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach find that it is our social responsibility as citizens of the State and County to adopt an affordable housing program that includes various forms of affordable mitigation, both mandatory and voluntary, to provide needed community workforce housing within close proximity to St. Pete Beach; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach hereby find that the height standards and limited height increases provided only for exclusive temporary lodging uses and approximately 3 or 4 catalyst mixed-use redevelopment projects in blighted areas of the City as set forth in the Comprehensive Plan amendment for each type of use within each character district, is the minimum necessary to stimulate economic revitalization and the maximum height that can be allowed and still preserve light, air, vistas and views to the sky and water, and preserve and expand public beach access for citizens; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach hereby find that prohibiting any height increases for residential condominium development is in the economic and social best interests of the community; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach find that it is the social and financial responsibility of landowners and developers of this community to actively participate in private sector funding of community public improvements and amenities to create a quality livable community for the residents; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach hereby find that the Comprehensive Plan Amendment attached hereto as Attachment "A" that establishes a future land use designation of a Community Redevelopment District and provides goals, objectives and policies; establishes permitted uses, densities, intensities and height standards to encourage redevelopment primarily of core commercial and resorts areas; provides for affordable housing, affordable housing mitigation, and an affordable housing density bonus for Large-scale temporary lodging

use only; provides for public beach access, increased open space and green space; prohibits variances to increase height or exceed maximum intensity and density standards; and prohibits any height increases for residential condominium development; together will promote orderly quality redevelopment that embodies social and financial responsibility as well as environmental stewardship; and

WHEREAS, the majority of registered voters of the City of St. Pete Beach have determined that this Ordinance adopting the amendments to the Comprehensive Plan as set forth in Attachment "A" are necessary for the preservation of the health, welfare and safety of the City of St. Pete Beach and its citizens.

NOW, THEREFORE, THE CITIZENS OF THE CITY OF ST. PETE BEACH, FLORIDA, HEREBY ORDAIN:

Section 1. The St. Pete Beach Housing and Future Land Use Elements and Future Land Use Map of the Comprehensive Plan is amended in accordance with the following:

See **Attachment A**

Section 2. City staff is authorized to submit for review and approval to all appropriate authorities to finalize adoption of the amendments to the Comprehensive Plan.

Section 3. If any portion, part or section of this Ordinance is declared invalid, the valid remainder hereof shall remain in full force and effect.

Section 4. All ordinances or parts of ordinances, in conflict herewith, are hereby repealed, to the extent of such conflict.

Section 5. The City Commission is specifically authorized to amend, rescind or replace this Ordinance, consistent with the provisions of the City Charter, Countywide Rules and Florida Statutes, subject to approval by voter referendum, as may be required by the City Charter.

Section 6. This Ordinance shall become effective immediately upon final passage as required by law.

ELECTION DATE: ____ day of _____, 2008.

DATE OF CERTIFICATION OF ELECTION RESULTS: ____day of _____, 2008.

I, _____, City Clerk, City of St. Pete Beach, Pinellas County, Florida, do hereby certify that the foregoing Ordinance was duly adopted in

accordance with the provisions of the Sections 3.15 and 3.18 of the City Charter this ____ day of _____, 2008.

_____

, CITY CLERK

ORDINANCE 2008-10
ATTACHMENT "A"

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AMENDMENT TO THE
ST. PETE BEACH COMPREHENSIVE PLAN
FUTURE LAND USE ELEMENT
& HOUSING ELEMENT

Text proposed is denoted by Single Underline; Deleted text is denoted by ~~Strikethrough~~. All other text currently exists in the City's Comprehensive Plan and remains unchanged. Upon referendum approval by the registered voters of St. Pete Beach and final approval by all local government boards, councils and commissions as well as all governmental agencies in accordance with local, County and State laws effective at the time of referendum approval, the text and map amendments herein shall amend the Future Land Use Element and Housing Element of the St. Pete Beach Comprehensive Plan that is legally effective at the time of final adoption by the City Commission and final approval and acceptance by the Department of Community Affairs.

Citizen Input on Community Redevelopment

The following are ten important factors that reflect existing conditions within the City along with resident suggestions and input during a nearly six year process beginning in December 2001. These principles have guided residents of the City in their preparation of this amendment to the City's Comprehensive Plan Future Land Use Plan and Map, and the Housing Element.

(1) The City is essentially a "built-out" community. Of the 1,286.10 acres that comprise the community, approximately 13.40 acres, or 1.04 percent, are vacant and undeveloped.

(2) There is strong community objection to high density unmanaged overdevelopment of our coastal Gulf community that will further degrade infrastructure and public services.

(3) There is a strong desire to protect the quiet character of existing residential neighborhoods from encroachment and overdevelopment of non-residential uses.

(4) There is a strong desire by both residents and multi-generational local hotel and motel owners to preserve the heritage of our City as a tourist destination because it is the foundation of our local economy and it offers the residents a diversity of services and amenities as well as public access to our beaches.

(5) Residents and local shop owners have also expressed a strong desire to revitalize the Downtown Corey area and create a vibrant main street that invites residents and visitors alike to shop, dine, play, work and live in a pedestrian-friendly and safe environment.

(6) Residents have demanded that policies and strategies be adopted and implemented that maintain and improve existing infrastructure systems and facilities that ensure adequate capacity for new development that will maintain and improve the quality of life for residents and visitors alike.

(7) Residents have expressed a need and desire to create a more environmentally friendly sustainable community that will improve the quality of life for residents and visitors by requiring the City to initiate an application with the Florida Green Building Coalition for certification as a Florida Green City and establishing goals, objectives and policies promoting Green practices and strategies for redevelopment that will be implemented through the City's land development and building regulations. The ultimate objective of certification and implementation is to rebuild a sustainable quality livable community that will:

(a) conserve water and other natural resources;

(b) lower energy consumption and operating costs both for private development as well as public improvements and public amenities;

(c) reduce traffic congestion and impacts on our roads by designing a "walkable" community that provides safe and comfortable pedestrian, bicycle, trolley and other environmentally-friendly modes of community mobility that also will reduce Greenhouse gas emissions, improve air quality and encourage outdoor fitness initiatives to promote a healthier City and healthier residents:

(d) reduce waste sent to landfills and increase utilization of recycling programs;

(e) provide for disaster mitigation strategies;

(f) maintain public access to our beaches and waterfronts using environmentally sensitive design;

(g) implement land development regulations that protect our waterways, Gulf beaches and Gulf waters from pollutants and debris that can harm natural resources including plant and species habitats;

(h) continue efforts to protect the sea turtle and preserve its habitat by maintaining and improving sea turtle protection regulations;

(i) demonstrate the community's commitment to environmental stewardship and social responsibility.

(8) Residents have expressed a need and desire for a safer community through redevelopment of aging, functionally obsolete and vacant properties to:

(a) reduce crime and vagrancy; and

(b) replace older structures and buildings with new construction that meets current Building Code standards and FEMA flood protection regulations to maximize protection from both wind and flood damage caused by hurricanes and tropical cyclones.

(9) Residents have expressed a need and desire to improve the safety, traffic flow and appearance of Gulf Boulevard that is the primary and most visible corridor through our community by:

(a) improving pedestrian and bicycle safety;

(b) improving the appearance as well as protecting the community from storm damage by placing overhead utilities underground;

(c) improving traffic flow by reducing curb cuts and installing intelligent traffic flow devices; and

(d) creating a visually appealing boulevard worthy of a quality residential and resort community.

(10) Residents strongly object to more high-rise residential development throughout the City, that if permitted to continue will replace most, if not all, temporary lodging facilities, adversely impact our economy, commercial diversity, as well as diminish public beach and waterfront access. The impact, if permitted to continue under the City's 1998 Comprehensive Plan, will forever change the character and heritage of our City. Historically, the City has been a quality residential community complemented by resorts and supported by a tourist-based economy where residents and visitors for more than 50 years have lived and played in harmony with one another, but many realize that legacy

is in jeopardy if corrective regulatory action is not taken.

It is the intent of this Comprehensive Plan amendment, prepared by residents, community leaders, and business as well as hotel owners in an extensive collaborative effort, to address these desires, concerns and objections as expressed by the residents. This Comprehensive Plan amendment establishes a Community Vision based upon four major Initiatives, a Green Mission Statement, and a Community Redevelopment District that forms the basis of a long-range redevelopment plan for the City's core commercial and resort areas. This redevelopment plan has several additional components necessary to effectuate the overall redevelopment effort including a Countywide Future Land Use Plan amendment, a Ch. 163 Community Redevelopment Plan and implementing land development regulations that will pursue the stated redevelopment goals with tightly controlled density and design standards.

If these plans and regulations are first approved by the voters of St. Pete Beach, and subsequently, the Ch. 163 Plan is approved by the County, the City and its residents will benefit from a Redevelopment Trust Fund and a Community Improvements Fund that will provide capital infrastructure, public improvements and amenities that will improve the safety, services to, and beauty of our City.

St. Pete Beach –
Preserving Our Heritage & Creating Our Legacy
- For The Next 50 Years

OUR VISION

In 2007, the City of St. Pete Beach celebrates its 50th Year Anniversary. It seems appropriate at this half century milestone that many of its residents have come together to celebrate not only this community's past, but also its future. This plan focuses on people and the environment to create a "sense of place" unique to St. Pete Beach. This amendment to the St. Pete Beach Comprehensive Plan Future Land Use Element creates a new land use category designation - Community Redevelopment District- as part of an overall Community Redevelopment Plan. The purpose is the long-term redevelopment of 248.25 acres of the core commercial and resort areas of the City that have experienced little or no reinvestment in the past 30 years. That lack of reinvestment has caused a progressive decline in the appearance, function, safety and value of the commercial and resort areas, most of which have, or will soon achieve, functional obsolescence. Unlike many other communities suffering from similar conditions, St. Pete Beach has an opportunity to take relatively simple regulatory corrective action that will emphasize commercial and resort reinvestment and discourage more residential condominium development. The goal of this correction is to simultaneously rebalance our tax base and economy while maintaining the City's diversity and heritage.

The Plan that follows is an extensive six month collaborative effort of many residents and business owners from every corner of this Gulf Coast barrier island, from "founding families" to relative "newcomers," that is built upon the five plus previous years of community redevelopment planning efforts sponsored by the City since late 2001. Ever mindful of the uniqueness of St. Pete Beach as a community where families both live and come to play, residents of this beloved island community want to ensure this rich history will not be relinquished to fond memories; but will also be the legacy of its future. This Plan represents a vision for the City's future that respects the heritage of its past.

St. Pete Beach has a long and vibrant history that has always included quiet residential neighborhoods as well as the excitement and economic support that only tourists can bestow upon a community. St. Pete Beach historically has been a family-oriented tourist destination located at the very southern tip of Pinellas County's white sandy peninsula. Its wide, sugar-white sandy beaches stretch for nearly six miles along the coast of the Gulf of Mexico. The beaches, Caribbean-blue waters and spectacular sunsets are the City's priceless and principal assets. Residents have shared these assets with visitors for over 50 years and look forward to 50 more years of shared experiences and memories with family, friends, neighbors and visitors.

The Community Redevelopment District is part of an overall Community Redevelopment Plan that not only establishes the required redevelopment standards, but also establishes four major plan Initiatives. The Plan and the following four Initiatives provide solutions that will build the foundation for a sustainable future of St. Pete Beach as a Quality Livable Community for the next 50 years. These Initiatives also foster social responsibility and environmental stewardship and were developed in response to the Citizen Input captured on the previous pages. They are intended to provide answers and solutions in response to several questions residents have been asking since 2001 such as:

1. How can our community focus more on people and less on the automobile?
2. What can we do to create a unique identity for St. Pete Beach through beautification, community improvements and redevelopment that preserves our heritage as a residential community and resort destination?
3. How do we revitalize and redevelop without overdeveloping?
4. How can we help people who work in our community live here or nearby?
5. How can we enhance our green spaces and blueways?
6. What can we do to improve the quality of our environment and ensure long-term environmental sustainability?
7. How can we ensure that our community services and amenities not only remain, but continue to improve and grow without more tax burdens on the residents?
8. What can we do to become a healthier and safer community?
9. What needs to be done to make our City a sustainable quality livable community?
10. What regulations must be changed to revitalize our community and ensure its long-term economic viability and sustainability that shifts more of the tax burden away from residents?

The residents and business owners responded to those questions with the following four Initiatives:

#1 The Coastal Green City Initiative adopts a Coastal Green City Mission Statement that promotes Green building, land development and operational practices for both the public and private sector that will support a healthy sustainable future for the community. This Initiative promotes eco-tourism and best practices in water, energy and waste efficiency standards for St. Pete Beach in recognition of our social responsibility to be global citizens, leaders and environmental stewards of our future. In addition this Initiative supports Pinellas County's commitment to fostering sustainable quality community strategies and follows the leadership of the Governor in his Executive Order No.: 07-126 that establishes Climate Change Leadership by Example on July 13, 2007.

#2 The Affordable Housing Initiative mandates affordable housing mitigation and offers incentives to participate in a voluntary mitigation program. This Initiative recognizes our social responsibility as a County citizen and partner in responding to the need to provide affordable housing options in Pinellas County for our community workforce, some of whom are our teachers, police officers, firefighters, nurses and government employees, and who are increasingly unable to afford to live in or near our City.

#3 The Community Improvements Fund Initiative mandates the preparation of a Community Improvements Plan for neighborhood improvements and amenities that will be the basis for implementation of impact fees to be paid by developers.

- Those fees may also be used to pay for any improvements designed as part of the Gulf Boulevard Improvement Program prepared by Pinellas County dated April, 2007, that are the obligation of the City to fund as part of the Program. These improvements may include underground utilities along Gulf Boulevard, a downtown parking garage, streetscape, and beautification as well as other capital improvements and amenities defined in Division 41 of the LDC.

- These funds will be in addition to revenue that may become available from a Community Redevelopment Area Trust Fund (see Initiative #4) and Penny for Pinellas funds that are currently planned as a County contribution to pay for approximately half of the cost of implementing the

Gulf Boulevard Improvement Program.

- This Community Improvements Fund arose from the initiative of community leaders, landowners, hotel owners, developers and residents of St. Pete Beach who recognize their social and financial responsibility, particularly in light of recent tax reform policies that have led to City budget cuts, to actively participate in funding community improvements that will create a quality livable community for residents and visitors that can be sustained for the next 50 years.

#4 The Redevelopment Trust Fund Initiative promotes redevelopment of our core Downtown Corey and Gulf Boulevard Resort Areas to revitalize St. Pete Beach as a premier family-oriented community where families live and come to visit.

- If the Ch. 163 Community Redevelopment Plan is first approved by the voters, it will be submitted to Pinellas County for approval and ultimately will lead to a request for approval by the County of a Redevelopment Area Trust Fund. This Trust Fund will provide long-term tax increment revenue from the County to pay for infrastructure, safety and beautification improvements that are approved as part of the Ch. 163 Community Redevelopment Plan.

- This Ch. 163 Plan, if approved first by the voters and then the County, will also promote Green practices and livable community strategies for public improvements & amenities that will further support our Green Mission to create a quality sustainable residential and tourist community for the next 50 years on St. Pete Beach.

Together, this Community Redevelopment Plan for St. Pete Beach and embodied Initiatives, if approved, will also stimulate reinvestment and revitalization of resort, hotel, and other types of temporary lodging facilities for the purpose of sustaining a critical mass of rooms that in turn will support commercial revitalization and reinvestment. Resort and commercial reinvestment is essential to support a strong economically healthy and sustainable community anchored by a clean regional tourism industry.

If this Plan is approved by voters and the County, it will represent the joint commitment by residents, local government and the business sector that is essential for a sustainable environmental and economic future for St. Pete Beach that preserves both its heritage and continues its legacy as a quality residential and resort community. In this 21st Century, that future must be based upon environmentally sound practices and community-building principles based upon social responsibility to ensure that our community's future legacy is worthy of our past.

FUTURE LAND USE ELEMENT

GREEN MISSION STATEMENT

The residents, local business owners and hotel owners/operators of St. Pete Beach, by and through its local government elected officials and city staff, support achieving a sustainable community by: protecting and conserving water resources; constructing energy efficient and healthy buildings; creating environmentally sensitive site and building design; recycling construction materials and debris; making building, planning and site design decisions that recognize the complexities and environmental sensitivities of our coastal environment and its vulnerability to storms.

By adopting a Green Mission Statement as part of this amendment, the first step will be taken towards becoming the first Coastal Green City in Pinellas County. This step will also support the sustainability efforts of Pinellas County, Florida's first official Green County recognized by the Florida Green Building Coalition Inc., in 2006. This Green Mission Statement is intended to be an overarching environmental mission statement for the entire City extending beyond the boundaries of the Community Redevelopment District in keeping with the spirit of a community redevelopment program that embodies a community mindset that extends well beyond the physical realm. This mission not only embraces a birth of a lifestyle, it promotes a lifestyle that is environmentally and socially responsible.

To achieve these goals, the residents and business community of St. Pete Beach want the City to initiate an application to the Florida Green Building Coalition, Inc., seeking certification as a Green Local Government. This is the second step in formalizing and bringing recognition to this environmental commitment by the residents and the local business community. This commitment is already rapidly becoming evident in our resort community, several of whom have either achieved, are in the process of achieving or intend to seek certification as a Green Building and/or Green Lodge by the Florida Green Building Coalition, Inc., and the Department of Environmental Protection. Ultimately, the Green Mission is a comprehensive effort requiring committed partnerships between the City, its citizens, Pinellas County, neighboring municipalities, developers, local businesses, as well as hotel and resort owner/operators to achieve this vision of long-term sustainability of our barrier island.

Extensive research revealed that the primary way for St. Pete Beach to become a certified Florida Coastal Green City as a result of its built-out and aging condition, is to encourage redevelopment of properties that no longer comply with current safety, environmental, energy and aesthetic standards. Without a plan to redevelop that makes economic sense for landowners to tear down structures and redevelop sites that are not built to these current standards, these buildings and properties will continue to deteriorate in terms of both safety and value as well as consume non-renewable resources and pollute the environment. Without a redevelopment plan, the nearly paved over existing sites that create urban heat, poor drainage, pollutant-filled storm water run-off and greenhouse gas emissions from an auto-dependent community, will continue to cause harm to our natural environment and quality of life, that adversely impacts our health and safety. Further, it was discovered that reconstruction of buildings and the land they are located on as well as our community streetscapes to promote a pedestrian and bicycle-friendly community, is the only way to implement Green practices and technologies that will achieve the conservation and air quality goals of a healthy Green City.

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 Densities and Intensities – Waiver.** It is the intent of the City of St. Pete Beach to waive the residential and temporary lodging density restrictions in order to allow for the perpetual use of existing nonconforming residential and temporary lodging use properties at their present development densities.

1. **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 ~~of the residential~~ 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, subject to the LDC requirements other than density and intensity, Building Code requirements and FEMA regulations, in effect at the time of reconstruction.

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 ~~to~~ 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 1989 that would prohibit their construction today.

3. **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.

4. **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.

5. **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.

(c) **Citywide Land Use Goals, Objectives and Policies.** In furtherance of the overall goals, objectives, and policies contained in the Comprehensive Plan, the land use categories and their descriptions, beginning on the next page, are hereby adopted for the purpose of serving as the guide for the City of St. Pete Beach in continuing its heritage of quality residential living complemented by resort facilities that support a tourist-based economy by creating a vision for the City's future that ensures that the City will remain a desirable place to live and visit that includes overall quality land management and emphasis on strict management of redevelopment in designated strategic core areas of the City.

Future Land Use Policies – Green Practices, Residential Character and Introduction to Land Use Categories

GOAL 1:

Support rebuilding and maintaining a sustainable carbon-neutral community by adopting and implementing land development and building regulations that: protect and conserve water resources; promote energy efficient buildings; encourage environmentally sensitive site and building design; facilitate recycling of construction materials and debris; support innovative building and site design that recognizes the complexities and environmental sensitivities of our coastal environment and its vulnerability to storms; and protect and enhancement of the overall environmental quality of our City.

Objective 1.1

To become the first certified Coastal Green City in Pinellas County by the Florida Green Local Government following the leadership and example of Pinellas County as Florida's first Green County.

Policy 1.1.1.

The City shall initiate an application seeking certification as a Green Local Government to the Florida Green Building Coalition, Inc. as an initial step in formalizing and bringing recognition to this commitment

Policy 1.1.2

The City shall establish a pilot Green practices program with requirements and incentives for new construction, major renovation, land development or redevelopment that is certified by the Florida Green Building Coalition Inc. (FGBC), DEP Florida Green Lodge, or Leadership in Energy and Environmental Design (LEED); and/ or achieve an Energy Star rating.

Policy 1.1.3

The City shall pursue incentives for location of Green businesses within the community.

Policy 1.1.4

The City shall promote and encourage through redevelopment land development regulations clean industries such as tourism-related businesses.

Policy 1.1.5

The City shall develop a Green Building, Green Lodge and Green Development awards and promotions program. This awards and promotions program should include a "Green" page on the City website and partnership with the local Chamber, Tourist Development Council, Convention and Visitors Bureau, and Pinellas County to be part of the County's Sustainable Quality Communities Initiative, a Countywide Green Lodging Tourism Campaign as well as promote a "Rebuilding to be a Coastal Green City" local Campaign.

Policy 1.1.6

The City shall consider participation in Cities for Climate Protection Campaign in support of Executive Order No.: 07-126, issued by the Governor of the State of Florida on July 13, 2007; and in partnership and support of a Resolution adopted by Pinellas County to become a national and state model for innovative and sustainable planning, economic development and Green design, by: (1) implementing strategies such as Livable Communities to increase pedestrian and bicycle travel to reduce auto-dependence; and (2) implement LEED and Energy Star standards for new buildings and major renovations.

Policy 1.1.7

The City shall pursue a partnership with local businesses in the Downtown Redevelopment District, Corey Area to initiate a Florida Main Street designation process and provide business grant assistance for façade improvements.

Policy 1.1.8

The City shall pursue the development of a disaster waste management and debris recycling plan.

Policy 1.1.9

The City shall implement a pilot incentive program to fast-track Green building construction by December, 2008.

Policy 1.1.10

The City shall offer incentives for the location and construction of affordable, Green, on-site workforce living accommodations in conjunction with large-scale temporary lodging uses.

Objective 1.2

Transform the City's development and permitting regulations into a Smart Growth and Quality Development Code, promoting flexibility, mixed use, incorporating economic and environmentally sustainable standards and pilot Green practices program incentives.

Policy 1.2.1

By 2012, determine a threshold and criteria for requiring a LEED certification standard, or an equivalent standard, in private design to be implemented through the LDC.

Policy 1.2.2

The City shall promote mixed use developments that reduce impacts on infrastructure and the environment.

Policy 1.2.3

The City shall identify and promote the use of native and drought tolerant landscape with particular emphasis on Florida –friendly landscaping techniques including use of reclaimed water, and rain sensor irrigation systems to conserve water resources.

Policy 1.2.4

Regulate, maintain and reduce net impervious surfaces, with an emphasis on reducing large expanses of paved parking surfaces, wherever possible, to reduce urban heat and pollution and improve drainage.

Policy 1.2.5

Require energy efficient or solar lighting for all public improvements including LED traffic lights and pedestrian street lighting within the Community Redevelopment District; and strongly encourage energy efficient or solar lighting throughout the City for both the private and public sectors.

Policy 1.2.6

Advanced storm water controls and waterfront considerations to minimize and eliminate pollutant run-off into the intracoastal waterways shall be a priority.

Policy 1.2.7

Fountains and water features that promote water conservation methods and technologies shall be encouraged.

Policy 1.2.8

Entrance design features and art in public places that do not consume water shall be encouraged.

Policy 1.2.9

Low flow fixtures and high energy efficient rating construction materials, equipment and appliances shall be strongly encouraged and minimum standards shall be adopted in the LDC.

Policy 1.2.10

Environmentally integrated pest management practices that will contribute to the overall improvement of the environment shall be identified and encouraged.

Objective 1.3

The City's Land Development Code shall be amended to encourage implementation of transportation and alternative mobility and management strategies, including mixed use projects, that reduce dependence on automobiles, reduce greenhouse gas emissions and consumption of non-renewable energy sources.

Policy 1.3.1

Support and encourage public and private sector ride-share, vanpooling and shuttle service programs.

Policy 1.3.2

Encourage and facilitate mass transit ridership subsidies for employees.

Policy 1.3.3

Encourage alternative mobility options through safe, comfortable and continuous pedestrian and bicycle pathways linked to the downtown area, recreational facilities, activity and entertainment centers and public beach access points to reduce reliance on the auto.

GOAL 2 ~~1~~

The City shall ensure that the residential character of the City of St. Pete Beach is maintained and protected while:

- Maximizing the potential for economic benefit resulting from the tourist trade and the enjoyment of natural and man-made resources by ~~citizens~~ residents and visitors alike.

- Minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

- Maintaining the community's recreation, open space and beaches.

Objective 2~~1~~.1

The integrity and quality of life ~~in~~ throughout the City, including existing residential neighborhoods, as well as core commercial and resort areas, will be maintained through the enforcement of the land development regulations and shall be encouraged to be improved, and for those properties experiencing blighting conditions such as deterioration, degradation, and distress shall be encouraged to redevelop through the use of land development regulations and other incentives, in accordance with the Future Land Use Element.

Policy 2~~1~~.1.1

The following land use categories, including the stated residential densities and non-residential intensities of use standards, as administered through the land development regulations, shall be adopted for the City of St. Pete Beach:

- **Residential Urban (RU)**, with a maximum residential density of 7.5 residential units per acre.

- **Residential Low Medium (RLM)**, with a maximum residential density of 10.0 residential units per acre.

- **Residential Medium (RM)**, with a maximum residential density of 15.0 residential units per acre.

- **Residential High (RH)**, with a maximum residential density of 30.0 residential units per acre.

- **Resort Facilities Medium (RFM)**, with a maximum residential density of 18.0 units per acre or 30.0 ~~transient accommodations~~ temporary lodging units per acre; non-residential uses shall not exceed neither a floor area ratio (FAR) of 0.45 to 0.65 nor an impervious surface ratio (ISR) of 0.65 to 0.85.

- **Residential/Office/Retail (R/O/R)**, with a maximum residential density of 18.0 units per acre or 30 ~~transient accommodations~~ temporary lodging units per acre; non-residential uses shall not exceed neither a floor area ratio (FAR) of 0.20 to 0.40 nor an impervious surface ratio (ISR) of .65 to .85.

- **Residential/Office General (R/OG)**, with a maximum residential density of 15 units per acre; non-residential uses shall not exceed neither a floor area ratio (FAR) of 0.30 to 0.50 nor an impervious surface ratio (ISR) of 0.55 to 0.75.

- **Resort Facilities Overlay (RFO)**, where the density of residential units shall not exceed the maximum number of dwelling units per acre determined by the underlying residential plan category; ~~transient accommodations~~ temporary lodging units shall not exceed a ratio of ~~1.67~~ 6.0 ~~transient accommodations~~ temporary lodging units to the permitted number of underlying residential units; and non-residential uses shall not exceed neither the floor area ratio (FAR) nor the impervious surface ratio (ISR) of the underlying plan category.

- **Commercial General (CG)**, where the density of residential units shall not exceed 24 units per acre; ~~transient accommodations~~ temporary lodging units shall not exceed 40 units per acre; non-residential units shall not exceed neither a floor area ratio (FAR) of 0.35 to 0.55 nor an impervious surface ratio (ISR) of 0.70 to ~~.90~~ 0.85.

- **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.

- **Preservation (P)**, applied to the beaches seaward of the Florida Coastal Construction Control Line, Fuller Island and other environmentally significant natural resource areas; such designated areas shall not be developed except to provide beach access dune walkovers from adjacent developed properties under the provisions of the City's Beach Management Regulations.

- **Recreation/Open Space (R/OS)**, uses permitted in this category are limited to public and private open spaces, public/private parks, public recreation facilities and public beach or water access points; no use shall exceed neither a floor area ratio (FAR) of 0.05 to 0.25 nor an impervious surface ratio (ISR) of 0.40 to 0.60

- **Institutional (I)**, density of residential units shall not exceed 12.5 units per acre; non-residential uses shall exceed neither a floor area ratio (FAR) of 0.45 to 0.65 nor an

impervious surface ratio (ISR) of 0.65 to 0.85; uses within this category are limited to the following:

Primary Uses:

Public/private schools

Hospital

Medical clinic

Church, other religious institution

Social/public service agency

Child day care

Fraternal or civic organization

Municipal offices/public buildings

Public safety facility

Emergency medical service building

Secondary Uses:

Residential

Residential equivalent

Recreation/open space

Public/semi-public

Ancillary non-residential

- **Transportation/Utility (T/U)**, residential uses not permitted; non-residential uses shall not exceed neither a floor area ratio (FAR) of 0.50 to 0.70 nor an impervious surface ratio of 0.70 to 0.90; uses within this category shall be limited to the following:

Primary Uses:

Marina

Municipal water/wastewater facility

Public works garage/storage

Electric power substation

Telephone switching station

Secondary Uses:

Storage/warehouse

Recreation/open space

Public/semi-public

Ancillary non-residential

Policy 2~~1~~.1.2

The City shall, through the land development regulations, encourage a balanced land use mix providing a variety of housing styles, densities and open space.

Policy 2~~1~~.1.3

The City shall, whenever possible, ensure that opportunities are available for all citizens to purchase or rent decent, safe and sanitary housing which they can afford, free from arbitrary discrimination because of race, sex, handicap, ethnic background, marital status or household composition.

Policy 2~~1~~.1.4

The City will continue to encourage the construction of residential units suitable for families with children.

Policy 2~~1~~.1.5

Through the enforcement of the land development regulations, existing residential areas shall be protected from the encroachment of incompatible uses; likewise, other land use areas shall be protected from the encroachment of incompatible residential uses.

Policy 2~~1~~.1.6

The conservation, maintenance and rehabilitation of existing residential areas shall be encouraged through provisions contained in the land development regulations and other applicable City codes.

Policy 2~~1~~.1.7

Existing permanent residential dwellings and ~~transient accommodations~~ existing temporary lodging units shall be exempt from the density requirements.

Policy 2.1.8

All temporary lodging units shall be prohibited from conversion to permanent residential dwelling units that exceed the maximum permitted density and intensity standards applicable to the property.

Policy 2.1.9

All temporary lodging units shall be prohibited from seeking homestead exemption and home occupational licensing.

Policy ~~1.1.8~~ 2.1.10

The land development regulations shall contain provisions which ensure that new residential areas are located and designed to protect life and property, as much as possible, from natural and

man-made hazards such as flooding, excessive traffic, noxious odors, noise and deterioration of structures.

Policy ~~1.1.9~~ 2.1.11

The land development regulations shall require buffering and open space within residential areas, as appropriate.

Policy ~~1.1.10~~ 2.1.12

Consistent with this comprehensive plan, as amended, the standards and densities set forth herein will be maintained.

Policy ~~1.1.11~~ 2.1.13

The land development regulations shall contain minimum buffering standards which will protect single-family residential uses from new abutting residential projects developed in excess of 15 units per acre and any new abutting non-residential projects. Such buffering regulations shall contain the following minimum standards:

- Construction of an ornamental wall sufficient in height according to the provisions of the land development regulations to provide for sound and aesthetic buffering;
- Minimum setback requirements;
- Minimum landscaping requirements sufficient to provide visually aesthetic shielding.

Policy 2.1.13

The City shall adopt land development regulations that encourage parcel assembly to remedy defective or inadequate street layout and parking facilities; improve traffic flow on roadways; faulty site design layout and inadequate buffering, open space and drainage in relation to size, adequacy, usefulness; unsanitary or unsafe conditions; deterioration of a site or other improvements; inadequate and outdated building patterns.

Objective 2~~1~~.2

All developments, other than construction of one single-family or one two-family residence on a single lot, shall be permitted only through the site plan review process.

Policy 2~~1~~.2.1

As administered through the land development regulations, multifamily residential and non-residential developments shall ~~only~~ be required to undergo a ~~permitted through the~~ site plan review process.

Policy 2.~~1~~.2.2

The site plan review provisions, as contained in the ~~land development~~ LDC ~~regulations~~, shall, at a minimum, address the following:

- Allowance for a creative approach for development or redevelopment;
- A requirement that more open space, if practical, be provided than that called for by the strict application of the minimum requirements of the land development regulations;
  - A harmonious development of the site with consideration given to the surrounding areas and community facilities, while providing for safe and efficient traffic circulation; and
  - The establishment of procedures for the granting of increased structure height not to exceed 50 feet in all areas of the City excluding the Community Redevelopment District which establishes specific height standards by use within each character district; in exchange for increased open space and decreased amounts of impervious surfaces; and
- The repeal of variance procedures that would allow increased height above the maximum established in each character district located within the Special Area Designation - Community Redevelopment District shall be prohibited, subject to voter referendum approval, if required by the City Charter; and
- Other provisions as deemed appropriate by the City in keeping with the intent of the comprehensive plan and land development regulations.

Objective 2~~1~~.3

New commercial development shall be required to be compatible with environmental and economic resources through the enforcement of the land development regulations.

Policy 2~~1~~.3.1

Within any mixed use development, as appropriate, proper separation and buffering between residential and non-residential land uses shall be maintained through the administration of the ~~land development regulations.~~ LDC.

Policy 2~~1~~.3.2

Neighborhood commercial facilities shall be located so as to serve residential areas without disrupting the residential quality of the area.

Policy 2~~1~~.3.3

In order to minimize incompatibilities when residential and non-residential land uses share a common boundary, buffering shall be required, as appropriate.

Policy 2~~1~~.3.4

The land development regulations shall ensure that commercial land uses are located in a manner which ensures their compatibility with the type and scale of surrounding land uses and where existing or programmed public facilities shall not be overburdened.

Policy 2~~1~~.3.5

The City shall encourage the maintenance of tourist lodging facilities in keeping with the character of the community.

Policy 2~~1~~.3.6

The conversion or development of ~~tourist~~ temporary lodging units for use as permanent residential dwellings shall be prohibited within the Resort Facilities Medium and Resort Facilities High land use categories.

Policy 2~~1~~.3.7

The City shall, through the LDC ~~land development regulations~~, ensure that commercial areas are located and designed so as to enhance safety by providing adequate off-street parking and loading areas and by separating pedestrian and vehicular traffic.

Policy 2~~1~~.3.8

Through administration of the LDC ~~land development regulations~~, strip commercial development that compounds traffic and land use conflicts shall be strongly discouraged.

Policy 2~~1~~.3.9

The City, through administration of the LDC ~~land development regulations~~ and in cooperation with the Florida Department of Transportation and Pinellas County, shall minimize the amount of direct access onto major roads by controlling the number and location of curb cuts.

Objective 2~~1~~.4

Consistent with this comprehensive plan, as amended, the City of St. Pete Beach shall enhance and protect the City's character through the encouragement of redevelopment which ensures an orderly and aesthetic mixture of land uses.

Policy 2~~1~~.4.1

The City shall, through administration of the LDC ~~land development regulations~~, encourage the redevelopment or rehabilitation of existing non-residential areas and uses.

Policy 2~~1~~.4.2

The City shall, through administration of the LDC ~~land development regulations~~, encourage the adaptive re-use or mixed use redevelopment incentives of no longer viable commercial properties, including the implementation of Community Redevelopment Districts, where appropriate.

Policy 2~~1~~.4.3

The City shall, while emphasizing residential uses in residential neighborhoods, encourage the creative redevelopment of non-viable properties by allowing for a mixture of compatible residential and non-residential uses within a single development site.

Policy 2.~~1.~~4.4

In order to ensure the continued maintenance of its beach residential character, the City, through administration of its LDC ~~the land development regulations~~, shall encourage the rehabilitation and/or revitalization of existing residential structures.

Policy 2.5

In order to encourage economic redevelopment, the City, through its authority as a Community Redevelopment Agency that has been delegated to the City by Resolution 06-191 approved by Pinellas County Board of County Commissioners, in accordance with to Part III Chapter 163, Florida Statutes, shall actively pursue and shall take all reasonable measures to seek adoption and approval of a Ch. 163 Community Redevelopment Plan for the area approved by the County as a community redevelopment area, including implementation and funding of a Redevelopment Trust Fund to funding capital improvements, programs and programs approved as part of a Community Redevelopment Area Plan.

Objective 2~~1~~.5

Existing land uses or structures which are either incompatible or inconsistent with the adopted Future Land Use Element shall be deemed non-conforming as of the effective date of this comprehensive plan and be encouraged to be eliminated through redevelopment of such uses or structures; however, existing residential and temporary lodging use densities and intensities shall be grandfathered except when abandoned voluntarily as defined by the LDC.

Policy 2~~1~~.5.1

Those residential uses and structures existing as of the effective date of this comprehensive plan, as amended, which were built and were conforming prior to such adoption, and which are hereby rendered non-conforming, shall be considered to be grandfathered, as defined in the LDC.~~land development regulations.~~

Policy 2.5.1

Those temporary lodging uses and structures existing as of the effective date of this Comprehensive Plan, as amended, which were built prior to such adoption, and which are hereby rendered non-conforming, shall be considered to be grandfathered, as defined in the LDC.

Objective ~~21~~.6

As of the effective date of this comprehensive plan, as amended, development activities shall be required to ensure the protection of historic and architecturally significant structures and resources.

Policy 2~~1~~.6.1

As appropriate, the City shall encourage owners of historic and architecturally significant structures to seek designation of their properties as historic sites by the federal government, state of Florida or by the City's Aesthetic and Historic Review Board and City Commission.

Policy 2~~1~~.6.2

The City shall consider adoption of incentives to encourage preservation and enhancement of historic or architecturally significant structures and resources.

Policy 2~~1~~.6.3

The City shall adopt procedures to be incorporated into the LDC ~~land development regulations~~ which ensure that new development does not adversely impact designated historic or architecturally significant structures and resources.

Policy 2.6.4

Prior to approving any plans for redevelopment in the Community Redevelopment District, the property proposed for redevelopment shall be reviewed under Federal and State historic guidelines to determine whether the existing buildings(s) have historical significance and determine what measures will be taken to mitigate the impacts of redevelopment on the qualified historic resources.

Objective 2~~1~~.7

Consistent with this comprehensive plan, as amended, development activities shall be regulated to ensure the protection of natural resources.

Policy 2~~1~~.7.1

The City shall, through administration of the LDC ~~land development regulations~~, ensure that land is developed in such a manner as to protect natural resources.

Policy 2~~1~~.7.2

Unique and/or irreplaceable natural resources such as the City's beaches, shores, dunes and mangroves shall be protected from the adverse effects of development through administration of the land development regulations.

Policy 2~~1~~.7.3

Development review criteria shall include soil suitability.

Policy 2~~1~~.7.4

Species of flora and fauna listed in the Coastal and Conservation Element of this comprehensive plan as endangered, threatened or species of special concern, as defined by federal law or Florida statutes, shall be protected through requiring compliance with appropriate federal and state regulations as administered through the LDC ~~land development regulations~~.

Policy 2~~1~~.7.5

Recreational development shall be compatible with the environment and shall be subject to performance standards adopted in the land development regulations.

Policy 2~~1~~.7.6

As administered through the LDC ~~by the land development regulations~~, the clearing of trees and wetland vegetation shall be prohibited prior to the issuance of a permit by the City.

Policy 2~~1~~.7.7

Through the administration of the LDC ~~land development regulations~~, coastal vegetative communities, coastal wildlife habitats and dune systems shall be protected from the adverse effects of development. Restoration of dune systems shall be administered through the City's Beach Management Regulations.

Policy 2~~1~~.7.8

Through the administration of the LDC ~~land development regulations~~, tidal flushing and circulation patterns shall not be significantly altered by development activities.

Policy 2~~1~~.7.9

The City, through the administration of the LDC ~~land development regulations~~, shall ensure that natural water courses are protected in their natural state and are not subject to alteration.

Policy 2~~1~~.7.10

As administered through the LDC ~~by the land development regulations~~, land use proposals which could potentially increase point-source air and water pollution shall not be permitted, and Green building and site design standards, strategies, practices and technologies that reduce air and water pollution shall be adopted and implemented in the LDC.

Policy 2~~1~~.7.11

Dredge and fill activities shall be conducted only when necessary, as determined after review and comment by the appropriate governmental agencies and interested citizens, and in a manner least harmful to the environment.

Policy 2~~1~~.7.12

The mangrove island located in Little McPherson Bayou shall be designated as a preservation area on the Future Land Use Map.

Policy 2~~1~~.7.13

The City shall cooperate with Pinellas County, regional and state efforts to monitor and improve the water quality of Boca Ciega Bay.

Policy 2~~1~~.7.14

The City's limited non-potable water resources shall be conserved and protected from depletion or over-development through the implementation of water conservation site design techniques including Florida Friendly and waterwise landscapes through its ~~administration of~~ its LDC. ~~the land development regulations.~~

Objective 2~~1~~.8

Consistent with this comprehensive plan, as amended, the City shall seek to improve the storm water drainage system located within its municipal boundaries.

Policy 2~~1~~.8.1

The land development regulations shall ensure that surface cover vegetation loss during construction is minimized and/or replaced to reduce erosion and flooding.

Policy 2~~1~~.8.2

The land development regulations shall ensure that the developer/owner of any new development or redevelopment site is responsible for the on-site management of storm water runoff in a manner such that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

Policy 2~~1~~.8.3

Where feasible, the land development regulations shall require that finished grades are designed to direct water flows along natural drainage courses and through natural terrain.

Policy 2~~1~~.8.4

Impervious surface areas shall be minimized through the administration of standards contained within the land development regulations.

Policy 2~~1~~.8.5

The land development regulations shall ensure that future drainage out-falls associated with either new development or redevelopment is ~~are~~ designed to prevent the direct discharge of runoff into either Boca Ciega Bay or the Gulf of Mexico.

Policy 2~~1~~.8.6

The land development regulations shall encourage the use of either vegetated swales in conjunction with retention ponds, or sand filtration and catchments' systems where the lack of space prohibits the use of retention ponds.

Policy 2~~1~~.8.7

The City shall, where practical, comply with the policies of the Pinellas County Master Drainage Plan, as amended.

Objective 2~~1~~.9

Consistent with this comprehensive plan, as amended, level of service standards set forth in this plan will not be degraded.

Policy 2~~1~~.9.1

As administered by the land development regulations, the City of St. Pete Beach shall ensure that all development and redevelopment taking place within its municipal boundaries does not result in a reduction of the level of service requirements established and adopted in this comprehensive plan.

Policy 2~~1~~.9.2

Recognizing the limitations of the potable water supply available to serve this community, the City shall adopt by reference those applicable provisions of water conservation ordinances which may be adopted by Pinellas County or recommended by the Southwest Florida Water Management District and in accordance with Florida Green Local Government standards.

Policy 2~~1~~.9.3

The development of residential and commercial land shall be timed and staged in conjunction with provision of supporting community facilities, such as streets, utilities, police and fire protection, emergency medical service, public schools.

Policy 2~~1~~.~~9~~.4

The City shall work with the appropriate governmental agencies in an attempt to avoid any unnecessary conflicts between highway traffic and Intracoastal Waterway traffic.

Policy 2.~~1~~.9.5

Public facilities and utilities shall be located so as to maximize the efficiency of services provided; to minimize their cost; and to minimize their adverse impacts on the natural environment.

Policy 2~~1~~.9.6

Consistent with this Comprehensive Plan, as amended, all permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet the level of service standards adopted pursuant to this comprehensive plan are available concurrent with the impacts of the development.

Objective 2~~1~~.10

The City shall continue to ensure the availability of suitable land for utility facilities necessary to support proposed development.

Policy 2~~1~~.10.1

As an ongoing policy, the City shall assure that adequate land is available for the maintenance of those public utility facilities necessary to support current and proposed development.

Policy 2~~1~~.10.2

As an ongoing policy, the City will continue to protect existing rights-of-way and easements.

Objective 2~~1~~.11

Consistent with this comprehensive plan, the City shall continue to maintain the community's open space and promote greater connectivity through alternative mobility options.

Policy 2~~1~~.11.1

Those lands lying between the mean high water line and the Florida Coastal Construction Control Line are recognized as protected open spaces, as are any public lands which lie between the mean high water line and the water's edge.

Policy 2~~1~~.11.2

Where feasible, preservation areas, parks, and other components of the City's open- space system shall be linked by bike paths, jogging trails, and/or pedestrian pathways.

Policy 2~~1~~.11.3

The City shall continue to administer the land development regulations in a manner aimed at preserving the access to and view of the beach and other recreational facilities for all residents of and visitors to ~~of~~ this community.

Policy 2~~1~~.11.4

The regulation of recreational uses of waterways and water access areas shall be consistent with sound waterway management.

Policy 2~~1~~.11.5

The City shall work with Pinellas County and other appropriate governmental agencies to ensure and maintain public beach access.

Objective 2~~1~~.12

The City shall continue to improve communication, cooperation, and coordination with area local governments, districts and agencies.

Policy 2~~1~~.12.1

The City of St. Pete Beach will continue to ensure that development and redevelopment ~~is~~ projects do not adversely impact neighboring governmental jurisdictions including the cities of Treasure Island, St. Petersburg, South Pasadena and Pinellas County by including these communities in the site plan review process, where applicable.

Policy 2~~1~~.12.2

Recognizing that the impacts of development extend beyond the limits of the community, the City shall ensure that development permits are consistent with the objectives of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies by including these agencies in the site plan review process, when appropriate.

Objective 2.13

The City shall promote the preservation and redevelopment of temporary lodging uses.

Policy 2.13.1

The City shall implement an on-going process of assessing the status of the City's temporary lodging unit inventory through review of zoning and permitting activities.

Policy 2.13.2

The City shall, where appropriate, establish a Community Redevelopment District with standards that facilitate re-investment in temporary lodging/ temporary lodging use development on the west side of Gulf Boulevard, within the Town Center Core as small bed and breakfast inns, within the Upham Beach area where the existing small motels are located, and at either end of Corey Avenue as a catalytic waterfront project that may also include marina facilities.

Policy 2.13.4

The City shall adopt provisions in its LDC which are designed to ensure the continued operation of all temporary lodging/ temporary lodging uses with mandated operational characteristics as temporary lodging facilities principally serving tourists and business travelers, and providing for guest amenities, without regard to ownership scheme as in accordance with State law. Such operational provisions shall include limitations on the continuous duration of guest stays, and if owned as a resort condominium, an additional limitation on the annual cumulative duration of owner stays.

Policy 2.13.5

The definition of transient occupancy contained in Division 2 of the LDC shall be renamed to "Temporary Occupancy" consistent with Countywide Future Land Use Plan and Rules recently

adopted and redefined for temporary lodging uses and temporary lodging units located in the Community Redevelopment District in support of Objective 2.13 and Policy 2.13.4 above:

In addition, consistent with the recent adoption of revised terminology by Pinellas County, the City shall amend its LDC to rename the following terms defined in the LDC:

"Transient Accommodation Use" shall be renamed "Temporary Lodging Use."

"Transient Accommodation Unit" shall be renamed "Temporary Lodging Unit."

GOAL 3 ~~2~~

The promoting of sound coastal management shall be encouraged to ensure that maximum long-term benefits are attained in the use of the coastal zone by the residents of and visitors to the City of St. Pete Beach.

Objective 3.1 ~~2.1~~

The City shall continue to participate with the City of Treasure Island and Pinellas County, and appropriate state and federal agencies in the implementation of a coastal management plan.

Policy 3.1.1 ~~2.1.1~~

Through the on-going enforcement of the City's Beach Management Regulations, beach areas shall be protected and restored to their natural state to the fullest extent possible, while only encouraging beach re-nourishment projects that are in the overall public interest.

Policy 3.1.2 ~~2.1.2~~

The land development regulations shall ensure that all development along the coastline is in accordance with the Coastal Construction Control Line as established by the State of Florida, City of St. Pete Beach, or other appropriate governmental agencies.

Policy 3.1.3 ~~2.1.3~~

The City of St. Pete Beach will re-evaluate its Coastal Construction Control Line from time to time in order to measure its effectiveness.

Policy 3.1.4 ~~2.1.4~~

The Beach Management Regulations shall ensure that all development or any other activities which disturb the coastal dune system are prohibited except when a proper permit has been issued that will include provisions to ensure that the dune system is maintained through restoration and enhancement.

Policy 3.1.5 ~~2.1.5~~

The Beach Management Regulations shall be enforced to ensure ~~for~~ the restoration and maintenance of the coastal dune system on new developments or redevelopment projects.

Policy 3.1.6 ~~2.1.6~~

Sensitive coastal resources shall be protected, through provisions contained in the land development regulations, from degradation and erosion resulting from improper development practices and recreational misuse.

Policy 3.1.7 ~~2.1.7~~

Beach stabilization projects, using appropriate vegetation as the stabilizing medium, shall be incorporated into development plans, where appropriate.

Policy 3.1.8 ~~2.1.8~~

The land development regulations shall include provisions whereby sand dunes are protected and enhanced, and native vegetation shall be planted to stabilize shorelines and protect upland areas from flooding hazards.

Policy 3.1.9 ~~2.1.9~~

The City shall protect the public health, safety and welfare by requiring that development in high risk areas, such as the hurricane velocity zone, meets all current construction standards and by fully supporting Coastal Construction Zone limitations.

Objective 3.2 ~~2.2~~

Recognizing its location within a Coastal High Hazard Area (CHHA), the City shall ensure that future development and redevelopment projects are built in accordance with the most recent hazard mitigation techniques and building materials.

Policy 3.2.1 ~~2.2.1~~

All future development proposals shall be analyzed based upon existing and future interagency hazard mitigation reports.

Policy 3.2.2 ~~2.2.2~~

In as much as is practical, the City of St. Pete Beach shall encourage property owners to retrofit hazard mitigation techniques and building materials into existing structures and shall require such techniques and materials for all major renovation construction projects.

Policy 3.2.3 ~~2.2.3~~

All new temporary lodging facilities within the City shall be planned, designed, and constructed to meet or exceed the minimum wind-loading and structural requirements of the Florida and Local Building Code in effect at the time of permitting. All new construction shall comply with Federal

Emergency Management Agency and National Flood Insurance Program requirements for protection from and mitigation of flood hazards.

