Ordinance 2022-03

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR THE ALLOCATION OF ADDITIONAL RESIDENTIAL DWELLING UNITS UNDER THE PROVISIONS OF THE GENERAL RESIDENTIAL UNIT "RU" DENSITY POOL RESERVE, AS ESTABLISHED IN THE CITY OF ST. PETE BEACH COMPREHENSIVE PLAN AND IMPLEMENTED THROUGH THE CITY’S LAND DEVELOPMENT CODE, TO THE PROPOSED COREY LANDINGS DEVELOPMENT PROJECT, GENERALLY LOCATED AT 10 COREY AVENUE; PROVIDING FOR CODIFICATION; CONFLICTS, SEVERABILITY, CORRECTION OF SCRIVENER’S ERROR; CONSTRUCTION, PUBLICATION, AND AN EFFECTIVE DATE.

WHEREAS, it is the intent of the City that the units in the pool be distributed to promote quality land management, with emphasis given to development projects that may act in catalytic revitalization of the Community Redevelopment District.

WHEREAS, Ram Realty Acquisitions Advisors, desires to develop its 3.9 (+/-) acre site at 10 Corey Avenue and has filed an application for a conditional use permit for the Corey Landings Development Project (development project) consisting of a mixed-use development with 243 multi-family residential dwelling units, +12,000 square feet of retail and commercial uses and +5,000 square feet of restaurant uses. The conditional use application is being processed in with this Ordinance.

WHEREAS, the subject property of the development project is permitted “by-right” a total of 93 residential units, and is eligible for the requested additional 150 residential density pool units through the conditional use process as established in Section 39.18 of the City’s Land Development Code.

WHEREAS, the applicant held the required duly noticed Community Meeting on June 24, 2021, in the Boca Ciega Ballroom of the St. Pete Beach Community Center and presented the proposed development project for public review and comment.

WHEREAS, the City Commission finds that the proposed development project meets the City’s merit-based criteria for the awarding 150 residential dwelling units from the General Residential Unit Density Pool.

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

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH FLORIDA, HEREBY ORDAINS:
SECTION 1. Recitals. The above recitals ("Whereas" clauses) are hereby adopted as legislative findings, purpose and intent of the City Commission.

SECTION 2. The City Commission finds that the proposed development project has the requisite merit, more specifically listed in the companion conditional use Resolution No. 2022-03, to award the requested 150 residential units for the development project.

SECTION 3. Pursuant to Section 39.18 (c) of the City’s Land Development Code, the number of residential units currently available in the density pool is 195 units. After allocating 150 units by this Ordinance, a total of 45 units will be remaining in the General Residential Unit Density Pool. See Exhibit A, attached and incorporated herein.

SECTION 4. The 150 residential units awarded by this Ordinance shall revert to the density pool should a building permit not be obtained within one (1) year of the date of the passage of this Ordinance or should “continual construction” as defined in Division 2 of the Land Development Code cease, unless extended by resolution of the City Commission. The 150 units shall be contingent on the approval of the companion conditional use resolution.

SECTION 6. Conflicts. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

SECTION 7. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 8. Scrivener’s Error. The City Attorney may correct scrivener’s errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 9. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 10. Publication. This Ordinance shall be published in accordance with the requirements of law.

SECTION 11. Effective Date. This ordinance shall take effect immediately upon adoption.
FIRST READING:  January 10, 2022
PUBLISHED:     February 9, 2022
SECOND READING: February 22, 2022
PUBLIC HEARING: February 22, 2022
THIRD READING:  March 8, 2022
PUBLIC HEARING:  March 8, 2022

CITY COMMISSION, CITY OF ST. PETE
BEACH, FLORIDA.

Alan Johnson, Mayor

I, Amber LaRowe, 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 11 day of March 2022.

Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Andrew Dickman, City Attorney
### Residential Density Pool Information

<table>
<thead>
<tr>
<th>District</th>
<th>Total Units Available</th>
<th>Total Units Utilized</th>
<th>Total Units Remaining</th>
</tr>
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<tbody>
<tr>
<td>Community Redevelopment</td>
<td>195</td>
<td>150</td>
<td>45</td>
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<tr>
<td>District</td>
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### Temporary Lodging Density Pool Information

<table>
<thead>
<tr>
<th>District</th>
<th>Total Units Available</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Boutique Hotel/Condo</td>
<td>125</td>
<td>15</td>
<td>110</td>
</tr>
<tr>
<td>Town Center Core</td>
<td>50</td>
<td>0</td>
<td>50</td>
</tr>
<tr>
<td>Upham Beach Village</td>
<td>175</td>
<td>0</td>
<td>175</td>
</tr>
<tr>
<td>Town Center Core – Corey Circle</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Town Center Core – Coquina West</td>
<td>325</td>
<td>64</td>
<td>261</td>
</tr>
<tr>
<td>Activity Center</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bayou Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>675</td>
<td>79</td>
<td>596</td>
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Ordinance 2022-03

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WHEREAS, it is the intent of the City that the units in the pool be distributed to promote quality land management, with emphasis given to development projects that may act in catalytic revitalization of the Community Redevelopment District.

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

Words stricken through shall be deleted. Words underscored constitute the amendment proposed. The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.
NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH FLORIDA, HEREBY ORDAINS:

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CITY COMMISSION, CITY OF ST. PETE
BEACH, FLORIDA.

