



Notice of Public Meeting Planning Board

Commission Chambers
155 Corey Avenue, St. Pete Beach, Florida 33706
7/15/2014
4:00 p.m.

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

Regular Meeting Agenda

- 1. Changes to the Agenda**– Agenda items to be added, moved or deleted will be addressed at this time. Added items will be assigned agenda item numbers and moved items should remain with the same item numbers. Notation will be made that those items will be taken out of order.
- 2. Audience Comments** - Comments shall be limited to three minutes per person to issues not on the agenda.
- 3. Review and Approval of June 18th Meeting Minutes**
- 4. Action Items**
None
- 5. Discussion Items**
 - A. Presentation by Pinellas Planning Council Staff on Countywide Plan Update
 - B. Temporary Use Permits
- 6. Adjournment**

APPEAL

If a person decides to appeal any decision made at this meeting, he or she will need a record of the proceeding and, for such purpose, may need to ensure that a verbatim record of the 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.

AMERICANS WITH DISABILITIES ACT

In Accordance with the Americans with Disabilities Act and F.S. 286.26, persons with disabilities needing special accommodations to participate in this meeting should contact City Hall at (727) 367-2735 no later than four days prior to the meeting for assistance.

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

PLANNING BOARD

MINUTES

JUNE 18, 2014

4:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Ward Friszolowski, Chairman
Jack Brock, Member
Don Breitweiser, Member
Ron Holehouse, Member
Tiffany Secka, Member

ALSO PRESENT:

Chelsey S. Weldon, Urban Planner
Mike Davis, City Attorney
Rebecca Haynes, City Clerk
Jenine Thornley, Recording Secretary

1. Changes to the Agenda

Chairman Friszolowski suggested moving Agenda Item 4 to Item 2 so as to welcome new board members at the beginning of the meeting.

2. Welcome New Members

The Board welcomed new members Tiffany Secka and Jack Brock. Oaths of Office were presented by Rebecca Haynes, City Clerk.

3. Audience Comments

Gerald Stoker, 51st Ave. West, is concerned about parking and zoning issues at Gulf Blvd. and 51st Ave. Mr. Stoker questions the parking variance for the Sirata, the Sirata's rezoning request and the danger posed for areas that are not zoned at all.

Kathleen Howell, Manager. of Gulf Beach Resort, 51st Avenue West, voiced similar concerns to Mr. Stoker, commenting that vandalism is becoming a major problem at the resort. Ms. Howell said there are no public bathrooms in the area, no signs posted

prohibiting alcohol or dogs, all contributing to a trashy appearance. Ms. Howell added that local renters are selling parking spaces.

4. Approval of Minutes

Member Breitweiser made a motion to approve the minutes for March 18, 2014. The motion was seconded by Member Holehouse and unanimously approved by a voice vote.

5. Action Items

None

6. Discussion Items

A. Beach Ordinance

Chairman Friszolowski introduced Mr. David Healey, Tampa Bay Region Director of Calvin, Giordano & Associates, Inc., who is assisting the Community Development Department on an interim basis in the absence of a Community Development Director. Mr. Healey said his goal is to receive the Planning Board's feedback on presented materials and then schedule a workshop with the City Commission.

Mike Davis, City Attorney, said that when comparing beach alcohol regulation with other areas, referencing the state permit is the most common method used. Mr. Davis also noted for enforcement purposes, areas must be designated by signage.

Chairman Friszolowski asked why the Beach Ordinance issue is surfacing at this time. Chelsey Welden, Urban Planner, said the issue is being addressed at the request of the City Commission regarding beach alcohol consumption. Member Breitweiser added the Sheriff's Department has also requested clarification for enforcement purposes and citizen's access right to use versus commercial use.

Member Brock asked if the mean high water mark has been established. Mr. Healey answered the mark is established at different points but it is a moving line and will continue to change, depending when the survey occurs.

Member Secka added that mobile vending, beach clean-up, pet control and differentiating between hotel and general public alcohol consumption are other issues that need to be addressed by the Planning Board.

Audience Comments

Jason Bleistein, Gulf Winds Drive, said he relocated to St. Pete Beach to reside in a family-oriented community. Mr. Bleistein is frustrated with the types of people that alcohol consumption has attracted to his beach area.

Bill Pyle, 6600 Sunset Way, is also concerned with drinking on the beach.

B. Temporary Use Permits

Mr. Healey cited three applicants, 3855 Gulf Boulevard, 5030 Gulf Boulevard and 5195 Gulf Boulevard. Mr. Healey said the City Commission has agreed to a 90-day moratorium to sort out the permit issue and allow the three applicants continued present use while workable options are explored, and he recommended allowing them to continue for 12 months under a temporary use permit.

Chairman Friszolowski noted that conditional use permits are handled on an individual basis, but they also have a specific limited timeframe attached.

Member Holehouse asked Mr. Healey if it would make sense to shorten the timeframe on the temporary use permits, allowing for a renewal while obtaining applicant compliance with the new Code. Mr. Healey emphasized the need for a thorough review of the Code to decide how best to treat temporary uses in a more conventional nature and establish guidelines to differentiate between commercial and residential applications.

Mr. Healey asked board members for interpretations of his approach to resolving the temporary use permitting issue. Members all agreed they approve of Mr. Healey's direction at this point and asked him to continue moving forward in a progressive manner.

Audience Comments

Gregg Nicklaus, Sirata Beach Resort, 5300 Gulf Boulevard, said the Sirata Beach Resort owns one of the vacant lots described as being in legal limbo. Mr. Nicklaus said he has made several attempts to improve the lot, but each time has encountered lack of clarity with City ordinances. Mr. Nicklaus cited other applicants who receive longer temporary use extensions. Chairman Friszolowski explained that conditional use permits are issued and enforced on an individual basis, resulting in varying timeframes.

Gerald Stoker, 51st Avenue West, spoke about distance requirements for off-site parking under a conditional use permit.

Kathleen Howell, Manager of Gulf Beach Resort, 51st Avenue West, asked permission to submit letters regarding the Sirata parking request. Ms. Howell said there are no problems with employees using the lot, but the objections address problems with the lot being used for overflow hotel parking.

Attorney Mike Davis reminded board members of the development agreement tool. Mr. Davis said the law allows for a development agreement with a property owner, which also gives rights and enforcement ability to surrounding property owners.