Objective 3.3 ~~2.3~~

The City shall assure that future developments are compatible with the topography, soil conditions and the availability of facilities and services.

Policy 3.3.1 ~~2.3.1~~

The City shall require elevation certificates for all new development proposals.

Policy 3.3.2 ~~2.3.2~~

The City shall require that building foundations be designed appropriately for the soil conditions of the building site.

Policy 3.3.3 ~~2.3.3~~

The City shall permit no new developments where the facilities and services are not available or planned to be available in accordance with the Concurrency Management System adopted in 1992 as Chapter 102, St. Pete Beach Code of Ordinances, as amended.

GOAL 4 ~~3~~

The City, in cooperation with Pinellas County and neighboring communities, shall establish an effective and workable hurricane evacuation plan.

Objective 4.1 ~~3.1~~

Recognizing its vulnerability to the effects of tropical storms, the City shall maintain an up-to-date hurricane evacuation plan.

Policy 4.1.1 ~~3.1.1~~

Because the entire community is located within the identified Coastal High Hazard Area, as redefined by Rule 9J-5, Florida Administrative Code, the City shall, to the extent practical, limit public expenditures that subsidize development or redevelopment ~~only to existing development or new development, thus limiting population growth,~~ consistent with the Future Land Use Map as amended to reflect the revised the definition of the **Coastal High Hazard Area (CHHA)** to be the area below the elevation of the category 1 storm surge line as established by the SLOSH model. Ch. 2006-68, LOF; Section 163.3178(2)(h), Fla. Stat. except for the following:

The expenditure for the maintenance, repair or replacement of existing facilities.
The expenditure for restoration or enhancement of natural resources or public access.
The expenditure needed to address an existing deficiency identified in this plan.
The expenditure for the retrofitting of storm water management facilities for water quality enhancement of storm water runoff.
The expenditure for the development or improvement of public roads and bridges identified in the Transportation Element or Capital Improvements Element of this plan.
The expenditure for a public facility of overriding public interest to ensure public health and safety.

Policy 4.1.2 ~~3.1.2~~The Hurricane Evacuation Plan will set forth hurricane clearance times which will either be maintained or reduced. The City should adopt levels of service for both evacuation times to shelter and out-of-county for a Category 5 storm event.

Policy 4.1.3 ~~3.1.3~~

The risk of exposure of human life and public and private property to natural disasters shall be reduced through preparedness planning and implementation of hazard mitigation measures. The City should coordinate with Pinellas County and the TBRPC to develop mitigation strategies including possibly the adoption of a Mitigation Fee.

Policy 4.1.4 ~~3.1.4~~

The City shall coordinate plans for evacuation of coastal area populations with appropriate local or regional hurricane evacuation plans. The City should adopt levels of service for both evacuation times to shelter and out-of-county for a Category 5 storm event.

Policy 4.1.5

All new temporary lodging uses developed within the City shall prepare and file a Hurricane Closure and Evacuation Plan with the City and with the County's Director of Emergency Management at the time of building permit that complies with all applicable local and County emergency management procedures and requirements.

Policy 4.1.6

The City should determine how to address areas within its boundaries that are now no longer part of the CHHA in order to provide protection for these isolated areas as well.

GOAL 5 4

~~By 1998, land development regulations~~ The LDC shall be amended and adopted to implement the goals, objectives and policies of this comprehensive plan, as amended.

Objective 5.1 ~~4.1~~

Recognizing that the City of St. Pete Beach is located on a barrier island, future growth and development shall be managed through the preparation, adoption, implementation and enforcement of land development regulations consistent with this adopted Comprehensive Plan, as amended, in accordance with applicable timeframes established herein or State law, whichever is more restrictive.

Policy 5.1.1 ~~4.1.1~~

The City shall adopt and implement land development regulations which recognize the limitations of development on a barrier island, including its location in the 100-year flood plain, its vulnerability to tropical storms, and its topography and soil conditions.

Policy 5.1.2 ~~4.1.2~~

The City shall adopt and implement land development regulations that contain specific and detailed provisions required to implement this comprehensive plan, as amended, which, at a minimum shall:

- Regulate the subdivision of land;
- Protect the limited amount of marine wetlands remaining in the community and those lands designated as Preservation on the Future Land Use Map;
- Regulate signs;
- Ensure that all future development is consistent with Federal Emergency Management Agency and National Flood Insurance Program regulations;
- Ensure that all future development is consistent with any coastal construction control regulations as may be adopted and/or amended by the State of Florida, Pinellas County, or the City of St. Pete Beach;
- Ensure the compatibility of adjacent land uses by requiring adequate and appropriate buffering between potentially incompatible uses;
- Ensure that development permits are issued only when it has been documented that such development is consistent with the level of service standards for the affected public facilities adopted by this comprehensive plan;
- Provide for improved drainage and storm water management by requiring compliance with the minimum criteria established by the Southwest Florida Water Management District, the City of St. Pete Beach Drainage Ordinance, the regulations of other appropriate governmental agencies and the Pinellas County Master Drainage Plan;
- Provide requirements for the provision of open space safe and convenient on-site traffic flow and parking requirements and encourage share access driveways, internal connectivity between compatible adjacent parcels to reduce curb cuts to reduce vehicular conflict with pedestrians and bicycles;
- Encourage the use of ~~native~~ Waterwise Florida Landscapes and drought-tolerant vegetation, reclaimed water and rain sensor irrigation systems in the landscaping of multifamily and commercial developments;
- Provide regulations requiring the control of erosion and storm water or pollutant runoff from construction sites; ~~and~~
- Encourage land development which highlights scenic amenities and ensures public access to the waterfront;
  - Adopt Green building and site design standards and encourage new construction and major renovation to utilize Green standards through incentive programs;
  - Provide regulations and design standards that require internal and external pedestrian and bicycle pathway linkages to create a safe alternative mobility network throughout the City; and
  - Provide regulations that promote mass transit use.

Policy 5.1.3 ~~4.1.3~~

The City shall adopt land development regulations that shall prohibit the re-platting of existing recorded platted lots for the purpose of increasing the development density within existing single-family residential areas.

Policy 5.1.4

The City shall implement Community Redevelopment Districts pursuant to Part III Chapter 163, Florida Statutes in areas that meet the statutory requirements of blighted conditions and contain a substantial number of the following conditions: defective or inadequate street layout parking facilities, roadways, bridges, or public transportation facilities; faulty layout in relation to size, adequacy, accessibility and usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; inadequate and outdated building patterns.

Policy 5.1.5 ~~4.1.4~~

Land development regulations shall be adopted which implement the provisions of the Future Land Use Element policies within the mandatory timeframes specified herein or pursuant to State law, whichever is more restrictive.

GOAL 6 ~~5~~

Full compliance with Chapter 88-464, Laws of Florida, as amended, by participating in the Countywide planning process through representation on and coordination with the Pinellas Planning Council and by ensuring consistency between the City and Countywide comprehensive plans.

Objective 6.1 ~~5.1~~

The Future Land Use Element of the City of St. Pete Beach Comprehensive Plan shall be consistent with the Countywide Future Land Use Plan and Rules.

Policy 6.1.1 ~~5.1.1~~

Through continued maintenance of the Future Land Use Element, the City shall maintain consistency with the Countywide Future Land Use Plan and Rules by:

- Identifying any inconsistencies between the future land use element and plan maps of the City of St. Pete Beach and the Countywide Future Land Use Plan and Rules.
- Processing for action by the Pinellas Planning Council and the Board of County Commissioners, acting in their capacity as the Countywide Planning Authority, all land use plan amendments required to reconcile outstanding inconsistencies between the respective land use plans.

Special Designation – Community Redevelopment District (CRD)

I. Introduction & Overview

St. Pete Beach has experienced very little meaningful investment or reinvestment in its core resort and commercial areas during the past 30 years. The lack of reinvestment can primarily be attributed to an outdated regulatory scheme and development patterns that no longer support the needs of residents or visitors, and further, is not environmentally sustainable. Over time in the City's history, the resident population has become more permanent and less seasonal, which requires a different approach to the design of the public realm. With the exception of new residential construction, most of the core resort and commercial areas consist primarily of older structures that fail to comply with current building and safety codes, flood protection and management regulations, and environmental regulations, as well as modern open space and design standards. There is a substantial need to improve the function of the public realm – streets, sidewalks, public facilities and off-street parking – in terms of safety, environmental and aesthetic design to create a quality sustainable community for residents and visitors alike.

In the past, in other aging communities similar to St. Pete Beach, a major catalytic project would be used to stimulate private investment. St. Pete Beach undertook one such project recently when it completed its Community Center in July, 2007. However, both experience and reality demonstrate that economic vitality and reinvestment in an aging community does not always follow a major public investment if the regulatory scheme is not in sync with redevelopment market conditions. In those instances, the regulatory scheme needs to be changed to encourage the type of redevelopment desired by a community instead of allowing the old scheme that facilitates or allows undesirable redevelopment or no reinvestment at all. In most revitalization efforts, one or more catalytic projects must be pioneers in the market to lead the way to overall reinvestment in a community that raises the standard of quality for the entire community.

Much of the obsolescence of St. Pete Beach is attributable to an obsolete regulatory scheme that discourages and impedes the redevelopment of resort facilities with a full range of on-site amenities that compare with other destination resorts in Florida and other markets with which St. Pete Beach competes. The decline and attrition of existing resorts, boutique hotels and mom & pop motels has also been a result of a booming residential condominium market for many years until March, 2006 when it appears all types of reinvestment slowed or stopped altogether. However, it is only a matter of time before the residential condominium market returns to continue its march down our beaches as it slowly replaces aging hotels and motels, unless a new regulatory scheme is put in place to ensure the economic viability of resort facilities.

This slow and steady decline in the number and quality of temporary lodging units is also reflected in the decline and attrition of local businesses on Gulf Boulevard and within the traditional historic shopping district located on Corey Avenue which serve residents and visitors but are primarily supported by tourists. In addition, the existing main boulevard has narrow, poorly maintained sidewalks, virtually no landscaping, substandard lighting, inadequate and substandard bike lanes, inadequate and too few pedestrian crosswalks, too many curb cuts, or curb cuts that are too wide with a curb cut approximately every 15 feet. These conditions leave the pedestrian and bicyclist feeling unsafe and unprotected from passing cars. The character of Gulf Boulevard in terms of both safety and aesthetics, is not only a deterrent to reinvestment, it lacks almost all of the amenities and improvements of a quality livable community.

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.

1) **Base Flood Elevation** as used herein means that elevation above grade level established by the Federal Emergency Management Agency and implemented by State, County and local laws, codes and ordinances, above which height for a building is measured.

2) **City** – the municipality of St. Pete Beach.

3) **City Commission** – the duly elected governing municipal body of officials for the City of St. Pete Beach.

4) **Character district** – within the context of this Community Redevelopment Plan means one of eleven sub-districts or sub-areas that together form the Community Redevelopment District as a whole. Each of these sub-districts is called a "character district" because each of these areas share a common character that needs to be revitalized, enhanced or modified to achieve the community goals of quality residential living complemented by resorts and supported by a tourist-based economy.

   Each character district has its own unique mini-master plan that will fit into the larger framework established within one of two core redevelopment Districts – either the Downtown Core or the Gulf Boulevard Redevelopment District - and ultimately support the overall goals and objectives of the Community Redevelopment District as a whole. For example, the character of the Town Center Core District emphasizes pedestrian mobility over vehicular mobility and provides neighborhood and government services in a smaller-scale village-like atmosphere. This "character" is a re-creation of historical main streets that provided a core area where people gathered in a community to go to City Hall or the Post office, work, shop, dine, play and live.

5) **Comprehensive Plan** – the plan required by Chapter 163, Florida Statutes, to manage development and redevelopment within the City limits in a manner that is consistent with County and State policies, provides for intergovernmental coordination, provides for the uses of land, coordinates the timing and provision of adequate infrastructure systems and facilities, establishes environmental, conservation, recreation and open space policies, and establishes housing policies that ensures among other things safety, density varieties, historic preservation and affordable housing mitigation. *The*

Comprehensive Plan contains eight elements that must be consistent with each other in achieving the overall goals, policies and objectives of the Comprehensive Plan, including the following elements: (1) Future Land Use; (2) Capital Improvements Plan; (3) Coastal / Conservation; (4) Housing; (5) Transportation; (6) Infrastructure; (7) Recreation & Open Space; and (8) Intergovernmental Coordination.

6) **Community Redevelopment District** – within the context of this Community Redevelopment Plan is a 248.25 acre core area of the City representing about 20% of the City's total land area that shares a common goal of revitalizing primarily resort and commercial areas of the City that have seen little or no reinvestment in the past 30 years and contain a substantial number of properties that are not designed to current public safety, environmental, aesthetic or market standards.

   It is divided into two core sub-areas that share the overall need and goal of revitalization but also have distinct character and district objectives as a result. For example, the Downtown Redevelopment District focuses on creating a traditional downtown core area that provides traditional community services provided on a smaller scale that emphasize a safe and comfortable pedestrian environment where people live, play and work which is surrounded by residential neighborhoods that are within walking distance and buffered from commercial intrusion.

   In comparison, the Gulf Boulevard Redevelopment District is a core resort and shopping destination for both residents and visitors that is more reliant on vehicular mobility with a focus on preserving and revitalizing the heritage of St. Pete Beach as a resort destination with Gulf beach access for residents and visitors alike that respects the quality residential living located primarily to the east on the intracoastal waterways.

7) **Density** means the number of residential or temporary units allowed per acre of developable land. For example: If 15 units per acre is the density allowed on a two acre parcel of land, a total of 30 units are permitted.

8) **Development** means the carrying out of any building activity having the effect of the development of land.

9) **Development Site = Building Site = Zoning Lot = 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) **Intensity** means the building square footage (floor area ratio) and/ or impervious surface (impervious surface ratio) permitted to be developed on a zoning lot.

11) **Floor Area Ratio (FAR)** means the total amount of gross building square footage on a zoning lot in relation to the total square footage of the 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) **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) **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) **Impervious Surface Ratio (ISR)** means the measurement in square footage of a 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 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) **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) **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) **Mixed Use Development** as used herein means a development on a zoning lot 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) **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) **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) **Redevelopment** means the conversion, relocation, reconstruction, structural alteration or enlargement of any existing building and/or use.

21) **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) **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) **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) **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. (See Division 2, LDC definitions). 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) **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) **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 as follows:

1. Gulf Boulevard Redevelopment District; and

2. Downtown Redevelopment District.

There are a combined total of eleven designated character districts within the Community Redevelopment District as a whole, including: four (4) character districts in the Gulf Boulevard Redevelopment District; and seven (7) character districts in the Downtown Redevelopment District 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:

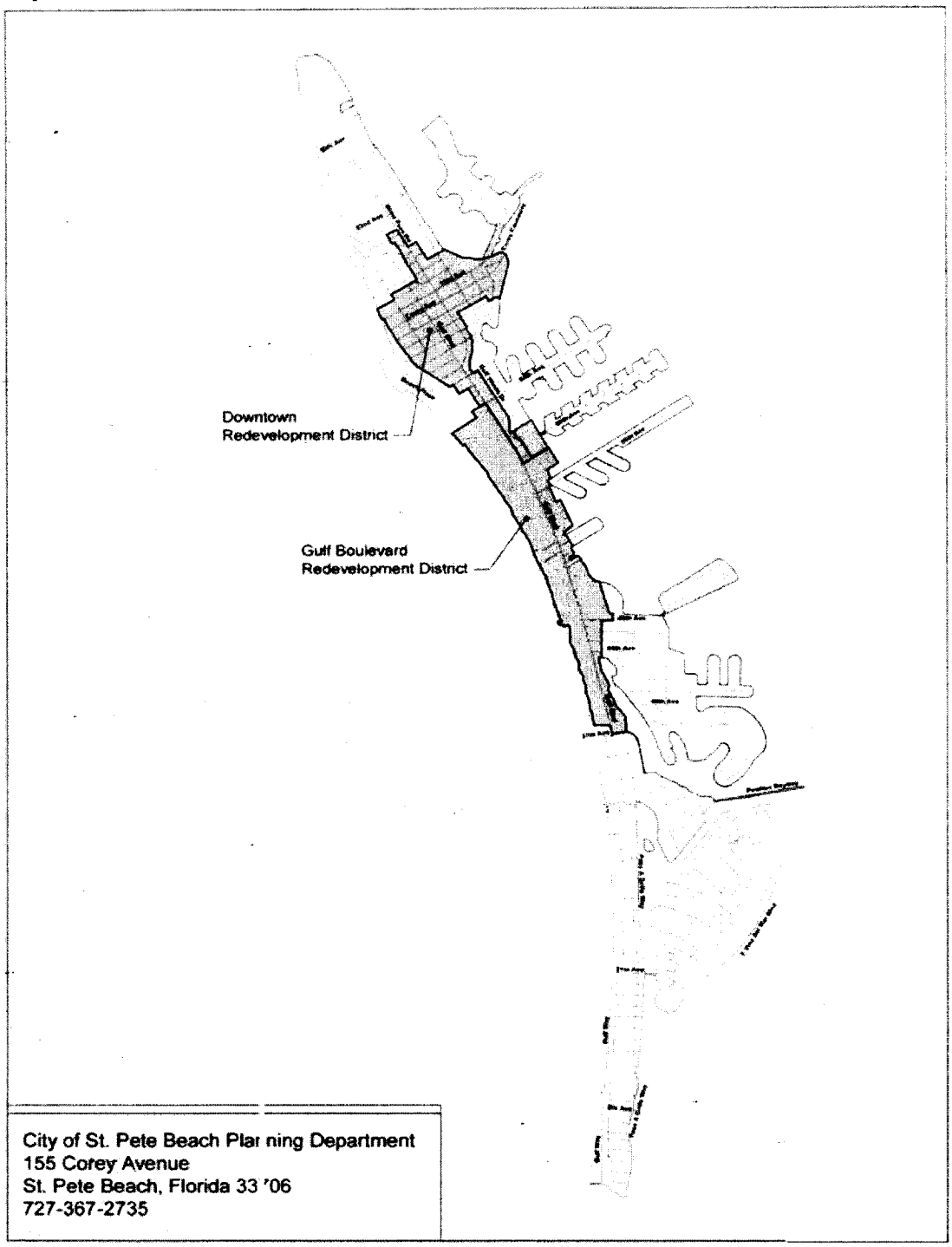
1) Large Resort District
2) Boutique Hotel/Condo District
3) Activity Center District
4) Bayou Residential District

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:

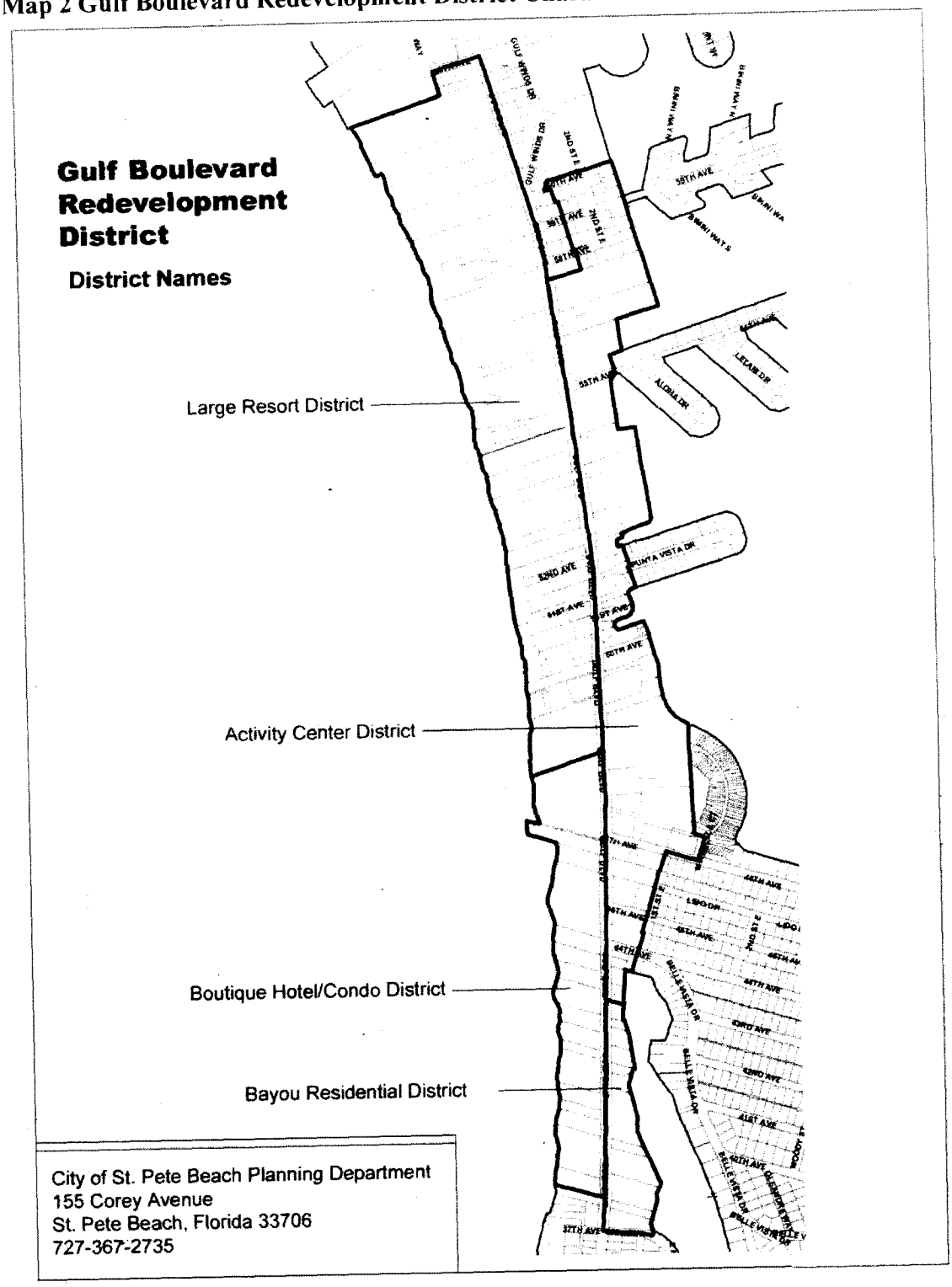
1) Town Center Core District
2) Town Center Corey Circle District
3) Town Center Coquina West District
4) Downtown Core Residential District
5) Upham Beach Village District
6) Commercial Corridor Blind Pass Road District
7) Commercial Corridor Gulf Boulevard District

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 provide 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.

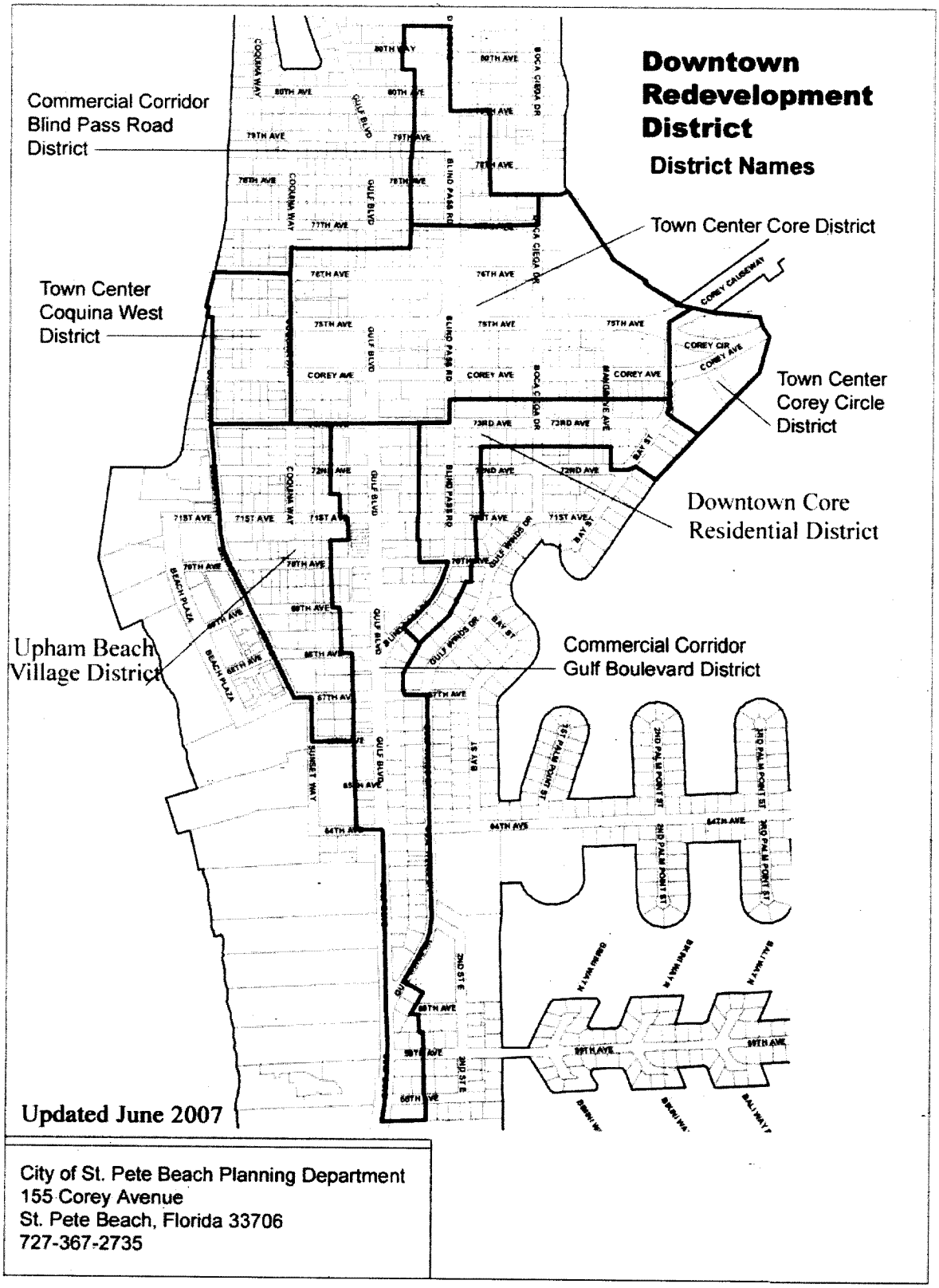
Map 1. Community Redevelopment Districts Location



Map 2 Gulf Boulevard Redevelopment District Character Districts



Map 3 Downtown Redevelopment District Character Districts



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

(b) Locational Characteristics-- This CRD land use plan category:

1. Is generally appropriate to those community areas designed to serve as local retail, office, temporary lodging uses, financial, governmental, and multi-family residential focal points for a community.

2. Shall target those neighborhoods and core areas of the community in a manner that is designed to encourage development and redevelopment in one or more combinations of uses as identified above and set forth in each specific character district plan.

(c) Purpose -- It is the purpose of this CRD land use plan category to:

1. Depict those areas of the City that are now designated, or appropriate to be designated, as community core areas and certain defined and limited neighborhoods adjacent to these core areas that contain non-residential and residential uses, for development and redevelopment in accordance with the specific plan for each character district within the overall Community Redevelopment District.

2. To encourage and promote quality sustainable development and redevelopment throughout each character district and the Community Redevelopment District as a whole, that provides quality of life, economic and aesthetic benefits to the residents throughout the City as well as its visitors.

(d) Use Characteristics -- Those uses appropriate to and consistent with this CRD land use plan category include:

Primary Uses	Temporary lodging uses, including large resorts, boutique hotels, motels, resort condominiums and bed & breakfast inns; Residential; Commercial; Office; Institutional; Marina; and Transportation/ Utility uses as specifically designated for each character district within the Community Redevelopment District.
Secondary Uses	Commercial; Office; Residential; Temporary lodging uses – bed & breakfast inns as specifically designated for each character district within the Community Redevelopment District; Marina.

Goals, Objectives and Policies for the Community Redevelopment District

GOAL 1

To support achieving a quality sustainable community through livable community design standards as well as Green building, site design and operation strategies.

Objective 1.1.

Promote a sustainable community by requiring the use of Green standards and practices for all development and redevelopment within the Community Redevelopment District by establishing minimum Green building and site design standards; and establishing incentive programs such as expedited site plan review and building permitting, and credits against impact fees in exchange for utilizing Green design standards and practices that benefit the

quality and sustainability of the environment and:

- conserve water and other natural resources.
- reduce energy consumption.
- improve air quality by reducing Greenhouse gas emissions.
- reduce impacts on infrastructure by participating in ride sharing and shuttle service programs.
- reduce urban heat by reducing paved surfaces, reduce the need for parking by participating in shared parking plans, employer ride-share and shuttle service programs
- reduce urban heat and encourage pedestrian mobility by planting additional shade trees.
- reduce waste through efficient design and recycling programs.
- promote a walkable environment by providing on-site pedestrian pathways that link to adjacent properties and off-site sidewalks to reduce traffic impacts and Greenhouse gas emissions.
- provide trolley stops or improve existing trolley stops as a comfortable, safe, convenient and attractive experience that encourages mass transit use.

Policy 1.1.1
Require minimum Green standards and encourage the use of Green redevelopment practices that exceed minimum standards for public and private development.

Policy 1.1.2
The City shall establish an incentive program for the implementation of Green standards, practices and technologies for new construction, major renovation and redevelopment within the Community Redevelopment District that exceed minimum requirements.

Policy 1.1.3
The City shall adopt and implement Green standards and an incentive program Citywide.

Policy 1.1.4
The City shall adopt and implement an incentive program that may include expedited site plan review, expedited building permit review and processing, and credits against impact fees or building permit fees that rationally relate to the environmental benefits being achieved such as lower water and energy consumption, reduced Greenhouse gas emissions, and reduced traffic impacts through the implementation of mitigation measures described in Policies 1.1.5, 1.1.6 and 1.1.7 below.

Policy 1.1.5
Encourage site design that promotes safe, comfortable pedestrian pathways internally within the site and provides externally pedestrian pathway linkages to activity centers, shopping, dining and entertainment.

Policy 1.1.6
Encourage employer-sponsored ride-share programs, mass transit subsidies for employees, shuttle services for employees, patrons and guests for work travel, and airport and off-site recreational, parks, entertainment and other tourist destinations.

Policy 1.1.7
Encourage temporary lodging facilities to have bicycles available for guest use.

Policy 1.1.8
Encourage construction waste management and recycling.

Policy 1.1.9
Encourage the use of fountains and water features that promote water conservation.

Policy 1.1.10
Encourage the use of low flow fixtures and high energy efficient rating construction materials, equipment and appliances.

Policy 1.1.11
Encourage the use of Waterwise Florida landscapes and drought tolerant plant material.

Policy 1.1.12
Encourage the use of reclaimed water and rain sensor irrigation systems.

Policy 1.1.13
Encourage the use of energy efficient and solar lighting.

Policy 1.1.14
Encourage the use of advanced storm water controls and waterfront considerations to minimize and eliminate pollutant run-off.

GOAL 2

To meet the needs of residents and further the ideal of quality communities as a function of living, working, and recreation opportunities, the design and functionality of the Community Redevelopment District will have a renewed focus on livable community strategies that focus more on people and less on the auto with community improvements and site design that values connectivity, safe and attractive gathering places, functional and attractive design, and alternative safe mobility options.

Objective 2.1.
Create livable, healthy streets that are designed and oriented towards safe pedestrian and bicycle movement.

Policy 2.1.1
Where appropriate, development and redevelopment should include the following pedestrian-friendly design features:

a. Continuous sidewalks with a minimum width of ten feet, buffered from traffic by on-street parking and/or landscaping, and that include pedestrian amenities such as benches, trash receptacles, trolley shelters, and pedestrian-scale street lighting.
b. Street trees to provide pedestrian-scale as well as shade and comfort to the pedestrian.
c. Buildings should be served by primary walkways that directly link the main building entrance to the street, parking structure and parking areas.

d. Pedestrian walkways should be visually distinct from parking lot and driveway surfaces and may include textured or colored materials.
e. Permanent structures such as utility poles and traffic control poles within the sidewalk that restrict pedestrian movement should be discouraged.
f. Direct routes between destinations, especially between adjacent parcels, to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.
g. Additional sidewalk width and distinctive interesting sidewalk patterns for outdoor café seating.
h. Internal vehicular access between adjacent properties that allows vehicular movement between properties without returning to the street to reduce curb cuts and improve traffic flow on roadways.
i. Shared access driveways to reduce curb cuts and pedestrian-vehicular conflict.

Policy 2.1.2

The following livable roadway strategies and features shall be pursued wherever appropriate within the Community Redevelopment District and all features shall meet or exceed ADA requirements:

a. Sidewalks on both sides of the street.
b. Bike lanes.
c. Pedestrian roadway crossing treatments such as bulb-outs, crossing islands, pedestrian refuge islands in the median, in-pavement pedestrian lights, textured or other distinctive crosswalk paving patterns, countdown signals, mid-block signals, "hot response" signals, pedestrian bridges over Gulf Boulevard at critical activity areas, signals that are consistent with the international symbols, and crosswalk signals that assist the visually and hearing impaired and wheelchair bound citizens, with particular emphasis on Gulf Boulevard, Corey Avenue, 75th Avenue, Blind Pass Road, and Sunset Way.
d. Use of mid-block crossings, for blocks more than 800 linear feet in length.
e. Signage that is clear, easily readable, user-friendly, is consistent with international signage rules and symbols, does not create visual clutter and is part of an overall comprehensive branding signage program for St. Pete Beach.

Policy 2.1.3

Where feasible, provide trolley transit stops in conjunction with pedestrian crosswalks, bike lanes and pedestrian pathways in conjunction with amenities such as pedestrian-scale decorative lighting, landscaping, secured bicycle storage, benches, trash receptacles, public art and other elements that provide comfort and weather protection for the waiting trolley passenger.

Policy 2.1.4

The provision of landscaping near the trolley stop in the form of shade or ornamental/palm trees is encouraged to maximize passenger comfort.

Policy 2.1.5
The City shall establish an off-site public improvements review and approval process for eligibility for community improvement impact fee credits.

Objective 2.2.
Parking lots and driveways should be designed to support pedestrian safety, connections and comfort by reducing the number of curb cuts and providing interconnectivity between and through sites.

Policy 2.2.1
Allow a parking requirement reduction for properties that share both cross access and a common entrance drive that utilize shared-parking agreements and cross-access agreements.

Policy 2.2.2
New commercial, office, and retail buildings and centers should be planned to reduce the number of curb cuts and driveways. Where possible, projects should share driveways and parking access with adjacent sites to provide an interconnected system of auto and service access points.

Policy 2.2.3
The location and width of driveways should be reviewed through local site plan review processes to identify opportunities for shared driveways with neighboring properties and to reduce access points on the surrounding road network to the extent possible.

Policy 2.2.4
Parking lots and driveways should provide pedestrian connections to entrances. Dedicated walkways through parking lots should be included in the design.

Policy 2.2.5
Parking lots should include trees to provide shade and reduce temperature for pedestrians.

Policy 2.2.6
In furtherance of pedestrian safety, Pinellas County will coordinate with the Pinellas County Metropolitan Planning Organization and the FDOT to encourage the construction of traffic control/pedestrian crossings on Gulf Boulevard near beach access points.

Objective 2.3.
The City will encourage and promote public art and design, and seek ways to increase opportunities for public art and design throughout the Community Redevelopment District as part of a Public Art and Design Master Plan that identifies opportunities, locations and priorities for public art and establishes an implementation/funding strategy and schedule.

Policy 2.3.1
The City will integrate art into City project designs, as appropriate.

Policy 2.3.2
The City will investigate revising building and land development regulations to create incentives to encourage private development to integrate public art into project designs, where appropriate.

GOAL 3

To rebuild the core commercial and resort areas of the City utilizing Green practices, strategies and technologies.

Objective 3.1
Implement building and site design construction and operation practices that support long-term environmental sustainability by: protecting and conserving water resources; constructing energy efficient buildings; using Florida waterwise and native landscape plant materials and design; recycling construction materials and debris; reducing urban heat through innovative building and site design; reducing pollutant run-off; protecting further degradation of the beach dune system and coastal wildlife species habitat and restoring or enhancing existing conditions through dune restoration measures, lighting and refuse controls and other measures.

Policy 3.1.1
All development within the Community Redevelopment District shall comply with a minimum of two environmental standards that will be established in Division 39.

Policy 3.1.2
All development within the Community Redevelopment District shall be encouraged to exceed minimum Green standards and redevelop, renovate or develop new projects that implement the "Green" objectives and policies contained in GOAL 1 of the Future Land Use Element relating to energy efficient and environmental sustainable practices.

Policy 3.1.3
All development within the Community Redevelopment District shall be encouraged to implement as many livable community design and operation strategies to promote safe and comfortable pedestrian, bicycle and mass transit mobility that will reduce the consumption of nonrenewable resources, reduce the need for parking and thus reduce urban heat and polluted run-off, and reduce greenhouse gas emissions,

Community Redevelopment District General Redevelopment Guidelines, Standards and Initiatives

(a) **Designation of Densities and Intensities in General.** Densities and intensities shall be designated for each classification of use in each character district within the Community Redevelopment District. The City Commission shall amend its LDC and adopt densities and intensities for each character district which shall be consistent with, and implement the Community Redevelopment District guidelines, standards, goals, objectives and policies as established herein. Further, the City shall amend its LDC to include densities and intensities for each character district that shall:

1. not exceed the overall density approved within the Community Redevelopment District and the City limits; and

2. ensure that a comprehensive redevelopment strategy can be and shall be implemented through land development regulations that maintain the City's heritage of quality residential living complemented by resort facilities and supported by a tourist-based economy that includes temporary lodging uses, local retail, restaurants and local pubs and bars; and

3. recognize that successful redevelopment of each character district is interdependent upon the implementation of successful redevelopment strategies in each of the other character districts; and

4. require the adoption and implementation of land development regulations by the City Commission or the registered voters of St. Pete Beach, as may be required by the City Charter and Code of Ordinances, for each character district that shall be consistent with and allow the implementation of an economically feasible strategy that promotes comprehensive redevelopment of consistent quality for the Community Redevelopment District as a whole and within each designated character district; and

5. **not be exceeded by approval of variances.**

(b) **Temporary Lodging Unit Density Pools ("TLU Density Pools") -Generally.**

1. **General Purpose**. The TLU Density Pools are intended to provide adequate and available temporary lodging unit density to those existing temporary lodging use properties to redevelop as economically viable resort facilities in the areas of the City where they have traditionally existed for decades. The initial base density provided for the temporary lodging uses in the Gulf Boulevard Redevelopment District are intended to bring almost every existing resort hotel property back into conformity which will allow them to rebuild as a resort hotel in the event of a natural disaster or other catastrophic event. The density provided above the base level, including reserve or density pools, is intended to provide economic incentives to redevelop existing temporary lodging properties as resort projects rather than multi-family residential projects.

2. **Limiting Overall Density.** Realistically, not all existing resort properties can or will be redeveloped as such. In some cases, the existing density is not only higher than the 30 units per acre allowed under the existing land use designation is higher than the density

allowed in the character districts providing for increased density for temporary lodging uses within the Community Redevelopment District. Therefore, rather than allowing every existing property the maximum potential density which would overestimate the need for density, and further, to ensure that almost every existing property first and foremost has the opportunity to become a conforming property in terms of use, TLU Density Pools shall be created to allow density to be utilized in meaningful ways in the areas of the City where temporary lodging uses currently exist. The goal and intent is to promote economic redevelopment but also provide an absolute overall maximum density cap to ensure that the overall approved density for the Community Redevelopment District is not exceeded and overdevelopment does not occur. Each TLU Density Pool shall have a maximum cap on the allocation of density on a project by project basis to ensure the redevelopment occurs on an orderly basis overtime throughout each character district and avoid a potential overdevelopment scenario that could arise without a cap and a program of first-come first-serve.

3. **TLU Density Pools Established.** TLU Density Pools shall be established in the following 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**.

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 this 2007 amendment, temporary lodging use density 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 west Districts ** upon approval of a conditional use request. 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.

The TLU Density Pool for each character district was determined based upon the following factors:

a. The existing number of temporary lodging units in each district.

b. The degree of existing non-conforming densities.

c. The base temporary lodging density allowed in the specific character district.

d. The realistic number of units that may be potentially utilized to promote temporary lodging use redevelopment balancing both acreage and the actual number of existing temporary lodging facilities.

e. The potential to maintain waterfront access and views for the public.

f. The potential to redevelop temporary lodging uses in close proximity to entertainment, shopping, dining and activity centers.

4. **TLU Density Pool Allocation.** Any units allocated under this provision shall be by conditional use approval and shall be specific to each character district's existing temporary lodging use classifications (i.e., hotel, boutique hotel, motel, resort condominium, and bed & breakfast inn). The allocation of TLU density shall only be by ordinance of the City Commission approving a conditional use on a project by project basis. Such allocations shall not exceed the maximum allocation cap per project and further, shall not exceed total available remaining density in each TLU Density Pool for each of the character districts listed in subsection (b) 3 above. *This limitation on density is absolute.*

5. **Large Resort District Not Eligible.** Temporary lodging uses in the Large Resort District shall not be eligible for any TLU Density Pool allocations.

(c) Affordable Housing Mitigation Programs & Density Bonus[1].

1. **Existing Conditions.** Pinellas County, as in many areas of the State of Florida, is experiencing an affordable housing crisis. A scarcity of land, increasing land values and rising insurance and property taxes are creating a substantial impediment to providing affordable housing options for City and County residents who provide needed services to our community. Meaningful affordable housing solutions will require public/private partnerships and innovative strategies. At the time of this proposed amendment, several affordable housing mitigation strategies are being explored by the County and local municipal governments within the County. It is the express intent of St. Pete Beach to participate in any such adopted affordable mitigation strategies as agreed to by the City and County in cooperation with existing affordable housing programs in The City of St. Petersburg and Pinellas County to create affordable housing units within reasonable proximity to the City of St. Pete Beach.

[1] The Affordable Housing Density Bonus as established herein allows only 50% of the potential increased density that was approved in the 2005 Plan. In 2005, the maximum density bonus approved was ten (10) temporary lodging units per acre. It was the decision of the City, County and DCA in 2005 that any density bonus that may be utilized in the Large Resort District is speculative and as a result of countervailing public policies to promote and encourage affordable housing as well as the redevelopment of temporary lodging uses that support tourism as the #1 economy in Pinellas County and the State, the potential number of affordable housing bonus units was not calculated against the overall density cap for the Community Redevelopment District. Consistent with the policy for affordable housing density bonus calculation approved in 2005, the potential five (5) temporary lodging units per acre potentially available, subject to certain requirements and restrictions, as part of a voluntary affordable housing mitigation program in addition to the mandatory general mitigation program requirements, will not be calculated against the overall density cap for the Community Redevelopment District.

2. **Interpretation and Construction.** This affordable housing provision is intended to enable the implementation of any and all affordable housing strategies mandated by any lawful means by the State, County or City, as may be established and amended from time to time. The City shall work in partnership with the County and neighboring jurisdictions to establish an affordable housing mitigation program. This provision shall be construed to be consistent with any future implementing land development regulations that provide affordable housing mitigation strategies.

3. **General Affordable Housing Mitigation Program Implementation, Limitations and Restrictions.** The City shall establish an affordable housing general mitigation program that includes impact fees or alternative mitigation options that shall be imposed on net development, with credit provided for any existing units or floor area which is removed during the redevelopment process. Alternative mitigation options in lieu of mitigation fees may include eligible, qualified and approved: a) construction of on-site workforce living accommodations; b) credits for off-site construction of affordable housing; c) credits for land purchases or donations that are legally restricted and used for affordable housing only; d) credits for participation in employer-assisted housing programs; or e) such other affordable housing mitigation strategies that may be established by the City in partnership with the County and neighboring jurisdictions. This general mitigation program shall be imposed on a City-wide basis. Jurisdictions, agencies and programs that will receive the revenues generated will be determined through negotiation with appropriate authorities.

4. **Implementation.** The City shall amend its LDC to establish or amend an existing affordable housing and mitigation program, as appropriate, to be consistent with this plan amendment. The LDC shall be amended as soon as reasonably possible, but no later than thirty (30) days after receiving all final County, State, agency and City Commission approvals of this amendment to the Comprehensive Plan, after approval by a voter referendum. This affordable housing mitigation program shall be established in partnership with the County and neighboring jurisdictions and shall comply with all governing County and State laws in effect at that time.

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:

a. **Density Bonus Limitations.** A density bonus in exchange for affordable housing mitigation may only be allowed in conjunction with a defined Large-scale temporary lodging use development.

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.

b. **Mitigation Exemption.** Temporary lodging units built as part of the affordable housing density bonus and on-site workforce living accommodations provided in compliance with the General or Large Resort Affordable Housing Mitigation programs, as applicable, shall not be subject to the affordable housing mitigation fees or other program requirements.

c. **Accessory Use.** On-site workforce living accommodations shall be deemed an accessory or ancillary use to a Large-scale temporary lodging development only; and shall be exempt from maximum density and floor area ratio standards.

d. **Prohibitions and Restrictions.** All on-site workforce living accommodations shall be:

(i) prohibited from being advertised for, or otherwise used for guest temporary lodging or home occupational licensing purposes;

(ii) exclusively used for providing on-site workforce living accommodations for employees eligible for low income or very low income status as defined by the County and City; and

(iii) prohibited from being advertised for or otherwise sold as a residential dwelling unit that does not qualify as an on-site affordable housing unit occupied exclusively by an employee(s) of the temporary lodging facility.

e. **Covenant Required.** A legally enforceable restrictive covenant, in form and content acceptable to the City, shall be required as a condition of site plan approval and recorded in the public records of Pinellas County upon issuance of a building permit setting forth the restrictions provided in subsection **(c)**5 above. In addition, such on-site workforce living accommodation units shall be subject to all procedures and requirements of the hurricane closure and evacuation plan for the temporary lodging facility.

(d) **Height Standards, Restrictions and Limitations.** Height standards, restrictions and limitations are:

1. Established in response to the residents':

a. strong objection to the potential for overdevelopment of the community that could create a dense urban high-rise City;

b. strong desire to restrict height increases generally to the minimum necessary to implement the desired redevelopment goals, objectives and policies; and

c. strong desire to prohibit high-rise residential development throughout the City, particularly along the Gulf beaches.

2. Intended to preserve the City's heritage of quality residential living complemented by resorts and supported by a tourist-based economy in acknowledgement of the following:

a. that a significant number of high-rise residential condominiums exceeding ten (10) stories in height exist from just north of 38th Avenue northward to the northernmost boundary of the City abutting Treasure Island; and

b. that a substantial majority of residents desire to prohibit more such high-rise residential condominiums that do not contribute to maintaining the diverse tourist-based economy of the City and will potentially "privatize" our local beaches and waterfronts by denying public access and views to the water; and

c. that socio-economic needs support:

(i) Increased building height for large-scale resort redevelopment only.

(ii) Limited height increases for small-scale resort redevelopment, boutique hotels, and Upham Beach Village motels.

3. Defined and described in each character district to promote the preservation of the City's diverse residential resort community by allowing the redevelopment of existing temporary lodging uses throughout the areas of the City that have traditionally provided such resort and temporary lodging facilities because:

a. socio-economic needs support limited height increases for mixed use development projects in a few select core commercial areas within the Community Redevelopment District including the Dolphin Village Shopping Center and the east and west ends of Corey Avenue to anchor the Corey Avenue main street that will act as a catalyst for revitalization of the City's historic downtown area; and

b. socio-economic reasons at this time support discouraging or strictly limiting height increases in the City's land development regulations, including prohibiting variances for increased height for residential condominium development.

4. Established in the Community Redevelopment District to:

a. acknowledge the residents' objections and desires as well as existing conditions and the socio-economic needs of the community as set forth above to promote and support the future sustainability of a quality residential and resort community;

b. provide that only certain height increases will be allowed and are limited both in actual height as well as select core areas within only 5 of the 11 character districts that represent approximately 8.5 % of the total land area of the City;

c. provide the necessary catalyst for quality reinvestment of these core areas that will enhance the overall value and opportunity for reinvestment by residents, local retail, hotel and motel owners, and investors alike;

d. selectively target those limited areas that will minimize or avoid any encroachment upon existing residential neighborhoods and provide maximum protection and opportunity for compatibility with existing uses; and

e. selectively targets only those uses that contribute significantly to our local economy and quality of life.

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.

6. Established in each character district with the express intent of complying with the Section 3.18 of the City Charter, as amended on Nov. 7, 2006, that requires voter referendum approval for any increases to height allowed by the City's LDC.

a. It is the express intent of this amendment to the Future Land Use Element of the Comprehensive Plan designating a Special Area - Community Redevelopment District designation, to establish such height standards not as a recommendation, but rather as a mandatory maximum height for each type of use within each character district within the Community Redevelopment District that shall be adopted by Ordinance of the City Commission amending its LDC. These height standards are mandatory only for the purposes of establishing maximum permissible heights in both the Comprehensive Plan and the LDC and shall not be construed as requiring that a developer build the maximum height allowed, only that they may build up to, but not exceed, the maximum height for each use as established in each character district.

b. The height standards established for each use within each character district within the Community Redevelopment District have generally been determined to be the minimum necessary to implement an effective redevelopment strategy as contemplated herein for each character district and for the Community Redevelopment District as a whole.

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 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.

7. **Any increases to the maximum allowable height, including by variance, established for each use in each character district within the entire Community Redevelopment District shall be prohibited unless approved by voter referendum, if required by the City Charter.**

8. **Variances to increase the maximum height allowed for any use or structure shall be prohibited.**

(e) Public Safety Standards- Shall be required, implemented and updated as necessary in the City Land Development and Building Codes to provide the maximum flood, hurricane and tropical cyclone protection and mitigation; and further, to proactively improve public safety and emergency procedures in the event of a natural disaster with particular emphasis on emergency evacuation plans and procedures. All new construction shall comply with Federal Emergency Management Agency and National Flood Insurance Program rules and regulations as may be further restricted by local rules, regulations, ordinances, building codes or other governing laws. All temporary lodging uses shall comply with closure and evacuation procedures in accordance with State, County and local rules.

