



**Planning Board
155 Corey Avenue
9/22/2011**

4:00 p.m.

**Call to Order
Pledge of Allegiance
Roll Call**

Regular Meeting

1. Action Item

a. Public Hearing:

ORDINANCE 2010-21

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR AMENDMENTS TO THE LAND DEVELOPMENT CODE AS THEY RELATE TO THE COMMUNITY REDEVELOPMENT DISTRICT; ESTABLISHING LAND DEVELOPMENT REGULATIONS TO IMPLEMENT THE COMMUNITY REDEVELOPMENT DISTRICT AND OTHER COMPREHENSIVE PLAN AMENDMENTS ADOPTED IN ORDINANCE 2008-15; CREATING NINE ZONING DISTRICTS CORRESPONDING TO AND CONSISTENT WITH THE CHARACTER DISTRICTS ESTABLISHED IN THE COMPREHENSIVE PLAN; REGULATING SITE DESIGN STANDARDS INCLUDING BUT NOT LIMITED TO PERMITTED AND PROHIBITED USES, DENSITY, INTENSITY, HEIGHT, AND OTHER RELATED SITE DESIGN REGULATIONS AS ILLUSTRATED IN EXHIBIT "B"; AMENDING THE OFFICIAL ZONING MAP AS ILLUSTRATED IN EXHIBIT "A" ATTACHED HERETO AND ADOPTED HEREIN; PROVIDING FOR THE REPEAL OF ORDINANCES, OR PARTS OF ORDINANCES, IN CONFLICT HERewith, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A. General Discussion

3. Adjourn

APPEALS

If a person decides to appeal any decision made at this Meeting, they will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of Meeting is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105) the city does not furnish verbatim transcripts; interested parties should make the necessary arrangements for verbatim transcripts.

Agenda Material is available for review at City Hall on the Friday preceding the Meeting. In accordance with the American's with disabilities Act and F.S. 286.26, persons with disabilities needing special accommodations to participate in this meeting should contact Steve Hallock at (727) 363-2736 no later than four (4) days prior to the meeting for assistance.

CITY OF ST. PETE BEACH

ORDINANCE NO. 2010-21

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR AMENDMENTS TO THE LAND DEVELOPMENT CODE AS THEY RELATE TO THE COMMUNITY REDEVELOPMENT DISTRICT; ESTABLISHING LAND DEVELOPMENT REGULATIONS TO IMPLEMENT THE COMMUNITY REDEVELOPMENT DISTRICT AND OTHER COMPREHENSIVE PLAN AMENDMENTS ADOPTED IN ORDINANCE 2008-15; CREATING NINE ZONING DISTRICTS CORRESPONDING TO AND CONSISTENT WITH THE CHARACTER DISTRICTS ESTABLISHED IN THE COMPREHENSIVE PLAN; REGULATING SITE DESIGN STANDARDS INCLUDING BUT NOT LIMITED TO PERMITTED AND PROHIBITED USES, DENSITY, INTENSITY, HEIGHT, AND OTHER RELATED SITE DESIGN REGULATIONS AS ILLUSTRATED IN EXHIBIT “B”; AMENDING THE OFFICIAL ZONING MAP AS ILLUSTRATED IN EXHIBIT “A” ATTACHED HERETO AND ADOPTED HEREIN; PROVIDING FOR THE REPEAL OF ORDINANCES, OR PARTS OF ORDINANCES, IN CONFLICT HERewith, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Citizens of St. Pete Beach authorized the adoption of a large scale comprehensive plan amendment, establishing what is known as the Community Redevelopment District in 2008; and

WHEREAS, the Division of Administrative Hearings found the Amendment “In Compliance” via Final Order on August 11, 2010 (case number 08-004772GM); and

WHEREAS, 163.3202 Florida Statutes, requires local governments to adopt land development regulations consistent with its adopted comprehensive plan; and

WHEREAS, the Planning Board of the City of St. Pete Beach conducted a public hearing on September 22, 2011 noticed pursuant to Florida law and conducted pursuant to Ordinance 88-36 of the City of St. Pete Beach and Section 3.4 of the Land Development Code; and

WHEREAS, City Commission of the City of St. Pete Beach conducted public hearings on ____ 2011 and _____, 2011, noticed pursuant to Florida law and conducted pursuant to Ordinance 88-36 of the City of St. Pete Beach and Section 3.4 of the Land Development Code; and

WHEREAS, the City Commission finds this text amendment to the Land Development Code and change to the official zoning map to be Consistent with the Goals, Objectives, and Policies of the Comprehensive Plan; and

WHEREAS, the City Commission finds this text amendment to the Land Development Code and change to the official zoning map to be in the best interest of the citizens of the City of St. Pete Beach.

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

Section 1. The Zoning Map is hereby amended as shown in “Exhibit A”.

Section 2. The Land Development Regulations are hereby amended as shown in “Exhibit B”.

Section 3. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.

Section 4. If any portion or part of this Ordinance is declared invalid by a court of competent jurisdiction, the valid remainder hereof shall remain in full force and effect.

Section 5. This Ordinance shall become effective 30 days from the date of adoption.

