

## **City of St. Pete Beach Courtesy Review**

I. City of St. Pete Beach proposes several text and map changes within the Future Land Use, Future Land Use Map, and Housing Elements of the comprehensive plan.

A. Future Land Use Element: The City is proposing to rename the Future Land Use Element as Quality Community – Planning to Stay, establish the Community Redevelopment District (CRD), and amend the Future Land Use Map to apply the new CRD land use category. The CRD area contains approximately 248.25 acres or approximately 20% of the total land area of the City. The CRD includes two core redevelopment areas known as the Downtown and Gulf Boulevard Redevelopment Districts. Within these two core districts are a combined eleven sub-districts. The text amendments would include (1) new goals, objectives, and policies, (2) lists of permitted primary and secondary uses, and (3) density and intensity standards for each of the eleven sub-districts. The text amendments also include (1) height standards that encourage commercial and temporary lodging uses and discourages residential condominiums, (2) prohibits variances, (3) provides green redevelopment standards, (4) public beach access, (5) evacuation requirements, and (6) enables impact fees and community improvement funds.

The proposed amendment also incorporates the recommendations in the City’s Visioning Process document which focuses on the proposed CRD. The Community Redevelopment District is part of an overall Community Redevelopment Plan which not only establishes the required redevelopment standards but also four initiatives that will build the Cities foundation for a sustainable future as a “Quality Livable Community”.

II. Staff Concerns and Comments with courtesy review:

### **Future Land Use Element**

1. No FLUM.
2. Need to include where the FLUE requirements are included. In the element is the Quality Community Element.
3. Policy 4.1.1 allows public expenditures exceptions in the CHHA. The City needs to remove the following exceptions:
  - 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 of improvement of public roads and bridges.
4. Policies 4.1.2 and 4.1.4 are amended to add the following language: “The City should adopt levels of service for both evacuation times to shelter and out-of-county for a

Category 5 storm event.” Do not adopt the policy language. The City needs to adopt a level of service of no greater than 16 hours for out of County evacuation.

5. The Community Redevelopment District General Redevelopment Guidelines, Standards and Initiatives section of the proposal starts on page 49 and ends on page 65. Concerns are highlighted below:

- a. Some of the guidelines should be goals, objectives and polices;
- b. Temporary Lodging Unit Density Pools:
  1. a map of the temporary lodging area is needed.
  2. it is not clear where the units allocated under this provision would go.
  3. are the units going to parcels within certain land use designations, and are the appropriate land use designations compatible?
  4. traffic analysis
  5. reductions should stay in same district.
- c. **Page 50 refers to units approved in 2005 as part of transient unit density pools**
- d. The Affordable Housing Mitigation Programs and Density Bonus section of the document refers to 2005 affordable housing repeal (see page 51).
- e. The Accessory Use section identified on page 53 indicates that, “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 standard. The City needs to analyze impact on CHHA.
- f. The Traffic Generation Characteristics section identified on page 56 of the document provides for calculating typical traffic impacts based upon the actual mix and intensity of land use proposed in the CRD plan map area but actual implementation of the comprehensive plan will not result in the maximum potential densities and intensities. However, the traffic analysis needs to be based on the maximum density and intensities allowed in the CRD.
- g. The CRD is required to have transportation concurrency which is internally inconsistent with Policy 1.3.4 of the Capital Improvements Element (see page 57).
- h. Page 59 under (h) Transportation Concurrency Management Standard for Large-Scale Temporary Lodging Development, provides for consistency with the MPO countywide approach and shall recognize the MPO designation of “Constrained Facilities” as set forth in the most current MPO Annual Level of Service Report. However, the City cannot have a constrained facilities provision as identified by the Florida Department of Transportation.

6. The Gulf Boulevard Redevelopment District and the Downtown Redevelopment District are the two core districts within the CRD. Each core district includes several character districts which starts on page 67 and ends on page 106. There are goals, objectives and policies for each of the character districts. Concerns are highlighted below:

- a. The City needs to make sure that the density and intensity standards identified under the Permitted Uses and Standards are part of a policy.

b. The City needs to provide data and analysis on increased densities, public facilities and CHHA residential increases.

7. Densities Reserved for the Community Redevelopment District: This section covers other standards for the Community Redevelopment District (pages 106 through 112). Concerns are highlighted below:

a. the City needs to clarify what the Residential Unit Reserve (RUR) program is and how it works.

1. does this increase or bank residential densities for others to use?

2. does it increase residential in CHHA;

3. why can't the City implement the RUR for 5 years;

4. the City should look at 5 year and long term impacts of any density increases and if needed, update the Capital Improvements Element for needed improvements as a result of impacting public facilities (i.e. roads, sanitary sewer, potable water, drainage, and schools).

b. FLUE Implementation (i) and (ii) section on page 108 contains self amending language;

c. Residential Density Pool Reserve (e) section on page 108 provides for 195 residential units previously permitted in the Large Resort character district to be reserved for future use within the CRD. However, the City should note data and analysis on CHHA impacts.

d. General Residential Unit Density Pool Reserve (see page 108):

1. Unsure whether St. Pete Beach can delay implementation out to 10 years

2. FLUE implementation language is self amending

### **Housing Element:**

B. Housing Element: The proposed amendments to this Element would amend Policy 1.1.4 and add new Policy 1.1.5 to require the City's to implement an Affordable Housing Impact Fee and the provisions of residential density bonus. The amendment would also add a new Objective 1.8 and associated policies to provide incentives for design and construction that encourages green housing development.

8. Policy 1.1.4 should be revised to refer to an agreement with the local government they are relying on for affordable housing

9. Policy 1.1.5 should consider putting in the density bonus amendments and look at what increases could occur in the CHHA.