(f) Traffic Generation Characteristics - The Comprehensive Plan standard for the purpose of calculating typical traffic impacts relative to a plan amendment for this land use category shall be based upon the actual mix and intensity of land use proposed in the Community Redevelopment District plan map area and represents the maximum trip generation rate potential, calculated by using the appropriate traffic generation characteristics for each corresponding category of land use, adjusted to account for proposed density/intensity of said land use. Actual implementation of the comprehensive plan will not result in the maximum potential densities and intensities permitted herein. Actual implementation of land development regulations on a project by project basis will require transportation management plans and strategies. As a result, the maximum trip generation rate calculated under the maximum potential build out under this plan will further be reduced.

(g) **Infrastructure Systems & Facilities Characteristics and Standards.**

1. **Major findings:**

a. Generally, with few exceptions, the design and materials of existing potable water, sanitary sewer, and storm water within the designated CRD are characteristic of 40-50 year old facilities.

b. That new development and redevelopment will create additional impacts on existing and future infrastructure systems and facilities.

c. There is a need to continue to modernize and improve infrastructure, maintain or improve levels of service provided to residents and visitors, including

safety and aesthetic improvements, where practical and feasible.

d. Physical constraints, as well as safety and aesthetic considerations affecting the feasibility and practicality of widening existing roads, require a greater emphasis on increasing mobility through strategies that do not involve road expansion and include alternative mobility strategies.

e. That used on its own, an established letter grade system for measuring levels of service on roadways which is based primarily on travel speed, can be misleading as an indicator of roadway performance. Roadway congestion and duration of congestion also need to be considered to more accurately assess roadway performance.

f. Escalating cost of right-of-way is cost-prohibitive.

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) fire rescue;
(iv) 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).

b. **Infrastructure Study**. An infrastructure study may be required on one or more of the above-listed systems or facilities to determine the extent of any degradation of the infrastructure below the adopted levels of service caused by increases in density or intensity of use on the development site. Mitigation fees and/or physical or operational improvements determined to be reasonably required and in proportion to the impacts caused by the increased density and density of new development, in consideration of the long-term concurrency management plan of the local government who owns and operates the facility or system, shall be a condition of site plan approval.

c. **Transportation Management Plan.** All new development, excluding single-family and duplex residential, shall be required to prepare and submit a Transportation Management Plan (TMP) to the City, at its sole expense, to determine the extent of the impacts on existing transportation systems based

upon adopted levels of service and concurrency management standards to address impacts caused by any increases to density or intensity on the development site. The TMP shall determine any necessary physical or operational improvements, alternatives and other mitigation strategies that can be implemented to maintain the adopted levels of service and address a long-term concurrency management program. A TMP that includes one or more strategies to reduce external trip generation, improve traffic flow, reduce Greenhouse gas emissions, and/or emphasizes safe and comfortable pedestrian, bicycle and mass transit mobility, will be required. TMP strategies may include, but are not limited to:

(i) Physical and operational improvements.
(ii) Expanding and improving mass transit and trolley stops with amenities that provide protection from sun and rain and are aesthetically pleasing to encourage increased mass transit/trolley rider-ship.
(iii) Employer-sponsored employee ridesharing and vanpooling programs.
(iv) Employer-subsidized mass transit passes for employees.
(v) Implementation of a temporary lodging shuttle service to the Tampa International and St. Petersburg/Clearwater Airports shall be mandatory for all Large-scale temporary lodging uses and encouraged for all other temporary lodging uses. Shuttle service to area attractions, parks and entertainment venues may be included as part of a TMP but shall not be required. Shuttle services for guests of temporary lodging facilities may be operated for one resort or as part of a shared shuttle service program with participating member resorts.
(vi) Bicycle and/or segway rental or complimentary programs for temporary lodging guests.
(vii) Provision of on-site pedestrian and bicycle linkages to external pathways to expand, improve and enhance a safe, continuous pedestrian, bicycle and segway network throughout the City.
(viii) Expansion, improvement or enhancement of off-site bike/segway lanes and sidewalks to form a continuous safe and comfortable network Citywide.
(ix) On-site secured bicycle storage areas.
(x) Additional tree canopy adjacent to sidewalks to provide shade and comfort to the pedestrian that will increase pedestrian mobility.
(xi) Pedestrian-scale decorative street lighting and street furniture along pedestrian pathways to create a safe and comfortable experience to encourage pedestrian mobility.
(xii) Monetary contributions towards a City-owned and operated Looper Trolley fleet operated solely within the City limits and fueled by alternative fuels or electrically-charged batteries.
(xiii) Construction or monetary contributions towards a Gulf Beach Boardwalk, should the City pursue a beach boardwalk or trail.
(xiv) Construction of crosswalks and related crosswalk features that facilitate safe movement across roadways.
(xv) Dedication of easements for pedestrian and non-motorized

pathways.

(xvi) Right-of-way donation for turn lanes and/or wider bike/segway lanes.

(xvii) Construction or monetary contributions towards a pedestrian bridge over Gulf Boulevard linking major activity areas.

d. **Governing laws.** Mitigation or elimination of impacts shall comply with applicable State, County and City concurrency and proportionate share requirements, and shall also implement the goals, objectives and policies of the redevelopment and character district where the development is located.

(h) **Transportation Concurrency Management Standard for Large-scale Temporary Lodging Development**. In accordance with the Countywide transportation concurrency management rules and regulations, each project developed or redeveloped within the Community Redevelopment District shall be consistent with the Metropolitan Planning Organization's (MPO) countywide approach to the application of a concurrency management system and implementation of a Transportation Management Plan requirement and shall:

1. recognize standard data sources as established by the MPO;

2. identify level of service (LOS) standards for state and county roads as established by the MPO;

3. utilize the proportionate fair share requirements consistent with Ch. 163, F.S., and the MPO model ordinance;

4. utilize the MPO Traffic Impact Study Methodology; and

5. recognize the MPO designation of "Constrained Facilities" as set forth in the most current MPO Annual Level of Service Report.

(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 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 Improvements Plan and Fund. The City shall establish by Ordinance a Community Improvements Fund within the Community Redevelopment District (CRD). Thereafter, the City shall amend Division 41 of the LDC and adopt an impact fee schedule based

upon the adopted Community Improvements Plan ("CI Plan"). The City shall prepare and adopt a CI Plan containing safety, capital improvements and public amenities for the CRD with an associated schedule of costs supported by the necessary and appropriate documentation of projected costs that considers a reasonable estimate of the number of temporary lodging units, as well as residential units and nonresidential building area anticipated to be redeveloped within the CRD. In addition, the City, when establishing the impact fees shall consider the shared public benefit and other committed revenue sources available for funding certain public improvements and amenities within the CRD and the community redevelopment area previously approved by BCC Resolution 06-191 on October 10, 2006.

1. **General Purpose and Intent.** In recognition of the following:

a. Changing tax reform policies may reduce the available revenue at the City, County and State levels to fund various community public improvements and amenities including but not limited to, the Gulf Boulevard Improvement Program date last revised April 2007, including undergrounding overhead utilities, public parking garages for downtown shopping and the beaches, neighborhood safety and beautification improvements, streetscape improvements, business and residential assistance (façade grants), and site acquisition for public parks.

b. At the time the 2005 Comprehensive Plan was approved by the City, County and State, the intent was for the City to subsequently seek approval by the County of a Ch. 163 Community Redevelopment Plan and a Redevelopment Tax Fund to utilize tax increment revenue contributed by the County and City to pay for community capital improvement projects within the Community Redevelopment District.

c. The repeal of the 2005 Plan by the majority of voters of St. Pete Beach on Nov. 7, 2006 eliminated the potential tax increment revenue under the 2005 Plan that otherwise would have been available to fund these community public improvements. This circumstance combined with recent tax reform measures by the State and a pending Constitutional Amendment that will be placed on the Jan. 29, 2008 ballot that may force additional City Budget cuts, and further jeopardize the City's ability to fund all or a portion of its share of these needed community public improvements in the future.

d. The Penny for Pinellas tax was renewed for an additional ten years by a majority of Pinellas County voters on Nov. 7, 2006 and it is this revenue that has been the intended revenue source for funding the County's commitment to underground the overhead utilities along Gulf Boulevard as part of the Gulf Boulevard Improvement Program provided the City contributes the balance of the funds necessary to construct Improvement Program.

e. The geographical boundaries and area of the community redevelopment area approved by BCC Resolution 06-191 is significantly less than the Community Redevelopment District boundaries comprised of 248.25 acres. A portion of the community public improvements needed within the CRD are not included within the area or are not otherwise eligible for public improvement funding by tax increment revenue contributed by the County

and City. Therefore, there is a need for an alternative source of funding for these public improvements and amenities.

f. It is in the best interests of the health, safety and welfare of residents and visitors to St. Pete Beach, as a designated Coastal High Hazard Community, to replace overhead utilities with underground utilities to the maximum extent practical and feasible; a well as construct the public safety and beautification improvements contained in the Gulf Boulevard Improvement Program.

g. There is a need to provide adequate parking, improve safety, maintain and improve adequate levels of service for public facilities, install livable community improvements, and implement Green design, standards and practices for all new public improvements within the CRD.

h. Large-scale, comprehensive and costly public improvement projects must be constructed at one time to maximize cost savings and minimize inconvenience to the public caused by construction.

i. Large-scale projects such as a parking garage and undergrounding utilities are typically cost prohibitive if funded solely by the City or solely by the County as evidenced by the anticipated joint funding currently planned for in the Gulf Boulevard Improvement Program. Similarly, such extensive projects are also cost prohibitive if funded entirely by private revenue sources on a project by project basis unless as part of a comprehensive long-term funding plan.

j. It is in the best interest of the health, safety and welfare of the residents that impact fees be adopted and imposed upon private development that will fund public improvements and amenities that are not eligible for CRA tax increment revenue funds and substantially alleviate the anticipated shortfall of local revenue caused by recent and anticipated tax reforms and budget cuts.

k. It is the desire of the citizens and landowners that support this comprehensive plan amendment to require future development to assist in funding a community improvements and amenities program to supplement alternative sources of revenue that may include a CRA tax increment Redevelopment Trust Fund and Penny for Pinellas funds, as such funds may either be insufficient or restricted in terms of the projects that are approved to receive CRA or Penny for Pinellas funding. It is the desire of the private development community to make a significant tangible contribution back to the residents of St. Pete Beach, in partnership with the County and City and any other funding partners, public or private, that may contribute in the future, that will improve the overall quality of life for the entire community, and ensure that there are no "gaps" in funding to provide the improvements and amenities within the Community Redevelopment District that will make St. Pete Beach a quality community for everyone.

2. Establishment and Purpose of the Community Improvements Fund ("CI Fund").

The City shall establish, manage and operate a CI Fund in an interest bearing account for the purpose of collecting and expending impact fees to fund the Community Improvement Plan (CI Plan). The City shall begin preparation of the CI Plan immediately after approval of this plan amendment by voter referendum, subject to modification and final approval by the City Commission after obtaining approval by the County Commission of the capital projects designated in the Ch. 163 Community Redevelopment Plan to be funded by tax increment revenue, that may shift funding priorities in the Community Improvement Plan, as necessary and appropriate. The City CI Plan may designate community improvements including but not limited to: public safety improvements such as replacement of overhead utilities with underground utilities; street and sidewalk lighting; crosswalks; bike lanes; intersection arm masts; trolley stops; medians; public beach access plazas; landscaping; street furniture; public art; lifeguard station structures; public parking garages; pedestrian bridges over Gulf Boulevard; pedestrian boardwalk linking Corey Circle East and the Community Center on Boca Ciega Drive; as well as parks and recreation facilities, including mitigation of impacts on the Community Center on Boca Ciega Drive through payments towards debt reduction, as appropriate and may be allowed by law.

a. **Use of CI Fund.** The funds collected from development within the Community Redevelopment District (CRD) shown on Map 1 at page 42 shall only be expended for community improvements within the boundaries of this district. At the time of this amendment, the intent is for the County to fund the portion of the Gulf Boulevard Improvement Program relating to the relocation of overhead utilities underground, and for the City to fund the balance of the project relating to public safety, roadway improvements and beautification.

(i) In the event the Ch. 163 Community Redevelopment Plan is not approved by the voters and the County and funded by tax increment revenue; or in the event there is a shortfall of Penny for Pinellas funds committed to the Gulf Boulevard Improvement Program; CI Funds shall be used first to fund any shortfall to replace overhead utilities with underground utilities along that portion of Gulf Boulevard located within the CRD.

(ii) In the event the Ch. 163 Community Redevelopment Plan is not approved by the voters and the County, the second funding priority of the CI Fund shall be paying for the Gulf Boulevard Improvement Program that is unfunded by other Federal, State or County funds, grants or other private revenue sources.

(iii) In the event the Ch. 163 Community Redevelopment Plan is not approved by the voters and the County and funded with tax increment revenue, the third funding priority of the CI Fund shall be the replacement of overhead utilities with underground utilities within the Town Center Core, Corey Circle and Coquina West character districts.

(iv) In the event the Ch. 163 Community Redevelopment Plan is not approved by the voters and the County and funded with tax increment revenue, the fourth funding priority shall be a downtown parking garage facility with public restrooms to serve the Corey area shopping

district.

(v) Any remaining CI Funds shall be used to purchase and install or construct other community improvements designated and approved as part of the CI Plan.

b. **Community Improvement Impact Fees (CI Impact Fees).** CI Impact Fees shall be based upon a fee schedule subject to the requirements of Section 163.31801, Florida Statutes, and Divisions 29 and 41, LDC, as applicable, that establishes a fee for each new residential unit, temporary lodging unit and 1,000 square foot unit building area of all commercial and office uses that obtain a building permit for construction within the CRD.

c. **Impact Fee Waivers.** To further the legitimate public interests to promote affordable housing, economic redevelopment of tourism -the City's only industry, the public interest in providing public recreational facilities and public interest in encouraging and promoting Green redevelopment which includes replacing paved parking surfaces and replacing with parking structures to reduce urban heat, impact Fees shall be waived for qualified affordable housing units, public parking and public recreation structures, on-site workforce living accommodations, private structured parking and accessory uses defined in Division 35 Section 35.10. The City shall not charge other new development more than its fair share as a result of these waivers.

d. **Impact Fee Schedule by Use and Size Category:** The City shall establish an impact fee schedule based upon the following sliding scale established for each use and size category set forth below.

Hotel Unit Size in SF	**Community Improvement Fee**		**Residential Unit SF**	**Community Improvement Fee**
< 300	$ 500		< 1000	$3,000
300 ≥ 450	$1,000		1,000 ≥ 1,499	$5,000
451 ≥ 600	$1,750		1,500 ≥ 1,999	$8,750
601 ≥ 800	$2,750		2,000 ≥ 2,499	$13,750
801 ≥ 1000	$3,750		2,500 ≥ 2,999	$18,750
1001 ≥ 1200	$5,000		3,000 ≥ 3,499	$25,000
1201 ≤1350	$6,000		3,500 ≤ 3,999	$32,500
1351 >	$7, 500		4,000 >	$ 40,000
Commercial/Retail/Office Square feet	**Per 1000 sf Unit Area**			
≤ 5,000	$ 750			
5,001 ≤ 10,000	$1,000			
10,001 ≤ 25,000	$1,500			
25,001 ≤ 50,000	$2,500			
50,000 >	$3,500			

e. **Impact Fee Schedule Restrictions and Limitations.** The City Commission may adopt by Ordinance an impact fee schedule that does not exceed the maximum caps established above provided such fee schedule maintains the use and size categories and maintains a substantially similar proportionate ratio of

fees, unless prohibited by law, subject to annual increases utilizing the CPI, subject to a minimum annual fee increase of two (2%) percent and a maximum annual fee increase not to exceed five (5.0%) percent. In addition, the following limitations shall apply:

(i) All impact fees collected shall be expended on public improvements adopted as part of the CI Plan within the boundaries of the CRD shown on Map 1 on page 42.

(ii) In addition, the City should calculate as part of the total CI Impact Fee, any police and fire rescue fees and costs associated with the impacts of new development. Use of CI Funds as an additional revenue source for all capital costs allowed by law needed to support the local police and fire departments, should be considered, to ensure to the maximum extent possible, that the St. Pete Beach community retains its local police and fire departments. These departments are essential components to providing a safe and secure community with rapid response times and personnel attention from officers and firefighters. As such, these local police and fire rescue services are an essential component to an enhanced quality of life on St. Pete Beach.

(iii) Properties and development located within the boundaries of the CRD shall not be assessed or otherwise charged by any local Ordinance, rule, regulation or special taxing district created, adopted or otherwise implemented for the purposes of funding community improvements inside the CRD that are intended to be funded by the CI Fund.

(iv) CI funds are non-transferable to public projects outside of the boundaries of the CRD.

(v) In the event a community improvement project extends beyond the CRD boundary shown on Map 1 on page 42,, the costs of the project shall be adjusted pro rata on an acreage, numerical quantity, lineal foot or other appropriate measurement, and only such portion of the project that is located in the CRD, shall be paid for with CI Funds.

3. **Credits**. Any landowner or developer shall be eligible to apply for and receive credits against CI Impact Fees required subject to a review and approval process for eligibility for credits that may include validation of off-site improvement costs, donations or dedication of land, and incentive credits for Green redevelopment and implementation of Livable Community strategies. For those improvements that can not be quantified by cost because they are incentive credits established as part of a Green practices redevelopment program and implementation of "Livable Community" strategies, the City shall establish a credit determination process that may include a standard credit schedule for certain types of improvements quantified in a fixed amount or a percentage; or a formula for calculating credits that may include a scored point system similar to that used by the Florida Green Building Coalition. The incentive score system may also escalate the amount of credit expressed in dollars or percent for redevelopment projects that implement multiple Livable and Green community practices and strategies that create an overall benefit to the community by: a) reducing impacts on infrastructure; b) reducing or

eliminating impacts on the environment; c) reducing consumption of natural and energy resources; and d) reducing waste through recycling. At a minimum, the following Livable and Green Community practices and strategies shall be eligible for impact fee credits:

a. **Off-site Community Improvements.** Off-site public improvements and amenities that support livable community goals, policies and objectives and that implement Green standards, practices and technologies for such improvements where such standards exist, subject to validation of costs, as applicable.

b. **On-site Green practices and strategies.** On-site building and site design that exceeds the minimum standards adopted by the City and that implement Green practices and strategies identified by the Florida Green Building Coalition, Inc., U.S. Green Building Council, Leaders in Energy and Environmental Design, Department of Environmental Protection,Energy Star, or other such recognized governmental or industry regulatory authority, including obtaining applicable certifications and ratings.

c. **On-site Reserved Public Beach Parking.** Partial credits may be approved for dedicated, designated and reserved on-site public beach access parking spaces provided at no charge on a per space basis with a minimum credit of $5,000 per space, subject to a restrictive covenant that reserves the quantity of spaces but shall not require a specific on-site location.

d. **Public Parking Garage.** Any landowner or developer within the CRD may enter into a joint private/public partnership agreement to construct a public parking garage to serve the downtown Corey area or the public beaches. The City shall give credits for the cost of such improvement(s) towards any fees that may be required for the contributing development in accordance with the CI Fund credit provision below. In addition, the joint agreement shall also provide a shared mitigation funding mechanism that reimburses the landowner or developer up to, but not exceeding, the costs incurred exceeding the credit amount at a reasonable interest rate not to exceed 6%. The parties to the agreement may include other lawful terms and provisions mutually agreed upon and approved by Ordinance or Resolution of the City Commission, as may be required.

e. **Limitations.** The above-described credits may be cumulative but in no event shall credits exceed the impact fee amount that would otherwise be required for each individual project. Credits shall not be transferable to another property. Credits shall not be given for any required easements. Credit may be given off-site community improvements and amenities that have obtained pre-approval by the City for credit eligibility.

f. **Credit Application.** The City shall establish a credit application and approval process, including pre-approval for off-site improvements.

4. **Other Sources of Revenue for Community Improvements.** The City shall diligently and vigorously pursue every reasonable source of public funding available including but not limited to, a Community Redevelopment Trust Fund, as well as any County, State and Federal grants and matching grants designated in the Gulf Boulevard Improvement Program, toll funds, Federal and/or State subsidies and the like. The City shall also

pursue joint funding partnerships and other types of financial cooperation with private utilities servicing St. Pete Beach.

(k) 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.

(b) Purpose and Intent; Redevelopment Incentives & Deterrents. This District is one of two core redevelopment districts and this District is designed to:

1. Encourage revitalization and redevelopment of primarily:

   (i) temporary lodging uses -resorts, hotels, resort condominiums and boutique hotels on the west side of Gulf Boulevard; and

   (ii) commercial and mixed-use retail/residential projects on the east side of Gulf Boulevard with an emphasis on the central core Activity Center character district.

2. Discourage residential condominium development on the west side of Gulf Boulevard.

3. Prohibit exclusive residential use projects exceeding current height and density restrictions contained within the City's LDC, as may be amended from time to time in accordance with the City Charter.

Goals, Objectives and Policies for the Gulf Boulevard Redevelopment District

GOAL 1

Gulf Boulevard shall be a place that attracts people for living, employment and recreation. The City shall encourage the revitalization of Gulf Boulevard through commercial and temporary lodging redevelopment that will attract residents and visitors to the Gulf Boulevard core resort area as a recreation, entertainment, resort and shopping destination.

Objective 1.1: All development and redevelopment within the Gulf Boulevard Redevelopment District shall further the goals, objectives and policies of the Community Redevelopment District, this District and each character district within which development occurs; and shall comply with the design guidelines and the applicable land development regulations for the respective character district.

Objective 1.2: High-rise residential condominium projects in the Gulf Boulevard Redevelopment District are prohibited along the Gulf beaches and intracoastal waterways by prohibiting height and density increases for exclusively residential uses on Gulf Boulevard.

Objective 1.3: A variety of incentives shall be available to encourage commercial and temporary lodging development in the Gulf Boulevard Redevelopment District, with particular emphasis on redeveloping temporary lodging uses on the west side of Gulf Boulevard along the Gulf beaches; and redeveloping appropriate commercial and residential uses on the east side of Gulf Boulevard.

Objective 1.4: The Gulf Boulevard Redevelopment District shall maintain, and where practical, expand parks and recreational activities, including waterfront recreation that serves residents and visitors.

Objective 1.5: The Gulf Boulevard Redevelopment District shall be a safe environment for both residents and visitors, and real and perceived public safety issues will be addressed including improved lighting, improved pedestrian circulation on the east and west sides of Gulf Boulevard and crossing Gulf Boulevard, improved bicycle lanes for safer circulation for all modes of non-vehicular transportation, and shall consider traffic flow devices and improvements to assist in daily traffic flow and emergency evacuation.

Objective 1.6: The City shall recognize the unique features of Gulf Boulevard and shall implement the Gulf Boulevard Improvement Program or develop a Master Boulevard plan that promotes uniform beautification landscape standards, provides a pedestrian and bicyclist-friendly and safe environment that minimizes pedestrian-vehicular conflict and bicycle-vehicular conflict.

Objective 1.7: Public beach access will be preserved and expanded through redevelopment of temporary lodging uses.

Objective 1.8: All new building construction shall comply with current Building and Safety Codes, FEMA and National Flood Insurance program regulations to maximize

protection of the City's built infrastructure from all manner of hazards, natural disasters and flooding. The City shall ensure compliance not only through the building permit process but through Code Enforcement and inspections as necessary to maintain the highest FEMA rating achievable for a coastal barrier island.

Objective 1.9: The City shall recognize the importance of temporary lodging uses and public beach access to its residents and visitors in preserving and maintaining its socio-economic quality of life; and further, the City recognizes that additional high-rise residential development along the Gulf beaches is not desirable and not in keeping with the City and its residents' desire to preserve and expand public beach access and temporary lodging uses that if lost, and replaced with high-rise residential uses, will adversely impact the City's tourism-based economy; and as a result, such high rise residential development shall be discouraged throughout the Gulf Boulevard Redevelopment District and shall not be allowed to exceed current height limitations of five stories over parking for exclusively multi-family residential use projects in the Gulf Boulevard Redevelopment District.

GOAL 2

Create a quality livable community where people and vehicles can circulate in the Gulf Boulevard Redevelopment District area safely, comfortably and efficiently.

Objective 2.1: Gulf Boulevard shall be reclaimed as a functioning local street to the maximum extent permitted by FDOT to operate within the Gulf Boulevard Redevelopment District for vehicular, non-vehicular and pedestrian circulation.

Objective 2.2: Temporary lodging redevelopment shall be required to file an enforceable mandatory closure and evacuation plan that complies with County Emergency evacuation and management procedures and local emergency management rules and procedures, which shall be updated and amended as may be required by the County and/or City, from time to time.

Objective 2.3: A Master Boulevard Plan shall be implemented to enhance the pedestrian and vehicular environment, invite residents and visitors into the Gulf Boulevard Redevelopment core resort area, improve traffic circulation and encourage private reinvestment and investment, subject to FDOT approval.

Objective 2.4: A variety of parking solutions for motorized and non-motorized vehicles shall be pursued to support redevelopment, while maintaining ease of access and adequate parking throughout the Gulf Boulevard Redevelopment District.

Objective 2.5: Large-scale temporary lodging redevelopment shall be required to develop and implement a Transportation Management Plan that includes shuttles to and from the airport and may include shuttles to off-site amenities and attractions, an employee ridesharing or vanpooling program and a guest bicycle program.

Objective 2.6: Public and private sector development shall create and contribute to pedestrian and bicycle linkages throughout the Gulf Boulevard Redevelopment District for safety, as part of the Green practices initiative to reduce Greenhouse gas emissions.

Objective 2.7: Development of on-site and off-site public parking, as well as additional and enhanced trolley stops, shall be pursued in proximity to public beach access points, pedestrian crosswalks and major retail and entertainment areas.

GOAL 3

Maintain and improve Gulf Boulevard as a memorable place to be enjoyed by residents and visitors that emphasizes pedestrian mobility, waterfront and Gulf beach access, a quality built environment that focuses on retail services and entertainment.

Objective 3.1: The existing parks shall be improved to provide residents and visitors a memorable experience.

Objective 3.2: Public beach access points will be preserved, expanded and improved through redevelopment and coordinated with pedestrian crosswalks, bike lanes and sidewalks, trolley stops and entrances to major residential neighborhoods on the east side of Gulf Boulevard to the maximum extent practical and feasible.

Objective 3.3: Redevelopment is encouraged to create a vibrant Gulf Boulevard core resort environment containing a variety of building forms and styles of exceptional architectural design and high quality finishes that respect the Gulf Boulevard resort character and heritage, increase Green space, reduce paved surface parking, increase side yard setbacks, increase setbacks from Gulf Boulevard, and provide amenities, retail services, restaurants and waterfront beach bars that serve guests and residents alike.

Policies

Policy 1: All development shall be consistent with building and site design guidelines and standards that establish the quality of design features expected for renovation, redevelopment and new construction in the Gulf Boulevard Redevelopment District.

Policy 2: The character of each district shall be reinforced through the site plan review and approval process. Projects shall be consistent with and contribute positively to the vision of the character district in which they are located.

Policy 3: The design of all projects in the Gulf Boulevard Redevelopment District shall make meaningful contributions to a safe and comfortable pedestrian environment through site and building design, internal connections between adjacent properties, and external connections to and along Gulf Boulevard.

Policy 4: On-site overhead utilities shall be placed underground as part of all development projects.

Policy 5: Utility and sidewalk easements along Gulf Boulevard may be required as part of all development projects if the existing site conditions and redevelopment plans permit the location of such easements that can be integrated into the redevelopment site plan without undue hardship to the property owner. The City may also require the

construction of a sidewalk along Gulf Boulevard in a location that can be coordinated with existing off-site sidewalks and integrated with the proposed site plan to provide a continuous safe pedestrian pathways.

Policy 6: *Property owners/developers are encouraged to meet with area neighborhood associations/business groups prior to submitting a major redevelopment project for City review.*

Policy 7: *Residential developments shall provide on-site recreational opportunities wherever possible.*

Policy 8: *Shared parking for commercial, office and mixed uses shall be accomplished wherever possible.*

Policy 9: *All new development and redevelopment shall mitigate potential flood, hurricane and tropical cyclone hazards.*

Policy 10: *To improve traffic flow and reduce pedestrian/bicyclist – vehicular conflict, vehicular curb cuts to access Gulf Boulevard shall be minimized, shared access driveways should be pursued, and internal connectivity between adjacent properties should be encouraged, to the practical extent feasible to allow reasonable, adequate and safe ingress and egress to new development.*

Policy 11: *A Transportation Management Plan (TMP) shall be required on all development and redevelopment that increases density or intensity of development on a site. Physical and operational improvements and strategies should be considered as part of any project Transportation Management Plan.*

Policy 12: *Pedestrian bridges over Gulf Boulevard shall be pursued at critical intersections along Gulf Boulevard to ensure safe and continuous pedestrian linkages between major activity core areas such as Dolphin Village and the County Park/Resort Districts as well as East and West Corey Avenue shopping, business and entertainment districts.*

Policy 13: *Increased setbacks from Gulf Boulevard for any building exceeding fifty (50) above based flood elevation.*

Policy 14: *All new development projects shall contribute their pro rata share to the Community Improvements Fund, as may be required at the time of building permit approval or before*

Policy 15: *The assembly of smaller parcels into larger development sites will be encouraged.*

Policy 16: *All new development or redevelopment shall be required to obtain administrative site plan approval prior to construction.*

Large Resort District (LR)

(a) Location and Character. The Large Resort character district is a 0.9 mile strip of land 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. This District is devoted almost exclusively to larger resort temporary lodging uses that occupy approximately 84% of the land area within the District. There are five (5) existing high-rise multi-family residential condominiums in the District that likely will not be redeveloped in the foreseeable future. In addition, there are a very limited number of properties along this 0.9 mile strip of Gulf Boulevard that could potentially redevelop as Large-scale temporary lodging uses that may be eligible for increased height and density.

(b) Purpose and Intent; Redevelopment Incentives & Deterrents. Hotel redevelopment is encouraged by increasing permitted density and height for temporary lodging use only. Exclusive residential use development is strongly discouraged by decreasing permitted density and prohibiting any increases to allowable height for this type of use. It is the goal and intent of the City to limit height and density in this District to the minimum that will provide comparatively equal market value between multi-family residential use and temporary lodging use for the reasons discussed below.

Pinellas County has lost 5,000 of its 40,000 hotel rooms and has lost thousands of tourism-related jobs from 2002 -2006. Hundreds of those rooms and jobs were lost here in St. Pete Beach with an imminent risk of losing more that would adversely impact the socio-economic quality of life the City has enjoyed for more than 50 years. Vacancy rates have remained stagnant for several years even with the loss of thousands of hotel rooms. This is a strong indicator that the resort community on St. Pete Beach is losing its market share as a result of aging properties and facilities that can not compete with other regional, National and global resort destinations despite the fact our beaches are consistently listed within the Top 5 beaches in the Country. The purpose of the Large Resort character district redevelopment plan is to provide an economically feasible choice to pursue resort reinvestment and redevelopment as an alternative to high-rise residential development overtaking the City's Gulf beaches as it has in most other beach communities in the State.

Creating an economically viable commercial reinvestment opportunity instead of a residential redevelopment opportunity will not only stimulate the local economy, it will correct the disproportionate tax burden allocation between commercial and residential properties that exists in 2007. The disproportionate tax burden allocation is a direct result of the lack of commercial reinvestment. Substantial commercial reinvestment has not occurred in the past 25 to 30 years. By contrast, new residential construction and renovation has steadily increased residential property values for the past decade, slowing only recently due to temporary market conditions.

A decline in commercial reinvestment results in a decline in commercial property value. When combined with the increase in residential property values as a result of market conditions and new construction, the overall effect is a disproportionate tax burden shift from the commercial property tax base to the residential property tax base.

In 2007, that local tax revenue is allocated at approximately 88% residential and 12% commercial. As commercial property reinvestment remains stagnant, values will continue to decline and the tax burden shift will become increasingly progressive rather than lineal. This

trend must be reversed to re-establish a sustainable and healthy economy or eventually, residents will shoulder nearly 100% of the City's operating and capital costs with no alternative revenue sources except property taxes, special assessments and user fees. Cuts in City services may also result if a shortfall in property tax revenue is not otherwise funded. To achieve a balanced and healthy local economy in a City of this size and population, a minimum of 25% of the local tax revenue should be derived from commercial properties. Ideally, for the healthiest economy, approximately 30% to 40% of local tax revenue should be generated by commercial properties while only occupying 15%-20% of the total land area or less. Increased commercial property tax revenue plus sales tax create a long-term stable economy that reduces the tax burden on residents.

To achieve this tax allocation correction and shift a greater tax burden back to commercial properties and away from residents, commercial reinvestment and redevelopment must be encouraged through regulatory means. As a result of the disparate regulatory density scheme between residential condominiums and temporary lodging uses that has existed in the community at least since 2001, there is a significant opportunity to accomplish a tax burden correction simply by adjusting the outdated land development regulations. By increasing density only for temporary lodging use, this will stimulate reinvestment and revitalization of tourist lodging uses and discourage or limit the redevelopment of residential uses. This regulatory correction should rebalance the current disproportionate tax burden on residents by increasing commercial property values, and as a result, increase the percentage share of local tax revenue collected from commercial properties.

This type of redevelopment has several additional advantages over residential condominium development. These advantages include: 1) reduced daily vehicular travel demand; 2) improved evacuation procedures; 3) decreased number of residents needing to evacuate in the event of a hurricane watch or warning; 4) reduced demands on public facilities and services by hotel guests as compared to residents since full service resorts provide most of the services and amenities otherwise needed by a resident; 5) increased assessed property valuations that are not subject to homesteading; 6) increased sales tax that helps fund Penny for Pinellas projects that has included several parks and a portion of the Community Center in St. Pete Beach; and 7) and bed tax revenue paid only by temporary lodging uses that currently is the only source of revenue to provide the local matching funds needed for beach renourishment projects within the City and County.

(c) Economic Disparity. The only way to eliminate all or most of the existing economic disparity between the development of a residential condominium and a temporary lodging use is to level the economic playing field through increased density for hotels only. Many recent studies, including the Opportunities Assessment & Strategies Analysis dated May 2003 prepared by Owen Beitsch, a nationally renowned economist with Real Estate Research Consultants, Inc., found that in today's modern economy there is roughly a 5 or 6: 1 ratio of hotel rooms needed to equal the value of one Gulf front condominium. The existing Comprehensive Plan Resort Facilities Medium land use designation and zoning category provide only a 2:1 ratio of permitted temporary lodging units compared to permitted residential condominium unit density allowed.

For example, the current Resorts Facilities Medium (RFM) land use category permits up to 30 temporary lodging units per acre or up to 18 residential multi-family units per acre. The current zoning regulations allow up to 30 temporary lodging units per acre and up to 15 residential multi-family units per acre. This existing comparative ratio gives a landowner the choice of

building only two (2) hotel units for every one (1) residential condo. The existing regulatory choice clearly favors the residential condominium market over the resort hotel market.

Thus, to encourage temporary lodging use redevelopment and simultaneously discouraging multi-family residential development along the Gulf beaches, the density standards approved in 1998 must be updated and modified to synchronize with current market conditions and remove the artificial regulatory barrier to normal cycles of reinvestment and redevelopment pattern experienced over time in any aging community. The regulatory correction needed is density modifications that includes a simultaneous decrease in permitted residential density with an increase in temporary lodging density to create a 5:1 ratio of hotels : residential condominiums.

This density readjustment needed to create economic equilibrium and balance is accomplished by increasing density for exclusive temporary lodging use from 30 units per acre to 50 -75 units per acre at the same time as decreasing the multi-family residential density from 18 units per acre to 15 units per acre. The result will provide an economically feasible choice for hotel owners and operators to redevelop as a resort facility as an alternative to selling existing resort properties for redevelopment as a residential condominium project.

(d) Nonconforming Densities. Further exacerbating the economic disparity described above, the existing temporary lodging properties located within the Large Resort District lost approximately 16.5 acres to the City's implementation of the Countywide Preservation designation in 2003. Prior to 2003, those 16.5 acres were calculated by the City for density purposes at thirty (30) temporary lodging units per acre. As a result, 495 potential temporary lodging units were lost after November 2003.

In addition, the reduction of acreage by government regulation for every property abutting the Gulf beaches in 2003 created a significant disconnect between the number of units actually built on the ground as compared to the number of units that are potentially allowed under the current land development regulations. This circumstance is referred to as non-conforming density for a permitted land use.

The existing as-built density on the ground in the Large Resort district averages approximately 50 hotel units per acre, some properties are more, some just slightly less. One hotel property is already over 80 units per acre as it is built today. However, the current land use and zoning classifications only allow thirty (30) units per acre, or roughly 60% or less of the number of units actually built. The result is that every single existing hotel and motel along the west side of Gulf Boulevard has a non-conforming density.

Non-conforming density status prohibits the rebuilding of the existing number of units in the event of a natural disaster, and also precludes or severely limits financing or refinancing needed for reinvestment in these aging properties. Reinvestment into non-conforming properties is not practical or feasible unless a portion of the property is sold off as residential condominiums to raise capital for reinvestment. The non-conforming status of these temporary lodging properties as they continue to age and reach functional obsolescence, only serves to encourage redevelopment as residential condominiums, unless a regulatory remedy is adopted.

Policies

Policy 1: Architectural design features that provide visual interest, are aesthetically pleasing

and relate to the human scale at ground level are equally important for both the street and water side of buildings. Blank wall facades shall be prohibited.

Policy 2:1 At least one functional public beach access a minimum of ten (10) feet average width shall be provided on all temporary lodging use development projects if: (a) the buildable site is at least three gross acres in size; and (b) new construction exceeds 67% or more of the total aggregate floor area located on the buildable site; and (c) the buildable site has a westerly boundary abutting the Gulf beaches or is part of an overall unified development that has a westerly boundary abutting the Gulf beaches. Abutting resort owners will be encouraged to combine public beach access on adjacent boundaries in the site plan approval process to maximize the width and meaningful public access to the Gulf beaches wherever possible. Any combined public beach access shall be an average fifteen (15) feet in width. Further, wherever practical and feasible, public beach access will be encouraged and pursued in coordination with trolley stops, crosswalks, bike and pedestrian pathways.

Policy 2.2: A functional public beach access may be required that shall not exceed seven (7) feet average width for temporary lodging use redevelopment projects if: (a) new construction is 67% or less but exceeds 50% of the total aggregated floor area located on the buildable site; (b) the site has a westerly property boundary abutting the Gulf beaches; and (c) only if the conditions of site redevelopment permit its location without causing undue hardship on the property owner as a result of existing site conditions that may impede the reasonable location of an easement for the public that can be integrated with the overall site development. Abutting resort owners will be encouraged to combine public beach access on adjacent boundaries in the site plan approval process to maximize the width and meaningful public access to the Gulf beaches wherever possible. Further, wherever practical and feasible, public beach access will be encouraged and pursued in coordination with trolley stops, crosswalks, bike and pedestrian pathways.

Policy 2.3: Public beach access will be by foot traffic and wheelchair only and shall be directed to marked paths or dune walkovers in order to protect the dune system. Emergency police, fire rescue and lifeguard response vehicles, or bicycles will be allowed access in a manner that minimizes adverse impacts to the dune system to the maximum extent possible.

Policy 3: All development and redevelopment projects may be required to provide an easement to the City for a beach boardwalk or trail Gulf ward of the Florida Coastal Construction Control Line in the event the City pursues the development of a beach boardwalk or trail and the location is necessary to provide a continuous, uninterrupted pedestrian beach system.

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 particular emphasis on the Gulf Boulevard frontage. All landscape design including the type and quantity of plant material as well as hardscape design, shall be of exceptional quality and consistent with the character and vision of a high quality tropical resort destination.

Policy 5: Temporary lodging facilities shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Policy 6: All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.

Permitted Uses & Standards

(a) Primary uses - Temporary lodging uses – hotel, motel, resort condominium; medium density multi-family residential.

(b) Secondary uses - Commercial and office.

(c) Density/Intensity and Height Standards – Density and intensity shall be calculated on the basis of those portions of the site which are landward of the Florida Coastal Construction Control Line and shall be permitted as follows:

A. Scenario 1: *Existing development, and all development that does not qualify as Large-scale development under subsection B. Scenario 2 below:*

1. Density – shall not exceed the following:

a. 50 temporary lodging units per acre; or

b. 15 residential dwelling units per acre; and

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

2. Intensity Standards for Temporary Lodging Use shall include indoor amenities and shall exclude structured parking, any on-site affordable housing or worker living accommodations[2] and outdoor amenities including but not limited to tennis courts, pools, and the like. The floor area ratio for Scenario 1 shall not exceed the following:

[2] Providing on-site affordable housing or worker living accommodations shall neither be calculated as part of any density permitted nor shall it entitle the landowner or developer to any density bonuses; however, such accommodations shall be eligible for affordable housing mitigation fee credits and shall not be subject to any General or Large Resort Affordable Housing Mitigation requirements adopted by the City or County. In addition, any such workforce living accommodations shall also be subject to the same legally enforceable closure and evacuation plan required for all temporary lodging uses pursuant to Division 39.

a. 1.8 floor area ratio; and

b. shall not include additional floor area for freestanding non-residential facilities; and

c. **Variances to exceed the maximum floor area ratio above as established in this Future Land Use Plan shall be prohibited.**

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:

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

d. **Variances to increase the height above shall be prohibited unless approved by voter referendum, if required by the City Charter.**

B. Scenario 2 Large-scale Development: shall mean development of a parcel that is at least three gross acres in size or greater and provided that new construction exceeds sixty-seven percent (67%) of the combined aggregate floor area of new and existing principal buildings and accessory structures that constitute the entire unified development scheme on the buildable site.

1. Density – shall not exceed the following:

a. 75 temporary lodging units per acre excluding any affordable housing density bonus; or

b. 15 residential units per acre; or

c. a combination of residential and temporary lodging units which shall be prorated on an acreage basis allocated to each use, provided that a minimum of 200 temporary lodging units are provided; and

d. **Variances to exceed the maximum density above as established in this Future Land Use Plan shall be prohibited.**

2. Intensity Standards for Temporary Lodging Use shall include indoor amenities and shall exclude on-site affordable housing or workforce living accommodations, structured parking and outdoor amenities including but not limited to tennis courts, pools and the like. The maximum floor area ratio for Scenario 2 shall not exceed the following:

a. 2.6 floor area ratio; and

b. as a bonus, street level retail and restaurant uses facing Gulf Boulevard that are accessible by pedestrians along Gulf Boulevard and serve the general public, may be constructed but shall not exceed an additional floor area ratio of 0.15 of the building site; and

c. the preceding intensities may include the normal ancillary residential for on-site security, maintenance and management, and normal ancillary non-residential guest facilities; and

d. Variances to exceed the maximum floor area ratio above as established in this Future Land Use Plan shall be prohibited.

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:

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; and

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

4. **Impervious Surface Ratio Standards.** *In both Scenarios 1 and 2,* the maximum impervious surface ratio shall not exceed:

a. 0.85 for temporary lodging uses only;

b. 0.70 for residential use only; and

c. a combination of residential and temporary lodging units not to exceed the floor area ratio for each use set forth above, which shall be prorated on an acreage basis allocated to each use, and

d. **Variances to exceed the maximum impervious surface ratios above as established in this Future Land Use Plan shall be prohibited.**

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 located on the west side of Gulf Boulevard southward from the County park (46th Avenue) to just north of 38th Avenue. Several multi-family residential condominiums exist and several more are currently under construction or have been recently constructed in this District. It is anticipated that only approximately two or three boutique hotel projects potentially could be developed or redeveloped in the Boutique Hotel/Condo District that will qualify for increased height and density under this proposed plan and map amendment.

(b) Purpose and Intent; Redevelopment Incentives & Deterrents. The following policies shall govern development and redevelopment in the Boutique Hotel/Condo District and are intended to preserve the remaining inventory of Boutique Hotels to the maximum extent possible within this District by increasing density for temporary lodging uses and prohibiting height and density increases for residential condominium development.

Policies

Policy 1: Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground levels are equally important for both the street and waterside of buildings. Blank wall facades shall be prohibited.

Policy 2.1: At least one functional public beach access a minimum of seven (7) feet average width shall be provided on all new development projects that redevelop more than 75% of the buildable site unless a hardship exists resulting from a property width that is less than 150 feet.

Policy 2.2: Public beach access will be by foot traffic and wheelchair only and shall be directed to marked paths or dune walkovers in order to protect the dune system. Emergency police, fire rescue and lifeguard response vehicles, or bicycles will be allowed access in a manner that minimizes adverse impacts to the dune system to the maximum extent possible.

Policy 3: All development projects may be required to provide an easement to the City for a beach boardwalk or trail easement Gulf ward of the Florida Coastal Construction Control Line in the event the City pursues the development of a beach boardwalk or trail and the location is necessary to provide a continuous, uninterrupted pedestrian beach system.

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

Policy 5: Increased building setbacks from Gulf Boulevard shall be required for increases to

building height allowed for temporary lodging uses.

Policy 6: Temporary lodging uses shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Policy 7: All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.

Permitted Uses and Standards

(a) Primary uses - Temporary lodging use – hotel, motel, resort condominium; medium density residential.

(b) Secondary uses - None.

(c) Density/Intensity and Height Standards - shall be calculated on the basis of those portions of the site which are landward of the Florida Coastal Construction Control Line and shall be permitted as follows:

1. Density - Shall not exceed the following:

a. 50 temporary lodging units per acre unless approved by ordinance of the City Commission to provide additional temporary lodging units from the TLU Density Pool established below; or

b. 18 residential units per acre; and

c. Any increases to temporary lodging unit density is subject to the restrictions and limitations in Section (2) below - Temporary Lodging Unit Reserve; and

d. **Variances to exceed the maximum residential density above as established in the Future Land Use Plan shall be prohibited.**

2. Temporary Lodging Unit Density Pool ("TLU Density Pool") -The City shall establish a TLU Density Pool not to exceed a total of 125 units for the entire Boutique Hotel/Condo district 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 (20) temporary lodging units per acre and further, the cumulative allocation shall not exceed sixty (60) 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 Boutique Hotel/ Condo District 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.*

(d) Intensity Standards.

1. **Temporary lodging use** shall not exceed an aggregate floor area of 750 square feet per temporary lodging unit excluding indoor amenities, common areas and structured parking. Indoor amenities and common areas shall not exceed an additional 0.2 floor area ratio combined. For example: 50 units x 750 square feet =38,500 square feet plus 0.2 x total parcel square feet for common areas & indoor amenities = total building square footage, excluding structured parking.

2. **Variances to exceed the maximum floor area ratio above as established in the Future Land Use Plan shall be prohibited.**

(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:

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

3. Fifty (50) feet above base flood elevation, for any buildings containing multi-family residential dwelling units, or any temporary lodging facility that does not comply with the minimum setbacks required for additional height established in sections (e)1 and (e)2 above, subject to a minimum setback of fifty (50) feet from Gulf Boulevard; and

4. **Any increases to, including variances to increase, each of the maximum heights set forth above for this Boutique Hotel/Condo Resort character district shall be prohibited unless approved by voter referendum, if required by the City Charter.**

(f) Impervious Surface Ratio Standards- shall not exceed:

1. 0.85 impervious surface ratio for any exclusive temporary lodging uses; or

2. 0.70 impervious surface ratio for any residential use or combined residential and temporary lodging use; and

3. **Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Plan shall be prohibited.**

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 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.

(b) Purpose and Intent; Redevelopment Incentives and Deterrents. The following policies shall govern development in the Activity Center District and are intended to encourage commercial revitalization through reinvestment and redevelopment throughout the District. The primary focus of commercial redevelopment is Dolphin Village Shopping Center which is the most significant commercial hub on Gulf Boulevard.

The Activity Center is a primary commercial core of the City in need of revitalization, not a change of core character. Therefore, exclusive residential use is prohibited in this district. Commercial redevelopment will be encouraged in a manner that will serve the retail services needs of residents and visitors alike for several decades into the future.

As a result, a more comprehensive and unified approach to commercial redevelopment will be encouraged by allowing a secondary residential component if certain minimum standards are met. One important requirement is the assembly of land to reduce the existing number of smaller lots and provide opportunities for unified redevelopment that reduces curb cuts on Gulf Boulevard that will result in improved traffic flow and reduced vehicular-pedestrian conflict. Parcel assembly combined with mixed use redevelopment also enables other livable community strategies such as increased open space and buffering opportunities from residential neighborhoods to the east and increased opportunities for pedestrian linkages to neighborhood services that will reduce vehicular trip generation and greenhouse gas emissions.

These policies and development standards are also needed from a public safety standpoint to encourage and facilitate modern utilization of land along the east side of Gulf Boulevard that includes buildings that comply with current Building and Safety Codes, FEMA regulations, as well as architectural, landscaping and drainage standards. In addition, encouraging commercial redevelopment through the use of regulatory tools and incentives will provide the best opportunity to implement Green building and site design standards and strategies that not only benefit the landowner but also patrons and the community-at-large.

Policies

Policy 1: Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground levels are equally important for both the street and water side of buildings. Blank wall facades shall be prohibited. Street-level retail facades shall have a storefront character. Architectural elements that provide protection to the pedestrian from weather elements shall be encouraged.

Policy 2: Parking shall be integrated into the principal building and hidden from public view to the maximum extent feasible and practical on all commercial redevelopment projects. The substantial majority of parking required for mixed-use development projects shall be integrated into the principal buildings and hidden from public view for projects that are four acres in size or greater. Surface parking for freestanding non-residential use shall be permitted for any development or redevelopment.

Policy 3: The first habitable floor of any principal building of any development or redevelopment project shall be retail uses only accessible from street level and connected to pedestrian walkways to provide easy public access.

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.

Policy 5: Encourage commercial waterfront properties to have slips available for public use.

Permitted Uses and Standards

(a) Primary uses - Commercial and office.

(b) Secondary uses – Multi-family Residential as part of a mixed use retail residential project only. Exclusive residential use shall be prohibited.