STEVE MCFARLIN, MAYOR

LPA NOTICE PUBLISHED: 9/7/2011

LPA PUBLIC HEARING: 9/22/2011

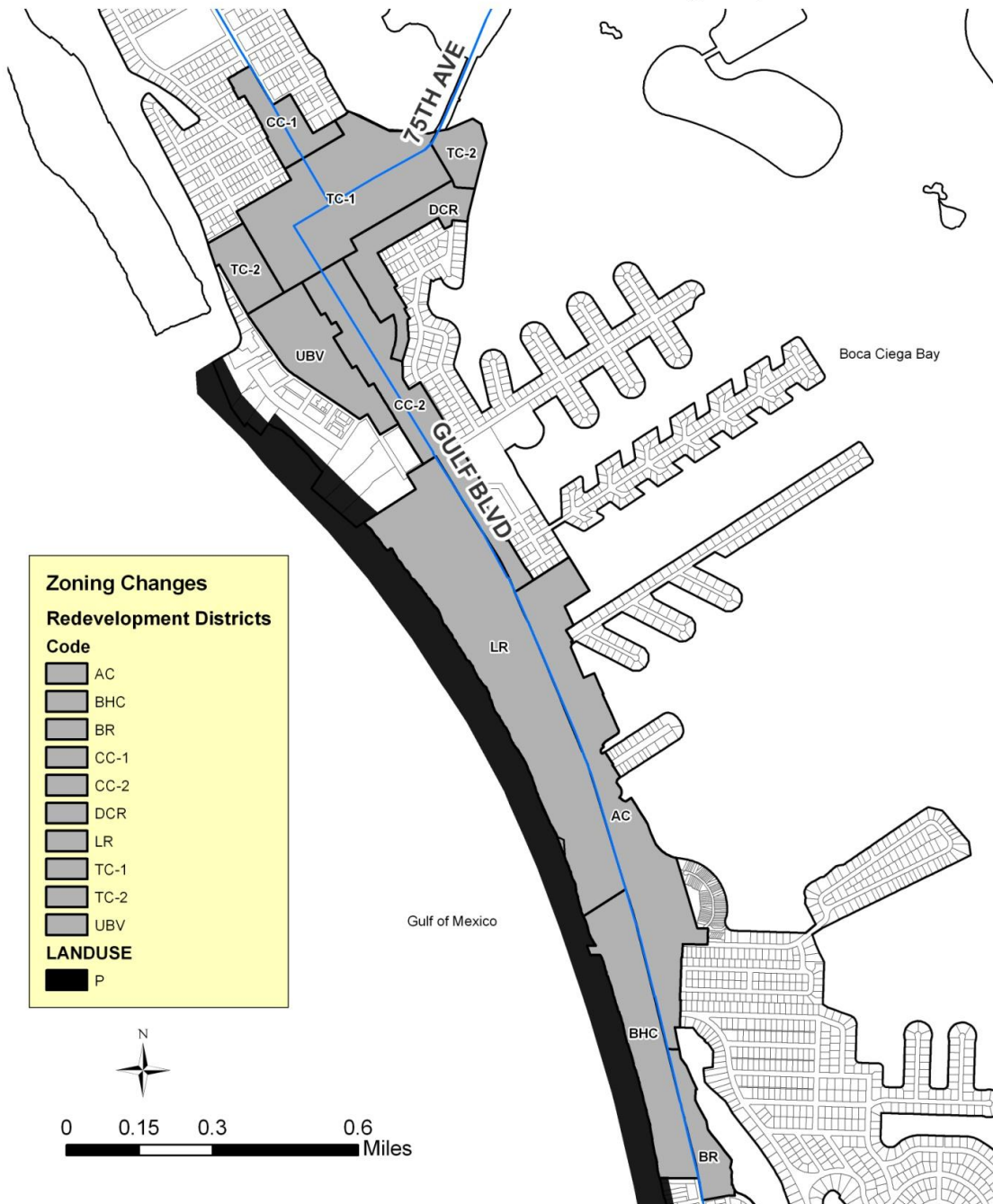
FIRST READING:

PUBLISHED:

SECOND READING/ADOPTION HEARING:

PUBLISHED :

Ordinance 2010-21
Exhibit "A"
Amendments to the Official Zoning Map



Division 32. CC1 Commercial Corridor Blind Pass Road District.

Section 32.1. Purpose and intent.

The CC1 Commercial Corridor Blind Pass Road is intended to provide for general commercial and residential uses that properly buffer the adjacent residential districts that border the corridor. Residential uses will only be allowed as a component of mixed-use projects and design requirements will serve to create a more urban form for redeveloped properties.

Section 32.2. Permitted uses

Subject to the provisions or restrictions contained in this section and elsewhere in this code, permitted uses and structures in the CC1 Commercial Corridor Blind Pass Road are as follows.

- (a) Clinics.
- (b) Clubs, community service.
- (c) Clubs, private.
- (d) Eating and drinking establishments –with or without outdoor seating.
- (e) Financial institutions with and without drive-through service.
- (f) Laundries, self-service.
- (g) General and professional office uses.
- (h) Printing and copying services.
- (i) Retail uses; specialty retail and service such as gourmet take out and catering, clothing and furniture sales; grocery or specialty food markets, interior design.
- (j) Personal service businesses such as barbershops, beauty shops and salons, day spas, gyms and fitness centers, tailoring, garment alteration and repair, shoe repair, dry cleaning pick-up and drop-off and other personal service uses similar in character and impact.
- (k) Social service agencies.
- (l) Veterinarians; dog grooming facilities.

- (m) Multi-family residential uses as a component of mixed-use development only. Multi-family residential uses shall not be allowed on the ground level of any structure.
- (n) Single-family, detached residential uses (Only on parcels which do not directly abut Blind Pass Road).
- (o) Government buildings and other public facilities, including parks and recreation facilities.
- (p) Artist studios with retail and/or wholesale distribution space for artist's original handmade works, excluding mass produced or manufactured products.
- (q) Public facilities such as schools, public parks and/or recreational facilities.
- (r) other uses similar in character, nature and impact to permitted uses listed above

Section 32.3. Permitted accessory uses and structures.

