



THE SUNSET CAPITAL OF FLORIDA

Notice of Public Meeting Planning Board

Commission Chambers
155 Corey Avenue, St. Pete Beach, Florida 33706
1/15/2013
4:00 p.m.

- i. Call to Order
- ii. Pledge of Allegiance
- iii. Roll Call

Regular Meeting Agenda

1. Action Items

Public Hearings-Legislative

- A. AN ORDINANCE TO BE ENTITLED, AMENDING THE TEXT OF SECTION 11.3 OF THE LAND DEVELOPMENT CODE TO ALLOW CLASS B DOCKS AS PERMITTED ACCESSORY USES AND STRUCTURES IN THE RLM-2 (RESIDENTIAL DISTRICT) ZONING DISTRICT.

2. Discussion Items

- A. School Concurrency and 10-Year Water Supply Plan
- B. 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.

ADA

Agenda Material is available for review at City Hall. In accordance with the Americans with Disabilities Act and Florida Statutes 286.26, persons with disabilities needing special accommodation to participate in this proceeding should contact Public Services, no later than seven days prior to the proceeding at (727) 363-9243 for assistance; if hearing impaired, contact the Florida Relay Service Numbers, (800) 955-8771 (TDD).

RECEIVED

DEC 17 2012

COMMUNITY DEVELOPMENT

Community Development Department

155 Corey Avenue

St. Pete Beach, Florida 33706

PLEASE TYPE OR
PRINT LEGIBLY



20130003

TEXT CHANGE APPLICATION

(Check appropriate boxes)

☐ Comprehensive Plan Text Change

☒ Land Development Code Text Change

APPLICANT:

Name: CONRAD, THE / AEDIS HOLDINGS

Address: 4221 45TH STREET SOUTH

City: ST. PETERSBURG State: FLORIDA

Zip: 33711-4431 Telephone: 965-2107

Agent:

Name: VAN GRABOWSKI - HERITAGE DOCKS, INC.

Address: 2973 WEST VIVA DE LA MAR BOULEVARD

City: ST. PETE BEACH State: FLORIDA

Zip: 33706-2738 Telephone: (727) 360-9100

Text to be stricken and/or added (Add additional sheets if necessary):

Addition of text to Section 11.3 for ^{Permitted accessory} uses & structures:
Commercial dock: Class B dock only

THE FOLLOWING ITEMS MUST BE INITIALED BY APPLICANT OR AGENT:

[Signature] I understand that the Planning Board's action is not final. It must be approved by the City Commission.

[Signature] I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 days after the Commission decision; otherwise, the decision shall be final.

[Signature] I understand that I, as the applicant, or an authorized representative must be present at all scheduled public meetings on the application.

S. Kurland
Applicant Signature

12/12/12
Date

[Signature]
Agent Signature

12/12/12
Date

Please submit application and support materials along with a check made payable to the City of St. Pete Beach in the amount of \$2,200 for Comp Plan Text Changes and \$800 for LDC changes.

I. Ordinance Information

Agenda Item 1A. - AN ORDINANCE TO BE ENTITLED, AMENDING THE TEXT OF SECTION 11.3 OF THE LAND DEVELOPMENT CODE TO ALLOW CLASS B DOCKS AS PERMITTED ACCESSORY USES AND STRUCTURES IN THE RLM-2 (RESIDENTIAL DISTRICT) ZONING DISTRICT.

II. Proposed Amendment Provision (Recommended)

DIVISION 11 - RLM-2 RESIDENTIAL DISTRICT

Sec. 11.3. - Permitted accessory uses and structures.

- (a) Uses and structures, as regulated in section 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures, do not involve the conduct of a business, and are not of a nature prohibited under section 11.5
- (b) Home occupations, subject to the conditions set forth in section 6.5 of this Code.
- (c) Residential and Class B commercial docks, including tie poles, in conformance with the provisions of section 6.23 and other applicable codes and ordinances of the city, county or state.
- (d) Temporary structures under the provisions of section 6.11, Supplemental Regulations of this Code.

III. Background Information

This amendment is brought by Enterprise Marine on behalf of a multi-family residential development at 1505 Pass-A-Grille Way and Heritage Docks on behalf of a multi-family residential development at 1605 Pass-A-Grille. Both of these properties reside in the RLM-2 zoning district, which permit multi-family use. In addition, both sites currently have Class B dock facilities that were damaged by recent weather events. These dock facilities are currently non-conforming as the existing language in the Land Development Code does not permit Class B docks.