Member Holehouse asked Mr. Healey to work on clarifying the City's standard, keeping in mind that all applicants deserve the same consideration. Mr. Healey said clarity is key and will remain a strong focal point throughout the entire study.

7. Adjournment:

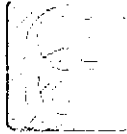
There being no further business to come before the Board, the meeting was adjourned at 5:49 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Ward Friszolowski, Chairman

Minutes approved on: _____



MEMORANDUM

TO: City of St. Pete Beach Planning Board
Ward Friszolowski, Chairman
Don Breitweiser, Vice Chairman
Jack Brock
Ron Holehouse
Tiffany Secka

FROM: David P. Healey, FAICP 
Director, Tampa Bay Region
Calvin, Giordano & Associates, Inc.

THROUGH: Elaine Edmunds
Interim City Manager

SUBJECT: Discussion Items for Planning Board Agenda
of July 15, 2014

DATE: July 10, 2014

INTRODUCTION

The accompanying back-up information for the two agenda items for discussion are identified and summarized below.

DISCUSSION ITEM 5A - Presentation by Pinellas Planning Council Staff on Countywide Plan Update

Background - In April 2012, a revision of the Special Act governing Pinellas Planning Council (PPC) (Chapter 2012-245, Laws of Florida, replacing Chapter 88-464) was signed into law. The new Special Act provides for the adoption of a new broadly defined and policy-based Countywide Plan, with fewer land use categories than the existing plan, prepared in collaboration with member local governments according to a process and timetable established by the PPC and the Countywide Planning Authority (CPA).

Over the past two years the Planning Council and staff have been engaged with the member local governments in this update process.

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Coastal Engineering
Code Enforcement
Construction Engineering & Inspection
Construction Services
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Data Technologies & Development
Emergency Management Services
Engineering
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Landscape Architecture & Environmental Services
Municipal Engineering
Planning
Public Administration
Redevelopment & Urban Design
Renewable Energy
Resort Development
Surveying & Mapping
Transportation Planning & Traffic Engineering
Utility & Community Maintenance Services
Water Resources Management

Feather Sound Corporate Center
13535 Feather Sound Dr.
Suite 135
Clearwater, FL 33762
Phone: 727.394.3825

www.calvin-giordano.com



The Planning Council recently authorized the transmittal of a Local Government 60-day Review Package providing an opportunity for review and comment by each local government in the County. A copy of this Review Package is attached for your information and will be summarized in a presentation by the Planning Council staff.

Follow-Up Action - Following presentation to and input by the Planning Board, City staff will review the proposed Countywide Plan update and prepare any recommended comments for consideration by the Board prior to transmittal to the Planning Council.

DISCUSSION ITEM 5B - Temporary Use Permits

Background - As discussed last month with the Board, there were two main components of the temporary use issue that had been raised as follows:

1. The three pending applications for Temporary Use Permits for off-street parking lots; and
2. The provisions for temporary uses in general.

As to Item 1, the City Commission on July 8, disposed of the three pending applications for the parking lots, essentially as recommended by the Planning Board. The temporary use permits for the lots at 3855 and 5030 Gulf Blvd. were approved, subject to the respective conditions originally established, for a period through January 30, 2015. Further, staff will examine and bring back a recommendation as to any proposed amendment of the Land Development Code that would provide for off-street parking lots as a conditional use in the Bayou Residential and Large Resort districts in which these properties are located.

The application for temporary use permit for the property at 5195 Gulf Blvd. was withdrawn at the request of the applicant, subject to the submission of an application for conditional use within 60 days and provision for the parking to continue until the conditional use application is acted on.

As to Item 2, staff has attached the following information:

- The City's Current Application Form for Temporary Use, and the Code definition and procedures related thereto;
- Examples of temporary use provisions from other communities;
- The City's requirements (Ch. 26, Article II) for a Special Event Permit;
- The City's Guide to Special Events outlining the process and requirements for City approval



Follow-Up Action - Based on the Planning Board's review of these materials, staff will discuss with you a recommended course of action to clarify and revise the provisions of the Code to deal with temporary uses. The provisions for special events appear to be adequately covered, absent any suggestions based on the City's experience with them.

The specific areas to be addressed include:

- Expanded definition or other means of identifying more clearly what kinds of use may qualify for a temporary use permit - e.g., signage, parking, outdoor display, construction related equipment, storage, etc.;
- Any distinction as to the kind of type of temporary use based on the zoning district in which it is located - e.g., only those temporary uses associated with or ancillary to a permitted or conditional use;
- A maximum time frame for such use - e.g., 30, 60 or 90 days;
- Identification of other conditions that may need to be specified - e.g., location on the site, hours of operation, City's authority to terminate and remove, etc.;
- Clarification and standardization of the process required for application, review and approval by staff; e.g., revised application form, timetable for submission and review, approval by whom

With the input and suggestions of the Board, staff will prepare any appropriate Code amendments and administrative support material for review and consideration by the Board at a future meeting.