- (a) Uses and structures, as regulated in Sections 6.12 and 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures and are not of a nature prohibited under Section 32.5.
- (b) Home occupations, subject to the conditions set forth in Section 6.5 of this code.
- (c) Temporary structures under the provisions of Section 6.11of this code.

Section 32.4. Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this code, allowable conditional uses in the CC1 Commercial Corridor Blind Pass Road Districts are as follows.

- (a) Automotive rental agencies
- (b) Automobile services –repair
- (c) Automotive service stations, with or without a carwash and/or a convenience store
- (d) Communication facilities
- (e) Parking lots, commercial and/or off-premise

Section 32.5. Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the CC1 Commercial Corridor Blind Pass Road District.

Section 32.6. General requirements.

Only those lots that have direct access to Blind Pass Road shall be allowed commercial use, except that lots that do not have frontage on Blind Pass Road that are assembled and combined with lots that do have Blind Pass Road frontage may contain a commercial use. Such lots that are aggregated with lots that abut Blind Pass Road shall have an additional 10 foot landscaped buffer from residential uses pursuant to Section 32.9 and Division 22.

Section 32.7. Density and intensity.

- (a) Single family or duplex residential lots that do not abut Blind Pass Road shall be limited to a density of 7.5 units per acre.
- (b) The residential density of mixed-use developments shall not exceed 12 units per acre. Residential uses may only be established on lots that are a minimum of one-half acre in area, with commercial or office on the first floor at street level and residential use permitted on the second and third floors only. Non-residential uses are limited to a FAR of 0.90.
- (c) Non-residential uses shall not exceed a FAR of 0.70
- (d) Both maximum commercial FAR and maximum residential density shall be available based upon the entire site area, and the presence of one shall not limit the density or intensity of the other.

Section 32.8. Building height.

- (a) Single-family residential maximum height shall be thirty (30) feet.
- (b) Twenty-eight (28) feet for an exclusively non-residential use;
- (c) 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.

Section 32.9. Setbacks.

Use	Front Yard	Secondary Front Yard	Side Yard	Rear Yard
Single Family that do not directly access Blind Pass Road	20 feet	10 feet	10 % of lot width	20 feet
Non-Residential only	10 feet	10 feet	10 % of lot width	20 feet; additional 10 feet if abutting single family residential and properties are aggregated with those abutting Blind Pass road.
Mixed use – ground floor non-residential, residential above, ½ acre minimum site area	10 feet	10 feet	10 % of lot width- minimum of 10 feet if abutting single family residential	20 feet; additional 10 feet if abutting single family residential and properties are aggregated with those abutting Blind Pass road.

Section 32.10. Maximum impervious surface ratio.

Maximum impervious surface ratio (ISR) for all uses: 0.70

Section 32.10. Minimum Off-Street Parking Requirements

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

Section 32.11 Landscaping

Shall be in accordance with the requirements of Division 22 of the Land Development Code, Landscaping and Tree Protection.

32.12 Design Requirements

Shall be in accordance with the requirements of Division 39.

32.13 Signs

Shall be in accordance with Division 26.

Division 33. CC2 Commercial Corridor Gulf Blvd District.

Section 33.1. Purpose and intent.

The CC2 Commercial Corridor Gulf Blvd is intended to provide for general commercial, office, retail, and residential uses that properly buffer the adjacent residential districts that border the corridor. Residential uses will only be allowed as a component of mixed-use projects and design requirements will serve to create a more urban form for redeveloped properties.

Section 33.2. Permitted uses

Subject to the provisions or restrictions contained in this section and elsewhere in this code, permitted uses and structures in the CC2 Commercial Corridor Gulf Blvd are as follows.

- (a) Automotive rental agencies
- (b) Automotive service stations
- (c) Clinics.
- (d) Eating and drinking establishments –with or without outdoor seating.
- (e) Financial institutions with or without drive-through service.
- (f) Laundries, self-service.
- (g) Office uses.
- (h) Printing and copying services.
- (i) Retail uses;
- (j) Personal service businesses such as barbershops, beauty shops, tailoring, garment alteration and repair, shoe repair, dry cleaning pick-up and drop-off and other personal service uses similar in character and impact.
- (k) Veterinarians, dog grooming establishments.
- (l) Multi-family residential uses as a component of mixed-use development only. Multi-family residential uses shall not be allowed on the ground level of any structure.

- (m) Single-family, detached residential uses (Only on parcels which do not directly abut Gulf Boulevard).
- (n) Artist studios and galleries with retail and/or wholesale distribution space for artist's original handmade works, excluding mass produced or manufactured products.
- (o) Grocery stores, pharmacies, markets.
- (p) Communication facilities.
- (q) Parking lots, commercial and/or off-premise.
- (r) Commercial recreation, public parks and/or recreational facilities.
- (s) Vehicle for hire; sales and service of bicycles, mopeds, motorcycles, and scooters.
- (t) Other uses similar in character, nature and impact to permitted uses listed above

Section 33.3. Permitted accessory uses and structures.

- (a) Uses and structures, as regulated in Sections 6.12 and 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures and are not of a nature prohibited under Section 32.5.
- (b) Home occupations, subject to the conditions set forth in Section 6.5 of this code.
- (c) Temporary structures under the provisions of Section 6.11 of this code.

Section 33.4. Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the CC2 Commercial Corridor Gulf Blvd District.

Section 33.5. General requirements.