(c) Density/Intensity and Height Standards.

1. Intensity for Commercial and Office Uses shall not exceed:

a. a floor area ratio of 0.75; and

b. **Variances to exceed the maximum floor area ratio above as established in this Future Land Use Plan shall be prohibited.**

2. Density & Intensity for a Mixed Use Commercial/Office/Residential use project shall not exceed:

a. 15 dwelling units per acre combined 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 and 0.35 floor area ratio shall be required; or

b. 18 dwelling 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 and 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; and

d. **Variances to exceed the maximum density and intensity above as established in the Future Land Use Plan shall be prohibited.**

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

a. 0.85 impervious surface ratio for any exclusive commercial/office use; or

b. 0.70 impervious surface ratio for any residential use or combined residential and temporary lodging use; and

c. **Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Plan shall be prohibited.**

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:

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. **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.**

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 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. The lot depths are extremely narrow and preclude the potential of redeveloping prior existing temporary lodging uses that have long-since closed and have been demolished. Redevelopment options are limited to primarily multi-family residential as a result of the lot depths; however, to encourage parcel assembly and a more unified redevelopment opportunity because of and the District's direct access to Gulf Boulevard, a small bonus commercial component will be allowed on a limited basis. Several properties are currently vacant and demolished.

(b) Purpose and Intent; Redevelopment Incentives and Deterrents. The following policies

shall govern development in the Bayou Residential District to encourage redevelopment in a physically constrained area that is primarily vacant and is a transition area between higher intensity commercial uses along Gulf Boulevard and lower density residential neighborhoods to the east. High-rise residential development is prohibited. Height for exclusive residential use is decreased over existing permitted heights. Increased building setbacks are required from Gulf Boulevard. The maximum allowable density is permitted only for mixed use projects located on parcels assembled that contain two or more acres to encourage more comprehensive and unified redevelopment, reduce trip generation, increase pedestrian linkages to neighborhood services and reduce curb cuts along Gulf Boulevard.

Policies

Policy 1: Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water-side of buildings. Blank wall facades shall be prohibited.

Policy 2: Increased setbacks from Gulf Boulevard will be required for increases in building height.

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.

Permitted Uses and Standards

(a) Primary uses - Residential.

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

(c) Density/Intensity and Height Standards.

1. **Residential 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

c. 18 dwelling units per acre 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 project mixed with a secondary retail commercial on a minimum buildable site of two acres; and

d. **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 Section 7.2(k) of the City's LDC:

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 project with a secondary retail component exceeding 15 dwelling 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 all development; and

b. **Variances to exceed the maximum impervious surface ratio above as established in this Future Land Use Plan shall be prohibited.**

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 represents approximately 8% of the total land area of the City. This District is comprised of 391 parcels, with approximately 40% developed as existing commercial and office uses, 11 % temporary lodging uses, 33% supporting residential uses of a variety of densities and housing types, and the remaining 16% devoted to government uses. This District also contains the adjacent downtown core neighborhoods that contain a mix of residential and nonresidential uses including the smaller mom and pop motels located in the Upham Beach Village District.

(b) Purpose and Intent; Redevelopment Incentives & Deterrents. This Downtown Core Redevelopment District is one of the two core areas within the Community Redevelopment District that emphasizes pedestrian mobility over vehicular mobility and is designed to recreate a more traditional main street core gathering area by encouraging revitalization that will provide:

1. quality neighborhood, government and commercial services in the City's traditional historic shopping district by creating a live, work, shop, dine and play main street;

2. quality residential neighborhoods surrounding the core commercial areas by reducing commercial encroachment into those residential neighborhoods and by establishing increased open space and buffering between residential and nonresidential uses;

3. a traditional village community where the focus is on safe and comfortable pedestrian mobility and a "sense of place" or a "sense of community" where residents come together to live, play, work and share recreational activities; and

4. increased pedestrian linkages to neighborhood services that will reduce vehicular dependence, reduce trip generation and improve the overall traffic flow, pedestrian circulation, and safety throughout the downtown area.

Goals, Objectives and Policies for the Downtown Redevelopment District

GOAL 1

The downtown commercial core of the District shall be a community gathering place that attracts people to the area with living, working, shopping, entertainment and recreational opportunities. The City shall encourage revitalization through redevelopment that is designed to attract residents and visitors to Downtown core community destination. The downtown residential neighborhoods surrounding and within walking distance of the Downtown core area, are encouraged to redevelop in a manner that enhances pedestrian and non-vehicular mobility.

Objective 1.1: All development and redevelopment within the Downtown Redevelopment District shall further the goals, objectives and policies of the Community Redevelopment District where applicable, and development and redevelopment shall be consistent with the policies for the character district within which the development occurs and shall comply with the design guidelines and the applicable land development regulations for each respective character district.

Objective 1.2: Residential uses in the Downtown are encouraged only as part of a mixed use commercial project with a variety of densities, housing types and affordability, consistent with the character districts. Exclusively residential use projects shall be prohibited in the Town Center Core Districts located along Corey Avenue Corey Circle East, and Coquina West as well as the small commercial corridors located near Corey Avenue on Blind Pass Road and Gulf Boulevard.

Objective 1.3: A variety of incentives shall be available to encourage commercial revitalization through various redevelopment prototypes in the Town Center Core Districts located along Corey Avenue, on Corey Circle East and Coquina West as well as the small commercial corridors located near Corey Avenue on Blind Pass Road and Gulf Boulevard that also promote a pedestrian-friendly, safe, comfortable, aesthetically pleasing village-like environment

Objective 1.4: The City shall use all existing incentives to encourage an affordable mix of housing types and varieties that are located within walking distance of the downtown Corey Avenue core area integrated with retail, commercial, office and

entertainment uses at street level to create a live, shop, work and play environment in the Corey downtown area that will revitalize the traditional main street as a vibrant center of activity for residents and visitors.

Objective 1.5: Parks shall be maintained and expanded and recreational activities that serve residents and visitors shall be encouraged.

Objective 1.6: Public waterfront access shall be pursued and expanded.

Objective 1.7: Downtown shall be a safe environment for both residents and visitors, and real and perceived public safety issues will be addressed.

Objective 1.8: The City shall recognize the unique features of Downtown neighborhoods and shall continue to expand neighborhood retail, business, and recreation services.

Objective 1.9: The Downtown Core areas located at either end of Corey Avenue on the waterfront shall consider temporary lodging uses in conjunction with a comprehensive mixed use redevelopment project that will act as a catalyst project to stimulate reinvestment and redevelopment of the historic core neighborhood main street shopping and entertainment district.

Objective 1.10: Public or private small-scale marina facilities with transient boat slips to encourage alternative non-vehicular modes of transportation and attract visitors to the core main street shopping, restaurant and entertainment district shall be encouraged and pursued, where appropriate.

GOAL 2

Create a livable community environment where safe and comfortable pedestrian, bicycle and other non-vehicular mobility is emphasized over vehicular transportation in a manner that ensures that pedestrians, bicyclists and vehicles circulate together throughout the Downtown safely, comfortably and efficiently.

Objective 2.1 The Downtown street grid should be maintained to provide multiple access points in and through Downtown to assist in dispersing traffic on various routes that will contribute to improved traffic flow and safety.

Objective 2.2: Blind Pass Road and Gulf Boulevard within the Downtown Redevelopment District shall be reclaimed as local streets to operate within the Downtown not only for vehicular circulation, but more importantly, for safe and comfortable pedestrian and bicycle circulation.

Objective 2.3: A Master Streetscape Plan shall be implemented to enhance the comfort and safety of the pedestrian environment in the Downtown area, provide for bicycle or other non-vehicular parking and safe circulation, improve traffic circulation and

provide traffic calming, improve lighting, landscaping, and streetscape, and consider placement of public art wherever possible.

Objective 2.4: A variety of parking solutions for motorized and non-motorized transportation systems shall be pursued to support development and redevelopment while maintaining ease of access and parking throughout the Downtown Redevelopment District.

Objective 2.5: Development and redevelopment will be encouraged to provide public improvements that create and contribute to pedestrian and bicycle linkages throughout the Downtown Redevelopment District.

Objective 2.6: A joint use public/private parking garage, including public restroom facilities, as centrally located as practical and feasible, shall be pursued in the Downtown Redevelopment District.

GOAL 3

Create a downtown core community that has a "sense of place" that is a vibrant and memorable place for residents and visitors that will provide neighborhood services, and opportunities for living, working, recreation and entertainment that showcases the City's waterfront, main street environment and history.

Objective 3.1: The Community Center site shall continue to be redeveloped and expanded as a waterfront park accessible to all residents and visitors containing active and passive open space that will be a venue for local and regional outdoor activities and entertainment; a pedestrian waterfront boardwalk access to Corey Avenue, public boat slips and a kayak launch ramp will be encouraged and pursued; and a public marina for daily transient slips only should be considered.

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.

Objective 3.3: Development and redevelopment are encouraged to create a vibrant Downtown environment containing a variety of building forms and styles that respect the Downtown village-like character and heritage along the Corey Avenue main street and provide building designs that relate to the human scale at the street level.

Objective 3.4: All new building construction shall comply with current Building and Safety Codes, FEMA and National Flood Insurance Program regulations to maximize protection of the City's built infrastructure from all manner of hazards, natural disasters and flooding. The City shall ensure compliance not only through the building permit process but through Code Enforcement and inspections as necessary to maintain the highest FEMA rating achievable for a coastal barrier island.

Policies

Policy 1: *All projects shall be consistent with building and site design guidelines and standards that establish the quality design features expected for renovation, redevelopment and new construction in the Downtown Redevelopment District.*

Policy 2: *The character of each district within Downtown shall be reinforced through the site plan review and approval process. Projects shall be consistent with and contribute positively to the vision of the character district in which it is located.*

Policy 3: *The design of all projects in the Downtown Redevelopment District shall make meaningful contributions to the pedestrian environment through site and building design.*

Policy 4: *New development and redevelopment shall be compatible with the human scale of the area and contribute to a pedestrian-friendly and safe environment.*

Policy 5: *On-site overhead utilities shall be placed underground as part of all development projects.*

Policy 6: *All development projects shall contribute their pro rata share to the Community Improvements Fund, as may be required at the time of building permit or before.*

Policy 7: *Property owners/developers are encouraged to meet with residents, area neighborhood associations/business groups prior to submitting major development and redevelopment projects for City review.*

Policy 8: *Shared parking for commercial, office and mixed use developments should be accomplished wherever possible.*

Policy 9: *All new development and redevelopment shall mitigate potential flood, hurricane and tropical cyclone hazards.*

Policy 10: *Internal connectivity and shared driveway access points between adjoining properties of compatible uses should be pursued wherever practical and feasible to further reduce curb cuts to improve traffic flow on adjacent roadways as well as reduce vehicular conflict with pedestrians and bicyclists.*

Policy 11: *A Transportation Management Plan (TMP) shall be required on all development that increases density or intensity of development on the site. All physical and operational improvements and strategies, including mitigation, as may be required by the TMP approved by the City, shall be a condition of site plan approval.*

Policy 12: *A pedestrian bridge over Gulf Boulevard connecting the east and west areas of Corey Avenue shopping and entertainment district shall be pursued.*

Policy 13: *The assembly of smaller parcels into larger buildable sites will be encouraged.*

Policy 14: *All new development or redevelopment shall be required to obtain administrative site plan approval prior to construction.*

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 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. Corey Avenue between Gulf Boulevard and Mangrove Avenue has served as the "downtown" shopping area for almost 50 years and is experiencing a high rate of vacancies.

(b) Purpose and Intent; Redevelopment Incentives and Deterrents. The following policies shall govern development in the Town Center Core District and are intended to revitalize the historic "downtown" shopping area and expand the City's "Main street" from the waterfront edge of Corey Circle to the east, through downtown westward to Sunset Way and Blind Pass Channel on the west end of Corey Avenue, and includes 75th Avenue from the Corey Causeway westward to Blind Pass Channel. The primary focus shall be to encourage revitalization and redevelopment where the focus is on safe and comfortable pedestrian mobility and a "sense of place" or a "sense of community" where residents come together to live, play, work and share recreational activities.

Policies

Policy 1: *Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water-side of buildings. Blank wall facades shall be prohibited. Street-level retail facades shall have a storefront character. Architectural elements that provide protection to the pedestrian from weather elements shall be encouraged.*

Policy 2: *Vehicular curb cuts and driveways shall be discouraged and minimized on Corey and 75th Avenues to ensure a pedestrian-friendly, comfortable and safe environment as well as minimize pedestrian-vehicular conflict.*

Policy 3: *Non-residential uses only shall be allowed on the ground floor of any building fronting Corey Avenue or 75th Avenue and shall be the primary use component of every new development or redevelopment in the Downtown area.*

Policy 4: *Residential uses shall be permitted only as a secondary use to an overall mixed use retail redevelopment project and shall be allowed only above the first floor.*

Policy 6: *On-site parking shall be located to the side or rear of properties. A portion of required parking may be on-street parking, off-site shared-use parking or located within an off-site public parking facility.*

Policy 7: *Temporary lodging facilities shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.*

Policy 8: All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.

Policy 9: A centrally located public, private or joint public/private shared parking facility, including public restroom facilities, for the Town Center Core District shall be pursued to improve the accessibility, convenience and comfort of residents and visitors to the Downtown area.

Permitted Uses and Standards

(a) Primary uses - Commercial and office.

(b) Secondary uses – Residential use as a component of a mixed use retail and/or office redevelopment project only; Temporary lodging use – bed and breakfast inns.

(c) Density/Intensity and Height Standards.

1. **Commercial and office uses** – shall not exceed:

a. a floor area ratio of 1.00 with no residential component; and

b. a floor area ratio bonus of 0.45 shall be permitted for a mixed use retail/office/residential development project; and

c. **Variances to exceed the maximum floor area ratios above as established in this Future Land Use Plan shall be prohibited.**

2. **Residential use as part of a Mixed Use project**– shall only be allowed as a secondary component to a mixed use retail/office/residential development project and shall not exceed 15 dwelling units per acre in addition to the preceding floor area allowed for commercial and office uses as part of the mixed use project. **Variances to exceed the maximum density established in the Future Land Use Plan shall be prohibited.**

3. **Temporary Lodging Unit Density Pool ("TLU Density Pool")**: In addition to any density and intensity which may be allowed in the Town Center Core District, the City shall also establish a TLU Density Pool, not to exceed a total of fifty (50) units for the entire Town Center Core District. The following shall govern the implementation of the TLU Density Pool:

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

b. Such allocation shall not exceed ten (10) temporary lodging units per acre or a cumulative total of ten (10) units per development project; and

c. The remaining number of available units shall be specified in each City Commission ordinance allocating such units and each such ordinance shall

provide that no temporary lodging units beyond those remaining in the TLU Density Pool available for the Town Center Core District shall be allocated to any subsequent 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.*

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:

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

c. **Any increases to, including variances to increase, the maximum height for each use set forth above for this Town Center Core character district shall be prohibited unless approved by voter referendum, if required by the City Charter.**

5. **Impervious Surface Ratio** shall not exceed:

a 0.90 for all development; and

b. **Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Plan shall be prohibited.**

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 located on the east end of Corey Avenue on Corey Circle which is surrounded by water on three sides The entire area has become vacant, unsafe and in disrepair except for one restaurant and an automotive service shop. Corey Circle is clearly visible from the Corey Causeway main entrance to the City.

(b) Purpose and Intent; Redevelopment Incentives & Deterrents. The following policies shall govern development in the Town Center Corey Circle District and are intended to encourage redevelopment of the area as one or two comprehensive mixed use residential/commercial projects to anchor the east terminus of the Corey Avenue Main street that will act as a catalyst for revitalizing the entire Corey Avenue area as well as create a safer environment and attractive entrance to the City.

Policies

Policy 1: Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the

street and water side of buildings. Blank wall facades shall be prohibited. Street-level retail facades shall have a storefront character. Architectural elements that provide protection to pedestrians from weather elements shall be encouraged.

Policy 2: Parking shall be integrated into the principal building and hidden from public view to the maximum extent feasible and practical.

Policy 3: Retail/Restaurant uses shall be located on the first floor or accessible from street level and near the pedestrian walkways to provide easy public access.

Policy 4: Publicly or privately-owned small-scale marina facilities with transient boat slips will be encouraged in locations and quantities that attract visitors to the Downtown core and minimize adverse environmental impacts.

Policy5: 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.

Policy 6: Temporary lodging uses shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Policy 7: All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.

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 two acre buildable site.

(b) Secondary uses - Commercial and office as a component of a mixed use project; Marina.

(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 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

b. Exclusive residential development shall be prohibited; and

c. **Variances to exceed the maximum density above as established in this Future Land Use Plan shall be prohibited.**

2. **Commercial and office use only** – shall not exceed:

a. a floor area ratio of 0.55; and

b. **Variances to exceed the maximum floor area ratio above as established in this Future Land Use Plan shall be prohibited.**

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 two acre buildable site and shall also not exceed a cumulative total of 150 units per project subject to the requirements, restrictions and limitations established below for the TLU Density Pool for the Town Center Core Corey Circle and Coquina west Districts.

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:

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

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

5. **Impervious Surface Ratio** shall not exceed:

a. 0.70 for all new development; and

b. **Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Plan shall be prohibited.**

Town Center Coquina West District (TC-2)

(a) Location and Character. Town Center Coquina West contains 6.11 acres or less than ½% of the total land area of the City. This District is 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.

(b) Purpose and Intent; Redevelopment Incentives and Deterrents. The following policies shall govern development in the Town Center Coquina West District and are intended to encourage redevelopment of the area as one or two comprehensive mixed use residential/commercial projects to anchor the west terminus of the Corey Avenue Main street and to act as a catalyst for revitalizing the entire Corey Avenue Main street.

Policies

Policy 1: *Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water-side of buildings. Blank wall facades shall be prohibited. Street-level retail facades shall have a storefront character. Architectural elements that provide protection to the pedestrian from weather elements shall be encouraged.*

Policy 2: *Structured parking that can be integrated into the principal building and hidden from public view will be encouraged and pursued.*

Policy 3: *Retail/Restaurant uses shall be located on the first floor or accessible from street level and near the pedestrian walkways to provide easy public access.*

Policy 4: *Publicly or privately-owned small-scale marina facilities with transient boat slips will be encouraged in locations and quantities that attract visitors to the Downtown core and minimize adverse environmental impacts.*

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.*

Policy 6: *Temporary lodging uses shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.*

Policy 7: *All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.*

Permitted Uses and Standards

(a) Primary uses - Commercial and office; Temporary lodging use – hotel, motel, resort condominium; Residential use but only as part of a mixed use development project located on a minimum two acre buildable site.

(b) Secondary uses - Commercial and office as a secondary component of a mixed use residential/commercial development project; Marina.

(c) Density/Intensity and Height Standards.

1. **Residential use**

a. Shall only be permitted as part of mixed-use development project located on a minimum 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

b. Exclusive residential development shall be prohibited; and

c. **Variances to exceed the maximum density above as established in this Future Land Use Plan shall be prohibited.**

2. **Commercial and office use only** – shall not exceed:

a. a floor area ratio of 0.55; and

b. **Variances to exceed the maximum floor area ratio established in this Future Land Use Plan shall be prohibited.**

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 two acre buildable site and shall also not exceed a cumulative total of 150 units per project subject to the requirements, restrictions and limitations established below for the TLU Density Pool for the Town Center Core Corey Circle and Coquina west Districts.

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:

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

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

5. **Impervious Surface Ratio** shall not exceed:

a 0.70 for all new development; and

b. **Variances to exceed the maximum impervious surface ratio established in the Future Land Use Plan shall be prohibited.**

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). The following shall govern the allocation of temporary lodging units from the TLU Density Pool:

1. The TC-2 TLU Density Pool shall be allocated by Ordinance of the City Commission upon request of an individual property owner; and

2. Such allocation shall not exceed fifty (50) temporary lodging units per acre; and;

3. Such allocation shall not exceed a cumulative total of one hundred fifty (150) temporary lodging units per development project; and

4. The remaining number of available temporary lodging units in the TLU Density Pool shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no temporary lodging units beyond those remaining in the TC-2 TLU Density Pool for the TC-2 Districts shall be allocated to any subsequent project; and

5. *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.*

(b) Intensity Standards.

1. **Temporary lodging use** shall not exceed an aggregate floor area of 750 square feet per temporary lodging unit allocated by Ordinance, excluding indoor amenities, common areas and structured parking. Indoor amenities and common areas shall not exceed an additional 0.2 floor area ratio combined. For example: 50 units x 750 square feet =38,500 square feet plus 0.2 x total parcel square feet for common areas & indoor amenities = total building square footage, excluding structured parking.

2. **Variances to exceed the maximum floor area ratio above as established in the Future Land Use Plan shall be prohibited.**

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 generally located immediately south of the Town Center Core District and east of Gulf Boulevard.

(b) Purpose and Intent; Redevelopment Incentives and Deterrents. The following policies shall govern development in the Downtown Core Residential District to encourage quality residential redevelopment that supports the downtown core shopping and entertainment area and acts as a transition area from downtown core mixed commercial and residential uses to lower density residential neighborhoods to the south and west.

Policies

Policy 1: Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground levels are equally important for both the street and water side of residential homes, town homes and multi-family structures. Blank wall facades shall be prohibited.

Policy 2: Development and redevelopment shall be compatible with the existing developments that remain in the neighborhood.

Permitted Uses and Standards

(a) Primary uses - Residential.

(b) Secondary uses - None.

(c) Density/Intensity and Height Standards.

1. **Residential use** – Shall not exceed:

   a. Ten (10) dwelling units per acre; and

   b. **Variances to exceed the maximum density above as established in the Future Land Use Plan shall be prohibited.**

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

   b. **Any increases to, including variances to increase, the maximum height set forth above for this Downtown Core Residential character district shall be prohibited unless approved by voter referendum, if required by the City Charter.**

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

   a. 0.70 for all development; and

   b. **Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Plan shall be prohibited.**

Upham Beach Village District (UBV)

(a) Location and Character. The Upham Beach Village District contains 16.10 acres or approximately 1-¼% of the total land area of the City. This District is 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.

The neighborhood is a mixture of residential and motel temporary lodging uses that are at or near functional obsolescence. There is a diverse mixture of densities and intensities of existing development in this neighborhood, ranging from single family homes to motels that have an existing density of 78 units per acre, and include aging apartment complexes that are being converted to residential condominiums that will preclude redevelopment anytime in the foreseeable future. This diversity of uses, densities and intensities within this character district gives rise to unique compatibility issues that must be sensitively addressed.

(b) Purpose and Intent; Redevelopment Incentives and Deterrents. The following policies shall govern development in the Upham Beach Village District and are intended to allow redevelopment of residential uses as well as allow existing motel temporary lodging uses that are part of the heritage of this Upham neighborhood to redevelop as temporary lodging uses at the same density as exists. Such redevelopment shall be subject to height limitations and design standards that protect existing and future neighborhood residential uses as well as improve safety, circulation and drainage:

Policies

Policy 1: *Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water- side of buildings. Blank wall facades shall be prohibited. Street-level facades shall integrate architectural elements that provide protection to the pedestrian from weather elements shall be encouraged.*

Policy 2: *Only existing temporary lodging uses may be redeveloped and new temporary lodging uses shall be strictly prohibited.*

Policy 3: *A mixture of residential and temporary lodging uses throughout the district shall be encouraged to be preserved and redeveloped.*

Policy 4: *Redevelopment of existing temporary lodging uses shall provide the minimum necessary vehicular curb cuts and driveways to provide reasonable, adequate and safe ingress and egress to the development site and ensure a pedestrian-friendly and safe environment by minimizing pedestrian-vehicular conflict.*

Policy 5: *Structured parking that can be integrated into the principal building and hidden from public view will be encouraged and pursued.*

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 development will occur, with particular emphasis on screening and buffering from adjacent residential uses that may include landscaping*

and privacy walls.

Policy 7: Development and redevelopment shall be compatible with the existing neighboring residential uses that immediately surround the development site.

Policy 8: Temporary lodging uses shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Policy 9: All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.

Permitted Uses and Standards

(a) Primary uses - Residential; Temporary lodging uses – hotel, motel, resort condominium, bed & breakfast inn.

(b) Secondary uses - None.

(c) Density/Intensity and Height Standards.

1. Residential use shall not exceed:

a. 7.5 dwelling units per acre for single family homes and duplexes; or

b. 18 dwelling units per acre for multi-family residential use on a minimum ⅓ acre buildable site; or

c. 21 dwelling units per acre for multi-family residential use on a minimum ½ acre buildable site; or

d. 24 dwelling units per acre for multi-family residential use on a minimum 3/4 acre buildable site.

e. **Variances to exceed the maximum density above as established in this Future Land Use Plan shall be prohibited.**

2. **Temporary Lodging use – motel and bed & breakfast inn** – Temporary lodging units shall be allocated on a first come first serve basis utilizing the Temporary Lodging Unit Density Pool established below.

3. Temporary Lodging Unit Density Pool ("TLU Density Pool"): Density for temporary lodging uses in the Upham Beach Village District shall be regulated as follows:

a. The City shall establish a TLU Density Pool not to exceed 175 total units for the entire Upham Beach Village District; and

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

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

d. The remaining number of available TLU Density Pool units shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no units beyond those remaining in the TLU Density Pool shall be allocated to any subsequent temporary lodging use project in the Upham Beach Village District; and

e. *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.*

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:

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

c. **Any increases to, including variances to increase, the maximum height for each type of use set forth above for this Upham Beach Village character district shall be prohibited unless approved by voter referendum, if required by the City Charter.**

5. **Impervious Surface Ratio** shall not exceed:

a. 0.85 for temporary lodging use; or

b. 0.70 for residential use; and

c. **Variances to exceed the maximum impervious surface ratio established in the Future Land Use Plan shall be prohibited.**

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 ½% of the total land area of the City. This District is 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. Nearly all of the parcels fronting Blind Pass Road lost frontage property during the widening of the Road in 2003 expanding it from 2 lanes to 5

lanes. As a result, many of the parcels lost parking and are too shallow to provide standard parking and buffers from the residential neighborhoods causing commercial encroachment into almost exclusively single-family residential neighborhoods.

(b) Purpose and Intent; Redevelopment Incentives and Deterrents. The following policies shall govern development in the Commercial Corridor Blind Pass Road District and are intended to facilitate assembly and redevelopment of commercial frontage parcels to increase lot depth and reduce non-residential encroachment into the existing residential neighborhoods, increase buffering between residential and nonresidential uses, redevelop sites to current code design and safety standards, as well as reduce curb cuts to reduce pedestrian/bicyclist – vehicular conflict and improve traffic flow.

Policies

Policy 1: *Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at street level is important for any façade facing street frontage. Blank walls shall be prohibited on any street facing or residential facing facade. Any street-level retail facades shall have a storefront character. Both street-level retail and office facades should be designed to integrate architectural elements that provide protection to the pedestrian from weather elements wherever possible.*

Policy 2: *Commercial redevelopment of property that does not have direct access to Blind Pass Road shall be prohibited.*

Policy 3: *Frontage properties along Blind Pass Road shall be permitted to assemble properties and expand to the limits of the District boundaries only. Encroachment into the residential neighborhoods beyond the District boundaries is expressly prohibited.*

Policy 4: *A physical buffer that may include landscaping and privacy walls adjacent to existing residential properties shall be required for all new non-residential development and redevelopment or renovation, whether or not the development site is expanded by assembling parcels of land.*

Policy 5: *Vehicular access from side streets shall be encouraged for residential development provided such access is not incompatible with the residential neighborhood abutting the redevelopment.*

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.*

Permitted Uses and Standards

(a) Primary uses - Commercial and office; Mixed Use Residential/Commercial/Office; Residential.

(b)) Secondary uses – Commercial and office.

(c) Density/Intensity and Height Standards.

1. **Residential Use** shall not exceed:

a. 7.5 dwelling units per acre for single family homes and duplexes for lots that do not access Blind pass Road; or

b. 12 dwelling units per acre for a multi-family residential use as part of a mixed use residential/commercial/office project on a minimum ½ acre buildable site with commercial or office on the first floor at street level and residential use permitted on the second and third floors only; and

c. **Variances to increase the density above as established in the Future Land Use Plan shall be prohibited.**

2. Intensity - Commercial and office – shall not exceed a floor area ratio of:

a. 0.7 as an exclusive nonresidential use; or

b. 0.9. as part of a mixed use residential/commercial/office project on a minimum ½ acre buildable site with commercial or office on the first floor at street level and residential use permitted on the second and third floors only; and

c. **Variances to exceed the maximum density or floor area ratio established in this Future Land Use Plan shall be prohibited.**

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:

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

b. Three (3) stories or forty (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

c. **Any increases to, including variances to increase, the maximum height for each type of use set forth above for this Commercial Corridor Blind Pass Road character district shall be prohibited unless approved by voter referendum, if required by the City Charter.**

4. **Impervious Surface Ratio** shall not exceed:

a. 0.70 for all new development; and

b. **Variances to exceed the maximum impervious surface ratio above as established in this Future Land Use Plan shall be prohibited.**

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 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, this 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 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:

Policies

Policy 1: Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at street level for any façade facing street frontage. Blank walls shall be prohibited on any street facing or residential facing facade. Any street-level retail facades shall have a storefront character. Both street-level retail and office facades should be designed to integrate architectural elements that provide protection to the pedestrian from weather elements wherever possible.

Policy 2: Commercial redevelopment of property that does not have direct access to Gulf Boulevard shall be prohibited.

Policy 3: Frontage properties along Gulf Boulevard shall be permitted to assemble properties and expand to the limits of the District boundaries only. Encroachment into the residential neighborhoods beyond the District boundaries is expressly prohibited.

Policy 4: Utility Easements and sidewalks shall be required on all development projects if existing conditions permit the construction of a sidewalk and location of a utility easement that can be integrated into the redevelopment site plan without undue hardship to the property owner.

Policy 5: A physical buffer that may include landscaping and privacy walls adjacent to existing residential properties shall be required for all new nonresidential development and redevelopment or renovation, whether or not the development site is expanded by assembling parcels of land.

Policy 6: Vehicular access from side streets shall be encouraged for residential development provided such access is not incompatible with the residential neighborhood abutting the redevelopment.

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.

Permitted Uses and Standards

(a) Primary uses - Commercial and office; Mixed Use Residential/Commercial/Office.

(b) Secondary uses – Commercial and office.

(c) Density/Intensity and Height Standards.

1. Residential Use shall not exceed:

a. 7.5 dwelling units per acre for single family homes and duplexes for lots that do not access Gulf Boulevard; or

b. 12 dwelling units per acre for a multi-family residential use as part of a mixed-use residential/commercial/office project located on a minimum ½ acre buildable site with commercial or office on the first floor at street level and residential use permitted on the second and third floors only; and

c. **Variances to increase the density above as established in the Future Land Use Plan shall be prohibited.**

2. **Commercial and office** – shall not exceed a floor area ratio of:

a. 0.7 as an exclusive nonresidential use; or

b. 0.9. as part of a mixed use residential/commercial/office project on a minimum ½ acre buildable site with commercial or office on the first floor at street level and residential use permitted on the second and third floors only; and

c. **Variances to exceed the maximum density or floor area ratio above as established in this Future Land Use Plan shall be prohibited.**

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:

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

b. Three (3) stories or forty (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

c. **Any increases to, including variances to increase, the maximum height for each type of use set forth above for this Commercial**

Corridor Gulf Boulevard character district shall be prohibited unless approved by voter referendum, if required by the City Charter.

4. **Impervious Surface Ratio** shall not exceed:

a. 0.70 for all new development. and

b. **Variances to exceed the maximum impervious surface ratio above as established in this Future Land Use Plan shall be prohibited.**

Densities Reserved for the Community Redevelopment District[3]

(a) Coastal High Hazard Limitations. State, County and local laws discourage an increase to the overall density within the City limits as a result of the State designation of the City as a Coastal High Hazard community. The following reserves are restricted to ensure that the overall density in the Community Redevelopment District and the City is not increased.

(b) Residential Unit Reserves ("RU Reserve"). RU Reserves are established for the following three designated character districts for a minimum of five (5) years in accordance with each district's specific redevelopment plan:

- Downtown Core Residential District for two (2) units per acre for a total of 23 reserved residential units.
- Commercial Corridor Blind Pass Road District for three (3) units per acre for a total of 22 reserved residential units.
- Commercial Corridor Gulf Boulevard District for three (3) units per acre for a total of 64 reserved residential units.

1. **Purpose and Intent.** The purpose of the RU Reserve in any character district where such a reserve is established is to balance the need for redevelopment in certain diverse neighborhoods of the community against a strong desire not overdevelop these same neighborhoods in acknowledgement of the conditions set forth in sections (b)2 and (b)3 below.

2. **Existing Physical & Economic Conditions.** There are two primarily commercial character districts and one mixed residential/temporary lodging use character districts where the RU Reserve will be established. The following describes their respective existing conditions:

a. The Downtown Core Residential is a very diverse neighborhood with residential and non-residential uses, including a mix of housing types ranging from single family to higher density aging multi-family apartment complexes and temporary lodging densities.

---

[3] **Shall not exceed the overall densities and intensities adopted in 1998 and approved in 2005 by the City, County and State** for the City as a whole and within the Community Redevelopment District itself.

b. The two Commercial Corridor districts, one located on the south end of Blind Pass Road and the other located at the north end of Gulf Boulevard have narrow lot depths abutting residential neighborhoods that need redevelopment in a manner that will be more compatible with the residential neighborhoods located behind these character districts.

c. Several of the aging apartment complexes have already been or may be converted to condominium ownership at higher densities than allowed by current land development regulations if the existing regulatory scheme is not updated to encourage redevelopment in lieu of remodeling that does not require compliance with current building, safety, FEMA and LDCs and regulations.

3. **Consequences of Existing Built Densities that Exceed Densities Allowed under Current LDC are:**

a. **Maintenance and repair only.** Aging properties are maintained, repaired and at best cosmetically remodeled and renovated instead of rebuilt to current site design, building code and FEMA regulations. This consequence impedes the City's ability to improve overall public safety through the implementation of current building codes and FEMA flood regulations, as well as improve the overall quality of life of its residents through the implementation of more stringent site and building design standards.

b. **Decline in Material Reinvestment.** If current safety, building, flood protection and design standards can not be implemented because landowners find it more economically viable to remodel than to rebuild to current standards, these diverse neighborhoods will continue to see a decline in reinvestment, property value and overall quality of life from a public safety, building safety, aesthetic, and environmental perspective.

4. **Implementation of RU Reserves in Three Character Districts**

a. **Five– Year Waiting Period**. RU Reserves shall not be implemented through the City's Future Land Use Plan and LDC prior to five years after final adoption of this plan and map amendment to:

(i) Allow the City adequate time to assess whether or not the incentive provided by this redevelopment plan is sufficient in the short-term to effectuate redevelopment without implementing all available residential density immediately upon approval of this amendment.

(ii) Avoid the potential for overdevelopment in the short term while simultaneously allowing future Commissions to re-evaluate economic conditions beyond five years and decide if additional incentives are needed to encourage redevelopment in each specific character district.

(iii) Provide future Commissions the necessary planning tools when and if warranted, to further the stated goals, objectives and policies of the Community Redevelopment Plan.

b. **FLUE Implementation.** After the expiration of this Five-year waiting period, the maximum permitted residential density for land designated in Future Land Use Plan and Map is as follows:

(i) Commercial Corridor Gulf Boulevard District and the Commercial Corridor Blind Pass Road District, shall be fifteen (15) residential units per acre without further need to amend this Future Land Use Plan and Map.

(ii) Downtown Core Residential District shall be twelve (12) residential units per acre without further need to amend this Future Land Use Plan and Map.

c. **LDC Implementation.** After that initial mandatory five-year reserve period, future City Commissions may increase the residential density permitted in each of the three character districts as established immediately above by amending the land development regulations, but only if such increase is determined necessary by a future City Commission.

(e) General Residential Unit "RU" Density Pool Reserve is established for the entire Community Redevelopment District by reducing the previously allowed maximum residential density of 18 dwelling units per acre in the Large Resort character district by three dwelling units per acre to a maximum of 15 dwelling units per acre over the entire 65.16 acres. The total residential density reduction in the Large Resort district equals 195 residential dwelling units.

1. **Purpose and intent.** For the same purposes stated in Section 3 above relating to residential reserves for specific character districts, these 195 residential units previously permitted in the Large Resort character district shall be reserved for future use within the CRD, as may be necessary and warranted.

2. **Ten-Year Waiting Period.** The residential dwelling units contained in this General RU Density Reserve shall not be implemented through the City's Future Land Use Plan prior to ten years after final adoption of this amendment.

3. **FLUE Implementation.** After the expiration of this Ten-year waiting period, 195 residential dwelling units shall automatically become available as a residential density reserve for any property located within the boundaries of the Community Redevelopment District that permits residential use without further need to amend this Future Land Use Plan and Map.

4. **LDC Implementation.** After that initial mandatory Ten-year reserve period, future City Commissions may implement the residential density pool through the LDC with proper allocation procedures and absolute

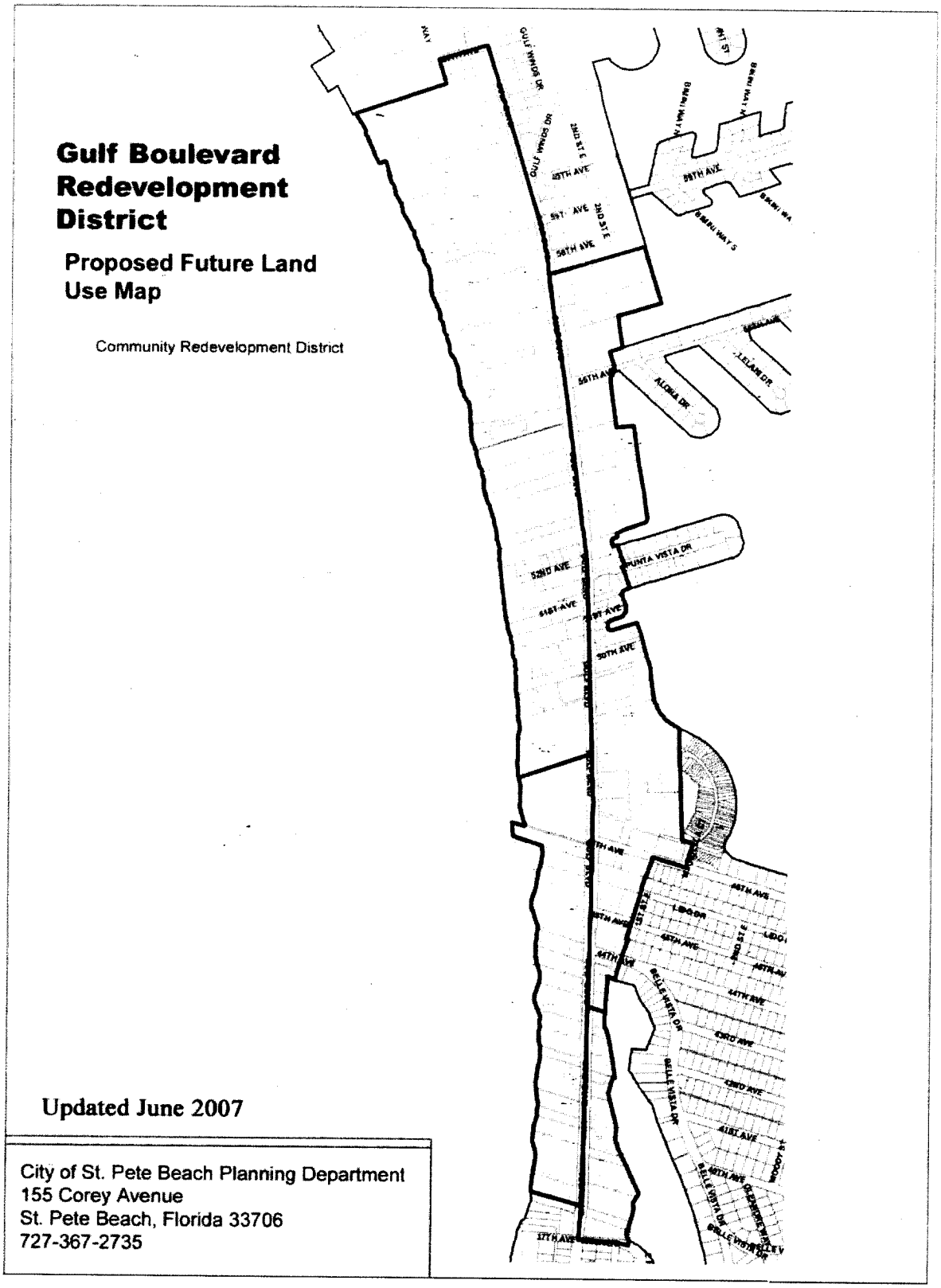
density limitations to ensure that the cumulative total of allocations does not exceed the available reserve density.

Other Standards for the Community Redevelopment District (CRD) -- Shall include the following:

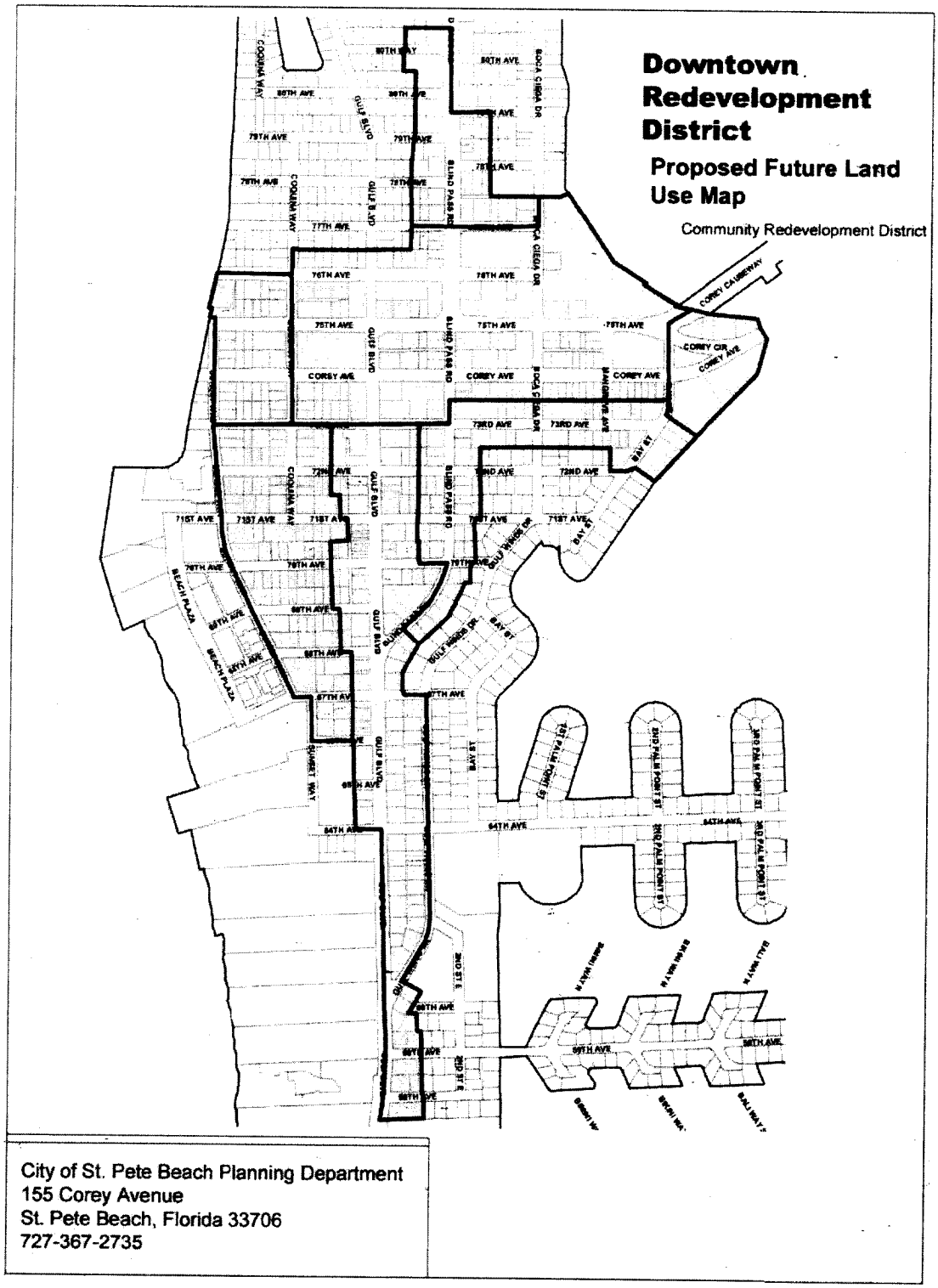
- **Countywide Amendment CRP Approval** -- The utilization of this Comprehensive Plan Future Land Use Element land use plan category and corresponding Future Land Use Map change to provide for a Community Redevelopment District shall require the subject area to be formally designated as a community or neighborhood redevelopment area and a special area plan initially approved by a voter referendum as prescribed by City Charter. Thereafter, the process for the Countywide Future Land Use Plan amendment to employ or alter this land use plan category shall require recommendation by the Pinellas Planning Council and approval by the Countywide Planning Authority for the special area plan and any substantive amendments thereto. Minor plan changes that are not considered substantive shall not constitute an amendment to the Future Land Use Plan, and shall be submitted to the Pinellas Planning Council and the Countywide Planning Authority for receipt and acceptance. Where such comprehensive plan amendment is prepared pursuant to Chapter 163, Part III, F.S. or governing laws in effect at the time of voter referendum approval, all applicable provisions of that process will be complied with prior to or simultaneous with the review of the Community Redevelopment Plan under the Countywide Rules.

- **Countywide Amendment CRP Content/Criteria** -- The Community Redevelopment Special Area Plan prepared in support of this land use plan category and amendment to the City's Comprehensive Plan Future Land Use Element and Future Land Use Map shall include at a minimum that information for such special area designation determined necessary by the Pinellas Planning Council to evaluate the proposed amendment in relationship to the policies of the Countywide Future Land Use Plan, the assessment of infrastructure impacts and the adequacy of provision therefore and the relationship of the proposed special area plan to the Countywide Future Land Use Plan and affected local government plans.

Map 10 Future Land Use Map – Gulf Boulevard Redevelopment District Map



Map 11 Future Land Use Map – Downtown Redevelopment District



Map 12 Coastal High Hazard Area - Storm Surge for Category 1 (2007), St. Pete Beach, FL

Source: Pinellas County Planning Department, March 6, 2007

(Amended Text Denoted by Single Underline)

HOUSING ELEMENT

V. GOALS, OBJECTIVES AND POLICIES

A. *Introduction*

Pursuant to Section 163.3177(6)(a), FS and Section 9J-5.006(3), FAC, the following represents the Housing Goals, Objectives, and Policies of the City of St. Pete Beach. The Goals, Objectives, and Policies are intended to address the establishment of a long-term end towards which the housing programs and activities of the community are ultimately directed.

B. *Non-applicable Items*
Based on the findings contained in this Element and pursuant to Section 9J-5.002, FAC, it has been determined that the following objectives and policies identified in Section 9J-5.010(3), FAC are not applicable to the City of St. Pete Beach.

o Section 9J-5.010(3)(b)1: Establishment of principles and criteria guiding the location of homes for rural and farm worker households. There is no agricultural land used for farms in St. Pete Beach and there are no migrant or farm workers.

o Section 9J-5.010(3)(b)3: Adequate sites for low-income families and mobile homes. Land prices in coastal communities is high because of the demand. Most housing is out of the range of low income individuals.

C. *Local Goals, Objectives and Policies*

GOAL 1.

The City shall provide decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the City, free from arbitrary discrimination because of race, sex, handicap, ethnic background, age, marital status or household composition.

Objective 1.1

In accordance with this Comprehensive Plan the City shall continue to provide technical assistance to the private sector so that they will be able to provide a suitable mix of housing types and numbers to meet the City's housing needs as well as making all housing sites in the City available to low and moderate income families.

Policy 1.1.1

The City shall provide technical information for use by the private sector.

Policy 1.1.2

The City shall periodically review ordinances, codes, regulations and permitting processes in order to increase the efficiency and economy of meeting the housing needs of the City, while continuing to ensure the health, welfare and safety of the residents.

Policy 1.1.3

The City shall continue to allow a variety of residential densities and housing types in order to enhance the opportunity for the private sector to provide housing in a wide range of types and costs.

Policy 1.1.4

Because the City of St. Pete Beach suffers physical and economic constraints beyond its control that prevent efforts to provide affordable housing in accordance with the requirements of Rule 9J-5, the City shall continue to work with neighboring communities and continue its support of the public transportation system and other affordable housing strategies through implementation of an affordable housing impact fee mitigation program for all new construction.

Policy 1.1.5

For all developments in areas covered by a Community Redevelopment Plan approved in accordance with Pinellas Planning Council guidelines for the establishment of such plan, the City shall implement an Affordable Housing Impact Fee in accordance with the standards approved in the Community Redevelopment Plan. Additionally, the City shall provide for such density bonuses for the provision of affordable housing as are represented in the approved Community Redevelopment Plan.

[Text of Objective 1.2 through Objective 1.7 inclusive of policies has been intentionally omitted but not deleted or otherwise modified or revised]

Objective 1.8

Encourage, and provide incentives, when appropriate for design and construction techniques and building materials capable of significantly reducing the cost of maintenance and energy consumption of housing while providing for a more healthy and durable home environment.

Policy 1.8.1

Promote sustainable communities by encouraging Green housing that conserves natural resources and reduces monthly operating costs.

Policy 1.8.2

The City will encourage housing construction that uses the U.S. Green Building Council or the Florida Green Building Coalition land development, new construction and major renovation building standards.

Policy 1.8.3

By 2012, determine a threshold and criteria for requiring LEED standards and FGBC and USGBC certification of development and redevelopment projects, and implement those standards and criteria in the LDC. In addition, consider pilot incentive programs to encourage Green building and development Citywide, including the Community Redevelopment District.

