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COMMISSION WORKSHOP MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Tuesday, June 14, 2016
4:30 PM

Call to Order
Pledge of Allegiance
Roll Call

1. **Presentations** - Presentations shall be limited to 5 minutes for non-city government related items.

- a. **Pass-A-Grille form based code design report by PlanActive Studio.**

2. **Adjournment**

APPEAL: If a person decides to appeal any decision made at this meeting, he/she will need a record of the proceeding and, for such purpose, will need to ensure that a verbatim recording of the meeting is made that includes the testimony and evidence on which to base the appeal. (Florida Statute 286.0105) The City does not furnish verbatim transcripts. Interested parties should make the necessary arrangements for verbatim transcripts.

AMERICANS WITH DISABILITIES ACT: In accordance with the Americans with Disabilities Act and Florida Statutes, Chapter 286.26, persons needing special accommodations to participate in a meeting should contact City Hall at (727) 367-2735 no later than four (4) days prior to the meeting for assistance.

**The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall.**

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Workshop to review Pass-A-Grille form based design work completed by PlanActive Studios and confirm next steps.

Date: June 14, 2016

Prepared By: Jennifer Bryla, Community Development Director

Summary of Issue: On September 22, 2015 the City Commission authorized the City Manager to enter into a contract with PlanActive for form based code work for the Pass-a-grille area, specifically those lands lying south of 32 avenue.

This workshop is the next step in preparing codes for the area. The final product is expected to be ready for adoption in late June or early July. These new codes will provide the needed guidelines for the Pass-a-grille community that recognizes and understands existing trends in development within the Area and provide strategies that encourage the preservation of historic structures and their development patterns.

**Reviewed by the
City Manager**

WS



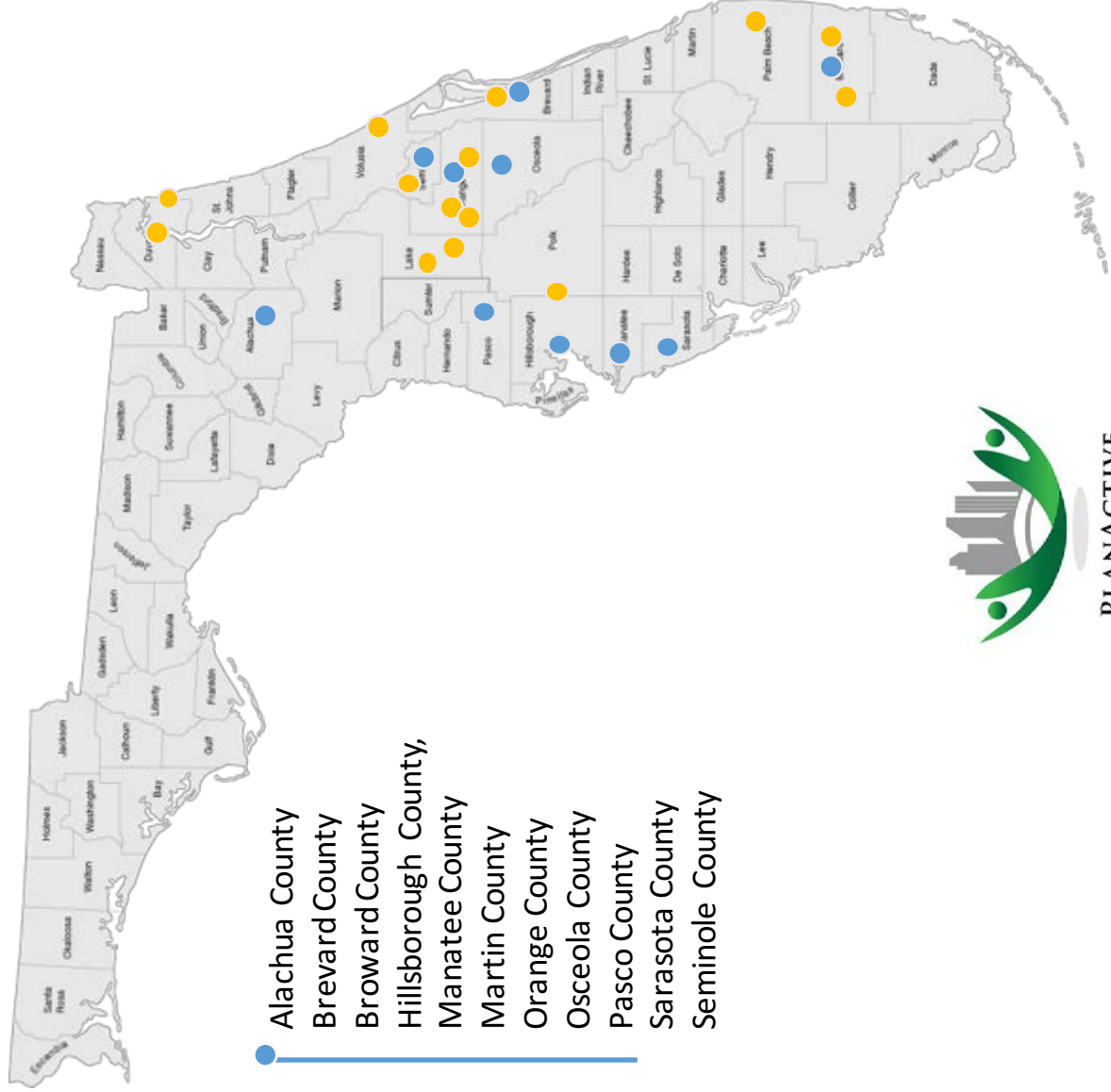
PASS-A-GRILLE PROJECT UPDATE

Jun 14, 2016



PlanActive Studio's Experience

We are Experienced in Florida



- Bartow
- Cocoa
- Coral Springs
- Daytona Beach
- Eustis
- Ft. Lauderdale
- Jacksonville
- Jacksonville Beach
- Lakeland
- Leesburg
- Orlando
- Ocoee
- Palm Beach Gardens
- Sanford
- St. Pete Beach
- Winter Garden

- Alachua County
- Brevard County
- Broward County
- Hillsborough County,
- Manatee County
- Martin County
- Orange County
- Osceola County
- Pasco County
- Sarasota County
- Seminole County