- (a) Only those lots that have direct access to Gulf Blvd shall be allowed commercial use, except that lots that do not have frontage on Gulf Boulevard that are assembled and combined with lots that do have Gulf Boulevard frontage may contain a commercial use. Such lots that are aggregated with lots that abut Gulf Boulevard shall have an additional 10 foot landscaped buffer from residential uses pursuant to Section 33.8 and Division 22.

- (b) All other development standards are contained in Division 39, Redevelopment Area General Standards.

Section 33.6. Density and intensity.

- (a) Single residential lots that do not abut Gulf Blvd shall be limited to a density of 7.5 units per acre. Minimum lot width is 50 feet. Lots of record that do not meet the minimum density standards may construct one single family residential unit.
- (b) The multi-family residential density of mixed-use developments shall not exceed 12 units per acre. Residential uses may only be established on lots that are a minimum of one-half acre in area, with commercial or office on the first floor at street level and residential use permitted on the second and third floors only shall not exceed a FAR of 0.90
- (c) Single use or multi-tenant non-residential uses shall not exceed a FAR of 0.70
- (d) Both maximum commercial FAR and maximum residential density shall be available based upon the entire site area, and the presence of one shall not limit the density or intensity of the other.

Section 33.7. Building height.

- (a) Single-family residential maximum height shall be thirty (30) feet.
- (b) Twenty-eight (28) feet for an exclusively nonresidential use only;
- (c) 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.

Section 33.8. Setbacks or Build – To lines

Detached Single Family Setbacks	
Front yard Setback	Twenty (20) feet
Secondary front yard Setback	Ten (10) feet
Side yard Setback	Ten (10) percent of lot width per side
Rear yard Setback	Twenty (20) feet
All other uses	
Front yard Build- To	15 feet minimum

line	
Secondary front yard setback	10 feet
Side yard Setback	0 feet
Rear yard Setback	20 feet if abutting residential; 0 feet otherwise. Such lots that are aggregated with lots that abut Gulf Boulevard shall have an additional 10 foot landscaped buffer from residential uses.

Section 33.9. Maximum impervious surface ratio.

Maximum impervious surface ratio (ISR) for all uses: 0.70

Section 33.10. Minimum Off-Street Parking Requirements

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

Section 33.11 Landscaping

Shall be in accordance with the requirements of Division 22 of the Land Development Code, Landscaping and Tree Protection.

33.12 Design Requirements

Shall be in accordance with the requirements of Division 39.

33.13 Signs

Shall be in accordance with Division 26.

Division 34. Downtown Core Residential District.

Section 34.1. Purpose and intent.

The Downtown Core Residential District (DCR) is intended to support single and multi-family residential development with traditional neighborhood design characteristics. Physical development patterns are intended to emphasize the relationship of this district to the City's urban core district.

Section 34.2. Permitted uses

Subject to the provisions or restrictions contained in this section and elsewhere in this code, permitted uses and structures in the Downtown Residential District are as follows.

- (a) Residential dwellings – Attached and detached single family, two-family and multifamily.

Section 34.3. Permitted accessory uses and structures.

- (a) Uses and structures, as regulated in Sections 6.12 and 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures and are not of a nature prohibited under Section 33.5.
- (b) Home occupations, subject to the conditions set forth in Section 6.5 of this code.

Section 34.4. Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the Downtown Core Residential District.

Section 34.5. General requirements.

All other development standards are contained in Division 39, Community Redevelopment District Standards. Landscaping and parking requirements are located in Divisions 22 and 23.

Section 34.6. Density

- (a) The maximum residential density shall be ten (10) units per acre.
- (b) Minimum lot area for residential shall be 4,356 square feet.

Section 34.7. Building height.

(a) Shall not exceed 35 feet.

Section 34.8. Setbacks.

Front yard:	10 feet minimum for principal structure; 15 feet for garages
Secondary front yard	10 feet
Side yard:	10 percent of lot width on each side
Rear yard	20 feet

Section 34.9. Maximum impervious surface ratio.

Maximum impervious surface ratio (ISR) for all uses: 0.70

Section 34.10. Minimum Off-Street Parking Requirements

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

Section 34.11 Landscaping

Shall be in accordance with the requirements of Division 22 of the Land Development Code, Landscaping and Tree Protection.

34.12 Design Requirements

Shall be in accordance with the requirements of Division 39.

34.12 Signs

Shall be in accordance with Division 26.

Division 36. Upham Beach Village District.

Section 36.1. Purpose and intent.

The Upham Beach Village District is intended to provide primarily for medium intensity residential uses with principle orientation and connection to the waterfront. This district does not anticipate large scale redevelopment of existing facilities.

Section 36.2. Permitted uses

Subject to the provisions or restrictions contained in this section and elsewhere in this code, permitted uses and structures in the Upham Beach Village District are as follows.

- (a) Residential dwellings – Attached and detached single family, two-family and multifamily.
- (b) Temporary lodging use; Only existing temporary lodging uses may be redeveloped and new temporary lodging uses shall be strictly prohibited. All bed and breakfast inns shall comply with the provisions of Sections 2.1 and 6.2 of this code.

Section 36.3. Permitted accessory uses and structures.

- (a) Uses and structures, as regulated in Sections 6.12 and 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures and are not of a nature prohibited under Section 34.5.
- (b) Home occupations, subject to the conditions set forth in Section 6.5 of this code.
- (c) Temporary structures under the provisions of Section 6.11 of this code.

Section 36.4. Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the Upham Beach Village District.

Section 36.5. General requirements.

- (a) All structural parking elements must be enclosed by a consistent building façade along all property lines.

- (b) Other development standards are contained in Division 39, Community Redevelopment District General Standards. Landscaping and parking requirements are located in Divisions 22 and 23.