Policy 1.8.4

Implement the requirements of the latest Florida Energy Efficiency Code for Building Construction that assures a conscious effort toward energy efficiency so that proper equipment, building orientation on site, adequate insulation, and appliance selection will be considered by developers.

Policy 1.8.5

By 2012, The City shall require all new construction and major renovations to meet Green Building and site design minimum standards and encourage development to exceed minimum standards with various incentive and promotion programs.

ORDINANCE No. 2008-15

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING THE HOUSING AND FUTURE LAND USE ELEMENTS OF THE COMPREHENSIVE PLAN; PROVIDING FOR THE ESTABLISHMENT OF A SPECIAL AREA DESIGNATION - COMMUNITY REDEVELOPMENT DISTRICT; PROVIDING FOR AMENDMENT TO THE FUTURE LAND USE MAP; 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, an Amendment to the Comprehensive Plan was proposed through an initiative petition pursuant to Section 7.02 of the City Charter, 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 22-3.9 of the Land Development Code; and

WHEREAS, the majority of voters in a Special Election of the City of St. Pete Beach, following extensive research and public discussion, determined that providing for redevelopment of 248.25 acres of the Downtown commercial and residential core areas and the Gulf Boulevard core commercial and resort areas, is in the best interest of the citizens; and

WHEREAS, on June 3, 2008, a majority of registered voters of the City of St. Pete Beach voting in a special election approved the adoption of Ordinance 2008-10, which provided for the review and approval of the comprehensive plan amendment attached as Attachment A, thereby approving the Amendment for the purpose of Section 3.15 of the City Charter; and

WHEREAS, the comprehensive plan amendment as approved by the voters of St. Pete Beach is determined to be in the best interest of the citizens of the City of St. Pete Beach,

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

Section 1. The St. Pete Beach Housing and Future Land Use Elements and Future Land Use Map of the Comprehensive Plan are hereby amended in accordance with the text and maps attached hereto as Attachment A.

:

See **Attachment A**

Section 2. If any portion, part or section of this Ordinance is declared invalid, the valid remainder hereof shall remain in full force and effect.

Section 3 All ordinances or parts of ordinances, in conflict herewith, are hereby repealed, to the extent of such conflict.

Section 4. This Ordinance shall become effective immediately upon final passage and as otherwise provided by law; however pursuant to and in compliance with §163.32465(6)(g), Florida Statutes, the comprehensive plan amendment contained in Attachment "A" shall not become legally effective until 31 days after passage, or until any administrative challenge to the plan amendment is resolved.

_____
Michael Finnerty, MAYOR

FIRST READING : _____
PUBLISHED : _____
SECOND READING: _____
PUBLIC HEARING _____

I, Theresa B. McMaster, 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 _____ day of _____, 2008.

ATTACHMENT "A"

ORDINANCE 2008-15
ATTACHMENT "A"

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AMENDMENT TO THE
ST. PETE BEACH COMPREHENSIVE PLAN
FUTURE LAND USE ELEMENT
& HOUSING ELEMENT

Text proposed is denoted by Single Underline; Deleted text is denoted by ~~Strikethrough~~. All other text currently exists in the City's Comprehensive Plan and remains unchanged. Upon referendum approval by the registered voters of St. Pete Beach and final approval by all local government boards, councils and commissions as well as all governmental agencies in accordance with local, County and State laws effective at the time of referendum approval, the text and map amendments herein shall amend the Future Land Use Element and Housing Element of the St. Pete Beach Comprehensive Plan that is legally effective at the time of final adoption by the City Commission and final approval and acceptance by the Department of Community Affairs.

Citizen Input on Community Redevelopment

The following are ten important factors that reflect existing conditions within the City along with resident suggestions and input during a nearly six year process beginning in December 2001. These principles have guided residents of the City in their preparation of this amendment to the City's Comprehensive Plan Future Land Use Plan and Map, and the Housing Element.

(1) The City is essentially a "built-out" community. Of the 1,286.10 acres that comprise the community, approximately 13.40 acres, or 1.04 percent, are vacant and undeveloped.

(2) There is strong community objection to high density unmanaged overdevelopment of our coastal Gulf community that will further degrade infrastructure and public services.

(3) There is a strong desire to protect the quiet character of existing residential neighborhoods from encroachment and overdevelopment of non-residential uses.

(4) There is a strong desire by both residents and multi-generational local hotel and motel owners to preserve the heritage of our City as a tourist destination because it is the foundation of our local economy and it offers the residents a diversity of services and amenities as well as public access to our beaches.

(5) Residents and local shop owners have also expressed a strong desire to revitalize the Downtown Corey area and create a vibrant main street that invites residents and visitors alike to shop, dine, play, work and live in a pedestrian-friendly and safe environment.

(6) Residents have demanded that policies and strategies be adopted and implemented that maintain and improve existing infrastructure systems and facilities that ensure adequate capacity for new development that will maintain and improve the quality of life for residents and visitors alike.

(7) Residents have expressed a need and desire to create a more environmentally friendly sustainable community that will improve the quality of life for residents and visitors by requiring the City to initiate an application with the Florida Green Building Coalition for certification as a Florida Green City and establishing goals, objectives and policies promoting Green practices and strategies for redevelopment that will be implemented through the City's land development and building regulations. The ultimate objective of certification and implementation is to rebuild a sustainable quality livable community that will:

(a) conserve water and other natural resources;

(b) lower energy consumption and operating costs both for private development as well as public improvements and public amenities;

(c) reduce traffic congestion and impacts on our roads by designing a "walkable" community that provides safe and comfortable pedestrian, bicycle, trolley and other environmentally-friendly modes of community mobility that also will reduce Greenhouse gas emissions, improve air quality and encourage outdoor fitness initiatives to promote a healthier City and healthier residents:

(d) reduce waste sent to landfills and increase utilization of recycling programs;

(e) provide for disaster mitigation strategies;

(f) maintain public access to our beaches and waterfronts using environmentally sensitive design;

(g) implement land development regulations that protect our waterways, Gulf beaches and Gulf waters from pollutants and debris that can harm natural resources including plant and species habitats;

(h) continue efforts to protect the sea turtle and preserve its habitat by maintaining and improving sea turtle protection regulations;

(i) demonstrate the community's commitment to environmental stewardship and social responsibility.

(8) Residents have expressed a need and desire for a safer community through redevelopment of aging, functionally obsolete and vacant properties to:

(a) reduce crime and vagrancy; and

(b) replace older structures and buildings with new construction that meets current Building Code standards and FEMA flood protection regulations to maximize protection from both wind and flood damage caused by hurricanes and tropical cyclones.

(9) Residents have expressed a need and desire to improve the safety, traffic flow and appearance of Gulf Boulevard that is the primary and most visible corridor through our community by:

(a) improving pedestrian and bicycle safety;

(b) improving the appearance as well as protecting the community from storm damage by placing overhead utilities underground;

(c) improving traffic flow by reducing curb cuts and installing intelligent traffic flow devices; and

(d) creating a visually appealing boulevard worthy of a quality residential and resort community.

(10) Residents strongly object to more high-rise residential development throughout the City, that if permitted to continue will replace most, if not all, temporary lodging facilities, adversely impact our economy, commercial diversity, as well as diminish public beach and waterfront access. The impact, if permitted to continue under the City's 1998 Comprehensive Plan, will forever change the character and heritage of our City. Historically, the City has been a quality residential community complemented by resorts and supported by a tourist-based economy where residents and visitors for more than 50 years have lived and played in harmony with one another, but many realize that legacy

is in jeopardy if corrective regulatory action is not taken.

It is the intent of this Comprehensive Plan amendment, prepared by residents, community leaders, and business as well as hotel owners in an extensive collaborative effort, to address these desires, concerns and objections as expressed by the residents. This Comprehensive Plan amendment establishes a Community Vision based upon four major Initiatives, a Green Mission Statement, and a Community Redevelopment District that forms the basis of a long-range redevelopment plan for the City's core commercial and resort areas. This redevelopment plan has several additional components necessary to effectuate the overall redevelopment effort including a Countywide Future Land Use Plan amendment, a Ch. 163 Community Redevelopment Plan and implementing land development regulations that will pursue the stated redevelopment goals with tightly controlled density and design standards.

If these plans and regulations are first approved by the voters of St. Pete Beach, and subsequently, the Ch. 163 Plan is approved by the County, the City and its residents will benefit from a Redevelopment Trust Fund and a Community Improvements Fund that will provide capital infrastructure, public improvements and amenities that will improve the safety, services to, and beauty of our City.

St. Pete Beach –
Preserving Our Heritage & Creating Our Legacy
- For The Next 50 Years

OUR VISION

In 2007, the City of St. Pete Beach celebrates its 50th Year Anniversary. It seems appropriate at this half century milestone that many of its residents have come together to celebrate not only this community's past, but also its future. This plan focuses on people and the environment to create a "sense of place" unique to St. Pete Beach. This amendment to the St. Pete Beach Comprehensive Plan Future Land Use Element creates a new land use category designation - Community Redevelopment District- as part of an overall Community Redevelopment Plan. The purpose is the long-term redevelopment of 248.25 acres of the core commercial and resort areas of the City that have experienced little or no reinvestment in the past 30 years. That lack of reinvestment has caused a progressive decline in the appearance, function, safety and value of the commercial and resort areas, most of which have, or will soon achieve, functional obsolescence. Unlike many other communities suffering from similar conditions, St. Pete Beach has an opportunity to take relatively simple regulatory corrective action that will emphasize commercial and resort reinvestment and discourage more residential condominium development. The goal of this correction is to simultaneously rebalance our tax base and economy while maintaining the City's diversity and heritage.

The Plan that follows is an extensive six month collaborative effort of many residents and business owners from every corner of this Gulf Coast barrier island, from "founding families" to relative "newcomers," that is built upon the five plus previous years of community redevelopment planning efforts sponsored by the City since late 2001. Ever mindful of the uniqueness of St. Pete Beach as a community where families both live and come to play, residents of this beloved island community want to ensure this rich history will not be relinquished to fond memories; but will also be the legacy of its future. This Plan represents a vision for the City's future that respects the heritage of its past.

St. Pete Beach has a long and vibrant history that has always included quiet residential neighborhoods as well as the excitement and economic support that only tourists can bestow upon a community. St. Pete Beach historically has been a family-oriented tourist destination located at the very southern tip of Pinellas County's white sandy peninsula. Its wide, sugar-white sandy beaches stretch for nearly six miles along the coast of the Gulf of Mexico. The beaches, Caribbean-blue waters and spectacular sunsets are the City's priceless and principal assets. Residents have shared these assets with visitors for over 50 years and look forward to 50 more years of shared experiences and memories with family, friends, neighbors and visitors.

The Community Redevelopment District is part of an overall Community Redevelopment Plan that not only establishes the required redevelopment standards, but also establishes four major plan Initiatives. The Plan and the following four Initiatives provide solutions that will build the foundation for a sustainable future of St. Pete Beach as a Quality Livable Community for the next 50 years. These Initiatives also foster social responsibility and environmental stewardship and were developed in response to the Citizen Input captured on the previous pages. They are intended to provide answers and solutions in response to several questions residents have been asking since 2001 such as:

1. How can our community focus more on people and less on the automobile?
2. What can we do to create a unique identity for St. Pete Beach through beautification, community improvements and redevelopment that preserves our heritage as a residential community and resort destination?
3. How do we revitalize and redevelop without overdeveloping?
4. How can we help people who work in our community live here or nearby?
5. How can we enhance our green spaces and blueways?
6. What can we do to improve the quality of our environment and ensure long-term environmental sustainability?
7. How can we ensure that our community services and amenities not only remain, but continue to improve and grow without more tax burdens on the residents?
8. What can we do to become a healthier and safer community?
9. What needs to be done to make our City a sustainable quality livable community?
10. What regulations must be changed to revitalize our community and ensure its long-term economic viability and sustainability that shifts more of the tax burden away from residents?

The residents and business owners responded to those questions with the following four Initiatives:

#1 The Coastal Green City Initiative adopts a Coastal Green City Mission Statement that promotes Green building, land development and operational practices for both the public and private sector that will support a healthy sustainable future for the community. This Initiative promotes eco-tourism and best practices in water, energy and waste efficiency standards for St. Pete Beach in recognition of our social responsibility to be global citizens, leaders and environmental stewards of our future. In addition this Initiative supports Pinellas County's commitment to fostering sustainable quality community strategies and follows the leadership of the Governor in his Executive Order No.: 07-126 that establishes Climate Change Leadership by Example on July 13, 2007.

#2 The Affordable Housing Initiative mandates affordable housing mitigation and offers incentives to participate in a voluntary mitigation program. This Initiative recognizes our social responsibility as a County citizen and partner in responding to the need to provide affordable housing options in Pinellas County for our community workforce, some of whom are our teachers, police officers, firefighters, nurses and government employees, and who are increasingly unable to afford to live in or near our City.

#3 The Community Improvements Fund Initiative mandates the preparation of a Community Improvements Plan for neighborhood improvements and amenities that will be the basis for implementation of impact fees to be paid by developers.

- Those fees may also be used to pay for any improvements designed as part of the Gulf Boulevard Improvement Program prepared by Pinellas County dated April, 2007, that are the obligation of the City to fund as part of the Program. These improvements may include underground utilities along Gulf Boulevard, a downtown parking garage, streetscape, and beautification as well as other capital improvements and amenities defined in Division 41 of the LDC.

- These funds will be in addition to revenue that may become available from a Community Redevelopment Area Trust Fund (see Initiative #4) and Penny for Pinellas funds that are currently planned as a County contribution to pay for approximately half of the cost of implementing the

Gulf Boulevard Improvement Program.

- This Community Improvements Fund arose from the initiative of community leaders, landowners, hotel owners, developers and residents of St. Pete Beach who recognize their social and financial responsibility, particularly in light of recent tax reform policies that have led to City budget cuts, to actively participate in funding community improvements that will create a quality livable community for residents and visitors that can be sustained for the next 50 years.

#4 **The Redevelopment Trust Fund Initiative** promotes redevelopment of our core Downtown Corey and Gulf Boulevard Resort Areas to revitalize St. Pete Beach as a premier family-oriented community where families live and come to visit.

- If the Ch. 163 Community Redevelopment Plan is first approved by the voters, it will be submitted to Pinellas County for approval and ultimately will lead to a request for approval by the County of a Redevelopment Area Trust Fund. This Trust Fund will provide long-term tax increment revenue from the County to pay for infrastructure, safety and beautification improvements that are approved as part of the Ch. 163 Community Redevelopment Plan.

- This Ch. 163 Plan, if approved first by the voters and then the County, will also promote Green practices and livable community strategies for public improvements & amenities that will further support our Green Mission to create a quality sustainable residential and tourist community for the next 50 years on St. Pete Beach.

Together, this Community Redevelopment Plan for St. Pete Beach and embodied Initiatives, if approved, will also stimulate reinvestment and revitalization of resort, hotel, and other types of temporary lodging facilities for the purpose of sustaining a critical mass of rooms that in turn will support commercial revitalization and reinvestment. Resort and commercial reinvestment is essential to support a strong economically healthy and sustainable community anchored by a clean regional tourism industry.

If this Plan is approved by voters and the County, it will represent the joint commitment by residents, local government and the business sector that is essential for a sustainable environmental and economic future for St. Pete Beach that preserves both its heritage and continues its legacy as a quality residential and resort community. In this 21st Century, that future must be based upon environmentally sound practices and community-building principles based upon social responsibility to ensure that our community's future legacy is worthy of our past.

FUTURE LAND USE ELEMENT

GREEN MISSION STATEMENT

The residents, local business owners and hotel owners/operators of St. Pete Beach, by and through its local government elected officials and city staff, support achieving a sustainable community by: protecting and conserving water resources; constructing energy efficient and healthy buildings; creating environmentally sensitive site and building design; recycling construction materials and debris; making building, planning and site design decisions that recognize the complexities and environmental sensitivities of our coastal environment and its vulnerability to storms.

By adopting a Green Mission Statement as part of this amendment, the first step will be taken towards becoming the first Coastal Green City in Pinellas County. This step will also support the sustainability efforts of Pinellas County, Florida's first official Green County recognized by the Florida Green Building Coalition Inc., in 2006. This Green Mission Statement is intended to be an overarching environmental mission statement for the entire City extending beyond the boundaries of the Community Redevelopment District in keeping with the spirit of a community redevelopment program that embodies a community mindset that extends well beyond the physical realm. This mission not only embraces a birth of a lifestyle, it promotes a lifestyle that is environmentally and socially responsible.

To achieve these goals, the residents and business community of St. Pete Beach want the City to initiate an application to the Florida Green Building Coalition, Inc., seeking certification as a Green Local Government. This is the second step in formalizing and bringing recognition to this environmental commitment by the residents and the local business community. This commitment is already rapidly becoming evident in our resort community, several of whom have either achieved, are in the process of achieving or intend to seek certification as a Green Building and/or Green Lodge by the Florida Green Building Coalition, Inc., and the Department of Environmental Protection. Ultimately, the Green Mission is a comprehensive effort requiring committed partnerships between the City, its citizens, Pinellas County, neighboring municipalities, developers, local businesses, as well as hotel and resort owner/operators to achieve this vision of long-term sustainability of our barrier island.

Extensive research revealed that the primary way for St. Pete Beach to become a certified Florida Coastal Green City as a result of its built-out and aging condition, is to encourage redevelopment of properties that no longer comply with current safety, environmental, energy and aesthetic standards. Without a plan to redevelop that makes economic sense for landowners to tear down structures and redevelop sites that are not built to these current standards, these buildings and properties will continue to deteriorate in terms of both safety and value as well as consume non-renewable resources and pollute the environment. Without a redevelopment plan, the nearly paved over existing sites that create urban heat, poor drainage, pollutant-filled storm water run-off and greenhouse gas emissions from an auto-dependent community, will continue to cause harm to our natural environment and quality of life, that adversely impacts our health and safety. Further, it was discovered that reconstruction of buildings and the land they are located on as well as our community streetscapes to promote a pedestrian and bicycle-friendly community, is the only way to implement Green practices and technologies that will achieve the conservation and air quality goals of a healthy Green City.

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 Densities and Intensities – Waiver.** It is the intent of the City of St. Pete Beach to waive the residential and temporary lodging density restrictions in order to allow for the perpetual use of existing nonconforming residential and temporary lodging use properties at their present development densities.

1. **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 ~~of the residential~~ 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, subject to the LDC requirements other than density and intensity, Building Code requirements and FEMA regulations, in effect at the time of reconstruction.

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 ~~to~~ 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 1989 that would prohibit their construction today.

3. **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.

4. **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.

5. **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.

(c) **Citywide Land Use Goals, Objectives and Policies.** In furtherance of the overall goals, objectives, and policies contained in the Comprehensive Plan, the land use categories and their descriptions, beginning on the next page, are hereby adopted for the purpose of serving as the guide for the City of St. Pete Beach in continuing its heritage of quality residential living complemented by resort facilities that support a tourist-based economy by creating a vision for the City's future that ensures that the City will remain a desirable place to live and visit that includes overall quality land management and emphasis on strict management of redevelopment in designated strategic core areas of the City.

Future Land Use Policies – Green Practices, Residential Character and Introduction to Land Use Categories

GOAL 1:

Support rebuilding and maintaining a sustainable carbon-neutral community by adopting and implementing land development and building regulations that: protect and conserve water resources; promote energy efficient buildings; encourage environmentally sensitive site and building design; facilitate recycling of construction materials and debris; support innovative building and site design that recognizes the complexities and environmental sensitivities of our coastal environment and its vulnerability to storms; and protect and enhancement of the overall environmental quality of our City.

Objective 1.1

To become the first certified Coastal Green City in Pinellas County by the Florida Green Local Government following the leadership and example of Pinellas County as Florida's first Green County.

Policy 1.1.1.

The City shall initiate an application seeking certification as a Green Local Government to the Florida Green Building Coalition, Inc. as an initial step in formalizing and bringing recognition to this commitment

Policy 1.1.2

The City shall establish a pilot Green practices program with requirements and incentives for new construction, major renovation, land development or redevelopment that is certified by the Florida Green Building Coalition Inc. (FGBC), DEP Florida Green Lodge, or Leadership in Energy and Environmental Design (LEED); and/ or achieve an Energy Star rating.

Policy 1.1.3

The City shall pursue incentives for location of Green businesses within the community.

Policy 1.1.4

The City shall promote and encourage through redevelopment land development regulations clean industries such as tourism-related businesses.

Policy 1.1.5

The City shall develop a Green Building, Green Lodge and Green Development awards and promotions program. This awards and promotions program should include a "Green" page on the City website and partnership with the local Chamber, Tourist Development Council, Convention and Visitors Bureau, and Pinellas County to be part of the County's Sustainable Quality Communities Initiative, a Countywide Green Lodging Tourism Campaign as well as promote a "Rebuilding to be a Coastal Green City" local Campaign.

Policy 1.1.6

The City shall consider participation in Cities for Climate Protection Campaign in support of Executive Order No.: 07-126, issued by the Governor of the State of Florida on July 13, 2007; and in partnership and support of a Resolution adopted by Pinellas County to become a national and state model for innovative and sustainable planning, economic development and Green design, by: (1) implementing strategies such as Livable Communities to increase pedestrian and bicycle travel to reduce auto-dependence; and (2) implement LEED and Energy Star standards for new buildings and major renovations.

Policy 1.1.7

The City shall pursue a partnership with local businesses in the Downtown Redevelopment District, Corey Area to initiate a Florida Main Street designation process and provide business grant assistance for façade improvements.

Policy 1.1.8

The City shall pursue the development of a disaster waste management and debris recycling plan.

Policy 1.1.9

The City shall implement a pilot incentive program to fast-track Green building construction by December, 2008.

Policy 1.1.10

The City shall offer incentives for the location and construction of affordable, Green, on-site workforce living accommodations in conjunction with large-scale temporary lodging uses.

Objective 1.2

Transform the City's development and permitting regulations into a Smart Growth and Quality Development Code, promoting flexibility, mixed use, incorporating economic and environmentally sustainable standards and pilot Green practices program incentives.

Policy 1.2.1

By 2012, determine a threshold and criteria for requiring a LEED certification standard, or an equivalent standard, in private design to be implemented through the LDC.

Policy 1.2.2

The City shall promote mixed use developments that reduce impacts on infrastructure and the environment.

Policy 1.2.3

The City shall identify and promote the use of native and drought tolerant landscape with particular emphasis on Florida –friendly landscaping techniques including use of reclaimed water, and rain sensor irrigation systems to conserve water resources.

Policy 1.2.4

Regulate, maintain and reduce net impervious surfaces, with an emphasis on reducing large expanses of paved parking surfaces, wherever possible, to reduce urban heat and pollution and improve drainage.

Policy 1.2.5

Require energy efficient or solar lighting for all public improvements including LED traffic lights and pedestrian street lighting within the Community Redevelopment District; and strongly encourage energy efficient or solar lighting throughout the City for both the private and public sectors.

Policy 1.2.6

Advanced storm water controls and waterfront considerations to minimize and eliminate pollutant run-off into the intracoastal waterways shall be a priority.

Policy 1.2.7

Fountains and water features that promote water conservation methods and technologies shall be encouraged.

Policy 1.2.8

Entrance design features and art in public places that do not consume water shall be encouraged.

Policy 1.2.9

Low flow fixtures and high energy efficient rating construction materials, equipment and appliances shall be strongly encouraged and minimum standards shall be adopted in the LDC.

Policy 1.2.10

Environmentally integrated pest management practices that will contribute to the overall improvement of the environment shall be identified and encouraged.

Objective 1.3

The City's Land Development Code shall be amended to encourage implementation of transportation and alternative mobility and management strategies, including mixed use projects, that reduce dependence on automobiles, reduce greenhouse gas emissions and consumption of non-renewable energy sources.

Policy 1.3.1

Support and encourage public and private sector ride-share, vanpooling and shuttle service programs.

Policy 1.3.2

Encourage and facilitate mass transit ridership subsidies for employees.

Policy 1.3.3

Encourage alternative mobility options through safe, comfortable and continuous pedestrian and bicycle pathways linked to the downtown area, recreational facilities, activity and entertainment centers and public beach access points to reduce reliance on the auto.

GOAL 2 ~~1~~

The City shall ensure that the residential character of the City of St. Pete Beach is maintained and protected while:

- Maximizing the potential for economic benefit resulting from the tourist trade and the enjoyment of natural and man-made resources by ~~citizens~~ residents and visitors alike.

- Minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.

- Maintaining the community's recreation, open space and beaches.

Objective 2~~1~~.1

The integrity and quality of life ~~in~~ throughout the City, including existing residential neighborhoods, as well as core commercial and resort areas, will be maintained through the enforcement of the land development regulations and shall be encouraged to be improved, and for those properties experiencing blighting conditions such as deterioration, degradation, and distress shall be encouraged to redevelop through the use of land development regulations and other incentives, in accordance with the Future Land Use Element.

Policy 2~~1~~.1.1

The following land use categories, including the stated residential densities and non-residential intensities of use standards, as administered through the land development regulations, shall be adopted for the City of St. Pete Beach:

- **Residential Urban (RU)**, with a maximum residential density of 7.5 residential units per acre.

- **Residential Low Medium (RLM)**, with a maximum residential density of 10.0 residential units per acre.

- **Residential Medium (RM)**, with a maximum residential density of 15.0 residential units per acre.

- **Residential High (RH)**, with a maximum residential density of 30.0 residential units per acre.

- **Resort Facilities Medium (RFM)**, with a maximum residential density of 18.0 units per acre or 30.0 ~~transient accommodations~~ temporary lodging units per acre; non-residential uses shall not exceed neither a floor area ratio (FAR) of 0.45 to 0.65 nor an impervious surface ratio (ISR) of 0.65 to 0.85.

- **Residential/Office/Retail (R/O/R)**, with a maximum residential density of 18.0 units per acre or 30 ~~transient accommodations~~ temporary lodging units per acre; non-residential uses shall not exceed neither a floor area ratio (FAR) of 0.20 to 0.40 nor an impervious surface ratio (ISR) of .65 to .85.

- **Residential/Office General (R/OG)**, with a maximum residential density of 15 units per acre; non-residential uses shall not exceed neither a floor area ratio (FAR) of 0.30 to 0.50 nor an impervious surface ratio (ISR) of 0.55 to 0.75.

- **Resort Facilities Overlay (RFO)**, where the density of residential units shall not exceed the maximum number of dwelling units per acre determined by the underlying residential plan category; ~~transient accommodations~~ temporary lodging units shall not exceed a ratio of ~~1.67~~ 6.0 ~~transient accommodations~~ temporary lodging units to the permitted number of underlying residential units; and non-residential uses shall not exceed neither the floor area ratio (FAR) nor the impervious surface ratio (ISR) of the underlying plan category.

- **Commercial General (CG)**, where the density of residential units shall not exceed 24 units per acre; ~~transient accommodations~~ temporary lodging units shall not exceed 40 units per acre; non-residential units shall not exceed neither a floor area ratio (FAR) of 0.35 to 0.55 nor an impervious surface ratio (ISR) of 0.70 to ~~.90~~ 0.85.

- **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.

- **Preservation (P)**, applied to the beaches seaward of the Florida Coastal Construction Control Line, Fuller Island and other environmentally significant natural resource areas; such designated areas shall not be developed except to provide beach access dune walkovers from adjacent developed properties under the provisions of the City's Beach Management Regulations.

- **Recreation/Open Space (R/OS)**, uses permitted in this category are limited to public and private open spaces, public/private parks, public recreation facilities and public beach or water access points; no use shall exceed neither a floor area ratio (FAR) of 0.05 to 0.25 nor an impervious surface ratio (ISR) of 0.40 to 0.60

- **Institutional (I)**, density of residential units shall not exceed 12.5 units per acre; non-residential uses shall exceed neither a floor area ratio (FAR) of 0.45 to 0.65 nor an

impervious surface ratio (ISR) of 0.65 to 0.85; uses within this category are limited to the following:

Primary Uses:

Public/private schools

Hospital

Medical clinic

Church, other religious institution

Social/public service agency

Child day care

Fraternal or civic organization

Municipal offices/public buildings

Public safety facility

Emergency medical service building

Secondary Uses:

Residential

Residential equivalent

Recreation/open space

Public/semi-public

Ancillary non-residential

- **Transportation/Utility (T/U)**, residential uses not permitted; non-residential uses shall not exceed neither a floor area ratio (FAR) of 0.50 to 0.70 nor an impervious surface ratio of 0.70 to 0.90; uses within this category shall be limited to the following:

Primary Uses:

Marina

Municipal water/wastewater facility

Public works garage/storage

Electric power substation

Telephone switching station

Secondary Uses:

Storage/warehouse

Recreation/open space

Public/semi-public

Ancillary non-residential

Policy 2~~1~~.1.2

The City shall, through the land development regulations, encourage a balanced land use mix providing a variety of housing styles, densities and open space.

Policy 2~~1~~.1.3

The City shall, whenever possible, ensure that opportunities are available for all citizens to purchase or rent decent, safe and sanitary housing which they can afford, free from arbitrary discrimination because of race, sex, handicap, ethnic background, marital status or household composition.

Policy 2~~1~~.1.4

The City will continue to encourage the construction of residential units suitable for families with children.

Policy 2~~1~~.1.5

Through the enforcement of the land development regulations, existing residential areas shall be protected from the encroachment of incompatible uses; likewise, other land use areas shall be protected from the encroachment of incompatible residential uses.

Policy 2~~1~~.1.6

The conservation, maintenance and rehabilitation of existing residential areas shall be encouraged through provisions contained in the land development regulations and other applicable City codes.

Policy 2~~1~~.1.7

Existing permanent residential dwellings and ~~transient accommodations~~ existing temporary lodging units shall be exempt from the density requirements.

Policy 2.1.8

All temporary lodging units shall be prohibited from conversion to permanent residential dwelling units that exceed the maximum permitted density and intensity standards applicable to the property.

Policy 2.1.9

All temporary lodging units shall be prohibited from seeking homestead exemption and home occupational licensing.

Policy ~~1.1.8~~ 2.1.10

The land development regulations shall contain provisions which ensure that new residential areas are located and designed to protect life and property, as much as possible, from natural and

man-made hazards such as flooding, excessive traffic, noxious odors, noise and deterioration of structures.

Policy ~~1.1.9~~ 2.1.11

The land development regulations shall require buffering and open space within residential areas, as appropriate.

Policy ~~1.1.10~~ 2.1.12

Consistent with this comprehensive plan, as amended, the standards and densities set forth herein will be maintained.

Policy ~~1.1.11~~ 2.1.13

The land development regulations shall contain minimum buffering standards which will protect single-family residential uses from new abutting residential projects developed in excess of 15 units per acre and any new abutting non-residential projects. Such buffering regulations shall contain the following minimum standards:

- Construction of an ornamental wall sufficient in height according to the provisions of the land development regulations to provide for sound and aesthetic buffering;
- Minimum setback requirements;
- Minimum landscaping requirements sufficient to provide visually aesthetic shielding.

Policy 2.1.13

The City shall adopt land development regulations that encourage parcel assembly to remedy defective or inadequate street layout and parking facilities; improve traffic flow on roadways; faulty site design layout and inadequate buffering, open space and drainage in relation to size, adequacy, usefulness; unsanitary or unsafe conditions; deterioration of a site or other improvements; inadequate and outdated building patterns.

Objective 2~~1~~.2

All developments, other than construction of one single-family or one two-family residence on a single lot, shall be permitted only through the site plan review process.

Policy 2~~1~~.2.1

As administered through the land development regulations, multifamily residential and non-residential developments shall ~~only~~ be required to undergo a ~~permitted through the~~ site plan review process.

Policy 2.~~1~~.2.2

The site plan review provisions, as contained in the ~~land development~~ LDC ~~regulations~~, shall, at a minimum, address the following:

- Allowance for a creative approach for development or redevelopment;
- A requirement that more open space, if practical, be provided than that called for by the strict application of the minimum requirements of the land development regulations;
  - A harmonious development of the site with consideration given to the surrounding areas and community facilities, while providing for safe and efficient traffic circulation; and
  - The establishment of procedures for the granting of increased structure height not to exceed 50 feet in all areas of the City excluding the Community Redevelopment District which establishes specific height standards by use within each character district; in exchange for increased open space and decreased amounts of impervious surfaces; and
- The repeal of variance procedures that would allow increased height above the maximum established in each character district located within the Special Area Designation - Community Redevelopment District shall be prohibited, subject to voter referendum approval, if required by the City Charter; and
- Other provisions as deemed appropriate by the City in keeping with the intent of the comprehensive plan and land development regulations.

Objective 2~~1~~.3

New commercial development shall be required to be compatible with environmental and economic resources through the enforcement of the land development regulations.

Policy 2~~1~~.3.1

Within any mixed use development, as appropriate, proper separation and buffering between residential and non-residential land uses shall be maintained through the administration of the ~~land development regulations.~~ LDC.

Policy 2~~1~~.3.2

Neighborhood commercial facilities shall be located so as to serve residential areas without disrupting the residential quality of the area.

Policy 2~~1~~.3.3

In order to minimize incompatibilities when residential and non-residential land uses share a common boundary, buffering shall be required, as appropriate.

Policy 2~~1~~.3.4

The land development regulations shall ensure that commercial land uses are located in a manner which ensures their compatibility with the type and scale of surrounding land uses and where existing or programmed public facilities shall not be overburdened.

Policy 2~~1~~.3.5

The City shall encourage the maintenance of tourist lodging facilities in keeping with the character of the community.

Policy 2~~1~~.3.6

The conversion or development of ~~tourist~~ temporary lodging units for use as permanent residential dwellings shall be prohibited within the Resort Facilities Medium and Resort Facilities High land use categories.

Policy 2~~1~~.3.7

The City shall, through the LDC ~~land development regulations~~, ensure that commercial areas are located and designed so as to enhance safety by providing adequate off-street parking and loading areas and by separating pedestrian and vehicular traffic.

Policy 2~~1~~.3.8

Through administration of the LDC ~~land development regulations~~, strip commercial development that compounds traffic and land use conflicts shall be strongly discouraged.

Policy 2~~1~~.3.9

The City, through administration of the LDC ~~land development regulations~~ and in cooperation with the Florida Department of Transportation and Pinellas County, shall minimize the amount of direct access onto major roads by controlling the number and location of curb cuts.

Objective 2~~1~~.4

Consistent with this comprehensive plan, as amended, the City of St. Pete Beach shall enhance and protect the City's character through the encouragement of redevelopment which ensures an orderly and aesthetic mixture of land uses.

Policy 2~~1~~.4.1

The City shall, through administration of the LDC ~~land development regulations~~, encourage the redevelopment or rehabilitation of existing non-residential areas and uses.

Policy 2~~1~~.4.2

The City shall, through administration of the LDC ~~land development regulations~~, encourage the adaptive re-use or mixed use redevelopment incentives of no longer viable commercial properties, including the implementation of Community Redevelopment Districts, where appropriate.

Policy 2~~1~~.4.3

The City shall, while emphasizing residential uses in residential neighborhoods, encourage the creative redevelopment of non-viable properties by allowing for a mixture of compatible residential and non-residential uses within a single development site.

Policy 2.~~1.4~~.4

In order to ensure the continued maintenance of its beach residential character, the City, through administration of its LDC ~~the land development regulations~~, shall encourage the rehabilitation and/or revitalization of existing residential structures.

Policy 2.5

In order to encourage economic redevelopment, the City, through its authority as a Community Redevelopment Agency that has been delegated to the City by Resolution 06-191 approved by Pinellas County Board of County Commissioners, in accordance with to Part III Chapter 163, Florida Statutes, shall actively pursue and shall take all reasonable measures to seek adoption and approval of a Ch. 163 Community Redevelopment Plan for the area approved by the County as a community redevelopment area, including implementation and funding of a Redevelopment Trust Fund to funding capital improvements, programs and programs approved as part of a Community Redevelopment Area Plan.

Objective 2~~1~~.5

Existing land uses or structures which are either incompatible or inconsistent with the adopted Future Land Use Element shall be deemed non-conforming as of the effective date of this comprehensive plan and be encouraged to be eliminated through redevelopment of such uses or structures; however, existing residential and temporary lodging use densities and intensities shall be grandfathered except when abandoned voluntarily as defined by the LDC.

Policy 2~~1~~.5.1

Those residential uses and structures existing as of the effective date of this comprehensive plan, as amended, which were built and were conforming prior to such adoption, and which are hereby rendered non-conforming, shall be considered to be grandfathered, as defined in the LDC. ~~land development regulations.~~

Policy 2.5.1

Those temporary lodging uses and structures existing as of the effective date of this Comprehensive Plan, as amended, which were built prior to such adoption, and which are hereby rendered non-conforming, shall be considered to be grandfathered, as defined in the LDC.

Objective 2~~1~~.6

As of the effective date of this comprehensive plan, as amended, development activities shall be required to ensure the protection of historic and architecturally significant structures and resources.

Policy 2~~1~~.6.1

As appropriate, the City shall encourage owners of historic and architecturally significant structures to seek designation of their properties as historic sites by the federal government, state of Florida or by the City's Aesthetic and Historic Review Board and City Commission.

Policy 2~~1~~.6.2

The City shall consider adoption of incentives to encourage preservation and enhancement of historic or architecturally significant structures and resources.

Policy 2~~1~~.6.3

The City shall adopt procedures to be incorporated into the LDC ~~land development regulations~~ which ensure that new development does not adversely impact designated historic or architecturally significant structures and resources.

Policy 2.6.4

Prior to approving any plans for redevelopment in the Community Redevelopment District, the property proposed for redevelopment shall be reviewed under Federal and State historic guidelines to determine whether the existing buildings(s) have historical significance and determine what measures will be taken to mitigate the impacts of redevelopment on the qualified historic resources.

Objective 2~~1~~.7

Consistent with this comprehensive plan, as amended, development activities shall be regulated to ensure the protection of natural resources.

Policy 2~~1~~.7.1

The City shall, through administration of the LDC ~~land development regulations~~, ensure that land is developed in such a manner as to protect natural resources.

Policy 2~~1~~.7.2

Unique and/or irreplaceable natural resources such as the City's beaches, shores, dunes and mangroves shall be protected from the adverse effects of development through administration of the land development regulations.

Policy 2~~1~~.7.3

Development review criteria shall include soil suitability.

Policy 2~~1~~.7.4

Species of flora and fauna listed in the Coastal and Conservation Element of this comprehensive plan as endangered, threatened or species of special concern, as defined by federal law or Florida statutes, shall be protected through requiring compliance with appropriate federal and state regulations as administered through the LDC ~~land development regulations~~.

Policy 2~~1~~.7.5

Recreational development shall be compatible with the environment and shall be subject to performance standards adopted in the land development regulations.

Policy 2~~1~~.7.6

As administered through the LDC ~~by the land development regulations~~, the clearing of trees and wetland vegetation shall be prohibited prior to the issuance of a permit by the City.

Policy 2~~1~~.7.7

Through the administration of the LDC ~~land development regulations~~, coastal vegetative communities, coastal wildlife habitats and dune systems shall be protected from the adverse effects of development. Restoration of dune systems shall be administered through the City's Beach Management Regulations.

Policy 2~~1~~.7.8

Through the administration of the LDC ~~land development regulations~~, tidal flushing and circulation patterns shall not be significantly altered by development activities.

Policy 2~~1~~.7.9

The City, through the administration of the LDC ~~land development regulations~~, shall ensure that natural water courses are protected in their natural state and are not subject to alteration.

Policy 2~~1~~.7.10

As administered through the LDC ~~by the land development regulations~~, land use proposals which could potentially increase point-source air and water pollution shall not be permitted, and Green building and site design standards, strategies, practices and technologies that reduce air and water pollution shall be adopted and implemented in the LDC.

Policy 2~~1~~.7.11

Dredge and fill activities shall be conducted only when necessary, as determined after review and comment by the appropriate governmental agencies and interested citizens, and in a manner least harmful to the environment.

Policy 2~~1~~.7.12

The mangrove island located in Little McPherson Bayou shall be designated as a preservation area on the Future Land Use Map.

Policy 2~~1~~.7.13

The City shall cooperate with Pinellas County, regional and state efforts to monitor and improve the water quality of Boca Ciega Bay.

Policy 2~~1~~.7.14

The City's limited non-potable water resources shall be conserved and protected from depletion or over-development through the implementation of water conservation site design techniques including Florida Friendly and waterwise landscapes through its ~~administration of~~ its LDC. ~~the land development regulations.~~

Objective 2~~1~~.8

Consistent with this comprehensive plan, as amended, the City shall seek to improve the storm water drainage system located within its municipal boundaries.

Policy 2~~1~~.8.1

The land development regulations shall ensure that surface cover vegetation loss during construction is minimized and/or replaced to reduce erosion and flooding.

Policy 2~~1~~.8.2

The land development regulations shall ensure that the developer/owner of any new development or redevelopment site is responsible for the on-site management of storm water runoff in a manner such that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

Policy 2~~1~~.8.3

Where feasible, the land development regulations shall require that finished grades are designed to direct water flows along natural drainage courses and through natural terrain.

Policy 2~~1~~.8.4

Impervious surface areas shall be minimized through the administration of standards contained within the land development regulations.

Policy 2~~1~~.8.5

The land development regulations shall ensure that future drainage out-falls associated with either new development or redevelopment is ~~are~~ designed to prevent the direct discharge of runoff into either Boca Ciega Bay or the Gulf of Mexico.

Policy 2~~1~~.8.6

The land development regulations shall encourage the use of either vegetated swales in conjunction with retention ponds, or sand filtration and catchments' systems where the lack of space prohibits the use of retention ponds.

Policy 2~~1~~.8.7

The City shall, where practical, comply with the policies of the Pinellas County Master Drainage Plan, as amended.

Objective 2~~1~~.9

Consistent with this comprehensive plan, as amended, level of service standards set forth in this plan will not be degraded.

Policy 2~~1~~.9.1

As administered by the land development regulations, the City of St. Pete Beach shall ensure that all development and redevelopment taking place within its municipal boundaries does not result in a reduction of the level of service requirements established and adopted in this comprehensive plan.

Policy 2~~1~~.9.2

Recognizing the limitations of the potable water supply available to serve this community, the City shall adopt by reference those applicable provisions of water conservation ordinances which may be adopted by Pinellas County or recommended by the Southwest Florida Water Management District and in accordance with Florida Green Local Government standards.

Policy 2~~1~~.9.3

The development of residential and commercial land shall be timed and staged in conjunction with provision of supporting community facilities, such as streets, utilities, police and fire protection, emergency medical service, public schools.

Policy 2~~1~~.9.4

The City shall work with the appropriate governmental agencies in an attempt to avoid any unnecessary conflicts between highway traffic and Intracoastal Waterway traffic.

Policy 2.~~1~~.9.5

Public facilities and utilities shall be located so as to maximize the efficiency of services provided; to minimize their cost; and to minimize their adverse impacts on the natural environment.

Policy 2~~1~~.9.6

Consistent with this Comprehensive Plan, as amended, all permits for future development and redevelopment activities shall be issued only if public facilities necessary to meet the level of service standards adopted pursuant to this comprehensive plan are available concurrent with the impacts of the development.

Objective 2~~1~~.10

The City shall continue to ensure the availability of suitable land for utility facilities necessary to support proposed development.

Policy 2~~1~~.10.1

As an ongoing policy, the City shall assure that adequate land is available for the maintenance of those public utility facilities necessary to support current and proposed development.

Policy 2~~1~~.10.2

As an ongoing policy, the City will continue to protect existing rights-of-way and easements.

Objective 2~~1~~.11

Consistent with this comprehensive plan, the City shall continue to maintain the community's open space and promote greater connectivity through alternative mobility options.

Policy 2~~1~~.11.1

Those lands lying between the mean high water line and the Florida Coastal Construction Control Line are recognized as protected open spaces, as are any public lands which lie between the mean high water line and the water's edge.

Policy 2~~1~~.11.2

Where feasible, preservation areas, parks, and other components of the City's open- space system shall be linked by bike paths, jogging trails, and/or pedestrian pathways.

Policy 2~~1~~.11.3

The City shall continue to administer the land development regulations in a manner aimed at preserving the access to and view of the beach and other recreational facilities for all residents of and visitors to ~~of~~ this community.

Policy 2~~1~~.11.4

The regulation of recreational uses of waterways and water access areas shall be consistent with sound waterway management.

Policy 2~~1~~.11.5

The City shall work with Pinellas County and other appropriate governmental agencies to ensure and maintain public beach access.

Objective 2~~1~~.12

The City shall continue to improve communication, cooperation, and coordination with area local governments, districts and agencies.

Policy 2~~1~~.12.1

The City of St. Pete Beach will continue to ensure that development and redevelopment ~~is~~ projects do not adversely impact neighboring governmental jurisdictions including the cities of Treasure Island, St. Petersburg, South Pasadena and Pinellas County by including these communities in the site plan review process, where applicable.

Policy 2~~1~~.12.2

Recognizing that the impacts of development extend beyond the limits of the community, the City shall ensure that development permits are consistent with the objectives of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies by including these agencies in the site plan review process, when appropriate.

Objective 2.13

The City shall promote the preservation and redevelopment of temporary lodging uses.

Policy 2.13.1

The City shall implement an on-going process of assessing the status of the City's temporary lodging unit inventory through review of zoning and permitting activities.

Policy 2.13.2

The City shall, where appropriate, establish a Community Redevelopment District with standards that facilitate re-investment in temporary lodging/ temporary lodging use development on the west side of Gulf Boulevard, within the Town Center Core as small bed and breakfast inns, within the Upham Beach area where the existing small motels are located, and at either end of Corey Avenue as a catalytic waterfront project that may also include marina facilities.

Policy 2.13.4

The City shall adopt provisions in its LDC which are designed to ensure the continued operation of all temporary lodging/ temporary lodging uses with mandated operational characteristics as temporary lodging facilities principally serving tourists and business travelers, and providing for guest amenities, without regard to ownership scheme as in accordance with State law. Such operational provisions shall include limitations on the continuous duration of guest stays, and if owned as a resort condominium, an additional limitation on the annual cumulative duration of owner stays.

Policy 2.13.5

The definition of transient occupancy contained in Division 2 of the LDC shall be renamed to "Temporary Occupancy" consistent with Countywide Future Land Use Plan and Rules recently

adopted and redefined for temporary lodging uses and temporary lodging units located in the Community Redevelopment District in support of Objective 2.13 and Policy 2.13.4 above:

In addition, consistent with the recent adoption of revised terminology by Pinellas County, the City shall amend its LDC to rename the following terms defined in the LDC:

"Transient Accommodation Use" shall be renamed "Temporary Lodging Use."

"Transient Accommodation Unit" shall be renamed "Temporary Lodging Unit."

GOAL 3 ~~2~~

The promoting of sound coastal management shall be encouraged to ensure that maximum long-term benefits are attained in the use of the coastal zone by the residents of and visitors to the City of St. Pete Beach.

Objective 3.1 ~~2.1~~

The City shall continue to participate with the City of Treasure Island and Pinellas County, and appropriate state and federal agencies in the implementation of a coastal management plan.

Policy 3.1.1 ~~2.1.1~~

Through the on-going enforcement of the City's Beach Management Regulations, beach areas shall be protected and restored to their natural state to the fullest extent possible, while only encouraging beach re-nourishment projects that are in the overall public interest.

Policy 3.1.2 ~~2.1.2~~

The land development regulations shall ensure that all development along the coastline is in accordance with the Coastal Construction Control Line as established by the State of Florida, City of St. Pete Beach, or other appropriate governmental agencies.

Policy 3.1.3 ~~2.1.3~~

The City of St. Pete Beach will re-evaluate its Coastal Construction Control Line from time to time in order to measure its effectiveness.

Policy 3.1.4 ~~2.1.4~~

The Beach Management Regulations shall ensure that all development or any other activities which disturb the coastal dune system are prohibited except when a proper permit has been issued that will include provisions to ensure that the dune system is maintained through restoration and enhancement.

Policy 3.1.5 ~~2.1.5~~

The Beach Management Regulations shall be enforced to ensure ~~for~~ the restoration and maintenance of the coastal dune system on new developments or redevelopment projects.

Policy 3.1.6 ~~2.1.6~~

Sensitive coastal resources shall be protected, through provisions contained in the land development regulations, from degradation and erosion resulting from improper development practices and recreational misuse.

Policy 3.1.7 ~~2.1.7~~

Beach stabilization projects, using appropriate vegetation as the stabilizing medium, shall be incorporated into development plans, where appropriate.

Policy 3.1.8 ~~2.1.8~~

The land development regulations shall include provisions whereby sand dunes are protected and enhanced, and native vegetation shall be planted to stabilize shorelines and protect upland areas from flooding hazards.

Policy 3.1.9 ~~2.1.9~~

The City shall protect the public health, safety and welfare by requiring that development in high risk areas, such as the hurricane velocity zone, meets all current construction standards and by fully supporting Coastal Construction Zone limitations.

Objective 3.2 ~~2.2~~

Recognizing its location within a Coastal High Hazard Area (CHHA), the City shall ensure that future development and redevelopment projects are built in accordance with the most recent hazard mitigation techniques and building materials.

Policy 3.2.1 ~~2.2.1~~

All future development proposals shall be analyzed based upon existing and future interagency hazard mitigation reports.

Policy 3.2.2 ~~2.2.2~~

In as much as is practical, the City of St. Pete Beach shall encourage property owners to retrofit hazard mitigation techniques and building materials into existing structures and shall require such techniques and materials for all major renovation construction projects.

Policy 3.2.3 ~~2.2.3~~

All new temporary lodging facilities within the City shall be planned, designed, and constructed to meet or exceed the minimum wind-loading and structural requirements of the Florida and Local Building Code in effect at the time of permitting. All new construction shall comply with Federal

Emergency Management Agency and National Flood Insurance Program requirements for protection from and mitigation of flood hazards.

Objective 3.3 ~~2.3~~

The City shall assure that future developments are compatible with the topography, soil conditions and the availability of facilities and services.

Policy 3.3.1 ~~2.3.1~~

The City shall require elevation certificates for all new development proposals.

Policy 3.3.2 ~~2.3.2~~

The City shall require that building foundations be designed appropriately for the soil conditions of the building site.