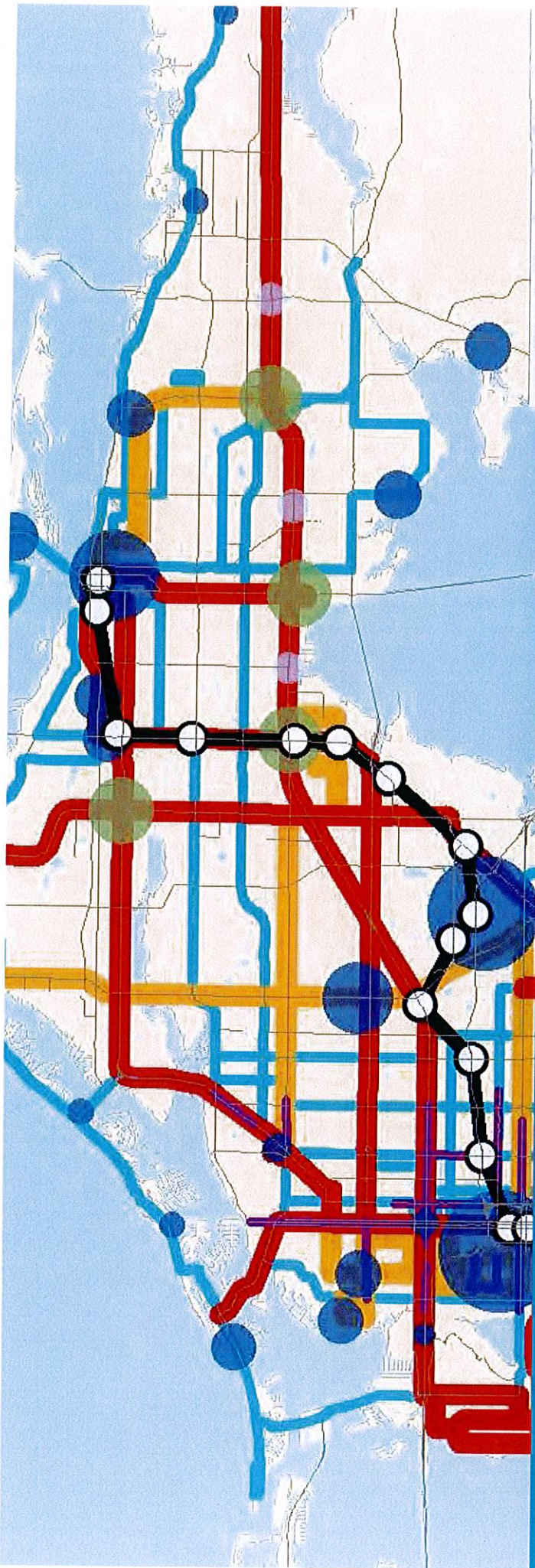
Appendix

Discussion Item 5A - Countywide Plan Update

PINELLAS PLANNING COUNCIL

COUNTYWIDE PLAN UPDATE - 2014
LOCAL GOVERNMENT 60-DAY
REVIEW PACKAGE

JUNE 1, 2014





Tindale-Oliver
&
Associates, Inc.
Planning and Engineering



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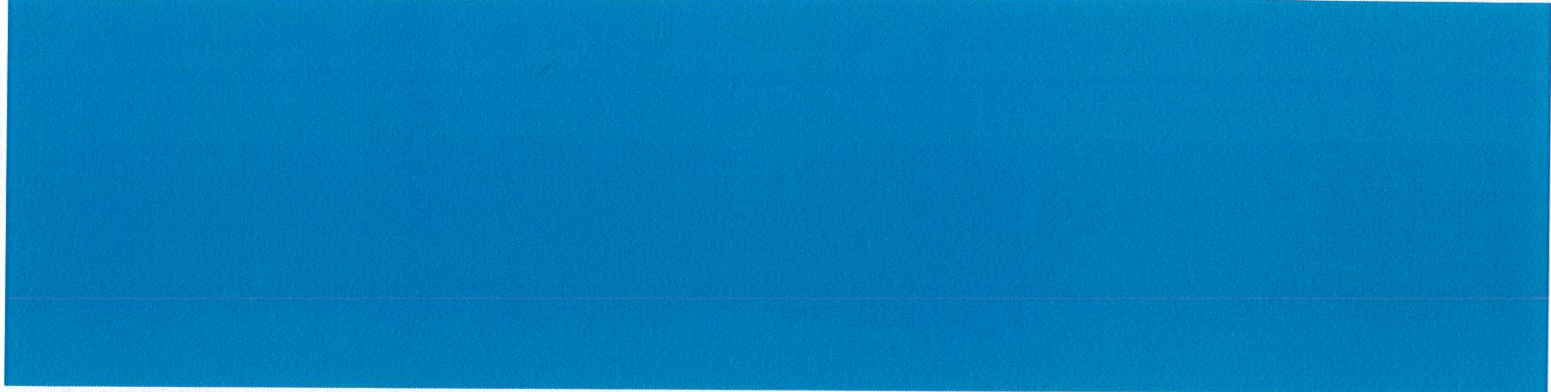
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SECTION 1: PREFACE

1.1 INTRODUCTION

In April 2012, a revision of the Special Act governing Pinellas Planning Council (PPC) operations (Chapter 2012-245, Laws of Florida, replacing Chapter 88-464) was signed into law. The new Special Act provides for the replacement of the existing Plan and Rules with a new broadly defined and policy-based Countywide Plan, with fewer land use categories than the existing plan, prepared in collaboration with member local governments according to a process and timetable established by the PPC and the Countywide Planning Authority (CPA).

The new Special Act establishes that before the PPC exercises its one-time grant of authority to replace the Countywide Plan Map to implement the new Countywide Plan, the local governments will have a minimum 60-day period to review and comment on the Countywide Plan Map, especially with respect to those sections located within the boundaries of their jurisdiction.

This review package provides the updated Countywide Plan Map series for your local government's review and comment. Additional background information is included in this review package to assist in understanding the implications and administration of the proposed mapping. On this note, each local government is asked to review the details of the updated Countywide Map, while considering the map conversion criteria (found in Appendix A) and the regulatory details proposed regarding the plan categories, additional standards, and definitions (found in Appendix B). All documents and maps are online at <http://www.pinellasplanningcouncil.org/maps/newcwp.htm>.