Section 36.6. Density and intensity.

- (a) One and Two Family Residential uses shall not exceed 7.5 units per acre. Minimum lot area shall be 5,808 square feet. Existing lots of record that do not meet the minimum lot size prescribed by density shall be permitted one (1) single family dwelling unit.
- (b) Multi Family Residential:
 - (1) 18 dwelling units per acre for multi-family residential use on a minimum $\frac{1}{3}$ acre buildable site; or
 - (2) 21 dwelling units per acre for multi-family residential use on a minimum $\frac{1}{2}$ acre buildable site; or
 - (3) 24 dwelling units per acre for multi-family residential use on a minimum $\frac{3}{4}$ acre buildable site.
- (c) Temporary Lodging Unit Density Pool (“TLU Density Pool”): Density for temporary lodging uses in the Upham Beach Village District shall be regulated as follows:
 - (1) Temporary lodging units shall be allocated to uses which are presently licensed with the City of St. Pete Beach and operating as a transient accommodation.
 - (2) Temporary lodging units shall be allocated on a first come first serve basis utilizing the Temporary Lodging Unit Density Pool.
 - (3) The TLU Density Pool shall not exceed 175 total units for the entire Upham Beach Village District.
 - (4) The TLU Density Pool shall be allocated by ordinance of the City Commission upon request of an individual property owner.
 - (5) Any TLU Density Pool allocation by ordinance per project shall not exceed the number of existing temporary lodging units located on the development site.
 - (6) 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.

Section 36.7. Building height.

- (a) Thirty-five (35) feet for single family homes, duplexes and multi-family uses 18 dwelling units per acre or less.
- (b) Forty-five (45) feet for multi-family residential use exceeding 18 dwelling units per acre and for all temporary lodging uses.

Section 36.8. Setbacks.

Front yard:	10 feet minimum; 20 feet maximum
Secondary Front yard:	10 feet
Side yard:	10 percent of lot width on each side; minimum required setback of seven (7) feet.
Rear yard	20 feet

Section 36.9. Maximum impervious surface ratio.

Maximum impervious surface ratio (ISR) for residential uses: 0.70
Maximum impervious surface ratio (ISR) for temporary lodging uses: 0.85

Section 36.10. Minimum Off-Street Parking Requirements

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

Section 36.11 Landscaping

Shall be in accordance with the requirements of Division 22 of the Land Development Code, Landscaping and Tree Protection.

36.12 Design Requirements

Shall be in accordance with the requirements of Division 39.

36.13 Signs

Shall be in accordance with Division 26.

Division 37. TC-2 Town Center Corey Circle and Coquina West Districts.

Section 37.1. Purpose and intent.

The TC-2 Town Center Corey Circle District and TC-2 Coquina West District are established as mixed use districts anchoring either end of the Corey Avenue corridor. The TC-2 districts exist to accommodate medium intensity commercial and mixed-use developments oriented to the waterfront with retail and/or eating and drinking establishments on the ground level. The intent of these districts is to facilitate property assemblage and comprehensive redevelopment under unified project plans.

Section 37.2. Permitted uses

Subject to the provisions or restrictions contained in this section and elsewhere in this code, permitted uses and structures in the TC-2 Town Center Corey Circle and Coquina West Districts are as follows.

- (a) Retail sales specialty retail and service such as gourmet take out and catering, clothing and furniture sales, grocery and specialty food markets, interior design.
- (b) Personal service businesses such as barbershops, beauty shops, salons, day spas, gyms and fitness centers, tailoring, garment alteration and repair, shoe repair, dry cleaning pick-up and drop-off and other personal service uses similar in character and impact.
- (c) Eating and drinking establishments - with or without outdoor seating.
- (d) Office uses.
- (e) Commercial recreation, public parks and/or recreational facilities.
- (f) Government buildings and other public facilities, including parks and recreation facilities.
- (g) Artist studios and art galleries.
- (h) Multifamily residential only as a component of mixed use. Residential uses are not permitted on the ground floor.
- (j) Vehicle for hire – limited to rental of non-motorized (bicycles) and individual motorized vehicles such as segways, mopeds/scooters.
- (k) Other uses similar in character, nature and impact to permitted uses listed above

Section 37.3. Permitted accessory uses and structures.

- (a) Uses and structures, as regulated in Sections 6.12 and 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures and are not of a nature prohibited under Section 31.5.
- (b) Home occupations, subject to the conditions set forth in Section 6.5 of this code.
- (c) Temporary structures under the provisions of Section 6.11 of this code.

Section 37.4. Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this code, allowable conditional uses in the TC-2 Town Center Corey Circle and Coquina West Districts are as follows.

- (a) Temporary lodging facilities – hotel, motel and resort condominium, awarded on a first come, first serve basis, to come from the density pool established in the Comprehensive Plan.
- (b) Commercial docks – Class A, B, C and D.
- (c) Vessel for hire (water taxis)
- (d) Marinas – wet slip only

Section 37.5. Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the TC-2 Town Center Corey Circle and Coquina West Districts.

- (a) Detached and attached single and two family dwellings.
- (b) Any type of vehicle sales or service.
- (c) Fast food restaurants with drive-through service.
- (d) Industrial and other incompatible uses (including, but not limited to, day labor, pawn shops, check cashing, plasma centers, body piercing and tattoo parlors).

Section 37.6. General requirements.

All other development standards are contained in Division 39, Redevelopment Area General Standards. Landscaping and parking requirements are located in Divisions 22 and 23.

Section 37.7. Density and intensity.