National Experience

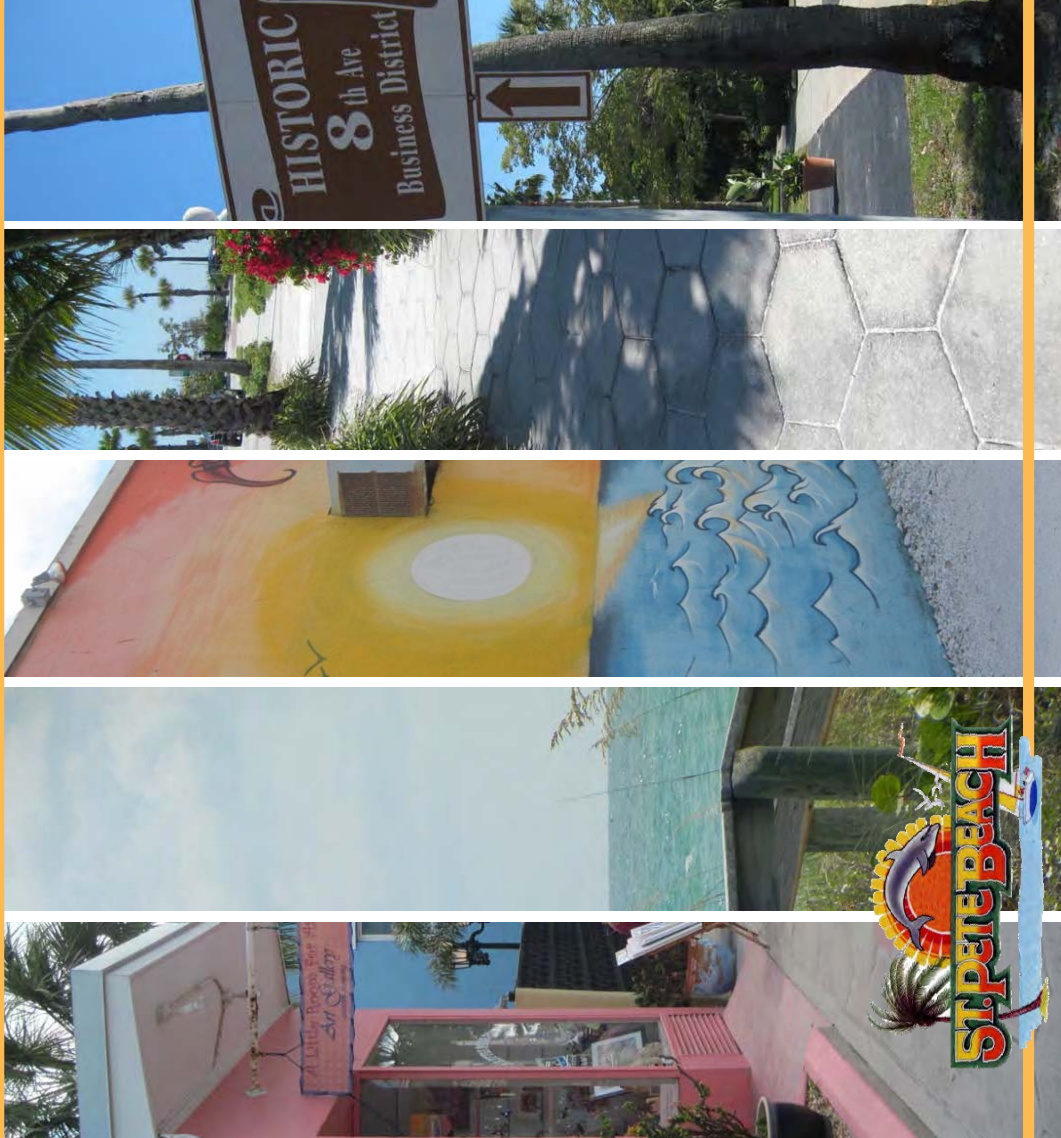
California
Colorado
Georgia
Michigan
New Mexico
Pennsylvania, Statewide Smart Transportation Policies
New Jersey (Route 9 – 13 municipalities model ordinance)
North Carolina and South Carolina (model TOD ordinance)

Edmonton, Canada
St. Albers, Canada
Surrey, Canada



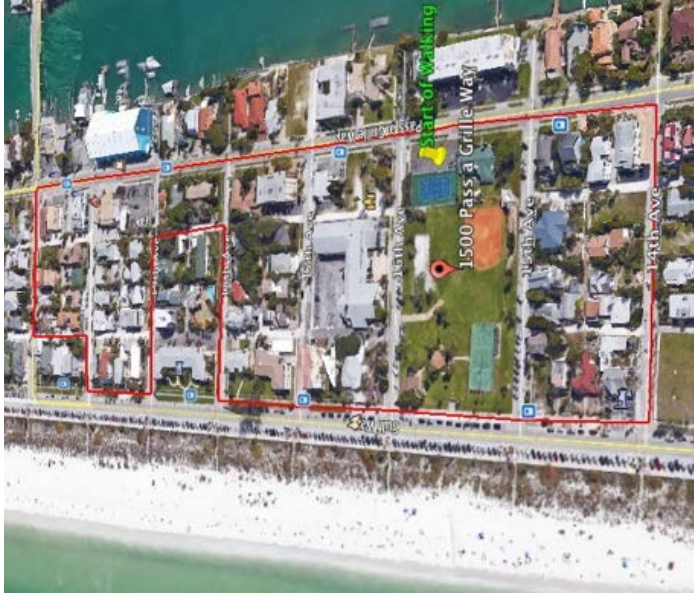
Implementation Strategy for LDC

Preserving the “quirky beach village” character by recognizing the history and eclectic feel of the community and how it fits within the larger context of St. Pete Beach



PAG Schedule

Project Schedule



Understanding the Context

- Regulatory Review (Comp plan & Code)
- Physical Context
- Public Engagement (Stakeholder interviews- Nov 10)
- Codes on the Road (December 16)
- Joint Workshop (PC and HC- March 15)

Oct-March

Creating the Code

- Administrative Policy
- Coding the Context
 - Design (Building Parameters)
 - Street Standards
 - Urban Parks & Open Space

March-April

Refinement - Administering the Code

- Review of the Draft (various technical review)
- Public Workshop of the Code

MAY/JUNE

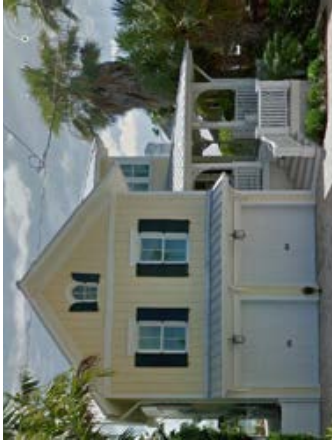
Adoption

- Adoption Process
- Planning Agency Approval Process
- City Commission Adoption

JUNE/JULY

PAG REGULATORY FINDINGS

Findings



Pass-A-Grille Regulatory Assessment January 2016



Urban	Residential Low Medium (RLM)	Residential Medium (RM)	Residential High (RH) and RFO (RFO)	Residential/Office/Retail (R/O/R),	Commercial General (CG)	Institutional (I)	Recreation/Open Space (R/OS)
	Residential	Residential	Residential (RH) and transient accommodation (RFO)	Residential, office and retail	Commercial, residential and temporary lodging units	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 and private open spaces
Ac	10 DU/AC	15 DU/AC	30 DU/AC RH 18 DU/AC RFO transient use calculation shall not exceed a ration of 1.67 transient accommodation units to the underlying residential	18 DU/AC or 30 Temporary lodging units per AC	24 DU/AC, temporary lodging 40DU/AC	12.5 DU/Acre	N/A
	0.50	0.50	0.60	0.40	0.55	0.65	0.25
	0.75	0.75	0.85	0.85	0.85	0.85	0.60
	2.0-3.0 beds at 10 du/ac	2.0-3.0 beds at 15 du/ac	2.0-3.0 beds at 30 du/acre RH and 18 DU/AC for RFO	2.0-3.0 beds at 15 du/ac	Assisted living facility Residential equivalent uses shall not exceed an equivalent of 2.0 to 3.0 beds per dwelling unit at 24 units per acre.	2.0-3.0 beds at 12 du/ac	n/a