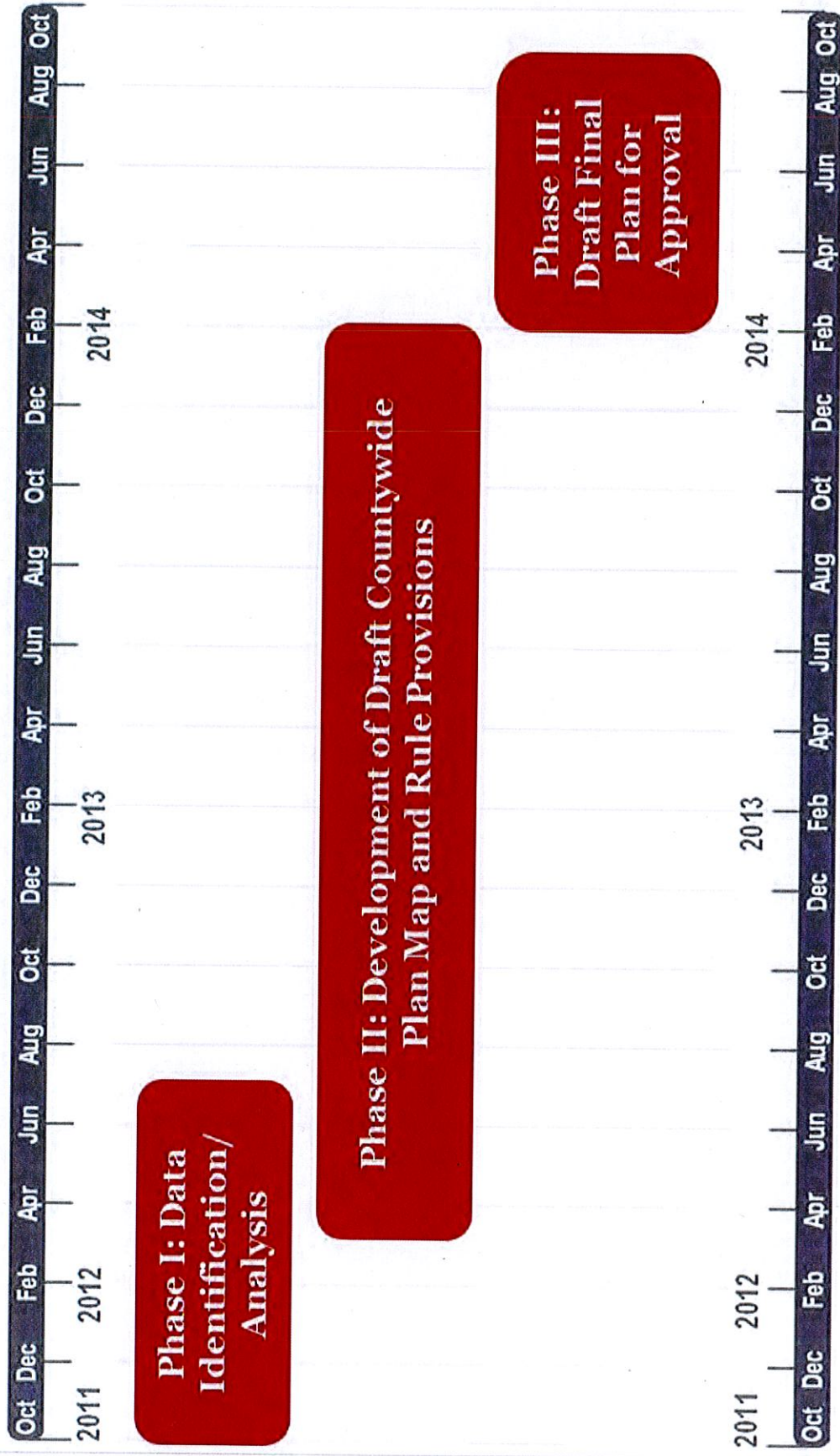
We invite local governments to review the maps provided, ask Council staff for additional information if necessary, and provide your comments, if any, before the end of the minimum 60-day review period. Once the comment period has ended, the Pinellas Planning Council will initiate its repeal and replacement of the current Countywide Plan Map with the updated Countywide Plan Map through the public hearing process.

The Council approved the 60-day review package for distribution on May 14, 2014. Following that date, the following additions were made for clarification:

- In Section 3, language was added to better clarify the relationship between local future land use plans and the proposed new Countywide Plan Map.
- In Section 4, language was added to clarify that the residential density standards in the Coastal High Hazard Area described for the Neighborhood category also apply to residential development in the Office, Resort, Retail & Services, and Public/Semi-Public categories.

The adopted work program associated with this effort is shown in Figure 1. Over the past two and half years, PPC staff has been working on the various items involved in the update to the Countywide Plan in conjunction with the Joint Land Use/Transportation Working Group (JLUTWG). Phase I of the update, which included the identification and analysis of land use, transportation, and other relevant data, was completed in July 2012. Phase II, which includes the development of a draft Countywide Plan Map and Rule provisions as proposed in the revised Special Act, was completed in February 2014. This review package was based upon the findings of Phases I and details the findings of Phase II of the work program, and will also be used as a foundation for the draft Countywide Plan Map and Rule amendments to be considered for adoption in Phase III.

Figure 1: Countywide Plan Update Work Program



As directed by the Special Act, the updated plan is proposed to include a new Countywide Plan Map that replaces the current Countywide Future Land Use Plan Map (FLUP), is broader and more future-oriented than the current map, and is better integrated with countywide transportation planning. This framework will include fewer future land use categories and a more streamlined process that requires fewer public hearings for some types of amendments. Additionally, the Countywide Plan will delineate existing and future centers and corridors where higher densities and intensities are anticipated or desired, and a regulatory process will be applied that incentivizes higher densities and intensities to locate in these areas.

The Countywide Plan, Map, and Rules will be updated to integrate transportation and land use plans, incorporating and guiding multimodal transportation planning, allowing sufficient flexibility to accommodate the redevelopment needs of the local communities, and establishing a more forward-looking land use planning framework with fewer land use categories and a more streamlined map amendment process.

1.2 COORDINATION WITH LOCAL GOVERNMENTS AND AGENCIES

The JLUTWG, a peer group of local planning staff convened to participate in the Countywide Plan update process, has worked closely with PPC staff and contributed extensive input. The group met more than two dozen times over the course of work program Phases I and II, providing recommendations that make up the content of this report.

In addition to local government staff, the JLUTWG included staff representation from the Pinellas County Metropolitan Planning Organization (MPO), Pinellas Suncoast Transit Authority (PSTA), and Pinellas County Economic Development Department. PPC staff also worked independently with these agencies, including coordinating the entirety of the Phase I and II process with the MPO with the intent of fully integrating the Long Range Transportation Plan with the Countywide Plan. Related transportation planning efforts have also been incorporated, including the PSTA Community Bus Plan and the MPO/PSTA transit planning initiative known as Greenlight Pinellas.

PPC staff engaged in additional outreach efforts. Eighteen formal presentations were given for local governments and agencies, the majority at advertised public meetings, and 300 copies of an educational brochure on the Countywide Plan update were distributed throughout the county. Twenty-nine one-on-one meetings with local government staff also took place throughout the county.

Local government input will remain significant throughout Phase III, with review and recommendation of the proposed Countywide Plan Map and Rule amendments undertaken by the Planners Advisory Committee consistent with the Special Act. Outreach presentations and one-on-one meetings will also continue to be offered.

1.3 PHASE I RECAP

AREAS OF GROWTH AND STABILITY

The purpose of Phase I of the Countywide Plan update was to identify specific geographic areas within Pinellas County as either “areas of growth” where growth and redevelopment change are planned and expected, or “areas of stability” where either due to community desire, policy decision, or other constraint, growth and redevelopment

change is expected to be minimal. Phase I tasks of the Countywide Plan update work program included taking an inventory of existing conditions, MPO and county land use data, developing criteria to identify areas of growth and stability, and showing those areas on a data map (shown in Figure 2). The data were used to begin to identify a framework in which growth is directed to, and encouraged in, appropriate areas and limited where it is neither desired nor supported by the necessary infrastructure. The Phase I data map was developed by first using a parcel-based scoring methodology combined with extensive input from the JLUTWG members, as described in the Update to the Countywide Plan: Phase I Memorandum published in May 2012.