Policy 3.3.3 ~~2.3.3~~

The City shall permit no new developments where the facilities and services are not available or planned to be available in accordance with the Concurrency Management System adopted in 1992 as Chapter 102, St. Pete Beach Code of Ordinances, as amended.

GOAL 4 ~~3~~

The City, in cooperation with Pinellas County and neighboring communities, shall establish an effective and workable hurricane evacuation plan.

Objective 4.1 ~~3.1~~

Recognizing its vulnerability to the effects of tropical storms, the City shall maintain an up-to-date hurricane evacuation plan.

Policy 4.1.1 ~~3.1.1~~

Because the entire community is located within the identified Coastal High Hazard Area, as redefined by Rule 9J-5, Florida Administrative Code, the City shall, to the extent practical, limit public expenditures that subsidize development or redevelopment ~~only to existing development or new development, thus limiting population growth,~~ consistent with the Future Land Use Map as amended to reflect the revised the definition of the **Coastal High Hazard Area (CHHA)** to be the area below the elevation of the category 1 storm surge line as established by the SLOSH model. Ch. 2006-68, LOF; Section 163.3178(2)(h), Fla. Stat. except for the following:

The expenditure for the maintenance, repair or replacement of existing facilities.
The expenditure for restoration or enhancement of natural resources or public access.
The expenditure needed to address an existing deficiency identified in this plan.
The expenditure for the retrofitting of storm water management facilities for water quality enhancement of storm water runoff.
The expenditure for the development or improvement of public roads and bridges identified in the Transportation Element or Capital Improvements Element of this plan.
The expenditure for a public facility of overriding public interest to ensure public health and safety.

Policy 4.1.2 ~~3.1.2~~The Hurricane Evacuation Plan will set forth hurricane clearance times which will either be maintained or reduced. The City should adopt levels of service for both evacuation times to shelter and out-of-county for a Category 5 storm event.

Policy 4.1.3 ~~3.1.3~~

The risk of exposure of human life and public and private property to natural disasters shall be reduced through preparedness planning and implementation of hazard mitigation measures. The City should coordinate with Pinellas County and the TBRPC to develop mitigation strategies including possibly the adoption of a Mitigation Fee.

Policy 4.1.4 ~~3.1.4~~

The City shall coordinate plans for evacuation of coastal area populations with appropriate local or regional hurricane evacuation plans. The City should adopt levels of service for both evacuation times to shelter and out-of-county for a Category 5 storm event.

Policy 4.1.5

All new temporary lodging uses developed within the City shall prepare and file a Hurricane Closure and Evacuation Plan with the City and with the County's Director of Emergency Management at the time of building permit that complies with all applicable local and County emergency management procedures and requirements.

Policy 4.1.6

The City should determine how to address areas within its boundaries that are now no longer part of the CHHA in order to provide protection for these isolated areas as well.

GOAL 5 4

~~By 1998, land development regulations~~ The LDC shall be amended and adopted to implement the goals, objectives and policies of this comprehensive plan, as amended.

Objective 5.1 ~~4.1~~

Recognizing that the City of St. Pete Beach is located on a barrier island, future growth and development shall be managed through the preparation, adoption, implementation and enforcement of land development regulations consistent with this adopted Comprehensive Plan, as amended, in accordance with applicable timeframes established herein or State law, whichever is more restrictive.

Policy 5.1.1 ~~4.1.1~~

The City shall adopt and implement land development regulations which recognize the limitations of development on a barrier island, including its location in the 100-year flood plain, its vulnerability to tropical storms, and its topography and soil conditions.

Policy 5.1.2 ~~4.1.2~~

The City shall adopt and implement land development regulations that contain specific and detailed provisions required to implement this comprehensive plan, as amended, which, at a minimum shall:

- Regulate the subdivision of land;
- Protect the limited amount of marine wetlands remaining in the community and those lands designated as Preservation on the Future Land Use Map;
- Regulate signs;
- Ensure that all future development is consistent with Federal Emergency Management Agency and National Flood Insurance Program regulations;
- Ensure that all future development is consistent with any coastal construction control regulations as may be adopted and/or amended by the State of Florida, Pinellas County, or the City of St. Pete Beach;
- Ensure the compatibility of adjacent land uses by requiring adequate and appropriate buffering between potentially incompatible uses;
- Ensure that development permits are issued only when it has been documented that such development is consistent with the level of service standards for the affected public facilities adopted by this comprehensive plan;
- Provide for improved drainage and storm water management by requiring compliance with the minimum criteria established by the Southwest Florida Water Management District, the City of St. Pete Beach Drainage Ordinance, the regulations of other appropriate governmental agencies and the Pinellas County Master Drainage Plan;
- Provide requirements for the provision of open space safe and convenient on-site traffic flow and parking requirements and encourage share access driveways, internal connectivity between compatible adjacent parcels to reduce curb cuts to reduce vehicular conflict with pedestrians and bicycles;
- Encourage the use of ~~native~~ Waterwise Florida Landscapes and drought-tolerant vegetation, reclaimed water and rain sensor irrigation systems in the landscaping of multifamily and commercial developments;
- Provide regulations requiring the control of erosion and storm water or pollutant runoff from construction sites; ~~and~~
- Encourage land development which highlights scenic amenities and ensures public access to the waterfront;
  - Adopt Green building and site design standards and encourage new construction and major renovation to utilize Green standards through incentive programs;
  - Provide regulations and design standards that require internal and external pedestrian and bicycle pathway linkages to create a safe alternative mobility network throughout the City; and
  - Provide regulations that promote mass transit use.

Policy 5.1.3 ~~4.1.3~~

The City shall adopt land development regulations that shall prohibit the re-platting of existing recorded platted lots for the purpose of increasing the development density within existing single-family residential areas.

Policy 5.1.4

The City shall implement Community Redevelopment Districts pursuant to Part III Chapter 163, Florida Statutes in areas that meet the statutory requirements of blighted conditions and contain a substantial number of the following conditions: defective or inadequate street layout parking facilities, roadways, bridges, or public transportation facilities; faulty layout in relation to size, adequacy, accessibility and usefulness; unsanitary or unsafe conditions; deterioration of site or other improvements; inadequate and outdated building patterns.

Policy 5.1.5 ~~4.1.4~~

Land development regulations shall be adopted which implement the provisions of the Future Land Use Element policies within the mandatory timeframes specified herein or pursuant to State law, whichever is more restrictive.

GOAL 6 ~~5~~

Full compliance with Chapter 88-464, Laws of Florida, as amended, by participating in the Countywide planning process through representation on and coordination with the Pinellas Planning Council and by ensuring consistency between the City and Countywide comprehensive plans.

Objective 6.1 ~~5.1~~

The Future Land Use Element of the City of St. Pete Beach Comprehensive Plan shall be consistent with the Countywide Future Land Use Plan and Rules.

Policy 6.1.1 ~~5.1.1~~

Through continued maintenance of the Future Land Use Element, the City shall maintain consistency with the Countywide Future Land Use Plan and Rules by:

- Identifying any inconsistencies between the future land use element and plan maps of the City of St. Pete Beach and the Countywide Future Land Use Plan and Rules.
- Processing for action by the Pinellas Planning Council and the Board of County Commissioners, acting in their capacity as the Countywide Planning Authority, all land use plan amendments required to reconcile outstanding inconsistencies between the respective land use plans.

Special Designation – Community Redevelopment District (CRD)

I. Introduction & Overview

St. Pete Beach has experienced very little meaningful investment or reinvestment in its core resort and commercial areas during the past 30 years. The lack of reinvestment can primarily be attributed to an outdated regulatory scheme and development patterns that no longer support the needs of residents or visitors, and further, is not environmentally sustainable. Over time in the City's history, the resident population has become more permanent and less seasonal, which requires a different approach to the design of the public realm. With the exception of new residential construction, most of the core resort and commercial areas consist primarily of older structures that fail to comply with current building and safety codes, flood protection and management regulations, and environmental regulations, as well as modern open space and design standards. There is a substantial need to improve the function of the public realm – streets, sidewalks, public facilities and off-street parking – in terms of safety, environmental and aesthetic design to create a quality sustainable community for residents and visitors alike.

In the past, in other aging communities similar to St. Pete Beach, a major catalytic project would be used to stimulate private investment. St. Pete Beach undertook one such project recently when it completed its Community Center in July, 2007. However, both experience and reality demonstrate that economic vitality and reinvestment in an aging community does not always follow a major public investment if the regulatory scheme is not in sync with redevelopment market conditions. In those instances, the regulatory scheme needs to be changed to encourage the type of redevelopment desired by a community instead of allowing the old scheme that facilitates or allows undesirable redevelopment or no reinvestment at all. In most revitalization efforts, one or more catalytic projects must be pioneers in the market to lead the way to overall reinvestment in a community that raises the standard of quality for the entire community.

Much of the obsolescence of St. Pete Beach is attributable to an obsolete regulatory scheme that discourages and impedes the redevelopment of resort facilities with a full range of on-site amenities that compare with other destination resorts in Florida and other markets with which St. Pete Beach competes. The decline and attrition of existing resorts, boutique hotels and mom & pop motels has also been a result of a booming residential condominium market for many years until March, 2006 when it appears all types of reinvestment slowed or stopped altogether. However, it is only a matter of time before the residential condominium market returns to continue its march down our beaches as it slowly replaces aging hotels and motels, unless a new regulatory scheme is put in place to ensure the economic viability of resort facilities.

This slow and steady decline in the number and quality of temporary lodging units is also reflected in the decline and attrition of local businesses on Gulf Boulevard and within the traditional historic shopping district located on Corey Avenue which serve residents and visitors but are primarily supported by tourists. In addition, the existing main boulevard has narrow, poorly maintained sidewalks, virtually no landscaping, substandard lighting, inadequate and substandard bike lanes, inadequate and too few pedestrian crosswalks, too many curb cuts, or curb cuts that are too wide with a curb cut approximately every 15 feet. These conditions leave the pedestrian and bicyclist feeling unsafe and unprotected from passing cars. The character of Gulf Boulevard in terms of both safety and aesthetics, is not only a deterrent to reinvestment, it lacks almost all of the amenities and improvements of a quality livable community.

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.

1) **Base Flood Elevation** as used herein means that elevation above grade level established by the Federal Emergency Management Agency and implemented by State, County and local laws, codes and ordinances, above which height for a building is measured.

2) **City** – the municipality of St. Pete Beach.

3) **City Commission** – the duly elected governing municipal body of officials for the City of St. Pete Beach.

4) **Character district** – within the context of this Community Redevelopment Plan means one of eleven sub-districts or sub-areas that together form the Community Redevelopment District as a whole. Each of these sub-districts is called a "character district" because each of these areas share a common character that needs to be revitalized, enhanced or modified to achieve the community goals of quality residential living complemented by resorts and supported by a tourist-based economy.

   Each character district has its own unique mini-master plan that will fit into the larger framework established within one of two core redevelopment Districts – either the Downtown Core or the Gulf Boulevard Redevelopment District - and ultimately support the overall goals and objectives of the Community Redevelopment District as a whole. For example, the character of the Town Center Core District emphasizes pedestrian mobility over vehicular mobility and provides neighborhood and government services in a smaller-scale village-like atmosphere. This "character" is a re-creation of historical main streets that provided a core area where people gathered in a community to go to City Hall or the Post office, work, shop, dine, play and live.

5) **Comprehensive Plan** – the plan required by Chapter 163, Florida Statutes, to manage development and redevelopment within the City limits in a manner that is consistent with County and State policies, provides for intergovernmental coordination, provides for the uses of land, coordinates the timing and provision of adequate infrastructure systems and facilities, establishes environmental, conservation, recreation and open space policies, and establishes housing policies that ensures among other things safety, density varieties, historic preservation and affordable housing mitigation. *The*

Comprehensive Plan contains eight elements that must be consistent with each other in achieving the overall goals, policies and objectives of the Comprehensive Plan, including the following elements: (1) Future Land Use; (2) Capital Improvements Plan; (3) Coastal / Conservation; (4) Housing; (5) Transportation; (6) Infrastructure; (7) Recreation & Open Space; and (8) Intergovernmental Coordination.

6) **Community Redevelopment District** – within the context of this Community Redevelopment Plan is a 248.25 acre core area of the City representing about 20% of the City's total land area that shares a common goal of revitalizing primarily resort and commercial areas of the City that have seen little or no reinvestment in the past 30 years and contain a substantial number of properties that are not designed to current public safety, environmental, aesthetic or market standards.

   It is divided into two core sub-areas that share the overall need and goal of revitalization but also have distinct character and district objectives as a result. For example, the Downtown Redevelopment District focuses on creating a traditional downtown core area that provides traditional community services provided on a smaller scale that emphasize a safe and comfortable pedestrian environment where people live, play and work which is surrounded by residential neighborhoods that are within walking distance and buffered from commercial intrusion.

   In comparison, the Gulf Boulevard Redevelopment District is a core resort and shopping destination for both residents and visitors that is more reliant on vehicular mobility with a focus on preserving and revitalizing the heritage of St. Pete Beach as a resort destination with Gulf beach access for residents and visitors alike that respects the quality residential living located primarily to the east on the intracoastal waterways.

7) **Density** means the number of residential or temporary units allowed per acre of developable land. For example: If 15 units per acre is the density allowed on a two acre parcel of land, a total of 30 units are permitted.

8) **Development** means the carrying out of any building activity having the effect of the development of land.

9) **Development Site = Building Site = Zoning Lot = 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) **Intensity** means the building square footage (floor area ratio) and/ or impervious surface (impervious surface ratio) permitted to be developed on a zoning lot.

11) **Floor Area Ratio (FAR)** means the total amount of gross building square footage on a zoning lot in relation to the total square footage of the 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) **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) **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) **Impervious Surface Ratio (ISR)** means the measurement in square footage of a 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 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) **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) **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) **Mixed Use Development** as used herein means a development on a zoning lot 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) **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) **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) **Redevelopment** means the conversion, relocation, reconstruction, structural alteration or enlargement of any existing building and/or use.

21) **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) **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) **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) **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. (See Division 2, LDC definitions). 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) **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) **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 as follows:

1. Gulf Boulevard Redevelopment District; and

2. Downtown Redevelopment District.

There are a combined total of eleven designated character districts within the Community Redevelopment District as a whole, including: four (4) character districts in the Gulf Boulevard Redevelopment District; and seven (7) character districts in the Downtown Redevelopment District 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:

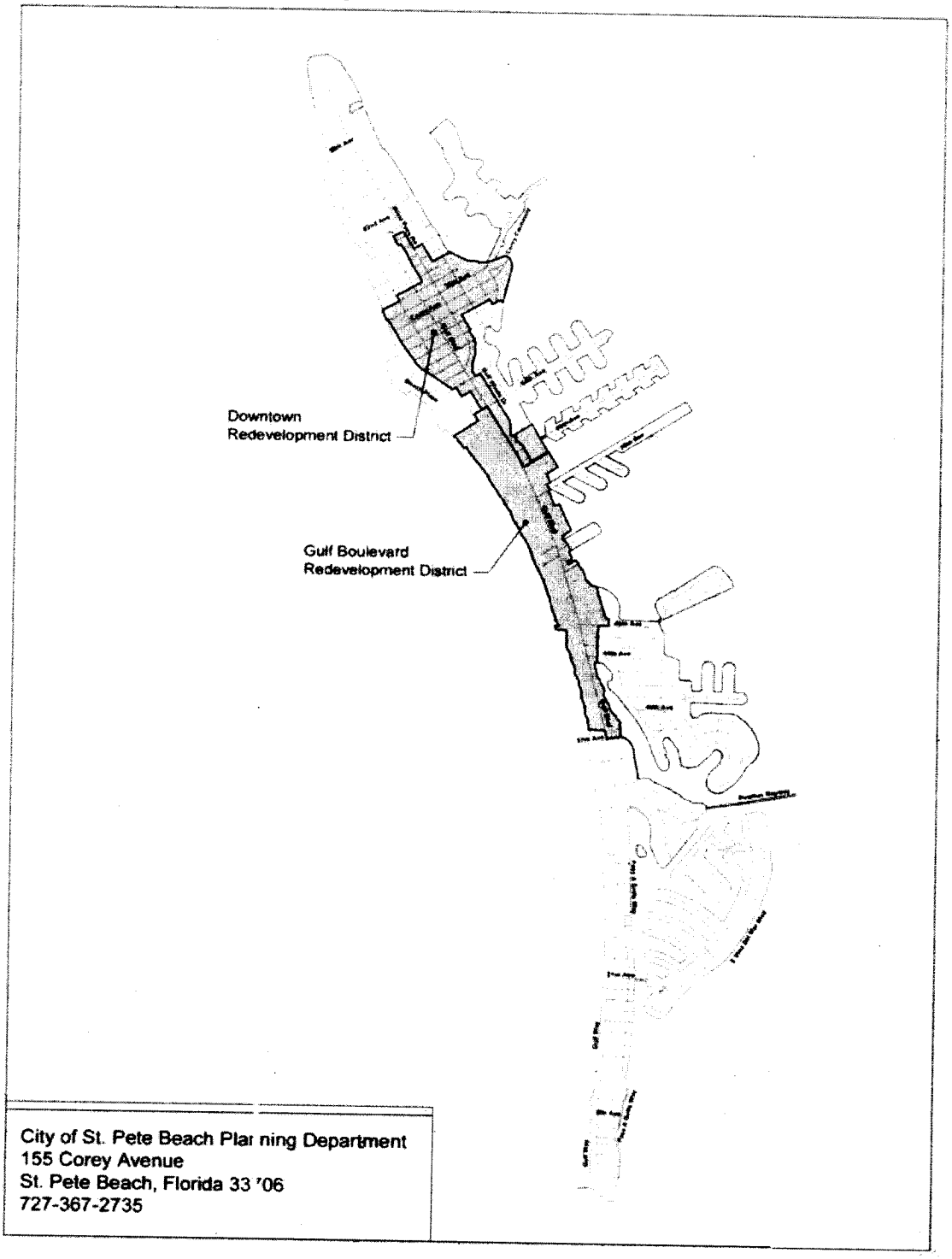
1) Large Resort District
2) Boutique Hotel/Condo District
3) Activity Center District
4) Bayou Residential District

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:

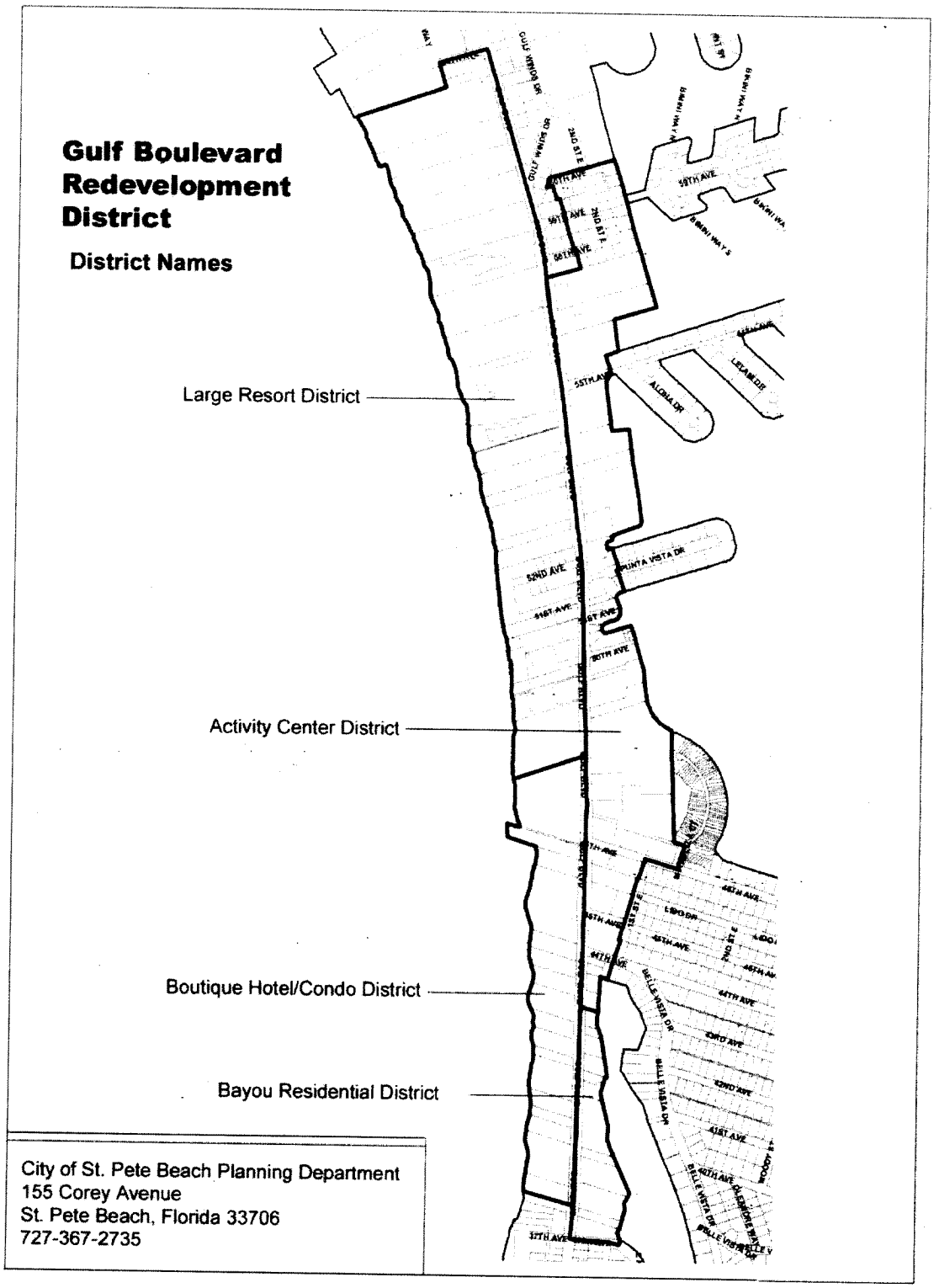
1) Town Center Core District
2) Town Center Corey Circle District
3) Town Center Coquina West District
4) Downtown Core Residential District
5) Upham Beach Village District
6) Commercial Corridor Blind Pass Road District
7) Commercial Corridor Gulf Boulevard District

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 provide 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.

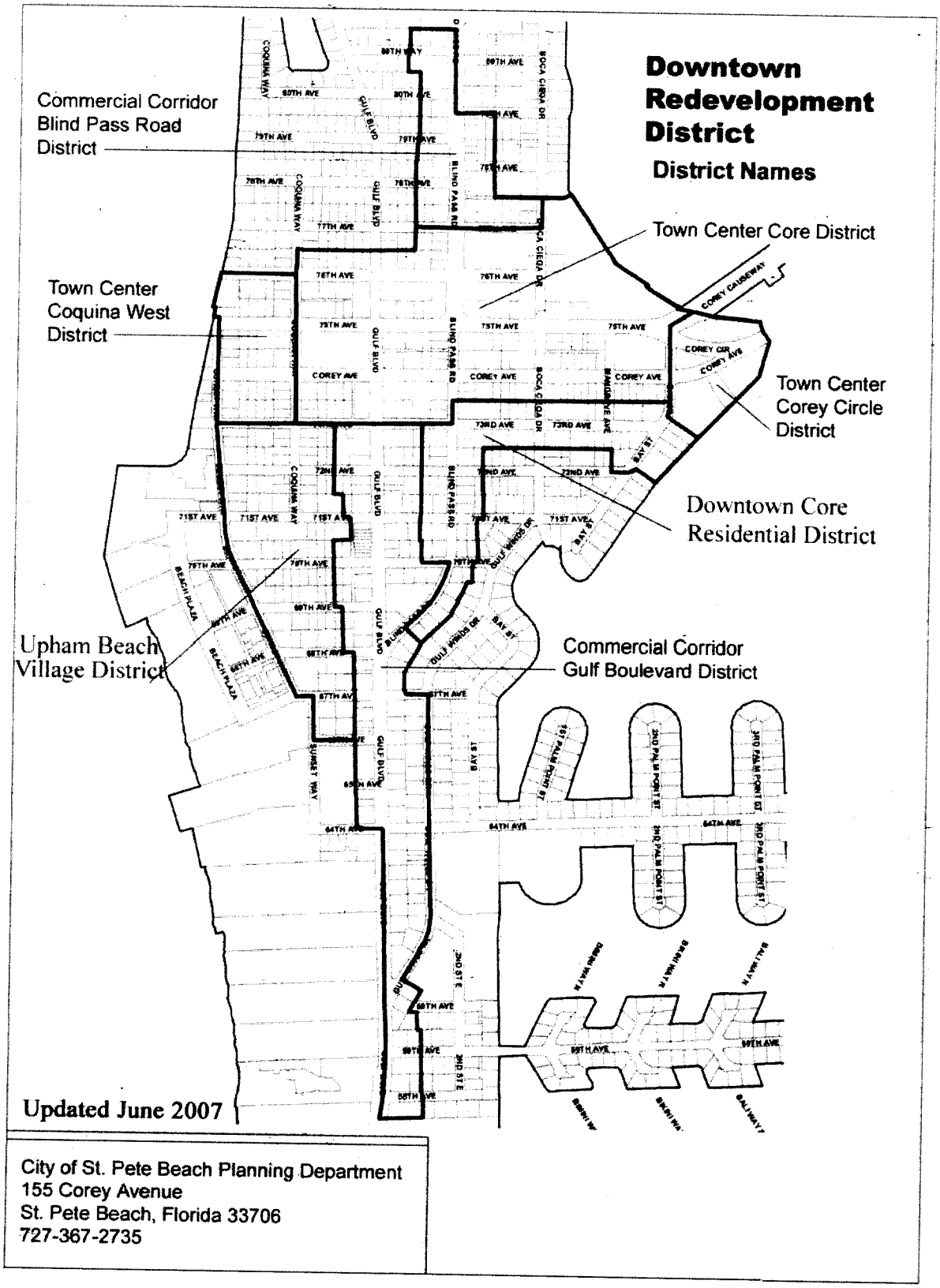
Map 1. Community Redevelopment Districts Location



Map 2 Gulf Boulevard Redevelopment District Character Districts



Map 3 Downtown Redevelopment District Character Districts



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

(b) Locational Characteristics-- This CRD land use plan category:

1. Is generally appropriate to those community areas designed to serve as local retail, office, temporary lodging uses, financial, governmental, and multi-family residential focal points for a community.

2. Shall target those neighborhoods and core areas of the community in a manner that is designed to encourage development and redevelopment in one or more combinations of uses as identified above and set forth in each specific character district plan.

(c) Purpose -- It is the purpose of this CRD land use plan category to:

1. Depict those areas of the City that are now designated, or appropriate to be designated, as community core areas and certain defined and limited neighborhoods adjacent to these core areas that contain non-residential and residential uses, for development and redevelopment in accordance with the specific plan for each character district within the overall Community Redevelopment District.

2. To encourage and promote quality sustainable development and redevelopment throughout each character district and the Community Redevelopment District as a whole, that provides quality of life, economic and aesthetic benefits to the residents throughout the City as well as its visitors.

(d) Use Characteristics -- Those uses appropriate to and consistent with this CRD land use plan category include:

Primary Uses	Temporary lodging uses, including large resorts, boutique hotels, motels, resort condominiums and bed & breakfast inns; Residential; Commercial; Office; Institutional; Marina; and Transportation/ Utility uses as specifically designated for each character district within the Community Redevelopment District.
Secondary Uses	Commercial; Office; Residential; Temporary lodging uses – bed & breakfast inns as specifically designated for each character district within the Community Redevelopment District; Marina.

Goals, Objectives and Policies for the Community Redevelopment District

GOAL 1

To support achieving a quality sustainable community through livable community design standards as well as Green building, site design and operation strategies.

Objective 1.1.

Promote a sustainable community by requiring the use of Green standards and practices for all development and redevelopment within the Community Redevelopment District by establishing minimum Green building and site design standards; and establishing incentive programs such as expedited site plan review and building permitting, and credits against impact fees in exchange for utilizing Green design standards and practices that benefit the

quality and sustainability of the environment and:

- conserve water and other natural resources.
- reduce energy consumption.
- improve air quality by reducing Greenhouse gas emissions.
- reduce impacts on infrastructure by participating in ride sharing and shuttle service programs.
- reduce urban heat by reducing paved surfaces, reduce the need for parking by participating in shared parking plans, employer ride-share and shuttle service programs
- reduce urban heat and encourage pedestrian mobility by planting additional shade trees.
- reduce waste through efficient design and recycling programs.
- promote a walkable environment by providing on-site pedestrian pathways that link to adjacent properties and off-site sidewalks to reduce traffic impacts and Greenhouse gas emissions.
- provide trolley stops or improve existing trolley stops as a comfortable, safe, convenient and attractive experience that encourages mass transit use.

Policy 1.1.1
Require minimum Green standards and encourage the use of Green redevelopment practices that exceed minimum standards for public and private development.

Policy 1.1.2
The City shall establish an incentive program for the implementation of Green standards, practices and technologies for new construction, major renovation and redevelopment within the Community Redevelopment District that exceed minimum requirements.

Policy 1.1.3
The City shall adopt and implement Green standards and an incentive program Citywide.

Policy 1.1.4
The City shall adopt and implement an incentive program that may include expedited site plan review, expedited building permit review and processing, and credits against impact fees or building permit fees that rationally relate to the environmental benefits being achieved such as lower water and energy consumption, reduced Greenhouse gas emissions, and reduced traffic impacts through the implementation of mitigation measures described in Policies 1.1.5, 1.1.6 and 1.1.7 below.

Policy 1.1.5
Encourage site design that promotes safe, comfortable pedestrian pathways internally within the site and provides externally pedestrian pathway linkages to activity centers, shopping, dining and entertainment.

Policy 1.1.6
Encourage employer-sponsored ride-share programs, mass transit subsidies for employees, shuttle services for employees, patrons and guests for work travel, and airport and off-site recreational, parks, entertainment and other tourist destinations.

Policy 1.1.7
Encourage temporary lodging facilities to have bicycles available for guest use.

Policy 1.1.8
Encourage construction waste management and recycling.

Policy 1.1.9
Encourage the use of fountains and water features that promote water conservation.

Policy 1.1.10
Encourage the use of low flow fixtures and high energy efficient rating construction materials, equipment and appliances.

Policy 1.1.11
Encourage the use of Waterwise Florida landscapes and drought tolerant plant material.

Policy 1.1.12
Encourage the use of reclaimed water and rain sensor irrigation systems.

Policy 1.1.13
Encourage the use of energy efficient and solar lighting.

Policy 1.1.14
Encourage the use of advanced storm water controls and waterfront considerations to minimize and eliminate pollutant run-off.

GOAL 2

To meet the needs of residents and further the ideal of quality communities as a function of living, working, and recreation opportunities, the design and functionality of the Community Redevelopment District will have a renewed focus on livable community strategies that focus more on people and less on the auto with community improvements and site design that values connectivity, safe and attractive gathering places, functional and attractive design, and alternative safe mobility options.

Objective 2.1.
Create livable, healthy streets that are designed and oriented towards safe pedestrian and bicycle movement.

Policy 2.1.1
Where appropriate, development and redevelopment should include the following pedestrian-friendly design features:

a. Continuous sidewalks with a minimum width of ten feet, buffered from traffic by on-street parking and/or landscaping, and that include pedestrian amenities such as benches, trash receptacles, trolley shelters, and pedestrian-scale street lighting.
b. Street trees to provide pedestrian-scale as well as shade and comfort to the pedestrian.
c. Buildings should be served by primary walkways that directly link the main building entrance to the street, parking structure and parking areas.

d. Pedestrian walkways should be visually distinct from parking lot and driveway surfaces and may include textured or colored materials.
e. Permanent structures such as utility poles and traffic control poles within the sidewalk that restrict pedestrian movement should be discouraged.
f. Direct routes between destinations, especially between adjacent parcels, to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.
g. Additional sidewalk width and distinctive interesting sidewalk patterns for outdoor café seating.
h. Internal vehicular access between adjacent properties that allows vehicular movement between properties without returning to the street to reduce curb cuts and improve traffic flow on roadways.
i. Shared access driveways to reduce curb cuts and pedestrian-vehicular conflict.

Policy 2.1.2

The following livable roadway strategies and features shall be pursued wherever appropriate within the Community Redevelopment District and all features shall meet or exceed ADA requirements:

a. Sidewalks on both sides of the street.
b. Bike lanes.
c. Pedestrian roadway crossing treatments such as bulb-outs, crossing islands, pedestrian refuge islands in the median, in-pavement pedestrian lights, textured or other distinctive crosswalk paving patterns, countdown signals, mid-block signals, "hot response" signals, pedestrian bridges over Gulf Boulevard at critical activity areas, signals that are consistent with the international symbols, and crosswalk signals that assist the visually and hearing impaired and wheelchair bound citizens, with particular emphasis on Gulf Boulevard, Corey Avenue, 75th Avenue, Blind Pass Road, and Sunset Way.
d. Use of mid-block crossings, for blocks more than 800 linear feet in length.
e. Signage that is clear, easily readable, user-friendly, is consistent with international signage rules and symbols, does not create visual clutter and is part of an overall comprehensive branding signage program for St. Pete Beach.

Policy 2.1.3

Where feasible, provide trolley transit stops in conjunction with pedestrian crosswalks, bike lanes and pedestrian pathways in conjunction with amenities such as pedestrian-scale decorative lighting, landscaping, secured bicycle storage, benches, trash receptacles, public art and other elements that provide comfort and weather protection for the waiting trolley passenger.

Policy 2.1.4

The provision of landscaping near the trolley stop in the form of shade or ornamental/palm trees is encouraged to maximize passenger comfort.

Policy 2.1.5
The City shall establish an off-site public improvements review and approval process for eligibility for community improvement impact fee credits.

Objective 2.2.
Parking lots and driveways should be designed to support pedestrian safety, connections and comfort by reducing the number of curb cuts and providing interconnectivity between and through sites.

Policy 2.2.1
Allow a parking requirement reduction for properties that share both cross access and a common entrance drive that utilize shared-parking agreements and cross-access agreements.

Policy 2.2.2
New commercial, office, and retail buildings and centers should be planned to reduce the number of curb cuts and driveways. Where possible, projects should share driveways and parking access with adjacent sites to provide an interconnected system of auto and service access points.

Policy 2.2.3
The location and width of driveways should be reviewed through local site plan review processes to identify opportunities for shared driveways with neighboring properties and to reduce access points on the surrounding road network to the extent possible.

Policy 2.2.4
Parking lots and driveways should provide pedestrian connections to entrances. Dedicated walkways through parking lots should be included in the design.

Policy 2.2.5
Parking lots should include trees to provide shade and reduce temperature for pedestrians.

Policy 2.2.6
In furtherance of pedestrian safety, Pinellas County will coordinate with the Pinellas County Metropolitan Planning Organization and the FDOT to encourage the construction of traffic control/pedestrian crossings on Gulf Boulevard near beach access points.

Objective 2.3.
The City will encourage and promote public art and design, and seek ways to increase opportunities for public art and design throughout the Community Redevelopment District as part of a Public Art and Design Master Plan that identifies opportunities, locations and priorities for public art and establishes an implementation/funding strategy and schedule.

Policy 2.3.1
The City will integrate art into City project designs, as appropriate.

Policy 2.3.2
The City will investigate revising building and land development regulations to create incentives to encourage private development to integrate public art into project designs, where appropriate.

GOAL 3

To rebuild the core commercial and resort areas of the City utilizing Green practices, strategies and technologies.

Objective 3.1
Implement building and site design construction and operation practices that support long-term environmental sustainability by: protecting and conserving water resources; constructing energy efficient buildings; using Florida waterwise and native landscape plant materials and design; recycling construction materials and debris; reducing urban heat through innovative building and site design; reducing pollutant run-off; protecting further degradation of the beach dune system and coastal wildlife species habitat and restoring or enhancing existing conditions through dune restoration measures, lighting and refuse controls and other measures.

Policy 3.1.1
All development within the Community Redevelopment District shall comply with a minimum of two environmental standards that will be established in Division 39.

Policy 3.1.2
All development within the Community Redevelopment District shall be encouraged to exceed minimum Green standards and redevelop, renovate or develop new projects that implement the "Green" objectives and policies contained in GOAL 1 of the Future Land Use Element relating to energy efficient and environmental sustainable practices.

Policy 3.1.3
All development within the Community Redevelopment District shall be encouraged to implement as many livable community design and operation strategies to promote safe and comfortable pedestrian, bicycle and mass transit mobility that will reduce the consumption of nonrenewable resources, reduce the need for parking and thus reduce urban heat and polluted run-off, and reduce greenhouse gas emissions,

Community Redevelopment District General Redevelopment Guidelines, Standards and Initiatives

(a) **Designation of Densities and Intensities in General.** Densities and intensities shall be designated for each classification of use in each character district within the Community Redevelopment District. The City Commission shall amend its LDC and adopt densities and intensities for each character district which shall be consistent with, and implement the Community Redevelopment District guidelines, standards, goals, objectives and policies as established herein. Further, the City shall amend its LDC to include densities and intensities for each character district that shall:

1. not exceed the overall density approved within the Community Redevelopment District and the City limits; and

2. ensure that a comprehensive redevelopment strategy can be and shall be implemented through land development regulations that maintain the City's heritage of quality residential living complemented by resort facilities and supported by a tourist-based economy that includes temporary lodging uses, local retail, restaurants and local pubs and bars; and

3. recognize that successful redevelopment of each character district is interdependent upon the implementation of successful redevelopment strategies in each of the other character districts; and

4. require the adoption and implementation of land development regulations by the City Commission or the registered voters of St. Pete Beach, as may be required by the City Charter and Code of Ordinances, for each character district that shall be consistent with and allow the implementation of an economically feasible strategy that promotes comprehensive redevelopment of consistent quality for the Community Redevelopment District as a whole and within each designated character district; and

5. **not be exceeded by approval of variances.**

(b) **Temporary Lodging Unit Density Pools ("TLU Density Pools") -Generally.**

1. **General Purpose.** The TLU Density Pools are intended to provide adequate and available temporary lodging unit density to those existing temporary lodging use properties to redevelop as economically viable resort facilities in the areas of the City where they have traditionally existed for decades. The initial base density provided for the temporary lodging uses in the Gulf Boulevard Redevelopment District are intended to bring almost every existing resort hotel property back into conformity which will allow them to rebuild as a resort hotel in the event of a natural disaster or other catastrophic event. The density provided above the base level, including reserve or density pools, is intended to provide economic incentives to redevelop existing temporary lodging properties as resort projects rather than multi-family residential projects.

2. **Limiting Overall Density.** Realistically, not all existing resort properties can or will be redeveloped as such. In some cases, the existing density is not only higher than the 30 units per acre allowed under the existing land use designation is higher than the density

allowed in the character districts providing for increased density for temporary lodging uses within the Community Redevelopment District. Therefore, rather than allowing every existing property the maximum potential density which would overestimate the need for density, and further, to ensure that almost every existing property first and foremost has the opportunity to become a conforming property in terms of use, TLU Density Pools shall be created to allow density to be utilized in meaningful ways in the areas of the City where temporary lodging uses currently exist. The goal and intent is to promote economic redevelopment but also provide an absolute overall maximum density cap to ensure that the overall approved density for the Community Redevelopment District is not exceeded and overdevelopment does not occur. Each TLU Density Pool shall have a maximum cap on the allocation of density on a project by project basis to ensure the redevelopment occurs on an orderly basis overtime throughout each character district and avoid a potential overdevelopment scenario that could arise without a cap and a program of first-come first-serve.

3. **TLU Density Pools Established.** TLU Density Pools shall be established in the following 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**.

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 this 2007 amendment, temporary lodging use density 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 west Districts ** upon approval of a conditional use request. 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.

The TLU Density Pool for each character district was determined based upon the following factors:

a. The existing number of temporary lodging units in each district.

b. The degree of existing non-conforming densities.

c. The base temporary lodging density allowed in the specific character district.

d. The realistic number of units that may be potentially utilized to promote temporary lodging use redevelopment balancing both acreage and the actual number of existing temporary lodging facilities.

e. The potential to maintain waterfront access and views for the public.

f. The potential to redevelop temporary lodging uses in close proximity to entertainment, shopping, dining and activity centers.

4. **TLU Density Pool Allocation.** Any units allocated under this provision shall be by conditional use approval and shall be specific to each character district's existing temporary lodging use classifications (i.e., hotel, boutique hotel, motel, resort condominium, and bed & breakfast inn). The allocation of TLU density shall only be by ordinance of the City Commission approving a conditional use on a project by project basis. Such allocations shall not exceed the maximum allocation cap per project and further, shall not exceed total available remaining density in each TLU Density Pool for each of the character districts listed in subsection (b) 3 above. *This limitation on density is absolute.*

5. **Large Resort District Not Eligible.** Temporary lodging uses in the Large Resort District shall not be eligible for any TLU Density Pool allocations.

(c) Affordable Housing Mitigation Programs & Density Bonus[1].

1. **Existing Conditions.** Pinellas County, as in many areas of the State of Florida, is experiencing an affordable housing crisis. A scarcity of land, increasing land values and rising insurance and property taxes are creating a substantial impediment to providing affordable housing options for City and County residents who provide needed services to our community. Meaningful affordable housing solutions will require public/private partnerships and innovative strategies. At the time of this proposed amendment, several affordable housing mitigation strategies are being explored by the County and local municipal governments within the County. It is the express intent of St. Pete Beach to participate in any such adopted affordable mitigation strategies as agreed to by the City and County in cooperation with existing affordable housing programs in The City of St. Petersburg and Pinellas County to create affordable housing units within reasonable proximity to the City of St. Pete Beach.

[1] The Affordable Housing Density Bonus as established herein allows only 50% of the potential increased density that was approved in the 2005 Plan. In 2005, the maximum density bonus approved was ten (10) temporary lodging units per acre. It was the decision of the City, County and DCA in 2005 that any density bonus that may be utilized in the Large Resort District is speculative and as a result of countervailing public policies to promote and encourage affordable housing as well as the redevelopment of temporary lodging uses that support tourism as the #1 economy in Pinellas County and the State, the potential number of affordable housing bonus units was not calculated against the overall density cap for the Community Redevelopment District. Consistent with the policy for affordable housing density bonus calculation approved in 2005, the potential five (5) temporary lodging units per acre potentially available, subject to certain requirements and restrictions, as part of a voluntary affordable housing mitigation program in addition to the mandatory general mitigation program requirements, will not be calculated against the overall density cap for the Community Redevelopment District.

2. **Interpretation and Construction.** This affordable housing provision is intended to enable the implementation of any and all affordable housing strategies mandated by any lawful means by the State, County or City, as may be established and amended from time to time. The City shall work in partnership with the County and neighboring jurisdictions to establish an affordable housing mitigation program. This provision shall be construed to be consistent with any future implementing land development regulations that provide affordable housing mitigation strategies.

3. **General Affordable Housing Mitigation Program Implementation, Limitations and Restrictions.** The City shall establish an affordable housing general mitigation program that includes impact fees or alternative mitigation options that shall be imposed on net development, with credit provided for any existing units or floor area which is removed during the redevelopment process. Alternative mitigation options in lieu of mitigation fees may include eligible, qualified and approved: a) construction of on-site workforce living accommodations; b) credits for off-site construction of affordable housing; c) credits for land purchases or donations that are legally restricted and used for affordable housing only; d) credits for participation in employer-assisted housing programs; or e) such other affordable housing mitigation strategies that may be established by the City in partnership with the County and neighboring jurisdictions. This general mitigation program shall be imposed on a City-wide basis. Jurisdictions, agencies and programs that will receive the revenues generated will be determined through negotiation with appropriate authorities.

4. **Implementation.** The City shall amend its LDC to establish or amend an existing affordable housing and mitigation program, as appropriate, to be consistent with this plan amendment. The LDC shall be amended as soon as reasonably possible, but no later than thirty (30) days after receiving all final County, State, agency and City Commission approvals of this amendment to the Comprehensive Plan, after approval by a voter referendum. This affordable housing mitigation program shall be established in partnership with the County and neighboring jurisdictions and shall comply with all governing County and State laws in effect at that time.

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:

a. **Density Bonus Limitations.** A density bonus in exchange for affordable housing mitigation may only be allowed in conjunction with a defined Large-scale temporary lodging use development.

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.

b. **Mitigation Exemption.** Temporary lodging units built as part of the affordable housing density bonus and on-site workforce living accommodations provided in compliance with the General or Large Resort Affordable Housing Mitigation programs, as applicable, shall not be subject to the affordable housing mitigation fees or other program requirements.

c. **Accessory Use.** On-site workforce living accommodations shall be deemed an accessory or ancillary use to a Large-scale temporary lodging development only; and shall be exempt from maximum density and floor area ratio standards.

d. **Prohibitions and Restrictions.** All on-site workforce living accommodations shall be:

(i) prohibited from being advertised for, or otherwise used for guest temporary lodging or home occupational licensing purposes;

(ii) exclusively used for providing on-site workforce living accommodations for employees eligible for low income or very low income status as defined by the County and City; and

(iii) prohibited from being advertised for or otherwise sold as a residential dwelling unit that does not qualify as an on-site affordable housing unit occupied exclusively by an employee(s) of the temporary lodging facility.

e. **Covenant Required.** A legally enforceable restrictive covenant, in form and content acceptable to the City, shall be required as a condition of site plan approval and recorded in the public records of Pinellas County upon issuance of a building permit setting forth the restrictions provided in subsection **(c)**5 above. In addition, such on-site workforce living accommodation units shall be subject to all procedures and requirements of the hurricane closure and evacuation plan for the temporary lodging facility.

(d) **Height Standards, Restrictions and Limitations.** Height standards, restrictions and limitations are:

1. Established in response to the residents':

a. strong objection to the potential for overdevelopment of the community that could create a dense urban high-rise City;

b. strong desire to restrict height increases generally to the minimum necessary to implement the desired redevelopment goals, objectives and policies; and

c. strong desire to prohibit high-rise residential development throughout the City, particularly along the Gulf beaches.

2. Intended to preserve the City's heritage of quality residential living complemented by resorts and supported by a tourist-based economy in acknowledgement of the following:

a. that a significant number of high-rise residential condominiums exceeding ten (10) stories in height exist from just north of 38th Avenue northward to the northernmost boundary of the City abutting Treasure Island; and

b. that a substantial majority of residents desire to prohibit more such high-rise residential condominiums that do not contribute to maintaining the diverse tourist-based economy of the City and will potentially "privatize" our local beaches and waterfronts by denying public access and views to the water; and

c. that socio-economic needs support:

(i) Increased building height for large-scale resort redevelopment only.

(ii) Limited height increases for small-scale resort redevelopment, boutique hotels, and Upham Beach Village motels.

3. Defined and described in each character district to promote the preservation of the City's diverse residential resort community by allowing the redevelopment of existing temporary lodging uses throughout the areas of the City that have traditionally provided such resort and temporary lodging facilities because:

a. socio-economic needs support limited height increases for mixed use development projects in a few select core commercial areas within the Community Redevelopment District including the Dolphin Village Shopping Center and the east and west ends of Corey Avenue to anchor the Corey Avenue main street that will act as a catalyst for revitalization of the City's historic downtown area; and

b. socio-economic reasons at this time support discouraging or strictly limiting height increases in the City's land development regulations, including prohibiting variances for increased height for residential condominium development.

4. Established in the Community Redevelopment District to:

a. acknowledge the residents' objections and desires as well as existing conditions and the socio-economic needs of the community as set forth above to promote and support the future sustainability of a quality residential and resort community;

b. provide that only certain height increases will be allowed and are limited both in actual height as well as select core areas within only 5 of the 11 character districts that represent approximately 8.5 % of the total land area of the City;

c. provide the necessary catalyst for quality reinvestment of these core areas that will enhance the overall value and opportunity for reinvestment by residents, local retail, hotel and motel owners, and investors alike;

d. selectively target those limited areas that will minimize or avoid any encroachment upon existing residential neighborhoods and provide maximum protection and opportunity for compatibility with existing uses; and

e. selectively targets only those uses that contribute significantly to our local economy and quality of life.

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.

6. Established in each character district with the express intent of complying with the Section 3.18 of the City Charter, as amended on Nov. 7, 2006, that requires voter referendum approval for any increases to height allowed by the City's LDC.

a. It is the express intent of this amendment to the Future Land Use Element of the Comprehensive Plan designating a Special Area - Community Redevelopment District designation, to establish such height standards not as a recommendation, but rather as a mandatory maximum height for each type of use within each character district within the Community Redevelopment District that shall be adopted by Ordinance of the City Commission amending its LDC. These height standards are mandatory only for the purposes of establishing maximum permissible heights in both the Comprehensive Plan and the LDC and shall not be construed as requiring that a developer build the maximum height allowed, only that they may build up to, but not exceed, the maximum height for each use as established in each character district.

b. The height standards established for each use within each character district within the Community Redevelopment District have generally been determined to be the minimum necessary to implement an effective redevelopment strategy as contemplated herein for each character district and for the Community Redevelopment District as a whole.

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 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.

7. **Any increases to the maximum allowable height, including by variance, established for each use in each character district within the entire Community Redevelopment District shall be prohibited unless approved by voter referendum, if required by the City Charter.**

8. **Variances to increase the maximum height allowed for any use or structure shall be prohibited.**

(e) Public Safety Standards- Shall be required, implemented and updated as necessary in the City Land Development and Building Codes to provide the maximum flood, hurricane and tropical cyclone protection and mitigation; and further, to proactively improve public safety and emergency procedures in the event of a natural disaster with particular emphasis on emergency evacuation plans and procedures. All new construction shall comply with Federal Emergency Management Agency and National Flood Insurance Program rules and regulations as may be further restricted by local rules, regulations, ordinances, building codes or other governing laws. All temporary lodging uses shall comply with closure and evacuation procedures in accordance with State, County and local rules.