IV. Zoning and Comprehensive Plan

The text amendment is applicable to the RLM-2 Residential Zoning District, which permits single-family, two-family, and multi-family uses. The request appears to be consistent with the Comprehensive Plan.

V. Analysis/Summary

Staff recognizes that multi-family uses are permissible in the RLM-2 Zoning Category and supports the request for Class B docks as a permitted accessory structure.

Note 1: Staff notes that the RM (Residential Medium) District currently permits Class B docks as a Conditional Use. Staff would recommend that the Board reassess this additional approval requirement (conditional use) and make Class B docks a permitted accessory use.

Note 2: Staff also reviewed the remaining zoning districts to see if similar provisions should apply and would note that the DCR (Downtown Core Residential) zoning district should be assessed for the inclusion of Class B docks.

Photos



Figure 1. Multi-Family Units at 1505 Pass-A-Grille Way



Figure 2. Storm Damaged Dock at 1505 Pass-A-Grille Way



Figure 3. Multi-Family Units at 1605 Pass-A-Grille Way



Figure 4. Storm Damaged Dock at 1605 Pass-A-Grille Way

Relevant Code Provisions

Division 2 - Definitions

Sec. 2.1. - Words, terms and phrases defined.

Dock means any structure, including a pier, wharf, loading platform, tie poles, dolphins, accessory structures, or a boat lift which is constructed on piles, over open water, or which is supported by flotation on the waters of the county. Docks are further classified as follows:

- (1) Residential dock means a dock that is permitted as an accessory to a one- or two-family residential use which is built on pilings over water or supported by flotation devices, and is designed or used to provide moorage for one or more boats without charge.
- (2) Commercial dock means a structure on piles over water or a structure that is defined as a commercial dock by the county environmental resources management division and which is designed or used to provide a berth for and access to one or more private, charter, commercial or party boats further classified and defined, as follows:
 - b. Class B means any dock used in connection with a social, fraternal club or organization, and where use of the facility is restricted to members only or multiuse private docks owned individually or in common by the residents of any residential development with three or more residential units.

Division 11 - RLM-2 Residential District

Sec. 11.2. - Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RLM-2 Residential District are as follows:

- (a) Residential dwellings—Detached single-family, multifamily and two-family. Such dwellings shall not be used for transient occupancy.

Division 12 - RM Residential District

Sec. 12.2. - Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RM Residential District are as follows:

- (a) Residential dwellings—Attached and detached single-family, multifamily and two-family. Such dwellings may be used for transient occupancy, so long as any transient occupancy of less than 30 days does not occur more than three times in any 12-month period on any parcel.

Sec. 12.4. - Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the RM Residential District are as follows:

- (c) Docks, commercial—Class B only.

Division 34 - Downtown Core Residential District

Sec. 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.
- (b) Residential docks.

CITY OF ST. PETE BEACH NOTICE OF PUBLIC HEARING

The City of St. Pete Beach Planning Board acting as the Local Planning Agency will conduct a public hearing on Tuesday January 15, 2013 at 4:00 P.M. in the City Commission Chambers located in City Hall, 155 Corey Avenue, St. Pete Beach, Florida regarding the following ordinance:

AN ORDINANCE TO BE ENTITLED, AMENDING THE TEXT OF SECTION 11.3 OF THE LAND DEVELOPMENT CODE TO ALLOW CLASS B DOCKS AS PERMITTED ACCESSORY USES AND STRUCTURES IN THE RLM-2 (RESIDENTIAL DISTRICT) ZONING DISTRICT.

Copies of the application are available at City Hall in the Community Development Department. Written comments may be provided at any time and for further information regarding any advertised public hearing, please contact the Community Development staff at (727) 363-9266 or (727) 363-9265.

All interested parties will be heard. The foregoing hearings may be continued to another meeting. If a person decides to appeal any decision made at this hearing, they will need a record of the proceedings and, for such purpose, 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 to be based (F.S. 286.0105). The City does not furnish verbatim transcripts. Interested parties should make the necessary arrangements for verbatim transcripts.

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George Kinney, AICP