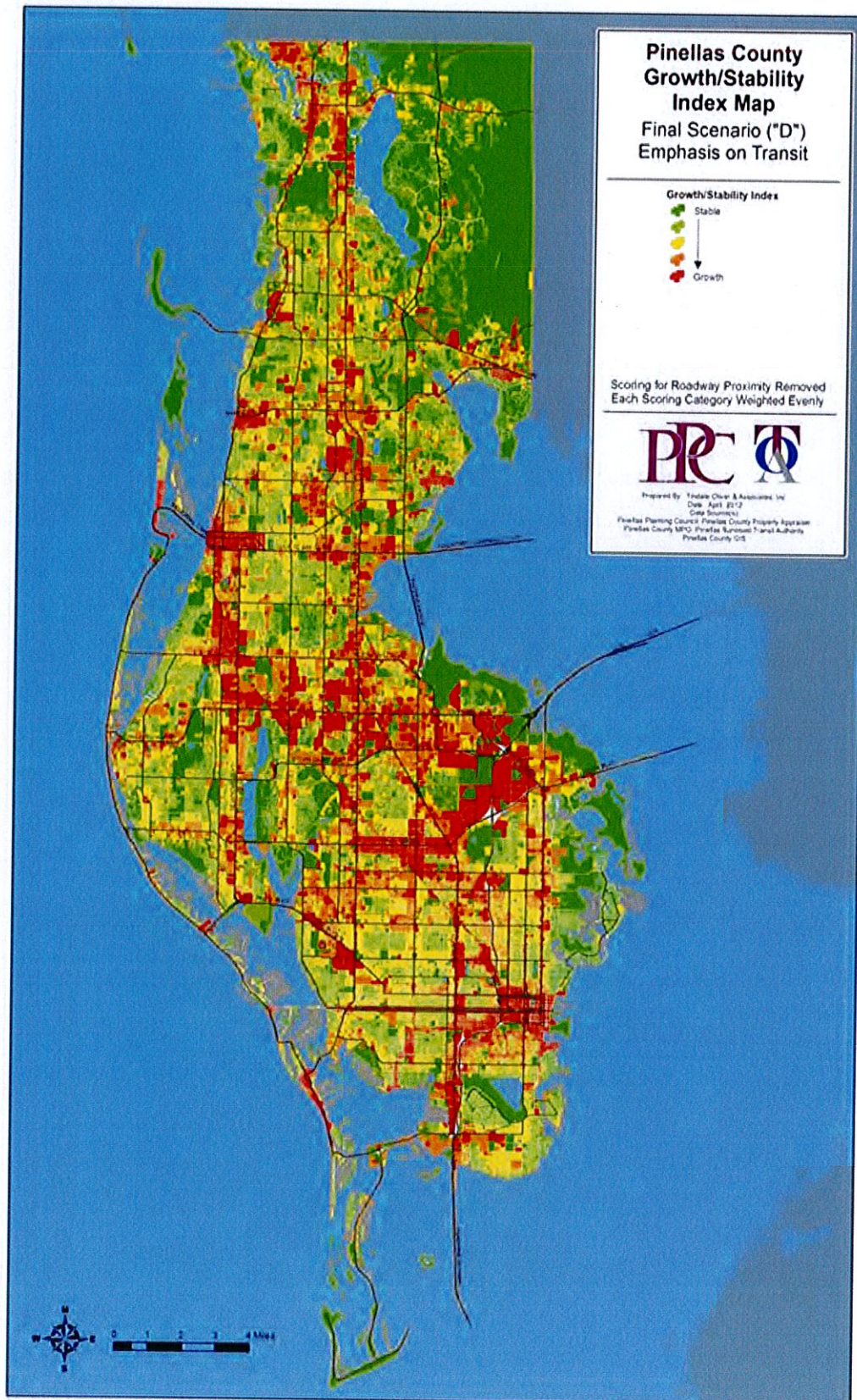
The Areas of Growth and Stability Map was a data map, and was not intended to be used for regulatory purposes. However, it was used as the starting point for the development of the Transit-Oriented Land Use Vision Map described in the Section 1.4 below.

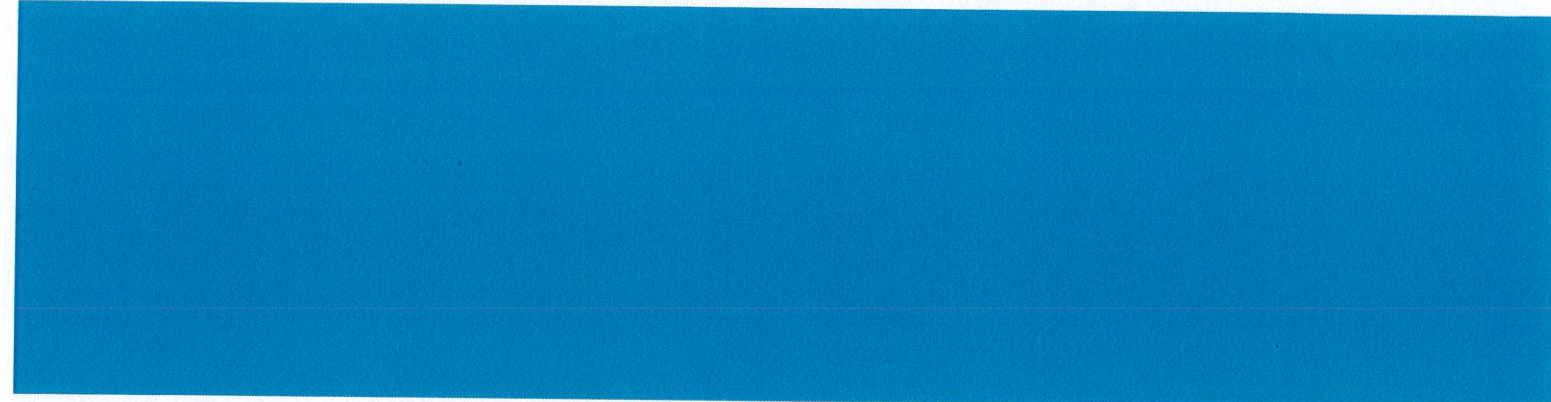
1.4 PHASE II

TRANSITION TO A VISION MAP

In order to transition the Areas of Growth and Stability Map to a form that could be used in a regulatory context, the detailed parcel-specific data map needed to be refined and made more usable. Through a lengthy process with extensive input from the JLUTWG, it was decided that the identified growth areas should emphasize key elements: those that occur in existing and future centers such as downtowns, town centers, and other planned redevelopment areas, and corridors where robust bus or rail transit services are planned. Fragmented residential, commercial areas were adjusted, with employment areas to be identified elsewhere in the Countywide Plan Map series. With these changes, the Areas of Growth and Stability Map was used as the basis for the Transit-Oriented Land Use Vision Map, which will be discussed further in Section 2.