- (a) Residential densities of 24 units per acre as mixed-use projects developed on sites of a minimum of 1.8 acres. Commercial, office retail, or non-habitable portions of temporary lodging uses shall only be located on the first floor accessible at street level.
- (b) Maximum Floor Area Ratio for exclusively commercial/office/retail projects shall be limited to 0.55.
- (c) 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 for the TLU Density Pool for the Town Center Corey Circle and Coquina West Districts. Temporary lodging uses 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.

Section 37.8. Building height.

For areas designated Town Center Corey Circle on the Future Land Use map series, heights are limited to:

- (a) Exclusively non-residential uses shall be limited to a maximum height of twenty-eight (28) feet.
- (b) Up to seventy-six (76) feet for buildings containing non-residential uses on the first habitable floor accessible at street level mixed with a primary residential or temporary lodging use above.
- (d) Up to eighty-six (86) feet for buildings containing non-residential 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/restaurant uses at street level.

For areas designated Town Center Coquina West on the Future Land Use Map Series, heights shall be limited to:

- (a) Up to 28 feet for uses that are exclusively non-residential.
- (b) Up to fifty feet (50) for buildings containing non-residential uses on the first habitable floor accessible at street level mixed with a primary residential or temporary lodging use above.

Section 37.9. Setbacks.

Front yard	Mainstreet – Corey Avenue & Corey Circle -10 feet maximum. (marquees, canopies or fixed awnings may project over the public right of way, provided such projection does not extend to within 18 inches of the curbline, subject to a right of way use agreement with the City). All other streets: 10 feet
Secondary front yard:	5 Feet
Side yard:	10 percent of lot width minimum per side.
Rear yard	20 feet for the first two building stories; 30 feet for all elements above two stories; No setback shall be required for any structural pedestrian facilities adjacent to any body of water. Outdoor seating areas for permitted businesses may be placed within the required rear yard setback.

Section 37.10. Maximum impervious surface ratio.

Maximum impervious surface ratio (ISR) for all uses: 0.70

Section 37.11. Minimum Off-Street Parking Requirements

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

Section 37.12 Landscaping

Shall be in accordance with the requirements of Division 22 of the Land Development Code, Landscaping and Tree Protection.

37.13 Design Requirements

Shall be in accordance with the requirements of Division 39.

37.14 Signs

Shall be in accordance with Division 26.

Division 38. AC Activity Center District.

Section 38.1. Purpose and intent.

The AC Activity Center District is intended to support a high intensity of commercial development and secondary residential uses. Design features such as inter-parcel access and pedestrian facilities should be utilized to promote the functional integration of redevelopment sites.

Section 38.2. Permitted uses

Subject to the provisions or restrictions contained in this section and elsewhere in this code, permitted uses and structures in the AC Activity Center District are as follows.

- (a) Automotive rental agencies;
- (b) Automotive service stations;
- (c) Car wash facilities;
- (d) Clinics;
- (e) Clubs, community service;
- (f) Clubs, private;
- (g) Doctor's offices and medical clinics;
- (h) Eating and drinking establishments without outdoor seating;
- (i) Financial institutions with drive-through service;
- (j) Kennels without outdoor runs;
- (k) Laundries, self-service;
- (l) General and professional office uses;
- (m) Printing and copying services;
- (n) Retail; specialty retail and service such as gourmet take out and catering, clothing and furniture sales; Grocery stores and specialty food markets; interior design.
- (o) Government buildings and other public facilities, including parks and recreation facilities.

- (p) Personal service businesses such as barbershops, beauty shops and salons, day spas, gyms and fitness centers, tailoring, garment alteration and repair, shoe repair, dry cleaning drop-off and pick-up and other personal service uses similar in character and impact;
- (q) Private, specialized instruction, such as computer training, real estate courses, self-improvement classes, career training or fitness instruction;
- (r) Social service agencies;
- (s) Veterinarians and dog grooming facilities;
- (t) Multi-family residential only as a component of retail mixed-use development;
- (u) Artist studios and art galleries;
- (v) Vehicle for hire
- (w) Public transit facilities;
- (x) Marine electronics, sales, and service; and
- (y) Other uses similar in character, nature and impact to permitted uses listed above.

Section 38.3. Permitted accessory uses and structures.

- (a) Uses and structures, as regulated in Sections 6.12 and 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures and are not of a nature prohibited under Section 37.5.
- (b) Home occupations, subject to the conditions set forth in Section 6.5 of this code.

Section 38.4. Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this code, allowable conditional uses in the AC Activity Center District are as follows.

- (a) Assisted living facilities;
- (b) Charter and tour boat operations;
- (c) Communication facilities;
- (e) Docks, commercial – Classes A, B, C, and D;

- (f) Eating and drinking establishments with outdoor seating;
- (g) Kennels with outdoor runs;
- (h) Parking lots, commercial and/or off-premise;
- (i) Theatres
- (j) Vessel for hire businesses; and
- (k) Subject to the provisions or restrictions contained in this section and elsewhere in this code, temporary lodging units may be allocated from a density pool via a conditional use as follows:

40 temporary lodging uses per acre, not to exceed a total of either 50 units per project or the density pool allocated in the Comprehensive Plan (325 available units for potential use in the Town Center Core Corey Circle, Coquina West, Activity Center, and Bayou Residential Districts)., 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 10 temporary lodging units, mixed with a minimum of 0.35 floor area ratio for commercial or office uses, is required.

Section 38.5. Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the AC Activity Center District.

Section 38.6. General requirements.