__________________________
Alan Johnson, Mayor

I, Amber LaRowe, 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 ________, 2022.

__________________________
Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

__________________________
Andrew Dickman, City Attorney

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### EXHIBIT A

#### Residential Density Pool Information

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STATE OF FLORIDA
COUNTY OF Pinellas, Hillsborough, Pasco, Hernando Citrus

Before the undersigned authority personally appeared Jill Harrison who on
oath says that he/she is Legal Advertising Representative of the Tampa Bay
Times a daily newspaper printed in St. Petersburg, in Pinellas County, Florida;
that the attached copy of advertisement, being a Legal Notice in the matter RE:
Ord and Res 2022-03 was published in said newspaper by print in the issues
of: 2/19/22 or by publication on the newspaper's website, if authorized, on

Affiant further says the said Tampa Bay Times is a newspaper published in
Pinellas, Hillsborough, Pasco, Hernando Citrus County, Florida and that the
said newspaper has heretofore been continuously published in said Pinellas,
Hillsborough, Pasco, Hernando Citrus County, Florida each day and has been
entered as a second class mail matter at the post office in said Pinellas,

Hillsborough, Pasco, Hernando Citrus County, Florida for a period of one
year next preceding the first publication of the attached copy of advertisement,
and affiant further says that he/she neither paid nor promised any person, firm
or corporation any discount, rebate, commission or refund for the purpose of
securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this 02/09/2022

Signature of Notary Public

Personally known X or produced identification

Type of identification produced

LEGAL NOTICE

CITY OF ST. PETE BEACH
NOTICE OF PUBLIC HEARING

The City of St. Pete Beach City Commission will consider adoption of the following Conditional Use Permit application and adoption of the companion Ordinance on February 22, 2022, at 6:00 p.m., or soon thereafter in the City Commission Chambers:

CONDITIONAL USE PERMIT AND RESOLUTION 2022-03

RAM REALTY ADVISORS IS REQUESTING TO DEVELOP
THE COREY LANDINGS PROJECT, GENERALLY
LOCATED AT 10 COREY AVENUE, THAT CONSISTS
OF A MIXED-USE DEVELOPMENT WITH 243 MULTI-
FAMILY DWELLING UNITS, +/- 12,000 SQUARE
FEET OF RETAIL AND COMMERCIAL USES AND +/-
5,000 SQUARE FEET OF RESTAURANT USES. THE
REQUEST REQUIRE, WHICH CONDITIONAL USE PERMIT
FOR THE (1) ALLOCATION OF 150 ADDITIONAL
RESIDENTIAL DWELLING UNITS FROM THE "RU"
DENSITY POOL RESERVE, (2) COMMERCIAL CLASS
A AND CLASS B DOCKS FOR THE RESTAURANT AND
MULTI-FAMILY UNITS AND FOR (3) OUTDOOR DINING
AND DRINKING AREAS THAT PROVIDE FOR OUTDOOR
MUSIC, PURSUANT TO SECTION 39.18 AND SECTION
37.5(D) AND (E) OF THE LAND DEVELOPMENT CODE.
ORDINANCE 2021-14

ORDINANCE 2022-03

AN ORDINANCE OF THE CITY OF ST. PETE BEACH,
FLORIDA PROVIDING FOR THE ALLOCATION OF
ADDITIONAL RESIDENTIAL DWELLING UNITS UNDER
THE PROVISIONS OF THE GENERAL RESIDENTIAL
UNIT "RU" DENSITY POOL RESERVE, AS ESTABLISHED
IN THE CITY OF ST. PETE BEACH COMPREHENSIVE
PLAN AND IMPLEMENTED THROUGH THE CITY'S
LAND DEVELOPMENT CODE, TO THE PROPOSED
COREY LANDINGS DEVELOPMENT PROJECT,
GENERALLY LOCATED AT 10 COREY AVENUE;
PROVIDING FOR CODIFICATION, CONFLICTS,
SEVERABILITY, CORRECTION OF SCRIVENER'S
ERROR, CONSTRUCTION, PUBLICATION, AND AN
EFFECTIVE DATE.

PUBLIC HEARING LOCATION: St. Pete Beach City Hall - City
Commission Chambers, 155 Corey Avenue, St. Pete Beach, FL
33706

NOTE: The above-scheduled public hearing may be continued
from time to time pending adjournment. Any written comments
that are received on the subject matter will become part of the
official record. Any person who decides to appeal any decision
of the City Commission with respect to any matter considered
at this hearing will need a record of the proceedings and, for
such purposes, may need to ensure that a verbatim record of
the proceedings is made, which record includes the testimony
and evidence upon which the appeal is based. Any interested
party may appear at the hearing and be heard with respect
to these cases. Americans with Disabilities Act: Florida
Statutes Chapter 286.26. Accessibility of public hearings to the
physically handicapped. In accordance with the Americans with
Disabilities Act and Florida Statutes, persons needing special
accommodations to participate in a hearing should contact City
Hall at (727) 367-2735 no later than forty-eight (48) hours prior to
the hearing for assistance.

2/09/2022

STATE OF FLORIDA
Sharon Kerrigan
My Commission HH 044422
Expires 05/20/2024
Notary Public State of Florida

0000209038-01
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2/09/2022 0000295038-01