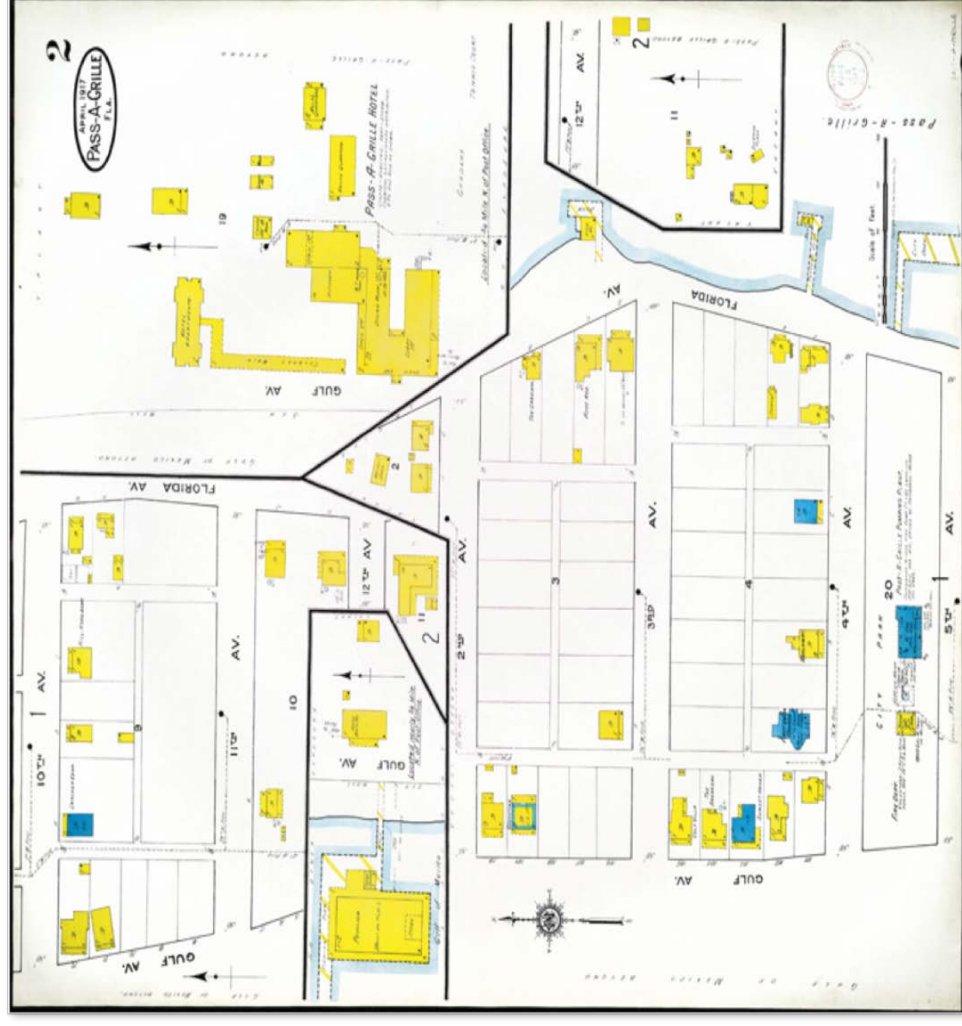
Residential Equivalent Use

Regulatory Review

The existing land use and zoning assigned to the Pass-a-Grille area was evaluated to determine conflicts of policies with the “built environment” .



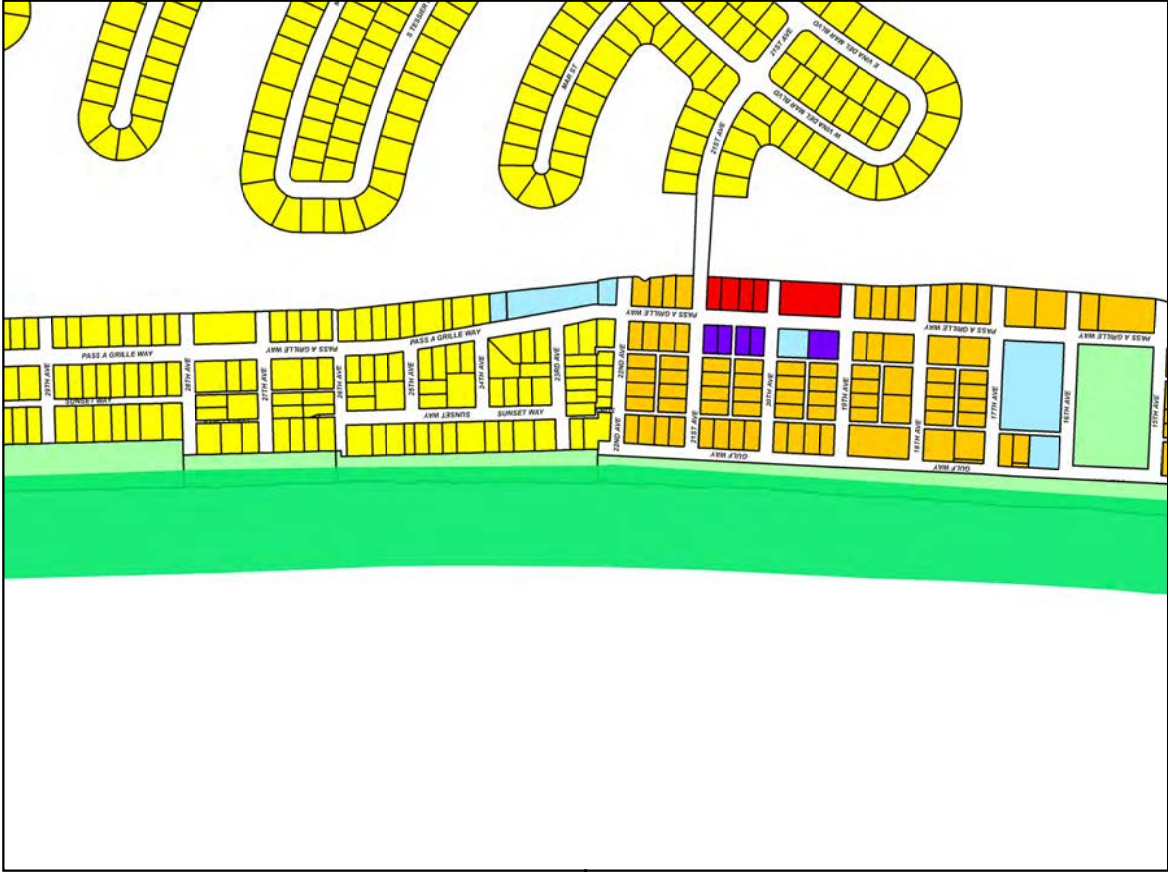
Parcel Map, 1933



Sanborn Map, 1917

Future Land Use

Land Use Category	Density (Residential [RES] Temporary lodging [TL])	Floor Area Ratio (FAR)
Residential Urban (RU)	7.5 DU/AC	0.40
Residential Low Medium (RLM)	10 DU/AC	0.50
Residential Medium (RM)	15 DU/AC	0.50
Residential High (RH)	30 DU/AC	0.60
Resort Facilities Overlay (RFO)	18 DU/AC RES, 50* DU/AC, TL	0.60
Residential/Office/Retail (R/O/R),	18 DU/AC- RES, 30 DU/AC, TL	0.60
Commercial General (CG)	24 DU/AC-RES 40DU/AC- TL	0.55
Institutional (I)	12.5 DU/Acre	0.65
Recreation/Open Space (R/OS)	N/A	0.25