Figure 2: Areas of Growth and Stability Map





SECTION 2: COUNTYWIDE PLAN MAP SERIES

2.1 INTRODUCTION

The new Special Act states that the updated Countywide Plan is to provide for fewer land use plan categories than the previous Countywide Plan. The updated Countywide Rules and Countywide Plan Map establish nine standard, two nonstandard, and three overlay categories, a substantial reduction from the previous list of thirty-seven.

The updated Countywide Plan is designed to establish a broad and forward-looking land use planning framework, allowing sufficient flexibility to accommodate the redevelopment needs of local jurisdictions. The proposed new categories allow a broader range of uses, providing local jurisdictions greater flexibility, and potentially reducing the quantity of plan map amendments to be requested in the future. The following proposed maps will be used as part of this process.

2.2 TRANSIT ORIENTED LAND USE VISION MAP

PURPOSE

The purpose of the Transit-Oriented Land Use Vision Map (Vision Map) shown in Figure 3 is to identify those areas of the county where redevelopment at higher densities and intensities is most appropriate and/or desired, based in part on locations where robust transit services are planned. It includes both existing and potential future centers and corridors. In addition to providing a snapshot of where growth is envisioned to be concentrated throughout the county in the future, the Vision Map also enables a regulatory process that provides incentives for channeling market-driven higher-density and -intensity redevelopment into these areas.

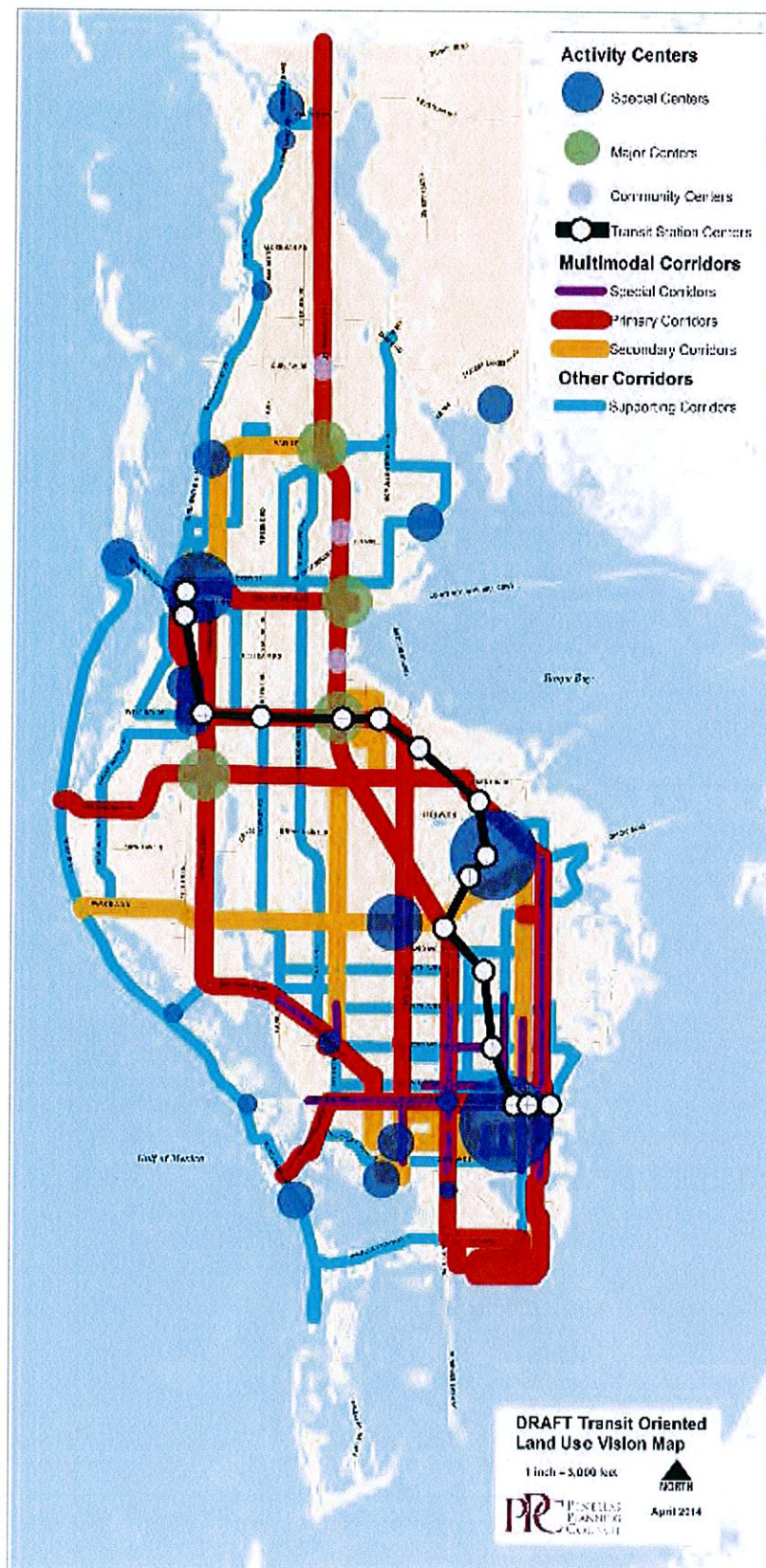
ROLE OF COUNTYWIDE PLAN MAP AMENDMENT PROCESS

While not technically part of the adopted Countywide Plan Map series, the Vision Map is a policy document that will be used in conjunction with the larger Countywide Plan Map amendment process. Specified areas shown on the Vision Map have been identified, through a broadly representative countywide planning process, as appropriate locations for applying the Activity Center and Multimodal Corridor categories (which allow the highest densities and intensities in the county) on the Countywide Plan Map. Therefore, local government applicants seeking to adopt an Activity Center or Multimodal Corridor in areas identified on the Vision Map will qualify for a more abbreviated amendment process. For areas not identified on the Vision Map, applicants will need to utilize a more stringent amendment process, which requires a significantly higher level of justification and an additional public hearing, among other requirements. The amendment process is discussed in more detail in the Council's Technical Memorandum for Phase II.