(f) Traffic Generation Characteristics - The Comprehensive Plan standard for the purpose of calculating typical traffic impacts relative to a plan amendment for this land use category shall be based upon the actual mix and intensity of land use proposed in the Community Redevelopment District plan map area and represents the maximum trip generation rate potential, calculated by using the appropriate traffic generation characteristics for each corresponding category of land use, adjusted to account for proposed density/intensity of said land use. Actual implementation of the comprehensive plan will not result in the maximum potential densities and intensities permitted herein. Actual implementation of land development regulations on a project by project basis will require transportation management plans and strategies. As a result, the maximum trip generation rate calculated under the maximum potential build out under this plan will further be reduced.

(g) Infrastructure Systems & Facilities Characteristics and Standards.

1. **Major findings:**

a. Generally, with few exceptions, the design and materials of existing potable water, sanitary sewer, and storm water within the designated CRD are characteristic of 40-50 year old facilities.

b. That new development and redevelopment will create additional impacts on existing and future infrastructure systems and facilities.

c. There is a need to continue to modernize and improve infrastructure, maintain or improve levels of service provided to residents and visitors, including

safety and aesthetic improvements, where practical and feasible.

d. Physical constraints, as well as safety and aesthetic considerations affecting the feasibility and practicality of widening existing roads, require a greater emphasis on increasing mobility through strategies that do not involve road expansion and include alternative mobility strategies.

e. That used on its own, an established letter grade system for measuring levels of service on roadways which is based primarily on travel speed, can be misleading as an indicator of roadway performance. Roadway congestion and duration of congestion also need to be considered to more accurately assess roadway performance.

f. Escalating cost of right-of-way is cost-prohibitive.

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) fire rescue;
(iv) 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).

b. **Infrastructure Study**. An infrastructure study may be required on one or more of the above-listed systems or facilities to determine the extent of any degradation of the infrastructure below the adopted levels of service caused by increases in density or intensity of use on the development site. Mitigation fees and/or physical or operational improvements determined to be reasonably required and in proportion to the impacts caused by the increased density and density of new development, in consideration of the long-term concurrency management plan of the local government who owns and operates the facility or system, shall be a condition of site plan approval.

c. **Transportation Management Plan.** All new development, excluding single-family and duplex residential, shall be required to prepare and submit a Transportation Management Plan (TMP) to the City, at its sole expense, to determine the extent of the impacts on existing transportation systems based

upon adopted levels of service and concurrency management standards to address impacts caused by any increases to density or intensity on the development site. The TMP shall determine any necessary physical or operational improvements, alternatives and other mitigation strategies that can be implemented to maintain the adopted levels of service and address a long-term concurrency management program. A TMP that includes one or more strategies to reduce external trip generation, improve traffic flow, reduce Greenhouse gas emissions, and/or emphasizes safe and comfortable pedestrian, bicycle and mass transit mobility, will be required. TMP strategies may include, but are not limited to:

(i) Physical and operational improvements.
(ii) Expanding and improving mass transit and trolley stops with amenities that provide protection from sun and rain and are aesthetically pleasing to encourage increased mass transit/trolley rider-ship.
(iii) Employer-sponsored employee ridesharing and vanpooling programs.
(iv) Employer-subsidized mass transit passes for employees.
(v) Implementation of a temporary lodging shuttle service to the Tampa International and St. Petersburg/Clearwater Airports shall be mandatory for all Large-scale temporary lodging uses and encouraged for all other temporary lodging uses. Shuttle service to area attractions, parks and entertainment venues may be included as part of a TMP but shall not be required. Shuttle services for guests of temporary lodging facilities may be operated for one resort or as part of a shared shuttle service program with participating member resorts.
(vi) Bicycle and/or segway rental or complimentary programs for temporary lodging guests.
(vii) Provision of on-site pedestrian and bicycle linkages to external pathways to expand, improve and enhance a safe, continuous pedestrian, bicycle and segway network throughout the City.
(viii) Expansion, improvement or enhancement of off-site bike/segway lanes and sidewalks to form a continuous safe and comfortable network Citywide.
(ix) On-site secured bicycle storage areas.
(x) Additional tree canopy adjacent to sidewalks to provide shade and comfort to the pedestrian that will increase pedestrian mobility.
(xi) Pedestrian-scale decorative street lighting and street furniture along pedestrian pathways to create a safe and comfortable experience to encourage pedestrian mobility.
(xii) Monetary contributions towards a City-owned and operated Looper Trolley fleet operated solely within the City limits and fueled by alternative fuels or electrically-charged batteries.
(xiii) Construction or monetary contributions towards a Gulf Beach Boardwalk, should the City pursue a beach boardwalk or trail.
(xiv) Construction of crosswalks and related crosswalk features that facilitate safe movement across roadways.
(xv) Dedication of easements for pedestrian and non-motorized

pathways.

(xvi) Right-of-way donation for turn lanes and/or wider bike/segway lanes.

(xvii) Construction or monetary contributions towards a pedestrian bridge over Gulf Boulevard linking major activity areas.

d. **Governing laws.** Mitigation or elimination of impacts shall comply with applicable State, County and City concurrency and proportionate share requirements, and shall also implement the goals, objectives and policies of the redevelopment and character district where the development is located.

(h) **Transportation Concurrency Management Standard for Large-scale Temporary Lodging Development**. In accordance with the Countywide transportation concurrency management rules and regulations, each project developed or redeveloped within the Community Redevelopment District shall be consistent with the Metropolitan Planning Organization's (MPO) countywide approach to the application of a concurrency management system and implementation of a Transportation Management Plan requirement and shall:

1. recognize standard data sources as established by the MPO;

2. identify level of service (LOS) standards for state and county roads as established by the MPO;

3. utilize the proportionate fair share requirements consistent with Ch. 163, F.S., and the MPO model ordinance;

4. utilize the MPO Traffic Impact Study Methodology; and

5. recognize the MPO designation of "Constrained Facilities" as set forth in the most current MPO Annual Level of Service Report.

(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 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 Improvements Plan and Fund. The City shall establish by Ordinance a Community Improvements Fund within the Community Redevelopment District (CRD). Thereafter, the City shall amend Division 41 of the LDC and adopt an impact fee schedule based

upon the adopted Community Improvements Plan ("CI Plan"). The City shall prepare and adopt a CI Plan containing safety, capital improvements and public amenities for the CRD with an associated schedule of costs supported by the necessary and appropriate documentation of projected costs that considers a reasonable estimate of the number of temporary lodging units, as well as residential units and nonresidential building area anticipated to be redeveloped within the CRD. In addition, the City, when establishing the impact fees shall consider the shared public benefit and other committed revenue sources available for funding certain public improvements and amenities within the CRD and the community redevelopment area previously approved by BCC Resolution 06-191 on October 10, 2006.

1. **General Purpose and Intent.** In recognition of the following:

a. Changing tax reform policies may reduce the available revenue at the City, County and State levels to fund various community public improvements and amenities including but not limited to, the Gulf Boulevard Improvement Program date last revised April 2007, including undergrounding overhead utilities, public parking garages for downtown shopping and the beaches, neighborhood safety and beautification improvements, streetscape improvements, business and residential assistance (façade grants), and site acquisition for public parks.

b. At the time the 2005 Comprehensive Plan was approved by the City, County and State, the intent was for the City to subsequently seek approval by the County of a Ch. 163 Community Redevelopment Plan and a Redevelopment Tax Fund to utilize tax increment revenue contributed by the County and City to pay for community capital improvement projects within the Community Redevelopment District.

c. The repeal of the 2005 Plan by the majority of voters of St. Pete Beach on Nov. 7, 2006 eliminated the potential tax increment revenue under the 2005 Plan that otherwise would have been available to fund these community public improvements. This circumstance combined with recent tax reform measures by the State and a pending Constitutional Amendment that will be placed on the Jan. 29, 2008 ballot that may force additional City Budget cuts, and further jeopardize the City's ability to fund all or a portion of its share of these needed community public improvements in the future.

d. The Penny for Pinellas tax was renewed for an additional ten years by a majority of Pinellas County voters on Nov. 7, 2006 and it is this revenue that has been the intended revenue source for funding the County's commitment to underground the overhead utilities along Gulf Boulevard as part of the Gulf Boulevard Improvement Program provided the City contributes the balance of the funds necessary to construct Improvement Program.

e. The geographical boundaries and area of the community redevelopment area approved by BCC Resolution 06-191 is significantly less than the Community Redevelopment District boundaries comprised of 248.25 acres. A portion of the community public improvements needed within the CRD are not included within the area or are not otherwise eligible for public improvement funding by tax increment revenue contributed by the County

and City. Therefore, there is a need for an alternative source of funding for these public improvements and amenities.

f. It is in the best interests of the health, safety and welfare of residents and visitors to St. Pete Beach, as a designated Coastal High Hazard Community, to replace overhead utilities with underground utilities to the maximum extent practical and feasible, a well as construct the public safety and beautification improvements contained in the Gulf Boulevard Improvement Program.

g. There is a need to provide adequate parking, improve safety, maintain and improve adequate levels of service for public facilities, install livable community improvements, and implement Green design, standards and practices for all new public improvements within the CRD.

h. Large-scale, comprehensive and costly public improvement projects must be constructed at one time to maximize cost savings and minimize inconvenience to the public caused by construction.

i. Large-scale projects such as a parking garage and undergrounding utilities are typically cost prohibitive if funded solely by the City or solely by the County as evidenced by the anticipated joint funding currently planned for in the Gulf Boulevard Improvement Program. Similarly, such extensive projects are also cost prohibitive if funded entirely by private revenue sources on a project by project basis unless as part of a comprehensive long-term funding plan.

j. It is in the best interest of the health, safety and welfare of the residents that impact fees be adopted and imposed upon private development that will fund public improvements and amenities that are not eligible for CRA tax increment revenue funds and substantially alleviate the anticipated shortfall of local revenue caused by recent and anticipated tax reforms and budget cuts.

k. It is the desire of the citizens and landowners that support this comprehensive plan amendment to require future development to assist in funding a community improvements and amenities program to supplement alternative sources of revenue that may include a CRA tax increment Redevelopment Trust Fund and Penny for Pinellas funds, as such funds may either be insufficient or restricted in terms of the projects that are approved to receive CRA or Penny for Pinellas funding. It is the desire of the private development community to make a significant tangible contribution back to the residents of St. Pete Beach, in partnership with the County and City and any other funding partners, public or private, that may contribute in the future, that will improve the overall quality of life for the entire community, and ensure that there are no "gaps" in funding to provide the improvements and amenities within the Community Redevelopment District that will make St. Pete Beach a quality community for everyone.

2. **Establishment and Purpose of the Community Improvements Fund ("CI Fund").**

The City shall establish, manage and operate a CI Fund in an interest bearing account for the purpose of collecting and expending impact fees to fund the Community Improvement Plan (CI Plan). The City shall begin preparation of the CI Plan immediately after approval of this plan amendment by voter referendum, subject to modification and final approval by the City Commission after obtaining approval by the County Commission of the capital projects designated in the Ch. 163 Community Redevelopment Plan to be funded by tax increment revenue, that may shift funding priorities in the Community Improvement Plan, as necessary and appropriate. The City CI Plan may designate community improvements including but not limited to: public safety improvements such as replacement of overhead utilities with underground utilities; street and sidewalk lighting; crosswalks; bike lanes; intersection arm masts; trolley stops; medians; public beach access plazas; landscaping; street furniture; public art; lifeguard station structures; public parking garages; pedestrian bridges over Gulf Boulevard; pedestrian boardwalk linking Corey Circle East and the Community Center on Boca Ciega Drive; as well as parks and recreation facilities, including mitigation of impacts on the Community Center on Boca Ciega Drive through payments towards debt reduction, as appropriate and may be allowed by law.

a. **Use of CI Fund.** The funds collected from development within the Community Redevelopment District (CRD) shown on Map 1 at page 42 shall only be expended for community improvements within the boundaries of this district. At the time of this amendment, the intent is for the County to fund the portion of the Gulf Boulevard Improvement Program relating to the relocation of overhead utilities underground, and for the City to fund the balance of the project relating to public safety, roadway improvements and beautification.

(i) In the event the Ch. 163 Community Redevelopment Plan is not approved by the voters and the County and funded by tax increment revenue; or in the event there is a shortfall of Penny for Pinellas funds committed to the Gulf Boulevard Improvement Program; CI Funds shall be used first to fund any shortfall to replace overhead utilities with underground utilities along that portion of Gulf Boulevard located within the CRD.

(ii) In the event the Ch. 163 Community Redevelopment Plan is not approved by the voters and the County, the second funding priority of the CI Fund shall be paying for the Gulf Boulevard Improvement Program that is unfunded by other Federal, State or County funds, grants or other private revenue sources.

(iii) In the event the Ch. 163 Community Redevelopment Plan is not approved by the voters and the County and funded with tax increment revenue, the third funding priority of the CI Fund shall be the replacement of overhead utilities with underground utilities within the Town Center Core, Corey Circle and Coquina West character districts.

(iv) In the event the Ch. 163 Community Redevelopment Plan is not approved by the voters and the County and funded with tax increment revenue, the fourth funding priority shall be a downtown parking garage facility with public restrooms to serve the Corey area shopping

district.

(v) Any remaining CI Funds shall be used to purchase and install or construct other community improvements designated and approved as part of the CI Plan.

b. **Community Improvement Impact Fees (CI Impact Fees).** CI Impact Fees shall be based upon a fee schedule subject to the requirements of Section 163.31801, Florida Statutes, and Divisions 29 and 41, LDC, as applicable, that establishes a fee for each new residential unit, temporary lodging unit and 1,000 square foot unit building area of all commercial and office uses that obtain a building permit for construction within the CRD.

c. **Impact Fee Waivers.** To further the legitimate public interests to promote affordable housing, economic redevelopment of tourism -the City's only industry, the public interest in providing public recreational facilities and public interest in encouraging and promoting Green redevelopment which includes replacing paved parking surfaces and replacing with parking structures to reduce urban heat, impact Fees shall be waived for qualified affordable housing units, public parking and public recreation structures, on-site workforce living accommodations, private structured parking and accessory uses defined in Division 35 Section 35.10. The City shall not charge other new development more than its fair share as a result of these waivers.

d. **Impact Fee Schedule by Use and Size Category:** The City shall establish an impact fee schedule based upon the following sliding scale established for each use and size category set forth below.

Hotel Unit Size in SF	**Community Improvement Fee**		**Residential Unit SF**	**Community Improvement Fee**
< 300	$ 500		< 1000	$3,000
300 ≥ 450	$1,000		1,000 ≥ 1,499	$5,000
451 ≥ 600	$1,750		1,500 ≥ 1,999	$8,750
601 ≥ 800	$2,750		2,000 ≥ 2,499	$13,750
801 ≥ 1000	$3,750		2,500 ≥ 2,999	$18,750
1001 ≥ 1200	$5,000		3,000 ≥ 3,499	$25,000
1201 ≤1350	$6,000		3,500 ≤ 3,999	$32,500
1351 >	$7, 500		4,000 >	$ 40,000
Commercial/Retail/Office Square feet	**Per 1000 sf Unit Area**			
≤ 5,000	$ 750			
5,001 ≤ 10,000	$1,000			
10,001 ≤ 25,000	$1,500			
25,001 ≤ 50,000	$2,500			
50,000 >	$3,500			

e. **Impact Fee Schedule Restrictions and Limitations.** The City Commission may adopt by Ordinance an impact fee schedule that does not exceed the maximum caps established above provided such fee schedule maintains the use and size categories and maintains a substantially similar proportionate ratio of

fees, unless prohibited by law, subject to annual increases utilizing the CPI, subject to a minimum annual fee increase of two (2%) percent and a maximum annual fee increase not to exceed five (5.0%) percent. In addition, the following limitations shall apply:

(i) All impact fees collected shall be expended on public improvements adopted as part of the CI Plan within the boundaries of the CRD shown on Map 1 on page 42.

(ii) In addition, the City should calculate as part of the total CI Impact Fee, any police and fire rescue fees and costs associated with the impacts of new development. Use of CI Funds as an additional revenue source for all capital costs allowed by law needed to support the local police and fire departments, should be considered, to ensure to the maximum extent possible, that the St. Pete Beach community retains its local police and fire departments. These departments are essential components to providing a safe and secure community with rapid response times and personnel attention from officers and firefighters. As such, these local police and fire rescue services are an essential component to an enhanced quality of life on St. Pete Beach.

(iii) Properties and development located within the boundaries of the CRD shall not be assessed or otherwise charged by any local Ordinance, rule, regulation or special taxing district created, adopted or otherwise implemented for the purposes of funding community improvements inside the CRD that are intended to be funded by the CI Fund.

(iv) CI funds are non-transferable to public projects outside of the boundaries of the CRD.

(v) In the event a community improvement project extends beyond the CRD boundary shown on Map 1 on page 42,, the costs of the project shall be adjusted pro rata on an acreage, numerical quantity, lineal foot or other appropriate measurement, and only such portion of the project that is located in the CRD, shall be paid for with CI Funds.

3. **Credits**. Any landowner or developer shall be eligible to apply for and receive credits against CI Impact Fees required subject to a review and approval process for eligibility for credits that may include validation of off-site improvement costs, donations or dedication of land, and incentive credits for Green redevelopment and implementation of Livable Community strategies. For those improvements that can not be quantified by cost because they are incentive credits established as part of a Green practices redevelopment program and implementation of "Livable Community" strategies, the City shall establish a credit determination process that may include a standard credit schedule for certain types of improvements quantified in a fixed amount or a percentage; or a formula for calculating credits that may include a scored point system similar to that used by the Florida Green Building Coalition. The incentive score system may also escalate the amount of credit expressed in dollars or percent for redevelopment projects that implement multiple Livable and Green community practices and strategies that create an overall benefit to the community by: a) reducing impacts on infrastructure; b) reducing or

eliminating impacts on the environment; c) reducing consumption of natural and energy resources; and d) reducing waste through recycling. At a minimum, the following Livable and Green Community practices and strategies shall be eligible for impact fee credits:

a. **Off-site Community Improvements.** Off-site public improvements and amenities that support livable community goals, policies and objectives and that implement Green standards, practices and technologies for such improvements where such standards exist, subject to validation of costs, as applicable.

b. **On-site Green practices and strategies.** On-site building and site design that exceeds the minimum standards adopted by the City and that implement Green practices and strategies identified by the Florida Green Building Coalition, Inc., U.S. Green Building Council, Leaders in Energy and Environmental Design, Department of Environmental Protection,Energy Star, or other such recognized governmental or industry regulatory authority, including obtaining applicable certifications and ratings.

c. **On-site Reserved Public Beach Parking.** Partial credits may be approved for dedicated, designated and reserved on-site public beach access parking spaces provided at no charge on a per space basis with a minimum credit of $5,000 per space, subject to a restrictive covenant that reserves the quantity of spaces but shall not require a specific on-site location.

d. **Public Parking Garage.** Any landowner or developer within the CRD may enter into a joint private/public partnership agreement to construct a public parking garage to serve the downtown Corey area or the public beaches. The City shall give credits for the cost of such improvement(s) towards any fees that may be required for the contributing development in accordance with the CI Fund credit provision below. In addition, the joint agreement shall also provide a shared mitigation funding mechanism that reimburses the landowner or developer up to, but not exceeding, the costs incurred exceeding the credit amount at a reasonable interest rate not to exceed 6%. The parties to the agreement may include other lawful terms and provisions mutually agreed upon and approved by Ordinance or Resolution of the City Commission, as may be required.

e. **Limitations.** The above-described credits may be cumulative but in no event shall credits exceed the impact fee amount that would otherwise be required for each individual project. Credits shall not be transferable to another property. Credits shall not be given for any required easements. Credit may be given off-site community improvements and amenities that have obtained pre-approval by the City for credit eligibility.

f. **Credit Application.** The City shall establish a credit application and approval process, including pre-approval for off-site improvements.

4. **Other Sources of Revenue for Community Improvements.** The City shall diligently and vigorously pursue every reasonable source of public funding available including but not limited to, a Community Redevelopment Trust Fund, as well as any County, State and Federal grants and matching grants designated in the Gulf Boulevard Improvement Program, toll funds, Federal and/or State subsidies and the like. The City shall also

pursue joint funding partnerships and other types of financial cooperation with private utilities servicing St. Pete Beach.

(k) 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.

(b) Purpose and Intent; Redevelopment Incentives & Deterrents. This District is one of two core redevelopment districts and this District is designed to:

1. Encourage revitalization and redevelopment of primarily:

   (i) temporary lodging uses -resorts, hotels, resort condominiums and boutique hotels on the west side of Gulf Boulevard; and

   (ii) commercial and mixed-use retail/residential projects on the east side of Gulf Boulevard with an emphasis on the central core Activity Center character district.

2. Discourage residential condominium development on the west side of Gulf Boulevard.

3. Prohibit exclusive residential use projects exceeding current height and density restrictions contained within the City's LDC, as may be amended from time to time in accordance with the City Charter.

Goals, Objectives and Policies for the Gulf Boulevard Redevelopment District

GOAL 1

Gulf Boulevard shall be a place that attracts people for living, employment and recreation. The City shall encourage the revitalization of Gulf Boulevard through commercial and temporary lodging redevelopment that will attract residents and visitors to the Gulf Boulevard core resort area as a recreation, entertainment, resort and shopping destination.

Objective 1.1: All development and redevelopment within the Gulf Boulevard Redevelopment District shall further the goals, objectives and policies of the Community Redevelopment District, this District and each character district within which development occurs; and shall comply with the design guidelines and the applicable land development regulations for the respective character district.

Objective 1.2: High-rise residential condominium projects in the Gulf Boulevard Redevelopment District are prohibited along the Gulf beaches and intracoastal waterways by prohibiting height and density increases for exclusively residential uses on Gulf Boulevard.

Objective 1.3: A variety of incentives shall be available to encourage commercial and temporary lodging development in the Gulf Boulevard Redevelopment District, with particular emphasis on redeveloping temporary lodging uses on the west side of Gulf Boulevard along the Gulf beaches; and redeveloping appropriate commercial and residential uses on the east side of Gulf Boulevard.

Objective 1.4: The Gulf Boulevard Redevelopment District shall maintain, and where practical, expand parks and recreational activities, including waterfront recreation that serves residents and visitors.

Objective 1.5: The Gulf Boulevard Redevelopment District shall be a safe environment for both residents and visitors, and real and perceived public safety issues will be addressed including improved lighting, improved pedestrian circulation on the east and west sides of Gulf Boulevard and crossing Gulf Boulevard, improved bicycle lanes for safer circulation for all modes of non-vehicular transportation, and shall consider traffic flow devices and improvements to assist in daily traffic flow and emergency evacuation.

Objective 1.6: The City shall recognize the unique features of Gulf Boulevard and shall implement the Gulf Boulevard Improvement Program or develop a Master Boulevard plan that promotes uniform beautification landscape standards, provides a pedestrian and bicyclist-friendly and safe environment that minimizes pedestrian-vehicular conflict and bicycle-vehicular conflict.

Objective 1.7: Public beach access will be preserved and expanded through redevelopment of temporary lodging uses.

Objective 1.8: All new building construction shall comply with current Building and Safety Codes, FEMA and National Flood Insurance program regulations to maximize

protection of the City's built infrastructure from all manner of hazards, natural disasters and flooding. The City shall ensure compliance not only through the building permit process but through Code Enforcement and inspections as necessary to maintain the highest FEMA rating achievable for a coastal barrier island.

Objective 1.9: The City shall recognize the importance of temporary lodging uses and public beach access to its residents and visitors in preserving and maintaining its socio-economic quality of life; and further, the City recognizes that additional high-rise residential development along the Gulf beaches is not desirable and not in keeping with the City and its residents' desire to preserve and expand public beach access and temporary lodging uses that if lost, and replaced with high-rise residential uses, will adversely impact the City's tourism-based economy; and as a result, such high rise residential development shall be discouraged throughout the Gulf Boulevard Redevelopment District and shall not be allowed to exceed current height limitations of five stories over parking for exclusively multi-family residential use projects in the Gulf Boulevard Redevelopment District.

GOAL 2

Create a quality livable community where people and vehicles can circulate in the Gulf Boulevard Redevelopment District area safely, comfortably and efficiently.

Objective 2.1: Gulf Boulevard shall be reclaimed as a functioning local street to the maximum extent permitted by FDOT to operate within the Gulf Boulevard Redevelopment District for vehicular, non-vehicular and pedestrian circulation.

Objective 2.2: Temporary lodging redevelopment shall be required to file an enforceable mandatory closure and evacuation plan that complies with County Emergency evacuation and management procedures and local emergency management rules and procedures, which shall be updated and amended as may be required by the County and/or City, from time to time.

Objective 2.3: A Master Boulevard Plan shall be implemented to enhance the pedestrian and vehicular environment, invite residents and visitors into the Gulf Boulevard Redevelopment core resort area, improve traffic circulation and encourage private reinvestment and investment, subject to FDOT approval.

Objective 2.4: A variety of parking solutions for motorized and non-motorized vehicles shall be pursued to support redevelopment, while maintaining ease of access and adequate parking throughout the Gulf Boulevard Redevelopment District.

Objective 2.5: Large-scale temporary lodging redevelopment shall be required to develop and implement a Transportation Management Plan that includes shuttles to and from the airport and may include shuttles to off-site amenities and attractions, an employee ridesharing or vanpooling program and a guest bicycle program.

Objective 2.6: Public and private sector development shall create and contribute to pedestrian and bicycle linkages throughout the Gulf Boulevard Redevelopment District for safety, as part of the Green practices initiative to reduce Greenhouse gas emissions.

Objective 2.7: Development of on-site and off-site public parking, as well as additional and enhanced trolley stops, shall be pursued in proximity to public beach access points, pedestrian crosswalks and major retail and entertainment areas.

GOAL 3

Maintain and improve Gulf Boulevard as a memorable place to be enjoyed by residents and visitors that emphasizes pedestrian mobility, waterfront and Gulf beach access, a quality built environment that focuses on retail services and entertainment.

Objective 3.1: The existing parks shall be improved to provide residents and visitors a memorable experience.

Objective 3.2: Public beach access points will be preserved, expanded and improved through redevelopment and coordinated with pedestrian crosswalks, bike lanes and sidewalks, trolley stops and entrances to major residential neighborhoods on the east side of Gulf Boulevard to the maximum extent practical and feasible.

Objective 3.3: Redevelopment is encouraged to create a vibrant Gulf Boulevard core resort environment containing a variety of building forms and styles of exceptional architectural design and high quality finishes that respect the Gulf Boulevard resort character and heritage, increase Green space, reduce paved surface parking, increase side yard setbacks, increase setbacks from Gulf Boulevard, and provide amenities, retail services, restaurants and waterfront beach bars that serve guests and residents alike.

Policies

Policy 1: All development shall be consistent with building and site design guidelines and standards that establish the quality of design features expected for renovation, redevelopment and new construction in the Gulf Boulevard Redevelopment District.

Policy 2: The character of each district shall be reinforced through the site plan review and approval process. Projects shall be consistent with and contribute positively to the vision of the character district in which they are located.

Policy 3: The design of all projects in the Gulf Boulevard Redevelopment District shall make meaningful contributions to a safe and comfortable pedestrian environment through site and building design, internal connections between adjacent properties, and external connections to and along Gulf Boulevard.

Policy 4: On-site overhead utilities shall be placed underground as part of all development projects.

Policy 5: Utility and sidewalk easements along Gulf Boulevard may be required as part of all development projects if the existing site conditions and redevelopment plans permit the location of such easements that can be integrated into the redevelopment site plan without undue hardship to the property owner. The City may also require the

construction of a sidewalk along Gulf Boulevard in a location that can be coordinated with existing off-site sidewalks and integrated with the proposed site plan to provide a continuous safe pedestrian pathways.

Policy 6: Property owners/developers are encouraged to meet with area neighborhood associations/business groups prior to submitting a major redevelopment project for City review.

Policy 7: Residential developments shall provide on-site recreational opportunities wherever possible.

Policy 8: Shared parking for commercial, office and mixed uses shall be accomplished wherever possible.

Policy 9: All new development and redevelopment shall mitigate potential flood, hurricane and tropical cyclone hazards.

Policy 10: To improve traffic flow and reduce pedestrian/bicyclist – vehicular conflict, vehicular curb cuts to access Gulf Boulevard shall be minimized, shared access driveways should be pursued, and internal connectivity between adjacent properties should be encouraged, to the practical extent feasible to allow reasonable, adequate and safe ingress and egress to new development.

Policy 11: A Transportation Management Plan (TMP) shall be required on all development and redevelopment that increases density or intensity of development on a site. Physical and operational improvements and strategies should be considered as part of any project Transportation Management Plan.

Policy 12: Pedestrian bridges over Gulf Boulevard shall be pursued at critical intersections along Gulf Boulevard to ensure safe and continuous pedestrian linkages between major activity core areas such as Dolphin Village and the County Park/Resort Districts as well as East and West Corey Avenue shopping, business and entertainment districts.

Policy 13: Increased setbacks from Gulf Boulevard for any building exceeding fifty (50) above based flood elevation.

Policy 14: All new development projects shall contribute their pro rata share to the Community Improvements Fund, as may be required at the time of building permit approval or before

Policy 15: The assembly of smaller parcels into larger development sites will be encouraged.

Policy 16: All new development or redevelopment shall be required to obtain administrative site plan approval prior to construction.

Large Resort District (LR)

(a) Location and Character. The Large Resort character district is a 0.9 mile strip of land 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. This District is devoted almost exclusively to larger resort temporary lodging uses that occupy approximately 84% of the land area within the District. There are five (5) existing high-rise multi-family residential condominiums in the District that likely will not be redeveloped in the foreseeable future. In addition, there are a very limited number of properties along this 0.9 mile strip of Gulf Boulevard that could potentially redevelop as Large-scale temporary lodging uses that may be eligible for increased height and density.

(b) Purpose and Intent; Redevelopment Incentives & Deterrents. Hotel redevelopment is encouraged by increasing permitted density and height for temporary lodging use only. Exclusive residential use development is strongly discouraged by decreasing permitted density and prohibiting any increases to allowable height for this type of use. It is the goal and intent of the City to limit height and density in this District to the minimum that will provide comparatively equal market value between multi-family residential use and temporary lodging use for the reasons discussed below.

Pinellas County has lost 5,000 of its 40,000 hotel rooms and has lost thousands of tourism-related jobs from 2002 -2006. Hundreds of those rooms and jobs were lost here in St. Pete Beach with an imminent risk of losing more that would adversely impact the socio-economic quality of life the City has enjoyed for more than 50 years. Vacancy rates have remained stagnant for several years even with the loss of thousands of hotel rooms. This is a strong indicator that the resort community on St. Pete Beach is losing its market share as a result of aging properties and facilities that can not compete with other regional, National and global resort destinations despite the fact our beaches are consistently listed within the Top 5 beaches in the Country. The purpose of the Large Resort character district redevelopment plan is to provide an economically feasible choice to pursue resort reinvestment and redevelopment as an alternative to high-rise residential development overtaking the City's Gulf beaches as it has in most other beach communities in the State.

Creating an economically viable commercial reinvestment opportunity instead of a residential redevelopment opportunity will not only stimulate the local economy, it will correct the disproportionate tax burden allocation between commercial and residential properties that exists in 2007. The disproportionate tax burden allocation is a direct result of the lack of commercial reinvestment. Substantial commercial reinvestment has not occurred in the past 25 to 30 years. By contrast, new residential construction and renovation has steadily increased residential property values for the past decade, slowing only recently due to temporary market conditions.

A decline in commercial reinvestment results in a decline in commercial property value. When combined with the increase in residential property values as a result of market conditions and new construction, the overall effect is a disproportionate tax burden shift from the commercial property tax base to the residential property tax base.

In 2007, that local tax revenue is allocated at approximately 88% residential and 12% commercial. As commercial property reinvestment remains stagnant, values will continue to decline and the tax burden shift will become increasingly progressive rather than lineal. This

trend must be reversed to re-establish a sustainable and healthy economy or eventually, residents will shoulder nearly 100% of the City's operating and capital costs with no alternative revenue sources except property taxes, special assessments and user fees. Cuts in City services may also result if a shortfall in property tax revenue is not otherwise funded. To achieve a balanced and healthy local economy in a City of this size and population, a minimum of 25% of the local tax revenue should be derived from commercial properties. Ideally, for the healthiest economy, approximately 30% to 40% of local tax revenue should be generated by commercial properties while only occupying 15%-20% of the total land area or less. Increased commercial property tax revenue plus sales tax create a long-term stable economy that reduces the tax burden on residents.

To achieve this tax allocation correction and shift a greater tax burden back to commercial properties and away from residents, commercial reinvestment and redevelopment must be encouraged through regulatory means. As a result of the disparate regulatory density scheme between residential condominiums and temporary lodging uses that has existed in the community at least since 2001, there is a significant opportunity to accomplish a tax burden correction simply by adjusting the outdated land development regulations. By increasing density only for temporary lodging use, this will stimulate reinvestment and revitalization of tourist lodging uses and discourage or limit the redevelopment of residential uses. This regulatory correction should rebalance the current disproportionate tax burden on residents by increasing commercial property values, and as a result, increase the percentage share of local tax revenue collected from commercial properties.

This type of redevelopment has several additional advantages over residential condominium development. These advantages include: 1) reduced daily vehicular travel demand; 2) improved evacuation procedures; 3) decreased number of residents needing to evacuate in the event of a hurricane watch or warning; 4) reduced demands on public facilities and services by hotel guests as compared to residents since full service resorts provide most of the services and amenities otherwise needed by a resident; 5) increased assessed property valuations that are not subject to homesteading; 6) increased sales tax that helps fund Penny for Pinellas projects that has included several parks and a portion of the Community Center in St. Pete Beach; and 7) and bed tax revenue paid only by temporary lodging uses that currently is the only source of revenue to provide the local matching funds needed for beach renourishment projects within the City and County.

(c) Economic Disparity. The only way to eliminate all or most of the existing economic disparity between the development of a residential condominium and a temporary lodging use is to level the economic playing field through increased density for hotels only. Many recent studies, including the Opportunities Assessment & Strategies Analysis dated May 2003 prepared by Owen Beitsch, a nationally renowned economist with Real Estate Research Consultants, Inc., found that in today's modern economy there is roughly a 5 or 6: 1 ratio of hotel rooms needed to equal the value of one Gulf front condominium. The existing Comprehensive Plan Resort Facilities Medium land use designation and zoning category provide only a 2:1 ratio of permitted temporary lodging units compared to permitted residential condominium unit density allowed.

For example, the current Resorts Facilities Medium (RFM) land use category permits up to 30 temporary lodging units per acre or up to 18 residential multi-family units per acre. The current zoning regulations allow up to 30 temporary lodging units per acre and up to 15 residential multi-family units per acre. This existing comparative ratio gives a landowner the choice of

building only two (2) hotel units for every one (1) residential condo. The existing regulatory choice clearly favors the residential condominium market over the resort hotel market.

Thus, to encourage temporary lodging use redevelopment and simultaneously discouraging multi-family residential development along the Gulf beaches, the density standards approved in 1998 must be updated and modified to synchronize with current market conditions and remove the artificial regulatory barrier to normal cycles of reinvestment and redevelopment pattern experienced over time in any aging community. The regulatory correction needed is density modifications that includes a simultaneous decrease in permitted residential density with an increase in temporary lodging density to create a 5:1 ratio of hotels : residential condominiums.

This density readjustment needed to create economic equilibrium and balance is accomplished by increasing density for exclusive temporary lodging use from 30 units per acre to 50 -75 units per acre at the same time as decreasing the multi-family residential density from 18 units per acre to 15 units per acre. The result will provide an economically feasible choice for hotel owners and operators to redevelop as a resort facility as an alternative to selling existing resort properties for redevelopment as a residential condominium project.

(d) Nonconforming Densities. Further exacerbating the economic disparity described above, the existing temporary lodging properties located within the Large Resort District lost approximately 16.5 acres to the City's implementation of the Countywide Preservation designation in 2003. Prior to 2003, those 16.5 acres were calculated by the City for density purposes at thirty (30) temporary lodging units per acre. As a result, 495 potential temporary lodging units were lost after November 2003.

In addition, the reduction of acreage by government regulation for every property abutting the Gulf beaches in 2003 created a significant disconnect between the number of units actually built on the ground as compared to the number of units that are potentially allowed under the current land development regulations. This circumstance is referred to as non-conforming density for a permitted land use.

The existing as-built density on the ground in the Large Resort district averages approximately 50 hotel units per acre, some properties are more, some just slightly less. One hotel property is already over 80 units per acre as it is built today. However, the current land use and zoning classifications only allow thirty (30) units per acre, or roughly 60% or less of the number of units actually built. The result is that every single existing hotel and motel along the west side of Gulf Boulevard has a non-conforming density.

Non-conforming density status prohibits the rebuilding of the existing number of units in the event of a natural disaster, and also precludes or severely limits financing or refinancing needed for reinvestment in these aging properties. Reinvestment into non-conforming properties is not practical or feasible unless a portion of the property is sold off as residential condominiums to raise capital for reinvestment. The non-conforming status of these temporary lodging properties as they continue to age and reach functional obsolescence, only serves to encourage redevelopment as residential condominiums, unless a regulatory remedy is adopted.

Policies

Policy 1: Architectural design features that provide visual interest, are aesthetically pleasing

and relate to the human scale at ground level are equally important for both the street and water side of buildings. Blank wall facades shall be prohibited.

Policy 2:1 At least one functional public beach access a minimum of ten (10) feet average width shall be provided on all temporary lodging use development projects if: (a) the buildable site is at least three gross acres in size; and (b) new construction exceeds 67% or more of the total aggregate floor area located on the buildable site; and (c) the buildable site has a westerly boundary abutting the Gulf beaches or is part of an overall unified development that has a westerly boundary abutting the Gulf beaches. Abutting resort owners will be encouraged to combine public beach access on adjacent boundaries in the site plan approval process to maximize the width and meaningful public access to the Gulf beaches wherever possible. Any combined public beach access shall be an average fifteen (15) feet in width. Further, wherever practical and feasible, public beach access will be encouraged and pursued in coordination with trolley stops, crosswalks, bike and pedestrian pathways.

Policy 2.2: A functional public beach access may be required that shall not exceed seven (7) feet average width for temporary lodging use redevelopment projects if: (-a) new construction is 67% or less but exceeds 50% of the total aggregated floor area located on the buildable site; (b) the site has a westerly property boundary abutting the Gulf beaches; and (c) only if the conditions of site redevelopment permit its location without causing undue hardship on the property owner as a result of existing site conditions that may impede the reasonable location of an easement for the public that can be integrated with the overall site development. Abutting resort owners will be encouraged to combine public beach access on adjacent boundaries in the site plan approval process to maximize the width and meaningful public access to the Gulf beaches wherever possible. Further, wherever practical and feasible, public beach access will be encouraged and pursued in coordination with trolley stops, crosswalks, bike and pedestrian pathways.

Policy 2.3: Public beach access will be by foot traffic and wheelchair only and shall be directed to marked paths or dune walkovers in order to protect the dune system. Emergency police, fire rescue and lifeguard response vehicles, or bicycles will be allowed access in a manner that minimizes adverse impacts to the dune system to the maximum extent possible.

Policy 3: All development and redevelopment projects may be required to provide an easement to the City for a beach boardwalk or trail Gulf ward of the Florida Coastal Construction Control Line in the event the City pursues the development of a beach boardwalk or trail and the location is necessary to provide a continuous, uninterrupted pedestrian beach system.

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 particular emphasis on the Gulf Boulevard frontage. All landscape design including the type and quantity of plant material as well as hardscape design, shall be of exceptional quality and consistent with the character and vision of a high quality tropical resort destination.

Policy 5: Temporary lodging facilities shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Policy 6: All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.

Permitted Uses & Standards

(a) Primary uses - Temporary lodging uses – hotel, motel, resort condominium; medium density multi-family residential.

(b) Secondary uses - Commercial and office.

(c) Density/Intensity and Height Standards – Density and intensity shall be calculated on the basis of those portions of the site which are landward of the Florida Coastal Construction Control Line and shall be permitted as follows:

A. Scenario 1: *Existing development, and all development that does not qualify as Large-scale development under subsection B. Scenario 2 below:*

1. Density – shall not exceed the following:

a. 50 temporary lodging units per acre; or

b. 15 residential dwelling units per acre; and

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

2. Intensity Standards for Temporary Lodging Use shall include indoor amenities and shall exclude structured parking, any on-site affordable housing or worker living accommodations[2] and outdoor amenities including but not limited to tennis courts, pools, and the like. The floor area ratio for Scenario 1 shall not exceed the following:

[2] Providing on-site affordable housing or worker living accommodations shall neither be calculated as part of any density permitted nor shall it entitle the landowner or developer to any density bonuses; however, such accommodations shall be eligible for affordable housing mitigation fee credits and shall not be subject to any General or Large Resort Affordable Housing Mitigation requirements adopted by the City or County. In addition, any such workforce living accommodations shall also be subject to the same legally enforceable closure and evacuation plan required for all temporary lodging uses pursuant to Division 39.

a. 1.8 floor area ratio; and

b. shall not include additional floor area for freestanding non-residential facilities; and

c. **Variances to exceed the maximum floor area ratio above as established in this Future Land Use Plan shall be prohibited.**

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:

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

d. **Variances to increase the height above shall be prohibited unless approved by voter referendum, if required by the City Charter.**

B. Scenario 2 Large-scale Development: shall mean development of a parcel that is at least three gross acres in size or greater and provided that new construction exceeds sixty-seven percent (67%) of the combined aggregate floor area of new and existing principal buildings and accessory structures that constitute the entire unified development scheme on the buildable site.

1. Density – shall not exceed the following:

a. 75 temporary lodging units per acre excluding any affordable housing density bonus; or

b. 15 residential units per acre; or

c. a combination of residential and temporary lodging units which shall be prorated on an acreage basis allocated to each use, provided that a minimum of 200 temporary lodging units are provided; and

d. **Variances to exceed the maximum density above as established in this Future Land Use Plan shall be prohibited.**

2. Intensity Standards for Temporary Lodging Use shall include indoor amenities and shall exclude on-site affordable housing or workforce living accommodations, structured parking and outdoor amenities including but not limited to tennis courts, pools and the like. The maximum floor area ratio for Scenario 2 shall not exceed the following:

a. 2.6 floor area ratio; and

b. as a bonus, street level retail and restaurant uses facing Gulf Boulevard that are accessible by pedestrians along Gulf Boulevard and serve the general public, may be constructed but shall not exceed an additional floor area ratio of 0.15 of the building site; and

c. the preceding intensities may include the normal ancillary residential for on-site security, maintenance and management, and normal ancillary non-residential guest facilities; and

d. Variances to exceed the maximum floor area ratio above as established in this Future Land Use Plan shall be prohibited.

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:

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; and

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

4. **Impervious Surface Ratio Standards.** *In both Scenarios 1 and 2,* the maximum impervious surface ratio shall not exceed:

a. 0.85 for temporary lodging uses only;

b. 0.70 for residential use only; and

c. a combination of residential and temporary lodging units not to exceed the floor area ratio for each use set forth above, which shall be prorated on an acreage basis allocated to each use, and

d. **Variances to exceed the maximum impervious surface ratios above as established in this Future Land Use Plan shall be prohibited.**

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 located on the west side of Gulf Boulevard southward from the County park (46th Avenue) to just north of 38th Avenue. Several multi-family residential condominiums exist and several more are currently under construction or have been recently constructed in this District. It is anticipated that only approximately two or three boutique hotel projects potentially could be developed or redeveloped in the Boutique Hotel/Condo District that will qualify for increased height and density under this proposed plan and map amendment.

(b) Purpose and Intent; Redevelopment Incentives & Deterrents. The following policies shall govern development and redevelopment in the Boutique Hotel/Condo District and are intended to preserve the remaining inventory of Boutique Hotels to the maximum extent possible within this District by increasing density for temporary lodging uses and prohibiting height and density increases for residential condominium development.

Policies

Policy 1: Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground levels are equally important for both the street and waterside of buildings. Blank wall facades shall be prohibited.

Policy 2.1: At least one functional public beach access a minimum of seven (7) feet average width shall be provided on all new development projects that redevelop more than 75% of the buildable site unless a hardship exists resulting from a property width that is less than 150 feet.

Policy 2.2: Public beach access will be by foot traffic and wheelchair only and shall be directed to marked paths or dune walkovers in order to protect the dune system. Emergency police, fire rescue and lifeguard response vehicles, or bicycles will be allowed access in a manner that minimizes adverse impacts to the dune system to the maximum extent possible.

Policy 3: All development projects may be required to provide an easement to the City for a beach boardwalk or trail easement Gulf ward of the Florida Coastal Construction Control Line in the event the City pursues the development of a beach boardwalk or trail and the location is necessary to provide a continuous, uninterrupted pedestrian beach system.

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

Policy 5: Increased building setbacks from Gulf Boulevard shall be required for increases to

building height allowed for temporary lodging uses.

Policy 6: Temporary lodging uses shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Policy 7: All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.

Permitted Uses and Standards

(a) Primary uses - Temporary lodging use – hotel, motel, resort condominium; medium density residential.

(b) Secondary uses - None.

(c) Density/Intensity and Height Standards - shall be calculated on the basis of those portions of the site which are landward of the Florida Coastal Construction Control Line and shall be permitted as follows:

1. Density - Shall not exceed the following:

a. 50 temporary lodging units per acre unless approved by ordinance of the City Commission to provide additional temporary lodging units from the TLU Density Pool established below; or

b. 18 residential units per acre; and

c. Any increases to temporary lodging unit density is subject to the restrictions and limitations in Section (2) below - Temporary Lodging Unit Reserve; and

d. **Variances to exceed the maximum residential density above as established in the Future Land Use Plan shall be prohibited.**

2. Temporary Lodging Unit Density Pool ("TLU Density Pool") -The City shall establish a TLU Density Pool not to exceed a total of 125 units for the entire Boutique Hotel/Condo district 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 (20) temporary lodging units per acre and further, the cumulative allocation shall not exceed sixty (60) 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 Boutique Hotel/ Condo District 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.*

(d) Intensity Standards.

1. **Temporary lodging use** shall not exceed an aggregate floor area of 750 square feet per temporary lodging unit excluding indoor amenities, common areas and structured parking. Indoor amenities and common areas shall not exceed an additional 0.2 floor area ratio combined. For example: 50 units x 750 square feet =38,500 square feet plus 0.2 x total parcel square feet for common areas & indoor amenities = total building square footage, excluding structured parking.

2. **Variances to exceed the maximum floor area ratio above as established in the Future Land Use Plan shall be prohibited.**

(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:

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

3. Fifty (50) feet above base flood elevation, for any buildings containing multi-family residential dwelling units, or any temporary lodging facility that does not comply with the minimum setbacks required for additional height established in sections (e)1 and (e)2 above, subject to a minimum setback of fifty (50) feet from Gulf Boulevard; and

4. **Any increases to, including variances to increase, each of the maximum heights set forth above for this Boutique Hotel/Condo Resort character district shall be prohibited unless approved by voter referendum, if required by the City Charter.**

(f) Impervious Surface Ratio Standards- shall not exceed:

1. 0.85 impervious surface ratio for any exclusive temporary lodging uses; or

2. 0.70 impervious surface ratio for any residential use or combined residential and temporary lodging use; and

3. **Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Plan shall be prohibited.**

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 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.

(b) Purpose and Intent; Redevelopment Incentives and Deterrents. The following policies shall govern development in the Activity Center District and are intended to encourage commercial revitalization through reinvestment and redevelopment throughout the District. The primary focus of commercial redevelopment is Dolphin Village Shopping Center which is the most significant commercial hub on Gulf Boulevard.

The Activity Center is a primary commercial core of the City in need of revitalization, not a change of core character. Therefore, exclusive residential use is prohibited in this district. Commercial redevelopment will be encouraged in a manner that will serve the retail services needs of residents and visitors alike for several decades into the future.

As a result, a more comprehensive and unified approach to commercial redevelopment will be encouraged by allowing a secondary residential component if certain minimum standards are met. One important requirement is the assembly of land to reduce the existing number of smaller lots and provide opportunities for unified redevelopment that reduces curb cuts on Gulf Boulevard that will result in improved traffic flow and reduced vehicular-pedestrian conflict. Parcel assembly combined with mixed use redevelopment also enables other livable community strategies such as increased open space and buffering opportunities from residential neighborhoods to the east and increased opportunities for pedestrian linkages to neighborhood services that will reduce vehicular trip generation and greenhouse gas emissions.

These policies and development standards are also needed from a public safety standpoint to encourage and facilitate modern utilization of land along the east side of Gulf Boulevard that includes buildings that comply with current Building and Safety Codes, FEMA regulations, as well as architectural, landscaping and drainage standards. In addition, encouraging commercial redevelopment through the use of regulatory tools and incentives will provide the best opportunity to implement Green building and site design standards and strategies that not only benefit the landowner but also patrons and the community-at-large.

Policies

Policy 1: Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground levels are equally important for both the street and water side of buildings. Blank wall facades shall be prohibited. Street-level retail facades shall have a storefront character. Architectural elements that provide protection to the pedestrian from weather elements shall be encouraged.

Policy 2: Parking shall be integrated into the principal building and hidden from public view to the maximum extent feasible and practical on all commercial redevelopment projects. The substantial majority of parking required for mixed-use development projects shall be integrated into the principal buildings and hidden from public view for projects that are four acres in size or greater. Surface parking for freestanding non-residential use shall be permitted for any development or redevelopment.

Policy 3: The first habitable floor of any principal building of any development or redevelopment project shall be retail uses only accessible from street level and connected to pedestrian walkways to provide easy public access.

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.

Policy 5: Encourage commercial waterfront properties to have slips available for public use.

Permitted Uses and Standards

(a) Primary uses - Commercial and office.

(b) Secondary uses – Multi-family Residential as part of a mixed use retail residential project only. Exclusive residential use shall be prohibited.

(c) Density/Intensity and Height Standards.