2010 City of St Pete Beach, FL Land Use Map

Land Use Legend

AC

BHC

BR

CC-1

CC-2

CG

DCR

INS

OR-DEA

P

RH

RLM

RFM

RU

TC-1

TC-2

TU

UBV

1

1 inch = 300 feet

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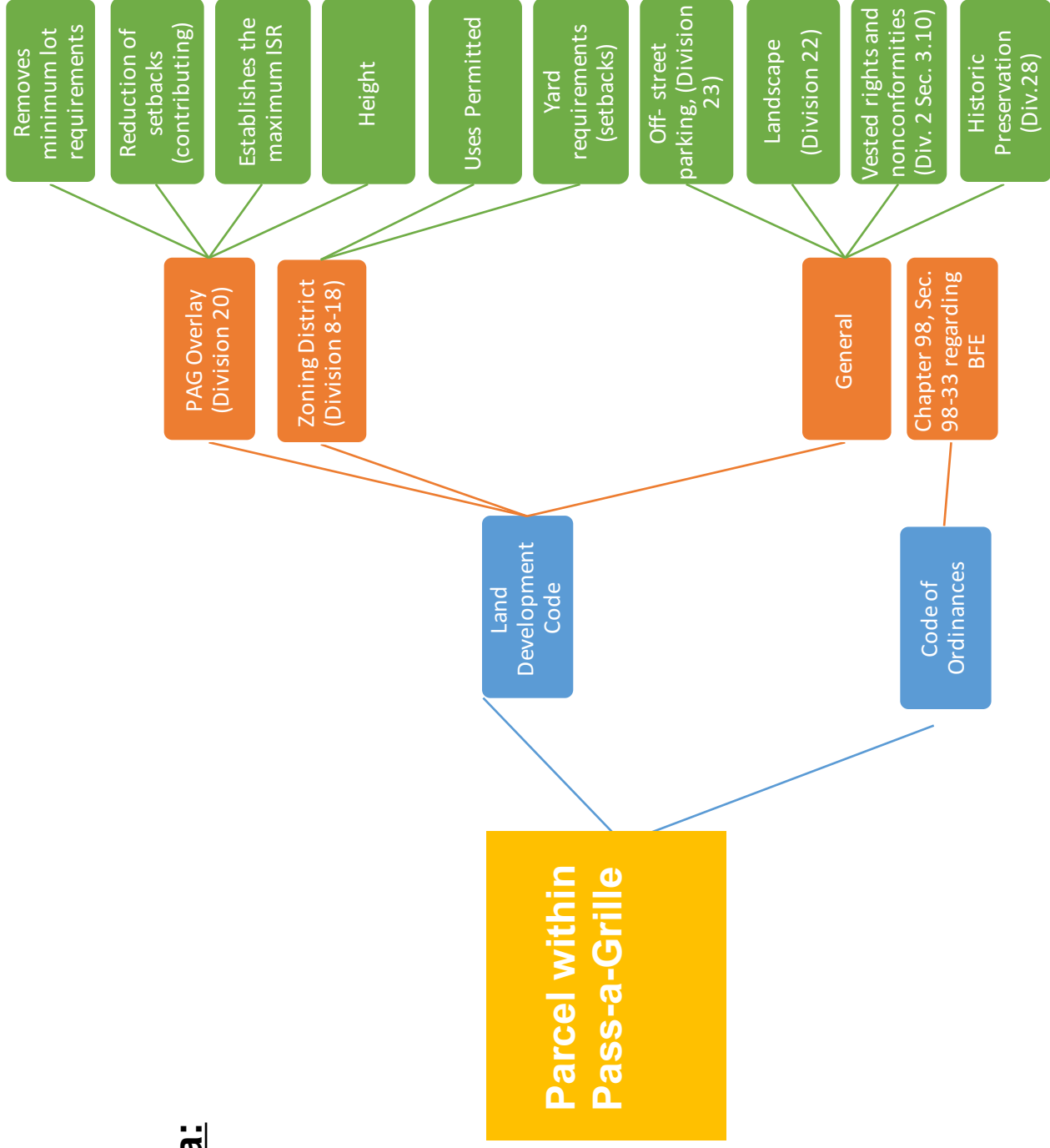
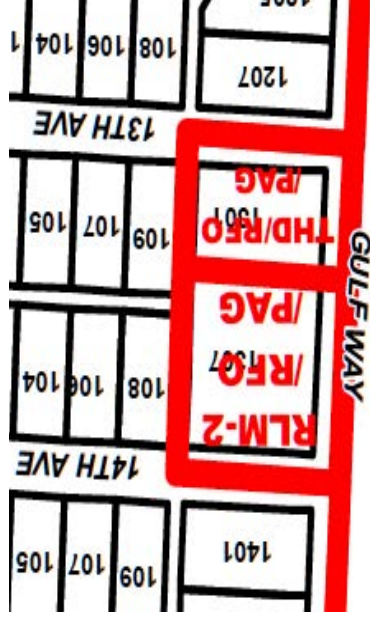
Zoning

8 zoning districts assigned to the PAG Area:

- Residential (RU-2, RLM-2, RM)
- Residential/Office/Retail) (ROR)
- Commercial District (CG-1)
- Recreation Open Space (ROS)
- Tourist Hotel District (THD)
- Institutional (INS)

Two Overlays:

- Pass-a-Grille Overlay (PAG)- Division 20
- Resort Facilities Overlay (RFO)