ELEMENTS DEPICTED

- **Activity Centers** - These areas are focal points of business, public, and residential activity in their communities, and typically contain the highest densities and intensities in the county, supported by transit services. As identified on the Vision Map, they designate areas considered most appropriate for application of the Activity Center category on the Countywide Plan Map. Activity Centers are further divided into

Figure 3: Transit-Oriented Land Use Vision Map



subcategories including Special Centers, Major Centers, Community Centers, and Transit Station Centers. These subcategories are defined and discussed in Section 4.3.

- **Multimodal Corridors** - These areas are corridors of critical importance to the movement of people and goods throughout the County, typically served by transit as well as automobile, bicycle, and pedestrian traffic. Multimodal Corridors are appropriate for higher densities and intensities, but are typically less dense/intense than the Activity Centers they connect. As identified on the Vision Map, they designate areas considered most appropriate for application of the Multimodal Corridor category on the Countywide Plan Map, although Activity Center may also be appropriate at important corridor nodes. Multimodal Corridors are further subdivided into Special Corridors, Primary Corridors, and Secondary Corridors. These subcategories are defined and discussed in Section 4.4.
- **Supporting Corridors** - These areas are corridors with some transit service as well as automobiles, bicycles, and pedestrians, but have less traffic capacity and lower land use densities/intensities than the Multimodal Corridors. (Please note that these corridors are not considered appropriate locations for applying the Activity Center and Multimodal Corridor categories.) Supporting Corridors are discussed further in Section 5.2.

2.3 COUNTYWIDE PLAN MAP

PURPOSE

The Countywide Plan Map (shown in Figure 4) is proposed to replace the current Countywide Future Land Use Plan Map (FLUP). Local government future land use maps (FLUMs) will be required to maintain consistency with the Countywide Plan Map, but will no longer be required to adopt categories that are identical in nomenclature provided that the use, density, and intensity standards of the local FLUM categories are consistent with those of the corresponding Countywide Plan Map categories. To allow comparison of the proposed new Countywide Plan Map, we have included a link on our web site where relevant portions of the current and proposed maps can be viewed: <http://www.pinellasplanningcouncil.org/maps/newcwp.htm>.

ELEMENTS DEPICTED

- **Standard Plan Categories** - Each of these nine proposed categories allows a set of use, density, and intensity standards that are allowed by right, as discussed in Section 3.
- **Nonstandard Plan Categories** - These two categories, Activity Center and Multimodal Corridor, are designed to accommodate the highest densities and intensities in the county, supported by transit service, as discussed in Section 4. They are intended and anticipated to be located in areas identified as Activity Centers and Multimodal Corridors on the Transit-Oriented Land Use Vision Map. In addition, both categories have associated subcategories. To adopt one of the nonstandard categories, the applicant local government must demonstrate that additional transit-supportive planning has taken place.

2.4 SUBMAP NO. 1

PURPOSE

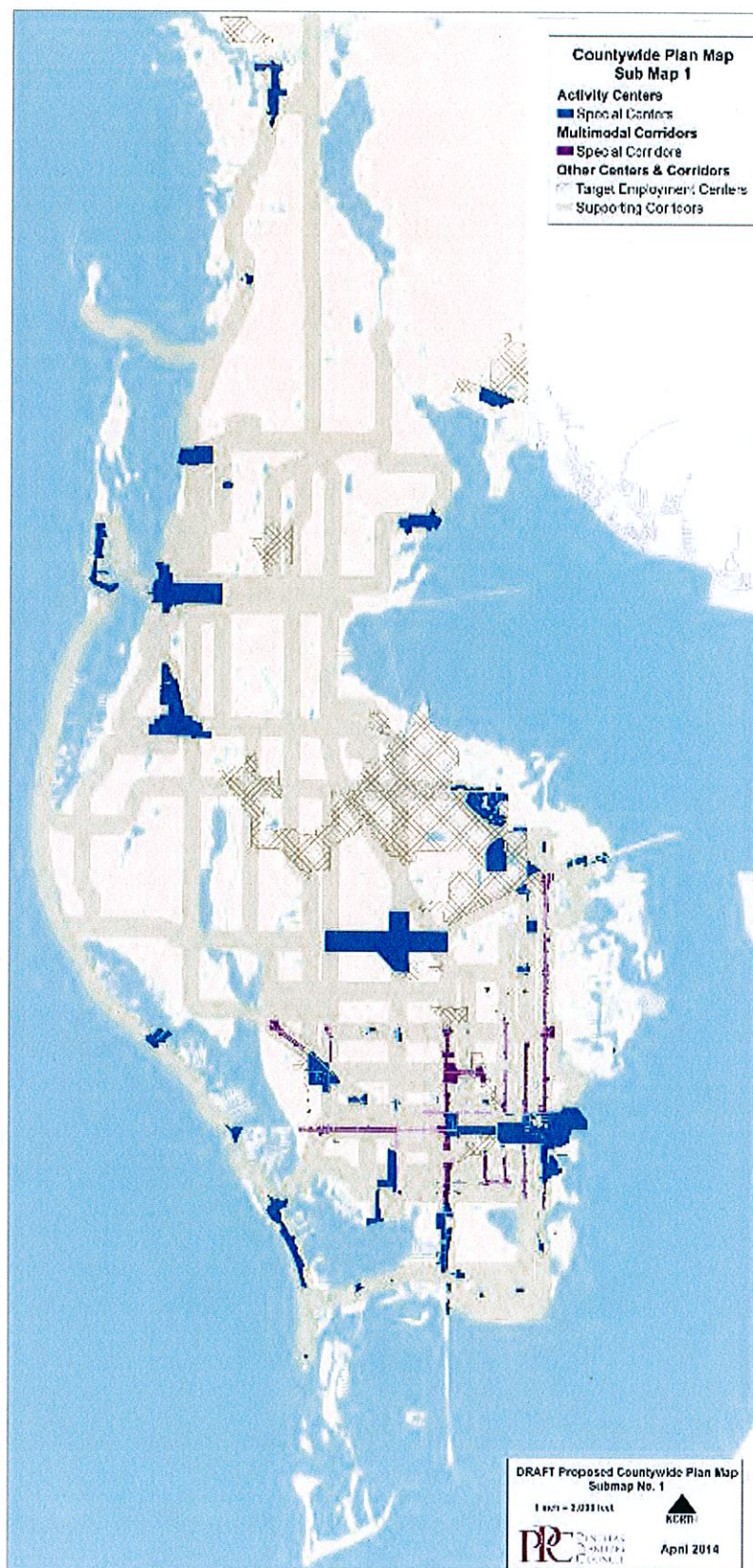
Submap No. 1 (shown in Figure 5) is proposed to be part of the adopted Countywide Plan Map series. It depicts the non-standard categories, Activity Center and Multimodal Corridor, differentiated by subcategory, allowing them to be viewed in greater detail than on the Countywide Plan Map alone. Amendments of the Countywide Plan Map that add, remove, or modify the boundaries of the Activity Center or Multimodal Corridor category will automatically be reflected on Submap No. 1.