1. Intensity for Commercial and Office Uses shall not exceed:

a. a floor area ratio of 0.75; and

b. **Variances to exceed the maximum floor area ratio above as established in this Future Land Use Plan shall be prohibited.**

2. Density & Intensity for a Mixed Use Commercial/Office/Residential use project shall not exceed:

a. 15 dwelling units per acre combined 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 and 0.35 floor area ratio shall be required; or

b. 18 dwelling 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 and 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; and

d. **Variances to exceed the maximum density and intensity above as established in the Future Land Use Plan shall be prohibited.**

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

a. 0.85 impervious surface ratio for any exclusive commercial/office use; or

b. 0.70 impervious surface ratio for any residential use or combined residential and temporary lodging use; and

c. **Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Plan shall be prohibited.**

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:

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. **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.**

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 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. The lot depths are extremely narrow and preclude the potential of redeveloping prior existing temporary lodging uses that have long-since closed and have been demolished. Redevelopment options are limited to primarily multi-family residential as a result of the lot depths; however, to encourage parcel assembly and a more unified redevelopment opportunity because of and the District's direct access to Gulf Boulevard, a small bonus commercial component will be allowed on a limited basis. Several properties are currently vacant and demolished.

(b) Purpose and Intent; Redevelopment Incentives and Deterrents. The following policies

shall govern development in the Bayou Residential District to encourage redevelopment in a physically constrained area that is primarily vacant and is a transition area between higher intensity commercial uses along Gulf Boulevard and lower density residential neighborhoods to the east. High-rise residential development is prohibited. Height for exclusive residential use is decreased over existing permitted heights. Increased building setbacks are required from Gulf Boulevard. The maximum allowable density is permitted only for mixed use projects located on parcels assembled that contain two or more acres to encourage more comprehensive and unified redevelopment, reduce trip generation, increase pedestrian linkages to neighborhood services and reduce curb cuts along Gulf Boulevard.

Policies

Policy 1: Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water-side of buildings. Blank wall façades shall be prohibited.

Policy 2: Increased setbacks from Gulf Boulevard will be required for increases in building height.

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.

Permitted Uses and Standards

(a) Primary uses - Residential.

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

(c) Density/Intensity and Height Standards.

1. **Residential 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

c. 18 dwelling units per acre 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 project mixed with a secondary retail commercial on a minimum buildable site of two acres; and

d. **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 Section 7.2(k) of the City's LDC:

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 project with a secondary retail component exceeding 15 dwelling 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 all development; and

b. **Variances to exceed the maximum impervious surface ratio above as established in this Future Land Use Plan shall be prohibited.**

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 represents approximately 8% of the total land area of the City. This District is comprised of 391 parcels, with approximately 40% developed as existing commercial and office uses, 11 % temporary lodging uses, 33% supporting residential uses of a variety of densities and housing types, and the remaining 16% devoted to government uses. This District also contains the adjacent downtown core neighborhoods that contain a mix of residential and nonresidential uses including the smaller mom and pop motels located in the Upham Beach Village District.

(b) Purpose and Intent; Redevelopment Incentives & Deterrents. This Downtown Core Redevelopment District is one of the two core areas within the Community Redevelopment District that emphasizes pedestrian mobility over vehicular mobility and is designed to recreate a more traditional main street core gathering area by encouraging revitalization that will provide:

1. quality neighborhood, government and commercial services in the City's traditional historic shopping district by creating a live, work, shop, dine and play main street;

2. quality residential neighborhoods surrounding the core commercial areas by reducing commercial encroachment into those residential neighborhoods and by establishing increased open space and buffering between residential and nonresidential uses;

3. a traditional village community where the focus is on safe and comfortable pedestrian mobility and a "sense of place" or a "sense of community" where residents come together to live, play, work and share recreational activities; and

4. increased pedestrian linkages to neighborhood services that will reduce vehicular dependence, reduce trip generation and improve the overall traffic flow, pedestrian circulation, and safety throughout the downtown area.

Goals, Objectives and Policies for the Downtown Redevelopment District

GOAL 1

The downtown commercial core of the District shall be a community gathering place that attracts people to the area with living, working, shopping, entertainment and recreational opportunities. The City shall encourage revitalization through redevelopment that is designed to attract residents and visitors to Downtown core community destination. The downtown residential neighborhoods surrounding and within walking distance of the Downtown core area, are encouraged to redevelop in a manner that enhances pedestrian and non-vehicular mobility.

Objective 1.1: All development and redevelopment within the Downtown Redevelopment District shall further the goals, objectives and policies of the Community Redevelopment District where applicable, and development and redevelopment shall be consistent with the policies for the character district within which the development occurs and shall comply with the design guidelines and the applicable land development regulations for each respective character district.

Objective 1.2: Residential uses in the Downtown are encouraged only as part of a mixed use commercial project with a variety of densities, housing types and affordability, consistent with the character districts. Exclusively residential use projects shall be prohibited in the Town Center Core Districts located along Corey Avenue Corey Circle East, and Coquina West as well as the small commercial corridors located near Corey Avenue on Blind Pass Road and Gulf Boulevard.

Objective 1.3: A variety of incentives shall be available to encourage commercial revitalization through various redevelopment prototypes in the Town Center Core Districts located along Corey Avenue, on Corey Circle East and Coquina West as well as the small commercial corridors located near Corey Avenue on Blind Pass Road and Gulf Boulevard that also promote a pedestrian-friendly, safe, comfortable, aesthetically pleasing village-like environment

Objective 1.4: The City shall use all existing incentives to encourage an affordable mix of housing types and varieties that are located within walking distance of the downtown Corey Avenue core area integrated with retail, commercial, office and

entertainment uses at street level to create a live, shop, work and play environment in the Corey downtown area that will revitalize the traditional main street as a vibrant center of activity for residents and visitors.

Objective 1.5: Parks shall be maintained and expanded and recreational activities that serve residents and visitors shall be encouraged.

Objective 1.6: Public waterfront access shall be pursued and expanded.

Objective 1.7: Downtown shall be a safe environment for both residents and visitors, and real and perceived public safety issues will be addressed.

Objective 1.8: The City shall recognize the unique features of Downtown neighborhoods and shall continue to expand neighborhood retail, business, and recreation services.

Objective 1.9: The Downtown Core areas located at either end of Corey Avenue on the waterfront shall consider temporary lodging uses in conjunction with a comprehensive mixed use redevelopment project that will act as a catalyst project to stimulate reinvestment and redevelopment of the historic core neighborhood main street shopping and entertainment district.

Objective 1.10: Public or private small-scale marina facilities with transient boat slips to encourage alternative non-vehicular modes of transportation and attract visitors to the core main street shopping, restaurant and entertainment district shall be encouraged and pursued, where appropriate.

GOAL 2

Create a livable community environment where safe and comfortable pedestrian, bicycle and other non-vehicular mobility is emphasized over vehicular transportation in a manner that ensures that pedestrians, bicyclists and vehicles circulate together throughout the Downtown safely, comfortably and efficiently.

Objective 2.1 The Downtown street grid should be maintained to provide multiple access points in and through Downtown to assist in dispersing traffic on various routes that will contribute to improved traffic flow and safety.

Objective 2.2: Blind Pass Road and Gulf Boulevard within the Downtown Redevelopment District shall be reclaimed as local streets to operate within the Downtown not only for vehicular circulation, but more importantly, for safe and comfortable pedestrian and bicycle circulation.

Objective 2.3: A Master Streetscape Plan shall be implemented to enhance the comfort and safety of the pedestrian environment in the Downtown area, provide for bicycle or other non-vehicular parking and safe circulation, improve traffic circulation and

provide traffic calming, improve lighting, landscaping, and streetscape, and consider placement of public art wherever possible.

Objective 2.4: A variety of parking solutions for motorized and non-motorized transportation systems shall be pursued to support development and redevelopment while maintaining ease of access and parking throughout the Downtown Redevelopment District.

Objective 2.5: Development and redevelopment will be encouraged to provide public improvements that create and contribute to pedestrian and bicycle linkages throughout the Downtown Redevelopment District.

Objective 2.6: A joint use public/private parking garage, including public restroom facilities, as centrally located as practical and feasible, shall be pursued in the Downtown Redevelopment District.

GOAL 3

Create a downtown core community that has a "sense of place" that is a vibrant and memorable place for residents and visitors that will provide neighborhood services, and opportunities for living, working, recreation and entertainment that showcases the City's waterfront, main street environment and history.

Objective 3.1: The Community Center site shall continue to be redeveloped and expanded as a waterfront park accessible to all residents and visitors containing active and passive open space that will be a venue for local and regional outdoor activities and entertainment; a pedestrian waterfront boardwalk access to Corey Avenue, public boat slips and a kayak launch ramp will be encouraged and pursued; and a public marina for daily transient slips only should be considered.

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.

Objective 3.3: Development and redevelopment are encouraged to create a vibrant Downtown environment containing a variety of building forms and styles that respect the Downtown village-like character and heritage along the Corey Avenue main street and provide building designs that relate to the human scale at the street level.

Objective 3.4: All new building construction shall comply with current Building and Safety Codes, FEMA and National Flood Insurance Program regulations to maximize protection of the City's built infrastructure from all manner of hazards, natural disasters and flooding. The City shall ensure compliance not only through the building permit process but through Code Enforcement and inspections as necessary to maintain the highest FEMA rating achievable for a coastal barrier island.

Policies

Policy 1: *All projects shall be consistent with building and site design guidelines and standards that establish the quality design features expected for renovation, redevelopment and new construction in the Downtown Redevelopment District.*

Policy 2: *The character of each district within Downtown shall be reinforced through the site plan review and approval process. Projects shall be consistent with and contribute positively to the vision of the character district in which it is located.*

Policy 3: *The design of all projects in the Downtown Redevelopment District shall make meaningful contributions to the pedestrian environment through site and building design.*

Policy 4: *New development and redevelopment shall be compatible with the human scale of the area and contribute to a pedestrian-friendly and safe environment.*

Policy 5: *On-site overhead utilities shall be placed underground as part of all development projects.*

Policy 6: *All development projects shall contribute their pro rata share to the Community Improvements Fund, as may be required at the time of building permit or before.*

Policy 7: *Property owners/developers are encouraged to meet with residents, area neighborhood associations/business groups prior to submitting major development and redevelopment projects for City review.*

Policy 8: *Shared parking for commercial, office and mixed use developments should be accomplished wherever possible.*

Policy 9: *All new development and redevelopment shall mitigate potential flood, hurricane and tropical cyclone hazards.*

Policy 10: *Internal connectivity and shared driveway access points between adjoining properties of compatible uses should be pursued wherever practical and feasible to further reduce curb cuts to improve traffic flow on adjacent roadways as well as reduce vehicular conflict with pedestrians and bicyclists.*

Policy 11: *A Transportation Management Plan (TMP) shall be required on all development that increases density or intensity of development on the site. All physical and operational improvements and strategies, including mitigation, as may be required by the TMP approved by the City, shall be a condition of site plan approval.*

Policy 12: *A pedestrian bridge over Gulf Boulevard connecting the east and west areas of Corey Avenue shopping and entertainment district shall be pursued.*

Policy 13: *The assembly of smaller parcels into larger buildable sites will be encouraged.*

Policy 14: All new development or redevelopment shall be required to obtain administrative site plan approval prior to construction.

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 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. Corey Avenue between Gulf Boulevard and Mangrove Avenue has served as the "downtown" shopping area for almost 50 years and is experiencing a high rate of vacancies.

(b) Purpose and Intent; Redevelopment Incentives and Deterrents. The following policies shall govern development in the Town Center Core District and are intended to revitalize the historic "downtown" shopping area and expand the City's "Main street" from the waterfront edge of Corey Circle to the east, through downtown westward to Sunset Way and Blind Pass Channel on the west end of Corey Avenue, and includes 75th Avenue from the Corey Causeway westward to Blind Pass Channel. The primary focus shall be to encourage revitalization and redevelopment where the focus is on safe and comfortable pedestrian mobility and a "sense of place" or a "sense of community" where residents come together to live, play, work and share recreational activities.

Policies

Policy 1: Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water-side of buildings. Blank wall facades shall be prohibited. Street-level retail facades shall have a storefront character. Architectural elements that provide protection to the pedestrian from weather elements shall be encouraged.

Policy 2: Vehicular curb cuts and driveways shall be discouraged and minimized on Corey and 75th Avenues to ensure a pedestrian-friendly, comfortable and safe environment as well as minimize pedestrian-vehicular conflict.

Policy 3: Non-residential uses only shall be allowed on the ground floor of any building fronting Corey Avenue or 75th Avenue and shall be the primary use component of every new development or redevelopment in the Downtown area.

Policy 4: Residential uses shall be permitted only as a secondary use to an overall mixed use retail redevelopment project and shall be allowed only above the first floor.

Policy 6: On-site parking shall be located to the side or rear of properties. A portion of required parking may be on-street parking, off-site shared-use parking or located within an off-site public parking facility.

Policy 7: Temporary lodging facilities shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Policy 8: All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.

Policy 9: A centrally located public, private or joint public/private shared parking facility, including public restroom facilities, for the Town Center Core District shall be pursued to improve the accessibility, convenience and comfort of residents and visitors to the Downtown area.

Permitted Uses and Standards

(a) Primary uses - Commercial and office.

(b) Secondary uses – Residential use as a component of a mixed use retail and/or office redevelopment project only; Temporary lodging use – bed and breakfast inns.

(c) Density/Intensity and Height Standards.

1. **Commercial and office uses** – shall not exceed:

a. a floor area ratio of 1.00 with no residential component; and

b. a floor area ratio bonus of 0.45 shall be permitted for a mixed use retail/office/residential development project; and

c. **Variances to exceed the maximum floor area ratios above as established in this Future Land Use Plan shall be prohibited.**

2. **Residential use as part of a Mixed Use project**– shall only be allowed as a secondary component to a mixed use retail/office/residential development project and shall not exceed 15 dwelling units per acre in addition to the preceding floor area allowed for commercial and office uses as part of the mixed use project. **Variances to exceed the maximum density established in the Future Land Use Plan shall be prohibited.**

3. **Temporary Lodging Unit Density Pool ("TLU Density Pool")**: In addition to any density and intensity which may be allowed in the Town Center Core District, the City shall also establish a TLU Density Pool, not to exceed a total of fifty (50) units for the entire Town Center Core District. The following shall govern the implementation of the TLU Density Pool:

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

b. Such allocation shall not exceed ten (10) temporary lodging units per acre or a cumulative total of ten (10) units per development project; and

c. The remaining number of available units shall be specified in each City Commission ordinance allocating such units and each such ordinance shall

provide that no temporary lodging units beyond those remaining in the TLU Density Pool available for the Town Center Core District shall be allocated to any subsequent 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.*

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:

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

c. **Any increases to, including variances to increase, the maximum height for each use set forth above for this Town Center Core character district shall be prohibited unless approved by voter referendum, if required by the City Charter.**

5. **Impervious Surface Ratio** shall not exceed:

a 0.90 for all development; and

b. **Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Plan shall be prohibited.**

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 located on the east end of Corey Avenue on Corey Circle which is surrounded by water on three sides The entire area has become vacant, unsafe and in disrepair except for one restaurant and an automotive service shop. Corey Circle is clearly visible from the Corey Causeway main entrance to the City.

(b) Purpose and Intent; Redevelopment Incentives & Deterrents. The following policies shall govern development in the Town Center Corey Circle District and are intended to encourage redevelopment of the area as one or two comprehensive mixed use residential/commercial projects to anchor the east terminus of the Corey Avenue Main street that will act as a catalyst for revitalizing the entire Corey Avenue area as well as create a safer environment and attractive entrance to the City.

Policies

Policy 1: Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the

street and water side of buildings. Blank wall facades shall be prohibited. Street-level retail facades shall have a storefront character. Architectural elements that provide protection to pedestrians from weather elements shall be encouraged.

Policy 2: Parking shall be integrated into the principal building and hidden from public view to the maximum extent feasible and practical.

Policy 3: Retail/Restaurant uses shall be located on the first floor or accessible from street level and near the pedestrian walkways to provide easy public access.

Policy 4: Publicly or privately-owned small-scale marina facilities with transient boat slips will be encouraged in locations and quantities that attract visitors to the Downtown core and minimize adverse environmental impacts.

Policy5: 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.

Policy 6: Temporary lodging uses shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Policy 7: All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.

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 two acre buildable site.

(b) Secondary uses - Commercial and office as a component of a mixed use project; Marina.

(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 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

b. Exclusive residential development shall be prohibited; and

c. **Variances to exceed the maximum density above as established in this Future Land Use Plan shall be prohibited.**

2. **Commercial and office use only** – shall not exceed:

a. a floor area ratio of 0.55; and

b. **Variances to exceed the maximum floor area ratio above as established in this Future Land Use Plan shall be prohibited.**

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 two acre buildable site and shall also not exceed a cumulative total of 150 units per project subject to the requirements, restrictions and limitations established below for the TLU Density Pool for the Town Center Core Corey Circle and Coquina west Districts.

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:

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

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

5. **Impervious Surface Ratio** shall not exceed:

a. 0.70 for all new development; and

b. **Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Plan shall be prohibited.**

Town Center Coquina West District (TC-2)

(a) Location and Character. Town Center Coquina West contains 6.11 acres or less than ½% of the total land area of the City. This District is 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.

(b) Purpose and Intent; Redevelopment Incentives and Deterrents. The following policies shall govern development in the Town Center Coquina West District and are intended to encourage redevelopment of the area as one or two comprehensive mixed use residential/commercial projects to anchor the west terminus of the Corey Avenue Main street and to act as a catalyst for revitalizing the entire Corey Avenue Main street.

Policies

Policy 1: *Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water-side of buildings. Blank wall facades shall be prohibited. Street-level retail facades shall have a storefront character. Architectural elements that provide protection to the pedestrian from weather elements shall be encouraged.*

Policy 2: *Structured parking that can be integrated into the principal building and hidden from public view will be encouraged and pursued.*

Policy 3: *Retail/Restaurant uses shall be located on the first floor or accessible from street level and near the pedestrian walkways to provide easy public access.*

Policy 4: *Publicly or privately-owned small-scale marina facilities with transient boat slips will be encouraged in locations and quantities that attract visitors to the Downtown core and minimize adverse environmental impacts.*

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.*

Policy 6: *Temporary lodging uses shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.*

Policy 7: *All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.*

Permitted Uses and Standards

(a) Primary uses - Commercial and office; Temporary lodging use – hotel, motel, resort condominium; Residential use but only as part of a mixed use development project located on a minimum two acre buildable site.

(b) Secondary uses - Commercial and office as a secondary component of a mixed use residential/commercial development project; Marina.

(c) Density/Intensity and Height Standards.

1. **Residential use**

a. Shall only be permitted as part of mixed-use development project located on a minimum 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

b. Exclusive residential development shall be prohibited; and

c. **Variances to exceed the maximum density above as established in this Future Land Use Plan shall be prohibited.**

2. **Commercial and office use only** – shall not exceed:

a. a floor area ratio of 0.55; and

b. **Variances to exceed the maximum floor area ratio established in this Future Land Use Plan shall be prohibited.**

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 two acre buildable site and shall also not exceed a cumulative total of 150 units per project subject to the requirements, restrictions and limitations established below for the TLU Density Pool for the Town Center Core Corey Circle and Coquina west Districts.

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:

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

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

5. **Impervious Surface Ratio** shall not exceed:

a 0.70 for all new development; and

b. **Variances to exceed the maximum impervious surface ratio established in the Future Land Use Plan shall be prohibited.**

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). The following shall govern the allocation of temporary lodging units from the TLU Density Pool:

1. The TC-2 TLU Density Pool shall be allocated by Ordinance of the City Commission upon request of an individual property owner; and

2. Such allocation shall not exceed fifty (50) temporary lodging units per acre; and;

3.Such allocation shall not exceed a cumulative total of one hundred fifty (150) temporary lodging units per development project; and

4. The remaining number of available temporary lodging units in the TLU Density Pool shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no temporary lodging units beyond those remaining in the TC-2 TLU Density Pool for the TC-2 Districts shall be allocated to any subsequent project; and

5. *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.*

(b) Intensity Standards.

1. **Temporary lodging use** shall not exceed an aggregate floor area of 750 square feet per temporary lodging unit allocated by Ordinance, excluding indoor amenities, common areas and structured parking. Indoor amenities and common areas shall not exceed an additional 0.2 floor area ratio combined. For example: 50 units x 750 square feet =38,500 square feet plus 0.2 x total parcel square feet for common areas & indoor amenities = total building square footage, excluding structured parking.

2. **Variances to exceed the maximum floor area ratio above as established in the Future Land Use Plan shall be prohibited.**

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 generally located immediately south of the Town Center Core District and east of Gulf Boulevard.

(b) Purpose and Intent; Redevelopment Incentives and Deterrents. The following policies shall govern development in the Downtown Core Residential District to encourage quality residential redevelopment that supports the downtown core shopping and entertainment area and acts as a transition area from downtown core mixed commercial and residential uses to lower density residential neighborhoods to the south and west.

Policies

Policy 1: Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground levels are equally important for both the street and water side of residential homes, town homes and multi-family structures. Blank wall facades shall be prohibited.

Policy 2: Development and redevelopment shall be compatible with the existing developments that remain in the neighborhood.

Permitted Uses and Standards

(a) Primary uses - Residential.

(b) Secondary uses - None.

(c) Density/Intensity and Height Standards.

1. **Residential use** – Shall not exceed:

   a. Ten (10) dwelling units per acre; and

   b. **Variances to exceed the maximum density above as established in the Future Land Use Plan shall be prohibited.**

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

   b. **Any increases to, including variances to increase, the maximum height set forth above for this Downtown Core Residential character district shall be prohibited unless approved by voter referendum, if required by the City Charter.**

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

   a. 0.70 for all development; and

   b. **Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Plan shall be prohibited.**

Upham Beach Village District (UBV)

(a) Location and Character. The Upham Beach Village District contains 16.10 acres or approximately 1-¼% of the total land area of the City. This District is 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.

The neighborhood is a mixture of residential and motel temporary lodging uses that are at or near functional obsolescence. There is a diverse mixture of densities and intensities of existing development in this neighborhood, ranging from single family homes to motels that have an existing density of 78 units per acre, and include aging apartment complexes that are being converted to residential condominiums that will preclude redevelopment anytime in the foreseeable future. This diversity of uses, densities and intensities within this character district gives rise to unique compatibility issues that must be sensitively addressed.

(b) Purpose and Intent; Redevelopment Incentives and Deterrents. The following policies shall govern development in the Upham Beach Village District and are intended to allow redevelopment of residential uses as well as allow existing motel temporary lodging uses that are part of the heritage of this Upham neighborhood to redevelop as temporary lodging uses at the same density as exists. Such redevelopment shall be subject to height limitations and design standards that protect existing and future neighborhood residential uses as well as improve safety, circulation and drainage:

Policies

Policy 1: *Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water- side of buildings. Blank wall facades shall be prohibited. Street-level facades shall integrate architectural elements that provide protection to the pedestrian from weather elements shall be encouraged.*

Policy 2: *Only existing temporary lodging uses may be redeveloped and new temporary lodging uses shall be strictly prohibited.*

Policy 3: *A mixture of residential and temporary lodging uses throughout the district shall be encouraged to be preserved and redeveloped.*

Policy 4: *Redevelopment of existing temporary lodging uses shall provide the minimum necessary vehicular curb cuts and driveways to provide reasonable, adequate and safe ingress and egress to the development site and ensure a pedestrian-friendly and safe environment by minimizing pedestrian-vehicular conflict.*

Policy 5: *Structured parking that can be integrated into the principal building and hidden from public view will be encouraged and pursued.*

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 development will occur, with particular emphasis on screening and buffering from adjacent residential uses that may include landscaping*

and privacy walls.

Policy 7: Development and redevelopment shall be compatible with the existing neighboring residential uses that immediately surround the development site.

Policy 8: Temporary lodging uses shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Policy 9: All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.

Permitted Uses and Standards

(a) Primary uses - Residential; Temporary lodging uses – hotel, motel, resort condominium, bed & breakfast inn.

(b) Secondary uses - None.

(c) Density/Intensity and Height Standards.

1. Residential use shall not exceed:

a. 7.5 dwelling units per acre for single family homes and duplexes; or

b. 18 dwelling units per acre for multi-family residential use on a minimum ⅓ acre buildable site; or

c. 21 dwelling units per acre for multi-family residential use on a minimum ½ acre buildable site; or

d. 24 dwelling units per acre for multi-family residential use on a minimum 3/4 acre buildable site.

e. **Variances to exceed the maximum density above as established in this Future Land Use Plan shall be prohibited.**

2. **Temporary Lodging use – motel and bed & breakfast inn** – Temporary lodging units shall be allocated on a first come first serve basis utilizing the Temporary Lodging Unit Density Pool established below.

3. Temporary Lodging Unit Density Pool ("TLU Density Pool"): Density for temporary lodging uses in the Upham Beach Village District shall be regulated as follows:

a. The City shall establish a TLU Density Pool not to exceed 175 total units for the entire Upham Beach Village District; and

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

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

d. The remaining number of available TLU Density Pool units shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no units beyond those remaining in the TLU Density Pool shall be allocated to any subsequent temporary lodging use project in the Upham Beach Village District; and

e. *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.*

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:

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

c. **Any increases to, including variances to increase, the maximum height for each type of use set forth above for this Upham Beach Village character district shall be prohibited unless approved by voter referendum, if required by the City Charter.**

5. **Impervious Surface Ratio** shall not exceed:

a. 0.85 for temporary lodging use; or

b. 0.70 for residential use; and

c. **Variances to exceed the maximum impervious surface ratio established in the Future Land Use Plan shall be prohibited.**

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 ½% of the total land area of the City. This District is 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. Nearly all of the parcels fronting Blind Pass Road lost frontage property during the widening of the Road in 2003 expanding it from 2 lanes to 5

lanes. As a result, many of the parcels lost parking and are too shallow to provide standard parking and buffers from the residential neighborhoods causing commercial encroachment into almost exclusively single-family residential neighborhoods.

(b) Purpose and Intent; Redevelopment Incentives and Deterrents. The following policies shall govern development in the Commercial Corridor Blind Pass Road District and are intended to facilitate assembly and redevelopment of commercial frontage parcels to increase lot depth and reduce non-residential encroachment into the existing residential neighborhoods, increase buffering between residential and nonresidential uses, redevelop sites to current code design and safety standards, as well as reduce curb cuts to reduce pedestrian/bicyclist – vehicular conflict and improve traffic flow.

Policies

Policy 1: Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at street level is important for any façade facing street frontage. Blank walls shall be prohibited on any street facing or residential facing facade. Any street-level retail facades shall have a storefront character. Both street-level retail and office facades should be designed to integrate architectural elements that provide protection to the pedestrian from weather elements wherever possible.

Policy 2: Commercial redevelopment of property that does not have direct access to Blind Pass Road shall be prohibited.

Policy 3: Frontage properties along Blind Pass Road shall be permitted to assemble properties and expand to the limits of the District boundaries only. Encroachment into the residential neighborhoods beyond the District boundaries is expressly prohibited.

Policy 4: A physical buffer that may include landscaping and privacy walls adjacent to existing residential properties shall be required for all new non-residential development and redevelopment or renovation, whether or not the development site is expanded by assembling parcels of land.

Policy 5: Vehicular access from side streets shall be encouraged for residential development provided such access is not incompatible with the residential neighborhood abutting the redevelopment.

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.

Permitted Uses and Standards

(a) Primary uses - Commercial and office; Mixed Use Residential/Commercial/Office; Residential.

(b)) Secondary uses – Commercial and office.

(c) Density/Intensity and Height Standards.

1. **Residential Use** shall not exceed:

a. 7.5 dwelling units per acre for single family homes and duplexes for lots that do not access Blind pass Road; or

b. 12 dwelling units per acre for a multi-family residential use as part of a mixed use residential/commercial/office project on a minimum ½ acre buildable site with commercial or office on the first floor at street level and residential use permitted on the second and third floors only; and

c. **Variances to increase the density above as established in the Future Land Use Plan shall be prohibited.**

2. Intensity - Commercial and office – shall not exceed a floor area ratio of:

a. 0.7 as an exclusive nonresidential use; or

b. 0.9. as part of a mixed use residential/commercial/office project on a minimum ½ acre buildable site with commercial or office on the first floor at street level and residential use permitted on the second and third floors only; and

c. **Variances to exceed the maximum density or floor area ratio established in this Future Land Use Plan shall be prohibited.**

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:

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

b. Three (3) stories or forty (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

c. **Any increases to, including variances to increase, the maximum height for each type of use set forth above for this Commercial Corridor Blind Pass Road character district shall be prohibited unless approved by voter referendum, if required by the City Charter.**

4. **Impervious Surface Ratio** shall not exceed:

a. 0.70 for all new development; and

b. **Variances to exceed the maximum impervious surface ratio above as established in this Future Land Use Plan shall be prohibited.**

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 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, this 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 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:

Policies

Policy 1: Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at street level for any façade facing street frontage. Blank walls shall be prohibited on any street facing or residential facing facade. Any street-level retail facades shall have a storefront character. Both street-level retail and office facades should be designed to integrate architectural elements that provide protection to the pedestrian from weather elements wherever possible.

Policy 2: Commercial redevelopment of property that does not have direct access to Gulf Boulevard shall be prohibited.

Policy 3: Frontage properties along Gulf Boulevard shall be permitted to assemble properties and expand to the limits of the District boundaries only. Encroachment into the residential neighborhoods beyond the District boundaries is expressly prohibited.

Policy 4: Utility Easements and sidewalks shall be required on all development projects if existing conditions permit the construction of a sidewalk and location of a utility easement that can be integrated into the redevelopment site plan without undue hardship to the property owner.

Policy 5: A physical buffer that may include landscaping and privacy walls adjacent to existing residential properties shall be required for all new nonresidential development and redevelopment or renovation, whether or not the development site is expanded by assembling parcels of land.

Policy 6: Vehicular access from side streets shall be encouraged for residential development provided such access is not incompatible with the residential neighborhood abutting the redevelopment.

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.

Permitted Uses and Standards

(a) Primary uses - Commercial and office; Mixed Use Residential/Commercial/Office.

(b) Secondary uses – Commercial and office.

(c) Density/Intensity and Height Standards.

1. Residential Use shall not exceed:

a. 7.5 dwelling units per acre for single family homes and duplexes for lots that do not access Gulf Boulevard; or

b. 12 dwelling units per acre for a multi-family residential use as part of a mixed-use residential/commercial/office project located on a minimum ½ acre buildable site with commercial or office on the first floor at street level and residential use permitted on the second and third floors only; and

c. **Variances to increase the density above as established in the Future Land Use Plan shall be prohibited.**

2. **Commercial and office** – shall not exceed a floor area ratio of:

a. 0.7 as an exclusive nonresidential use; or

b. 0.9. as part of a mixed use residential/commercial/office project on a minimum ½ acre buildable site with commercial or office on the first floor at street level and residential use permitted on the second and third floors only; and

c. **Variances to exceed the maximum density or floor area ratio above as established in this Future Land Use Plan shall be prohibited.**

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:

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

b. Three (3) stories or forty (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

c. **Any increases to, including variances to increase, the maximum height for each type of use set forth above for this Commercial**

Corridor Gulf Boulevard character district shall be prohibited unless approved by voter referendum, if required by the City Charter.

4. **Impervious Surface Ratio** shall not exceed:

a. 0.70 for all new development. and

b. **Variances to exceed the maximum impervious surface ratio above as established in this Future Land Use Plan shall be prohibited.**

Densities Reserved for the Community Redevelopment District[3]

(a) Coastal High Hazard Limitations. State, County and local laws discourage an increase to the overall density within the City limits as a result of the State designation of the City as a Coastal High Hazard community. The following reserves are restricted to ensure that the overall density in the Community Redevelopment District and the City is not increased.

(b) Residential Unit Reserves ("RU Reserve"). RU Reserves are established for the following three designated character districts for a minimum of five (5) years in accordance with each district's specific redevelopment plan:

- Downtown Core Residential District for two (2) units per acre for a total of 23 reserved residential units.
- Commercial Corridor Blind Pass Road District for three (3) units per acre for a total of 22 reserved residential units.
- Commercial Corridor Gulf Boulevard District for three (3) units per acre for a total of 64 reserved residential units.

1. **Purpose and Intent.** The purpose of the RU Reserve in any character district where such a reserve is established is to balance the need for redevelopment in certain diverse neighborhoods of the community against a strong desire not overdevelop these same neighborhoods in acknowledgement of the conditions set forth in sections (b)2 and (b)3 below.

2. **Existing Physical & Economic Conditions.** There are two primarily commercial character districts and one mixed residential/temporary lodging use character districts where the RU Reserve will be established. The following describes their respective existing conditions:

a. The Downtown Core Residential is a very diverse neighborhood with residential and non-residential uses, including a mix of housing types ranging from single family to higher density aging multi-family apartment complexes and temporary lodging densities.

[3] **Shall not exceed the overall densities and intensities adopted in 1998 and approved in 2005 by the City, County and State** for the City as a whole and within the Community Redevelopment District itself.

b. The two Commercial Corridor districts, one located on the south end of Blind Pass Road and the other located at the north end of Gulf Boulevard have narrow lot depths abutting residential neighborhoods that need redevelopment in a manner that will be more compatible with the residential neighborhoods located behind these character districts.

c. Several of the aging apartment complexes have already been or may be converted to condominium ownership at higher densities than allowed by current land development regulations if the existing regulatory scheme is not updated to encourage redevelopment in lieu of remodeling that does not require compliance with current building, safety, FEMA and LDCs and regulations.

3. **Consequences of Existing Built Densities that Exceed Densities Allowed under Current LDC are:**

a. **Maintenance and repair only.** Aging properties are maintained, repaired and at best cosmetically remodeled and renovated instead of rebuilt to current site design, building code and FEMA regulations. This consequence impedes the City's ability to improve overall public safety through the implementation of current building codes and FEMA flood regulations, as well as improve the overall quality of life of its residents through the implementation of more stringent site and building design standards.

b. **Decline in Material Reinvestment.** If current safety, building, flood protection and design standards can not be implemented because landowners find it more economically viable to remodel than to rebuild to current standards, these diverse neighborhoods will continue to see a decline in reinvestment, property value and overall quality of life from a public safety, building safety, aesthetic, and environmental perspective.

4. **Implementation of RU Reserves in Three Character Districts**

a. **Five– Year Waiting Period**. RU Reserves shall not be implemented through the City's Future Land Use Plan and LDC prior to five years after final adoption of this plan and map amendment to:

(i) Allow the City adequate time to assess whether or not the incentive provided by this redevelopment plan is sufficient in the short-term to effectuate redevelopment without implementing all available residential density immediately upon approval of this amendment.

(ii) Avoid the potential for overdevelopment in the short term while simultaneously allowing future Commissions to re-evaluate economic conditions beyond five years and decide if additional incentives are needed to encourage redevelopment in each specific character district.

(iii) Provide future Commissions the necessary planning tools when and if warranted, to further the stated goals, objectives and policies of the Community Redevelopment Plan.

b. **FLUE Implementation.** After the expiration of this Five-year waiting period, the maximum permitted residential density for land designated in Future Land Use Plan and Map is as follows:

(i) Commercial Corridor Gulf Boulevard District and the Commercial Corridor Blind Pass Road District, shall be fifteen (15) residential units per acre without further need to amend this Future Land Use Plan and Map.

(ii) Downtown Core Residential District shall be twelve (12) residential units per acre without further need to amend this Future Land Use Plan and Map.

c. **LDC Implementation.** After that initial mandatory five-year reserve period, future City Commissions may increase the residential density permitted in each of the three character districts as established immediately above by amending the land development regulations, but only if such increase is determined necessary by a future City Commission.

(e) General Residential Unit "RU" Density Pool Reserve is established for the entire Community Redevelopment District by reducing the previously allowed maximum residential density of 18 dwelling units per acre in the Large Resort character district by three dwelling units per acre to a maximum of 15 dwelling units per acre over the entire 65.16 acres. The total residential density reduction in the Large Resort district equals 195 residential dwelling units.

1. **Purpose and intent.** For the same purposes stated in Section 3 above relating to residential reserves for specific character districts, these 195 residential units previously permitted in the Large Resort character district shall be reserved for future use within the CRD, as may be necessary and warranted.

2. **Ten-Year Waiting Period.** The residential dwelling units contained in this General RU Density Reserve shall not be implemented through the City's Future Land Use Plan prior to ten years after final adoption of this amendment.

3. **FLUE Implementation.** After the expiration of this Ten-year waiting period, 195 residential dwelling units shall automatically become available as a residential density reserve for any property located within the boundaries of the Community Redevelopment District that permits residential use without further need to amend this Future Land Use Plan and Map.

4. **LDC Implementation.** After that initial mandatory Ten-year reserve period, future City Commissions may implement the residential density pool through the LDC with proper allocation procedures and absolute

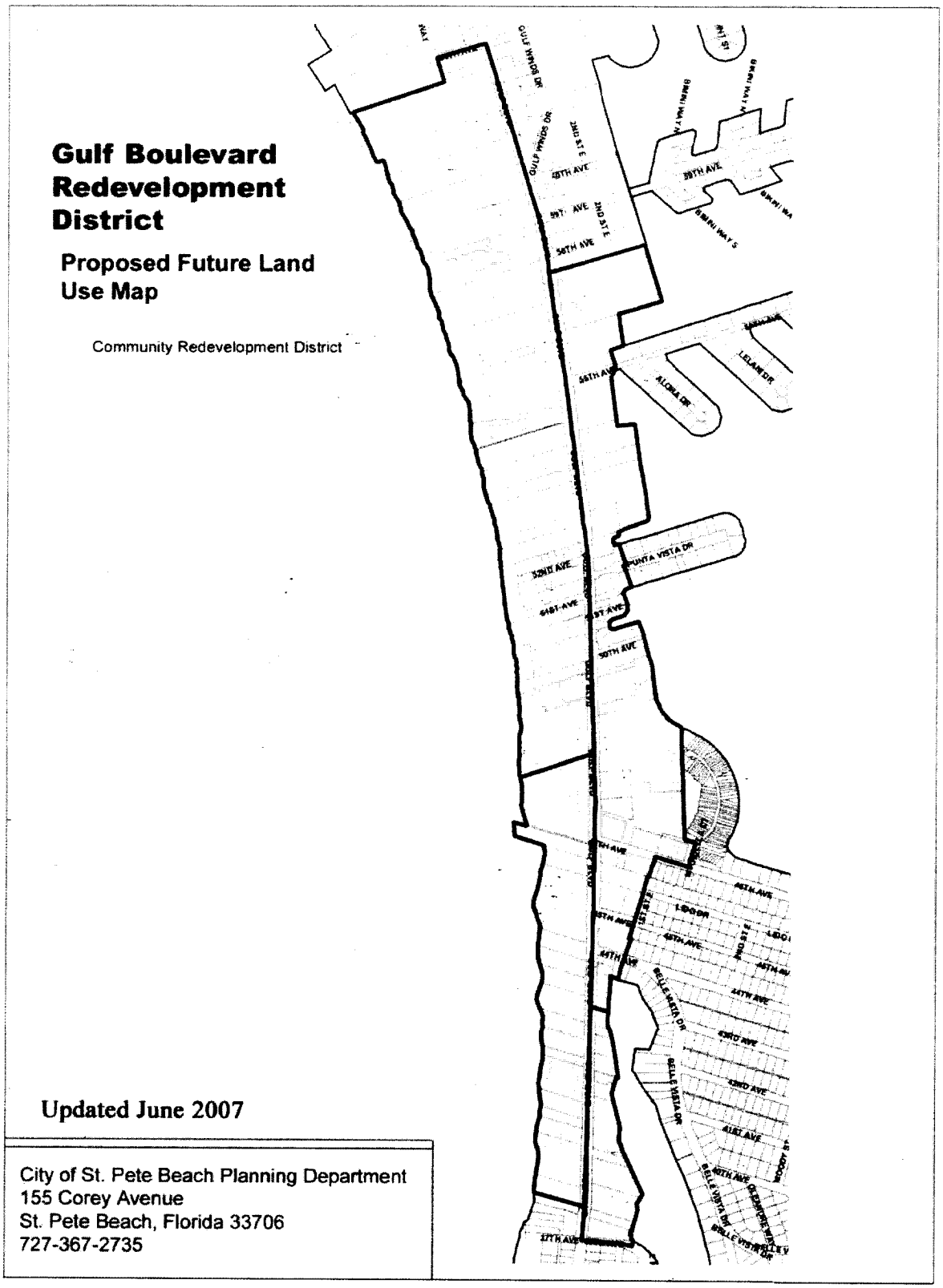
density limitations to ensure that the cumulative total of allocations does not exceed the available reserve density.

Other Standards for the Community Redevelopment District (CRD) -- Shall include the following:

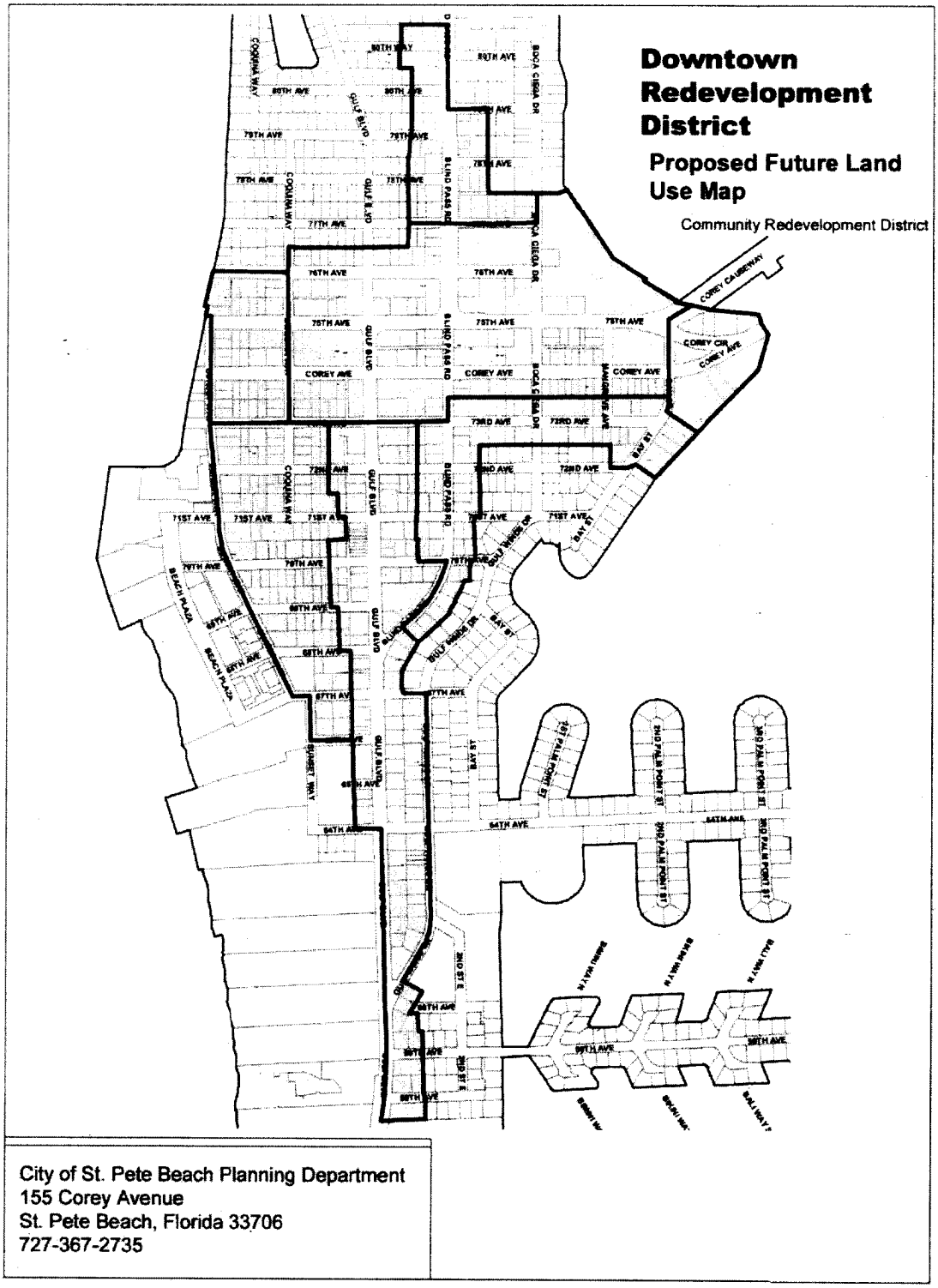
- **Countywide Amendment CRP Approval** -- The utilization of this Comprehensive Plan Future Land Use Element land use plan category and corresponding Future Land Use Map change to provide for a Community Redevelopment District shall require the subject area to be formally designated as a community or neighborhood redevelopment area and a special area plan initially approved by a voter referendum as prescribed by City Charter. Thereafter, the process for the Countywide Future Land Use Plan amendment to employ or alter this land use plan category shall require recommendation by the Pinellas Planning Council and approval by the Countywide Planning Authority for the special area plan and any substantive amendments thereto. Minor plan changes that are not considered substantive shall not constitute an amendment to the Future Land Use Plan, and shall be submitted to the Pinellas Planning Council and the Countywide Planning Authority for receipt and acceptance. Where such comprehensive plan amendment is prepared pursuant to Chapter 163, Part III, F.S. or governing laws in effect at the time of voter referendum approval, all applicable provisions of that process will be complied with prior to or simultaneous with the review of the Community Redevelopment Plan under the Countywide Rules.

- **Countywide Amendment CRP Content/Criteria** -- The Community Redevelopment Special Area Plan prepared in support of this land use plan category and amendment to the City's Comprehensive Plan Future Land Use Element and Future Land Use Map shall include at a minimum that information for such special area designation determined necessary by the Pinellas Planning Council to evaluate the proposed amendment in relationship to the policies of the Countywide Future Land Use Plan, the assessment of infrastructure impacts and the adequacy of provision therefore and the relationship of the proposed special area plan to the Countywide Future Land Use Plan and affected local government plans.

Map 10 Future Land Use Map – Gulf Boulevard Redevelopment District Map



Map 11 Future Land Use Map – Downtown Redevelopment District



City of St. Pete Beach Planning Department
155 Corey Avenue
St. Pete Beach, Florida 33706
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Map 12 Coastal High Hazard Area - Storm Surge for Category 1 (2007), St. Pete Beach, FL

Source: Pinellas County Planning Department, March 6, 2007

(Amended Text Denoted by Single Underline)

HOUSING ELEMENT

V. GOALS, OBJECTIVES AND POLICIES

A. *Introduction*

Pursuant to Section 163.3177(6)(a), FS and Section 9J-5.006(3), FAC, the following represents the Housing Goals, Objectives, and Policies of the City of St. Pete Beach. The Goals, Objectives, and Policies are intended to address the establishment of a long-term end towards which the housing programs and activities of the community are ultimately directed.

B. *Non-applicable Items*
Based on the findings contained in this Element and pursuant to Section 9J-5.002, FAC, it has been determined that the following objectives and policies identified in Section 9J-5.010(3), FAC are not applicable to the City of St. Pete Beach.

o Section 9J-5.010(3)(b)1: Establishment of principles and criteria guiding the location of homes for rural and farm worker households. There is no agricultural land used for farms in St. Pete Beach and there are no migrant or farm workers.

o Section 9J-5.010(3)(b)3: Adequate sites for low-income families and mobile homes. Land prices in coastal communities is high because of the demand. Most housing is out of the range of low income individuals.

C. *Local Goals, Objectives and Policies*

GOAL 1.

The City shall provide decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the City, free from arbitrary discrimination because of race, sex, handicap, ethnic background, age, marital status or household composition.

Objective 1.1

In accordance with this Comprehensive Plan the City shall continue to provide technical assistance to the private sector so that they will be able to provide a suitable mix of housing types and numbers to meet the City's housing needs as well as making all housing sites in the City available to low and moderate income families.

Policy 1.1.1

The City shall provide technical information for use by the private sector.

Policy 1.1.2

The City shall periodically review ordinances, codes, regulations and permitting processes in order to increase the efficiency and economy of meeting the housing needs of the City, while continuing to ensure the health, welfare and safety of the residents.

Policy 1.1.3

The City shall continue to allow a variety of residential densities and housing types in order to enhance the opportunity for the private sector to provide housing in a wide range of types and costs.

Policy 1.1.4

Because the City of St. Pete Beach suffers physical and economic constraints beyond its control that prevent efforts to provide affordable housing in accordance with the requirements of Rule 9J-5, the City shall continue to work with neighboring communities and continue its support of the public transportation system and other affordable housing strategies through implementation of an affordable housing impact fee mitigation program for all new construction.

Policy 1.1.5

For all developments in areas covered by a Community Redevelopment Plan approved in accordance with Pinellas Planning Council guidelines for the establishment of such plan, the City shall implement an Affordable Housing Impact Fee in accordance with the standards approved in the Community Redevelopment Plan. Additionally, the City shall provide for such density bonuses for the provision of affordable housing as are represented in the approved Community Redevelopment Plan.

[Text of Objective 1.2 through Objective 1.7 inclusive of policies has been intentionally omitted but not deleted or otherwise modified or revised]

Objective 1.8

Encourage, and provide incentives, when appropriate for design and construction techniques and building materials capable of significantly reducing the cost of maintenance and energy consumption of housing while providing for a more healthy and durable home environment.

Policy 1.8.1

Promote sustainable communities by encouraging Green housing that conserves natural resources and reduces monthly operating costs.

Policy 1.8.2

The City will encourage housing construction that uses the U.S. Green Building Council or the Florida Green Building Coalition land development, new construction and major renovation building standards.

Policy 1.8.3

By 2012, determine a threshold and criteria for requiring LEED standards and FGBC and USGBC certification of development and redevelopment projects, and implement those standards and criteria in the LDC. In addition, consider pilot incentive programs to encourage Green building and development Citywide, including the Community Redevelopment District.

Policy 1.8.4

Implement the requirements of the latest Florida Energy Efficiency Code for Building Construction that assures a conscious effort toward energy efficiency so that proper equipment, building orientation on site, adequate insulation, and appliance selection will be considered by developers.

Policy 1.8.5

By 2012, The City shall require all new construction and major renovations to meet Green Building and site design minimum standards and encourage development to exceed minimum standards with various incentive and promotion programs.