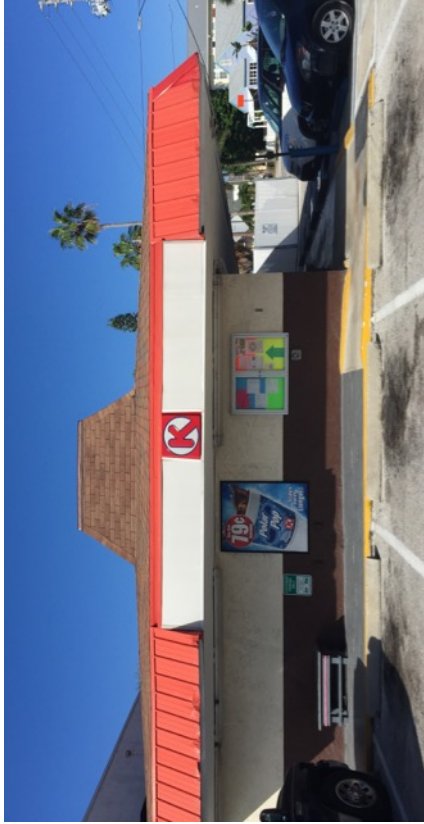


General Standards

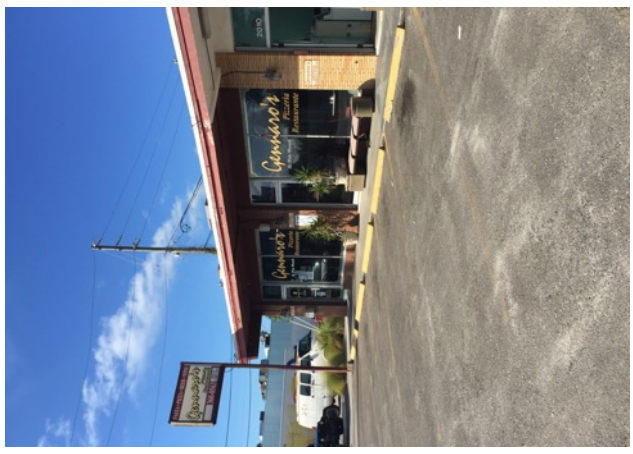
- Landscape (Residential and Commercial)
- Off-Street Parking
- Historic Preservation



Regulatory Review- Setbacks



17



Nonconforming Uses and Densities



Code of Ordinances (BFE)