Commercial mixed with residential or temporary lodging uses may be mixed horizontally under the following conditions:

- Neither the commercial nor the residential/temporary lodging use may exceed 40 feet in height;
- The development site is a minimum of one acre in size;
- The commercial and residential uses shall have internal pedestrian, bicycle, and vehicular circulation.

Other development standards are contained in Division 39, Community Redevelopment District Standards.

Section 38.7. Density and intensity.

- (a) Exclusively non-residential development shall not exceed a maximum FAR of 0.75.

- (b) Residential density of up to 15 dwelling units per acre combined or 40 temporary lodging uses per acre, not to exceed a total of 50 units per project nor the density pool allocated, 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, or 10 temporary lodging units, mixed with a minimum of 0.35 floor area ratio for commercial or office uses shall be required; or
- (c) Mixed-use projects may have up to 18 units per acre combined with 1.0 FAR if the project site is a minimum of four (4) acres. Projects must have a residential density of at least four (4) units per acre to be defined as mixed-use for the purposes of this standard.

Section 38.8. Building height and minimum lot sizes.

- (a) Twenty-eight (28) feet for exclusively commercial or office development;
- (b) Forty (40) feet for a structures containing non-residential uses on the first floor with secondary residential or temporary lodging uses above on a minimum one (1) acre parcel;
- (c) Eighty-six (86) feet, for a structure containing non-residential uses on the first floor with secondary residential uses above on a minimum parcel size of four (4) acres or more.

Section 38.9. Setbacks.

Front yard:	For building elements of up to twenty-eight (28) feet: 20 feet maximum on all streets. For building elements over 28 feet: Must step back an additional half-foot for every foot in height above 28 feet from the front façade of the building. The open areas produced as a result of the stepped back portion of the building may be used as deck, patio, balcony, or other open space.
Secondary Front:	10 feet
Side yard:	10 percent of lot width per side; 10 foot minimum setback required.
Rear yard:	20 feet for the first 28 feet in height; 30 feet for all elements above 28 feet; No setback shall be required for any structural pedestrian facilities adjacent to any body of water. Outdoor seating areas for permitted businesses may be placed within the required rear yard setback if the zoning lot is not adjacent to a residential use.

Section 38.10. Maximum impervious surface ratio.

Maximum impervious surface ratio (ISR) for exclusively non-residential uses: 0.85
Maximum impervious surface ratio (ISR) for mixed residential/temporary lodging use:
0.70

Section 38.11. Minimum Off-Street Parking Requirements

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading. Parking shall not be located in front of the building, but may be placed to the side or rear.

Section 38.12 Landscaping

Shall be in accordance with the requirements of Division 22 of the Land Development Code, Landscaping and Tree Protection.

Section 38.13 Design Requirements

Shall be in accordance with the requirements of Division 39.

Section 38.14 Signs

Shall be in accordance with Division 26.

Division 42. BR Bayou Residential District.

Section 42.1. Purpose and intent.

The BR Bayou Residential District is intended to support multi-family residential or Temporary Lodging projects with limited non-residential uses mixed with the Residential uses.

Section 42.2. Permitted Primary and Secondary Uses

Subject to the provisions or restrictions contained in this section and elsewhere in this code, permitted primary and secondary uses and structures in the Bayou Residential District are as follows.

Primary Uses:

- (a) Residential uses - Attached single family, two family, and multi-family.

Secondary Uses:

- (a) Commercial or retail uses as a mixed-use component with multi-family residential (minimum 2 acre site).

Section 42.3. Permitted accessory uses and structures.

- (a) Uses and structures, as regulated in Sections 6.12 and 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures and are not of a nature prohibited under Section 37.5.
- (b) Home occupations, subject to the conditions set forth in Section 6.5 of this code.
- (c) Temporary structures under the provisions of Section 6.11 of this code.

Section 42.4. Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this code, allowable conditional uses in the Bayou Residential District are as follows.

- (a) Docks, commercial – Classes A and B
- (b) Temporary Lodging, awarded on a first come, first serve basis, to come from the density pool established in the Comprehensive Plan (325 available units for potential use in the Town Center Core Corey Circle, Coquina West, Activity Center, and Bayou Residential Districts).

Section 42.5. Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the Bayou Residential District.

Section 42.6. Density and intensity.

- (a) Residential uses shall not exceed 15 units per acre on a site less than two (2) acres.
- (b) Residential uses shall not exceed 18 units per acre on a buildable site two (2) acres or more.
- (c) Residential density of up to 18 units per acre on a buildable site of two (2) acres or more only with a non-residential mixed use component with a minimum of 0.2 FAR and a maximum of 0.3FAR.
- (d) 40 temporary lodging units per acre not to exceed a total of 50 units per project nor the density pool allocated.

Section 42.7. Height and Setbacks. For the Bayou Residential District, front yard setbacks for exclusively Residential and Temporary Loading uses are based on height per the Comprehensive Plan and as follows:

Use	Height and Front Yard Setbacks
Residential on less than 2 acres	35 feet with a minimum setback of 20 feet from Gulf Blvd.
Residential on 2 acres or greater	45 feet with a minimum setback of 30 feet from Gulf Blvd.
Tourist Lodging	54 feet with a minimum setback of 40 feet from Gulf Blvd.

Other Setback Requirements:

Front Yard for Commercial Mixed with Residential	The Commercial portion of a mixed use development shall be set back a minimum of 15 feet.
Secondary Front:	20 Feet
Side yard:	10 percent of lot width per side; 10 foot minimum setback required.
Rear yard	20 feet. No setback shall be required for any structural pedestrian facilities adjacent to any body of water. Outdoor seating areas for permitted commercial uses may be placed within the required rear yard setback.

Section 42.8. Maximum impervious surface ratio.