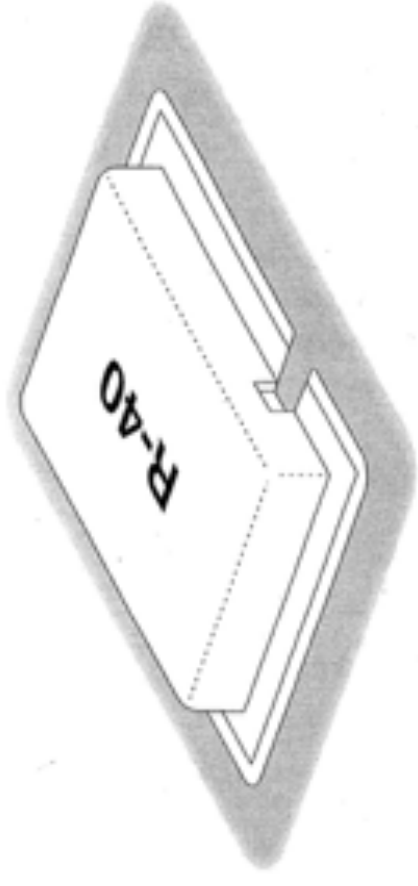


19

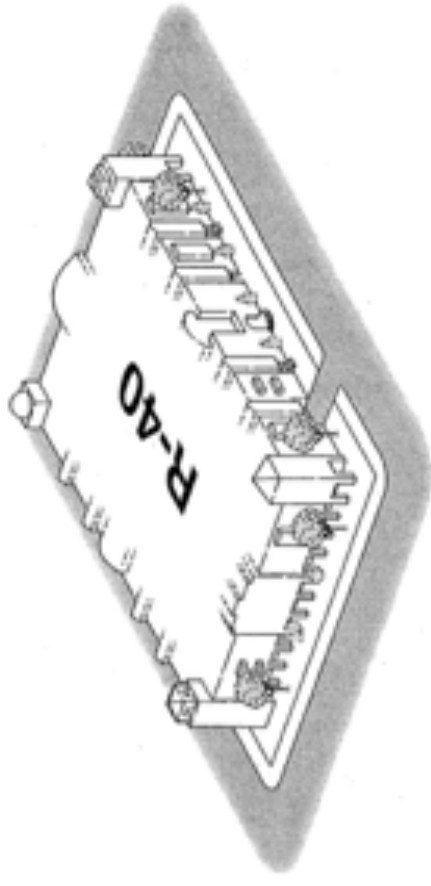


Regulatory Method's

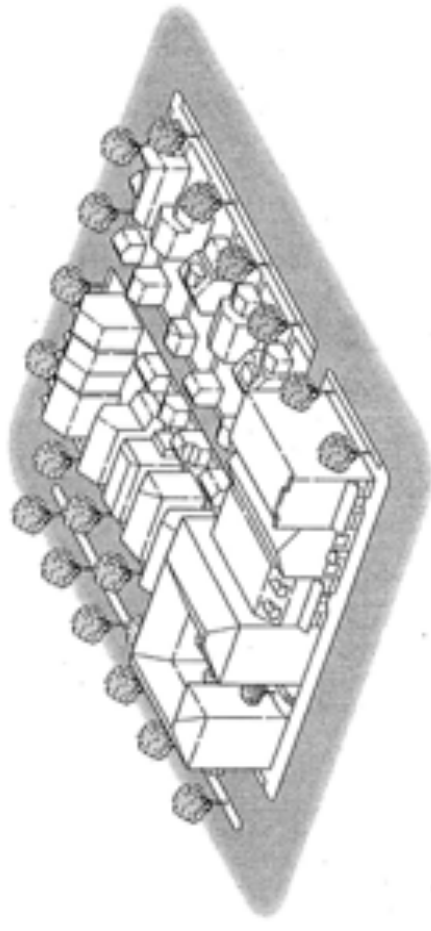
Zoning



Design Guidelines



Form-Based Code

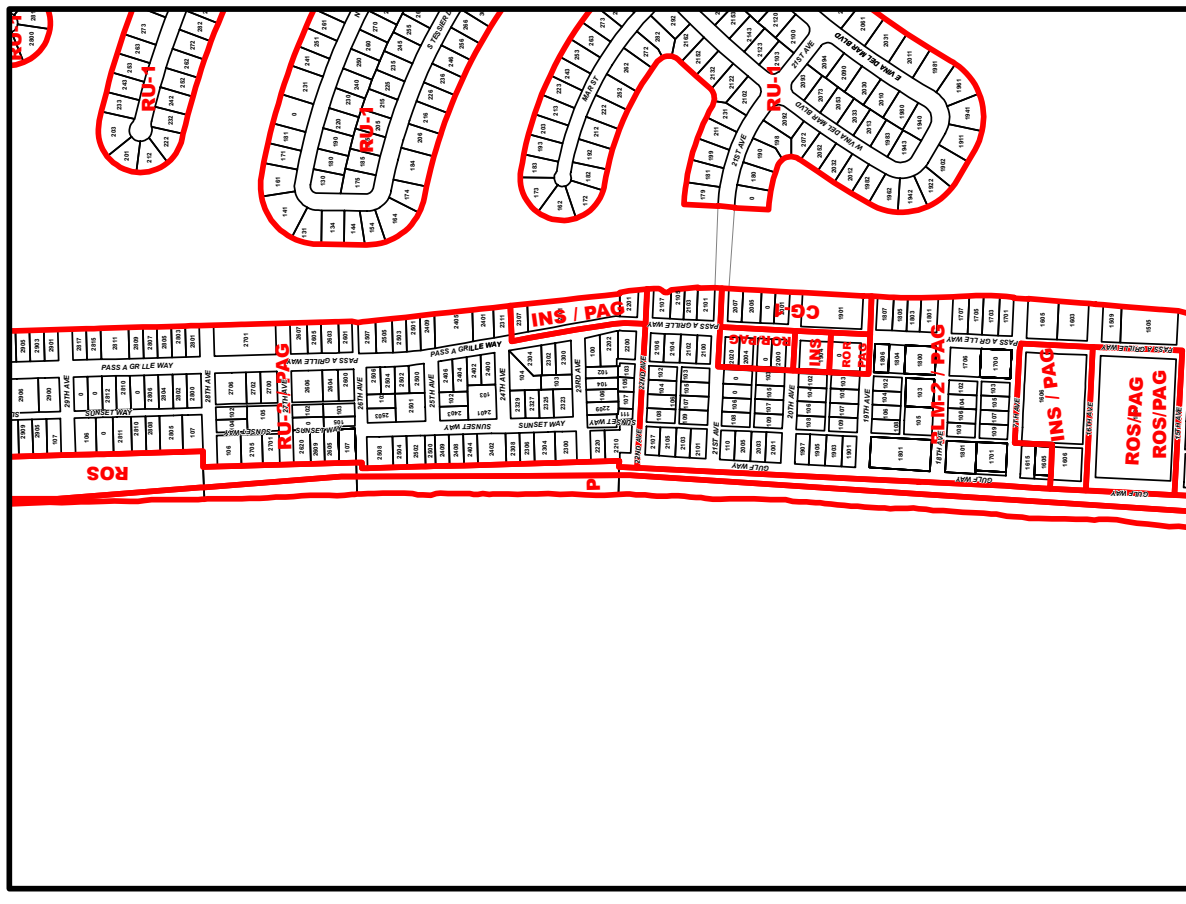


Policy informs Design



How is Pass-a-Grille Regulated

- Zoning Districts
- PAG Overlay
- Historic Preservation



City of St Pete Beach Official Zoning Map Ord. 2011-34 Effective 07/10/2012

[illegible]

FBC is based on a VISION

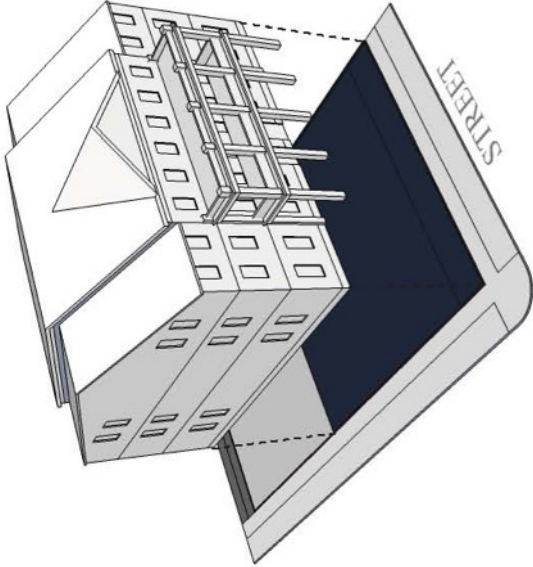
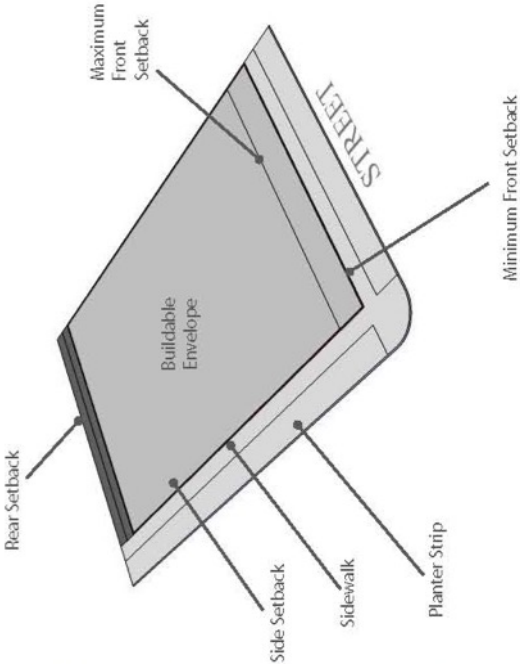
- Place-Specific
- Context Sensitive
- The Vision details inform the specifics of the Code



APARTMENT BUILDING LOT

	APARTMENT BUILDING	
	MIN	MAX
LOT REQUIREMENTS		
Lot Width (ft)	40	300
Lot Depth (ft)	100	300
Lot Size (sf)	4,000	90,000
Lot Coverage (%)	--	90
BUILDING ENVELOPE	MIN	MAX
Front Setback (ft)	0	10
Side Setback (ft)	0	--
Rear Setback (ft)	15	--
Frontage Buildout (%)	80	100
ACCBLDG ENVELOPE	MIN	MAX
Front Setback (ft)		
Side Setback (ft)		
Rear Setback (ft)		
Building Footprint (sf)		
Principal Building (sf)	2	4
Accessory Building(s) (sf)	N/A	
PARKING PROVISIONS		
Location	25' behind bldg frontage	
Amount		
BUILDING FUNCTION		
Residential		X
Lodging		
Office		
Retail		
Civic		
Other		
PRIVATE FRONTAGES		
Common Lawn		
Porch and Fence		
Forecourt		X
Stoop		X
Shopfront and Awning		
Gallery		
Arcade		
Specialized (see notes)		

X - permitted
Blank cell - prohibited



LDC OPPORTUNITIES

Existing Condition



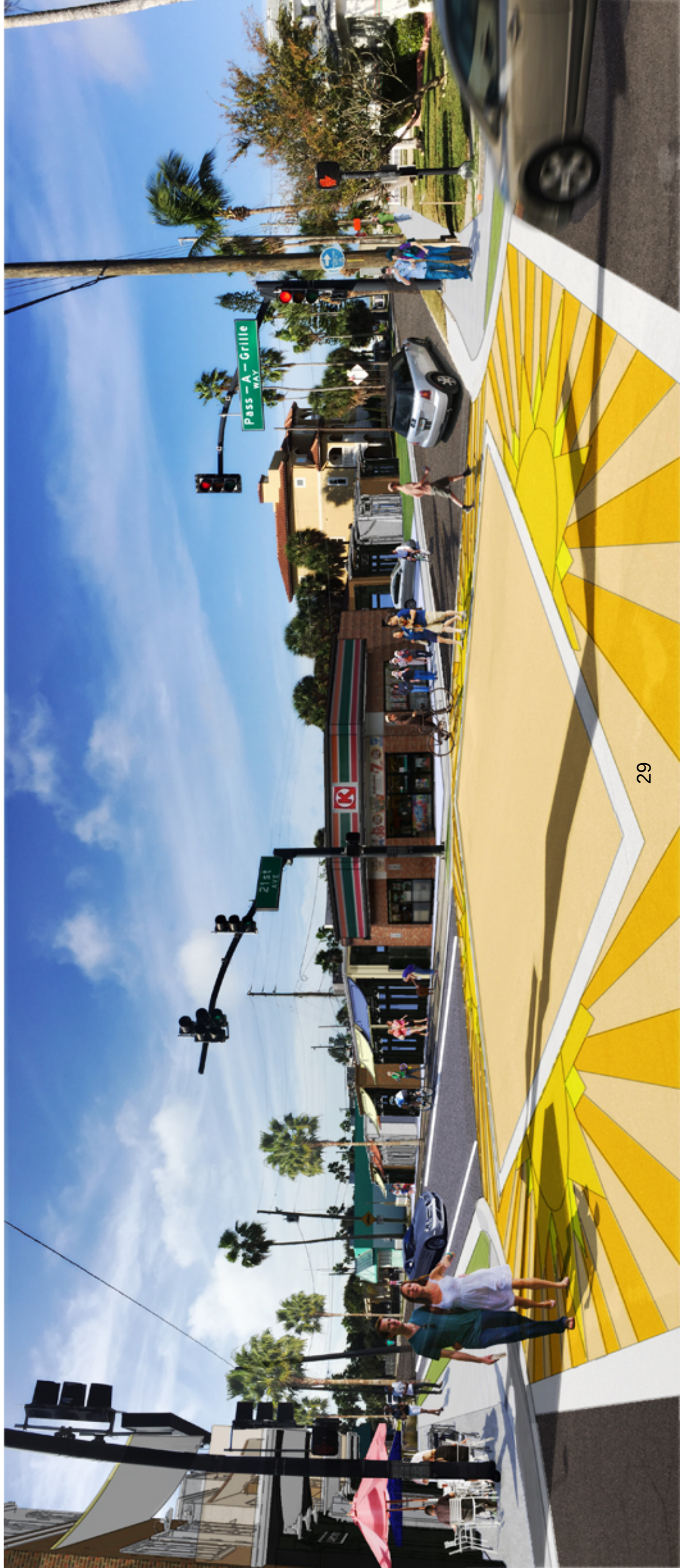
Code to the “Context”



Existing Condition



Code to the “Context”



What is a FBC and how is it
different from Zoning?

FBCs, old urbanism “the way we’ve been designing for..



Form-Based Code Institute

Form-Based codes foster
predictable built results and
a high quality public realm
by using **physical form**
(rather than a separation of
uses) as the organizing
principle for the code.

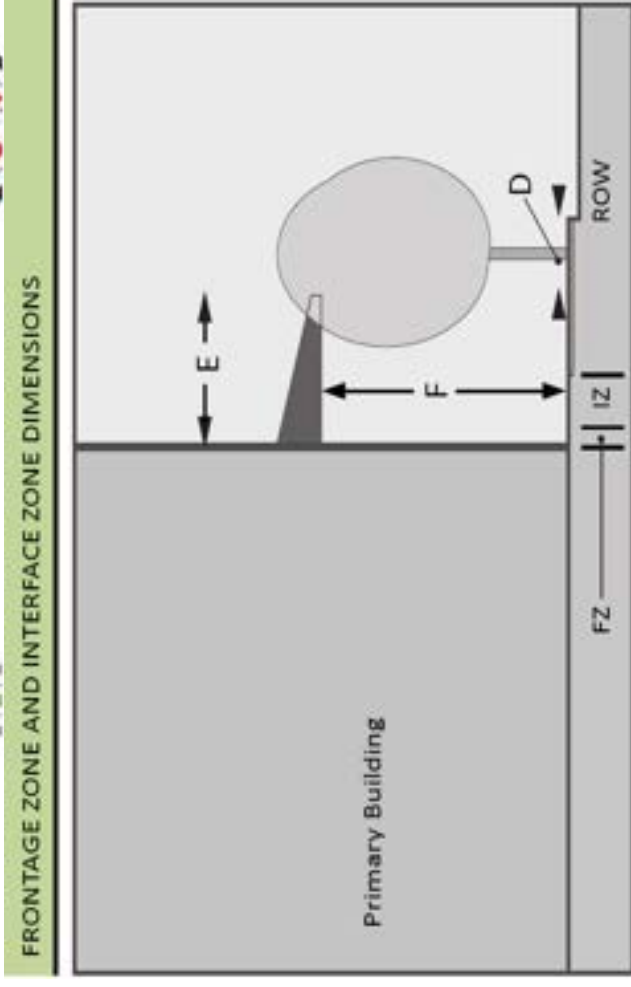
www.formbasedcodes.org

Form-Based Codes



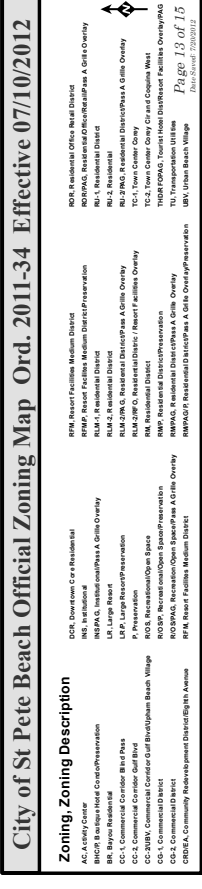
What Does a FBC address?

- **Vision**, Clear community vision has been completed
- **Illustrations and tables** (Show rather than tell)
- **Simplicity**, standards are easy to understand and apply
- **Flexibility**, Help redevelopment and investment of property



CALIBRATION OF THE CONTEXT

- Variety of Lot Sizes
 - 35'-125' in Width
- Lot Depth
 - Typically 100'-120'
 - Some Parcels as small as 50'-60'
- Historic Preservation
- BFE (design challenges)



House Type- Range of Sizes



House (multi-unit)



Apartment Building



Boutique Hotel



Commercial and Institutional



Private Frontages



11 Building Typologies found in PAG

- House (single unit- S/M/L)
- House (multi unit)
- Courtyard Apartment
- Apartment Building (S/M)
- Boutique Hotel
- Civic
- Single Story Commercial/Office
- Mixed Use Multi-Story Commercial