Maximum impervious surface ratio (ISR) for all uses: 0.70

Section 42.9. Minimum Off-Street Parking Requirements

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

Section 42.10 Landscaping

Shall be in accordance with the requirements of Division 22 of the Land Development Code, Landscaping and Tree Protection.

Section 42.11 Design Standards

Design standards shall be in accordance with Division 39.

Section 42.12 Signs

Shall be in accordance with Division 26.

Division 46. B/HC Boutique Hotel/Condo District.

Section 46.1. Purpose and intent.

The B/HC Boutique Hotel/Condo District is established to accommodate multi-family residential and medium intensity transient accommodation uses. This district is not intended to support commercial or other non-residential uses, except those that are accessory and subordinate to transient accommodation uses.

Section 46.2. Permitted uses

Subject to the provisions or restrictions contained in this section and elsewhere in this code, permitted uses and structures in the B/HC Boutique Hotel/Condo District are as follows.

- (a) Residential uses – multifamily only.
- (b) Transient accommodations – hotel, motel and resort condominium.
- (c) Non-residential uses that are accessory and subordinate to transient accommodation uses, such as recreational facilities, restaurants and bars, personal service uses, retail uses, meeting spaces/conference rooms, fitness centers, and spa facilities.

Section 46.3. Permitted accessory uses and structures.

- (a) Uses and structures, as regulated in Sections 6.12 and 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures and are not of a nature prohibited under Section 36.5.
- (b) Home occupations, subject to the conditions set forth in Section 6.5 of this code.

Section 46.4. Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this code, additional temporary lodging units may be allocated from a density pool via a conditional use as follows:

In addition to any transient accommodation units which may be allowed on a per acre basis, there are hereby 125 total transient accommodation units for the entire Boutique Hotel/Condo district, which shall be allocated to individual projects by ordinance of the City Commission upon request of an individual property owner. Such allocation shall not exceed an additional twenty (20) units per acre, nor a total of 60 units per redevelopment project, irrespective of total project acreage.

Section 46.5. Prohibited uses and structures.

All uses and structures not of a nature specifically or provisionally permitted herein are hereby prohibited in the B/HC Boutique Hotel/Condo District.

Any use which has been determined under the provisions of Chapter 46 of the Code of Ordinances to be potentially noxious, dangerous or offensive to residents of the district or to those who pass by on public roadways or likely for other reasons to be incompatible with the character of the district, is hereby prohibited in the B/HC Boutique Hotel/Condo District.

Section 46.6. Density and intensity.

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) Residential uses shall not exceed 18 units per acre.
- (b) Transient accommodation uses shall not exceed 50 units per acre, except as provided for in Section 36.4.
- (c) The aggregate floor area of transient accommodation units in projects in this district shall not exceed the total allowable unit density multiplied by 750 square feet per 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. Common areas shall not include hallways, stairwells, elevator shafts, manager's office, restrooms, storage or mechanical areas, but shall include a lobby, reception/concierge areas, conference rooms, and common office (i.e. computer/business centers with computers, fax machines, copiers, etc) for guest use.

Example: Unit density = 50/acre; Aggregate floor area = 50 units X 750 square feet = 38,500 square feet of unit floor area plus 0.2 x total parcel area square feet for common areas and indoor amenities = total building square footage, excluding structured parking.

Actual unit count, configuration and average size shall be at the discretion of the developer, in accordance with the above specified limitation.

- (d) For the purposes of this Division, lockout units shall count against specified density limitations. A lockout unit shall be defined as a room or rooms with sanitary facilities, with or without cooking facilities, which is attached and has access to a transient accommodation unit by means of a door or doors that are lockable from within the lockout unit, and that has a separate lockable access to the public areas or corridors. A lockout unit is capable of being functionally separated for the transient accommodation unit to which it is attached and rented as a separate room.

Section 46.7. Building height and front yard setbacks.

The maximum height shall be regulated by front setback as follows:

- (a) Seventy-six (76) feet for any building that exclusively contains only temporary lodging uses with a minimum setback of one hundred (100) feet from Gulf Boulevard; or
- (b) Sixty-five (65) feet for any building that exclusively contains only temporary lodging uses with a minimum setback of seventy-five (75) feet from Gulf Boulevard; or
- (c) 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 36.8.(a) and 36.8.(b) above, subject to a minimum setback of fifty (50) feet from Gulf Boulevard; or
- (d) Fifty (50) feet for temporary lodging with or without accessory uses as described in Section 36.2 c and residential uses are required to have a minimum front setback of twenty (20) feet.

Section 46.8. Secondary, rear, and sideyard setbacks.

Secondary Front yard:	10 feet
Side yard:	Minimum combined side yards of 30 percent of lot width, with a minimum of 10 percent on each side. No single side yard setback shall be less than 10 feet.
Rear yard	10 feet landward of the Florida Coastal Control Line or St Pete Beach Coastal Control Line, whichever is more restrictive.

Section 46.9. Maximum impervious surface ratio.

Maximum impervious surface ratio for any exclusive transient accommodation uses:
0.85

Maximum impervious surface ratio for any residential use or combined residential and transient accommodation use: 0.70

Section 46.10. Minimum Off-Street Parking Requirements

Shall be in accordance with the requirements of Division 23 of the Land Development Code, Off Street Parking and Loading.

Section 46.11 Landscaping

Shall be in accordance with the requirements of Division 22 of the Land Development Code, Landscaping and Tree Protection.

Section 46.12 Design Standards

Design standards shall be in accordance with Division 39.

Section 46.13 Signs

Shall be in accordance with Division 26.