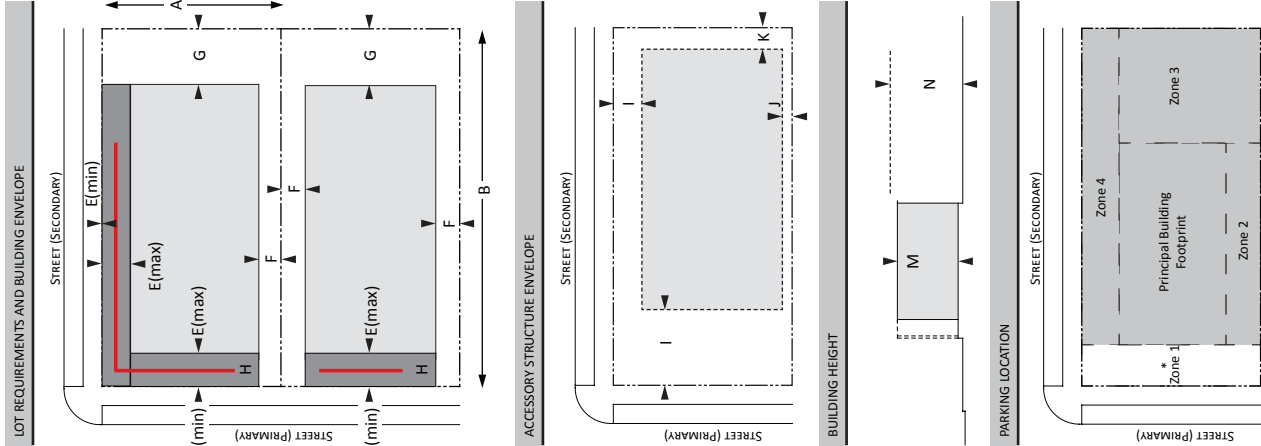
Calibration by Building Type

SC

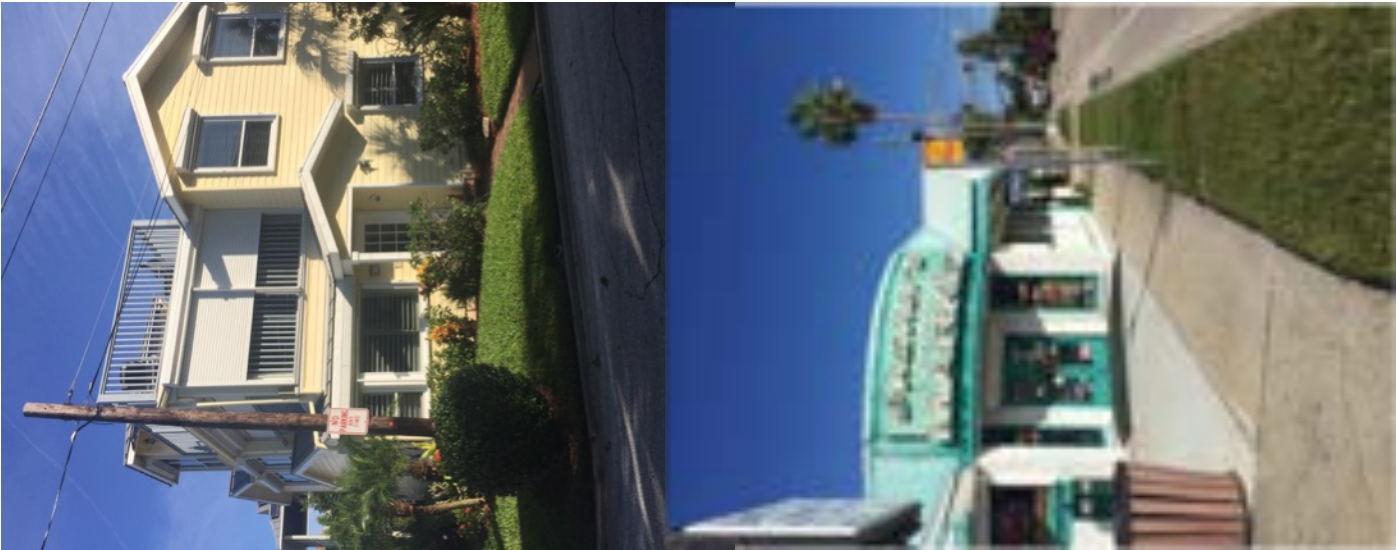
SINGLE STORY
COMMERCIAL
BUILDING

A building lot located and designed to accommodate single use office and retail.

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	50	300
B - Lot Depth (ft)	100	300
C - Lot Size (sf)	7,500	90,000
D - Lot Coverage (%)	--	60
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	Refer to specific street type for	
Sample Road	10	50
University Drive	0	50
Secondary Roads	10	20
F - Side Setback (ft)	0	--
G - Rear Setback (ft)	15	--
H - Frontage Buildout (%)	Regulating Plan	
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	--
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (st)	1	1
N - Accessory Structure(s) (ft)	--	30
PARKING PROVISIONS		
Location	Zone 2,3, and 4	
PRIVATE FRONTAGES		
Required	C	

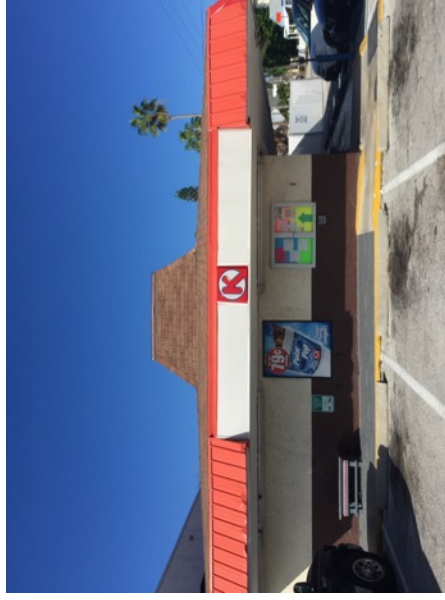


- Definition
- Lot Requirements
- Building Envelope
- Accessory
- Structure Envelope
- Building Height
- Parking Location
- Private Frontage

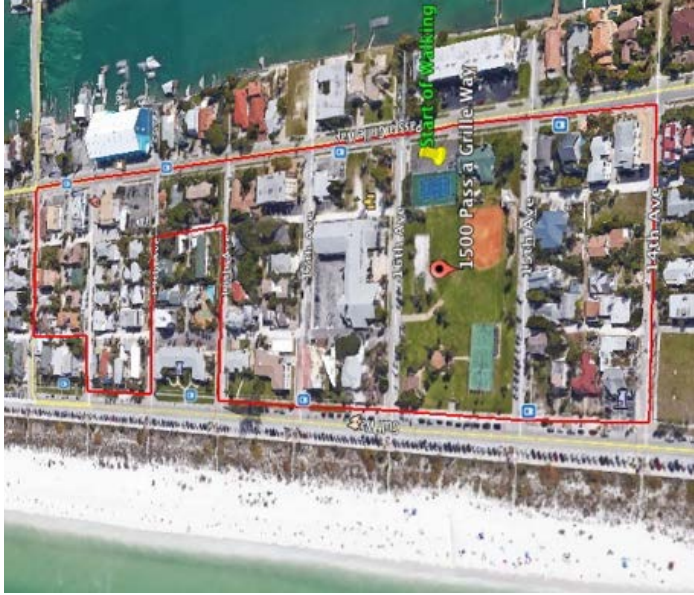


General Standards

- Landscape (Residential and Commercial)
- Off-Street Parking
- Historic Preservation incentives
- Address Alleyways
- General Design Standards
- Non conformity updates



Project Schedule



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- Joint Workshop (PC and HC- March 15)

Oct-March

Creating the Code

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 - Design (Building Parameters)
 - Street Standards
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March-April

Refinement - Administering the Code

- Review of the Draft (various technical review)
- Public Workshop of the Code

April

Adoption

- Adoption Process
- Planning Agency Approval Process
- City Commission Adoption

May

QUESTIONS?