Additionally, Submap No. 1 will delineate certain overlay categories including Target Employment Center and Corridor.

ELEMENTS DEPICTED

- **Non-standard Plan Categories** - These two categories, Activity Center and Multimodal Corridor, are designed to accommodate the highest densities and intensities in the county, supported by transit service, as discussed in Section 4. They are intended and anticipated to be located in areas identified as Activity Centers and Multimodal Corridors on the Transit-Oriented Land Use Vision Map. In addition, both categories have associated subcategories. To adopt one of the non-standard categories, the applicant local government must demonstrate that additional transit-supportive planning has taken place.
- **Overlay Plan Categories** - Overlay plan categories are those in which the density, intensity, and use standards are guided by the underlying standard categories with specified exceptions or modifications. Applicability is to standard categories only; where an overlay category coincides with a non-standard category, the non-standard category prevails. Two overlay categories, Target Employment Center and Corridor, are depicted on Submap No. 1. The overlay categories are discussed in more detail in Section 5.

Figure 5: Submap No. 1



2.5 SUBMAP NO. 2

PURPOSE

Submap No. 2 (shown in Figure 6) depicts Scenic/Noncommercial Corridors (SNCCs), which are deemed to have countywide significance consistent with the Scenic/Noncommercial Corridor Plan Element of the Countywide Plan. The purpose of that element is to guide the preservation and enhancement of scenic qualities and enhance the traffic operations of these corridors.

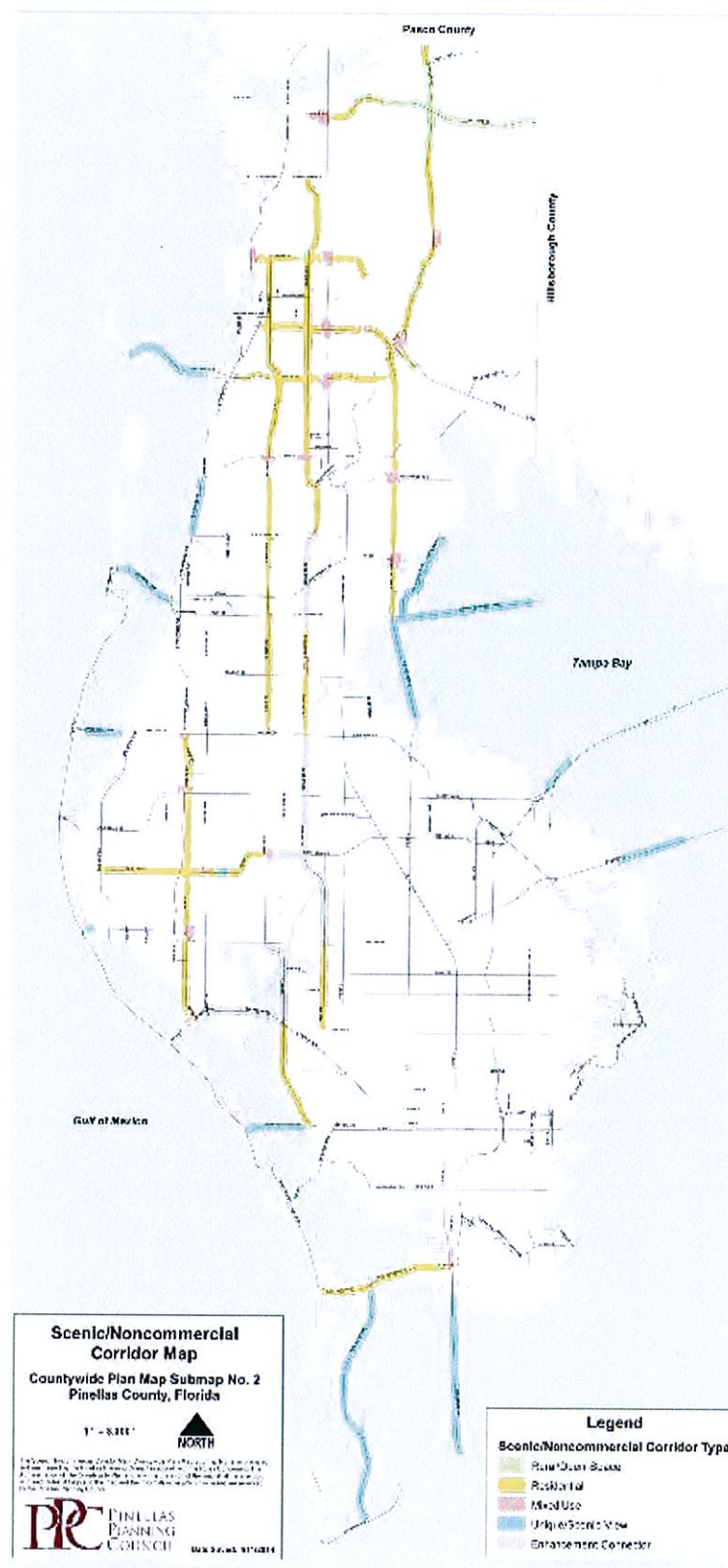
The proposed Submap No. 2 will replace the current Submap No. 1 in the adopted Countywide Plan Map series.

ELEMENTS DEPICTED

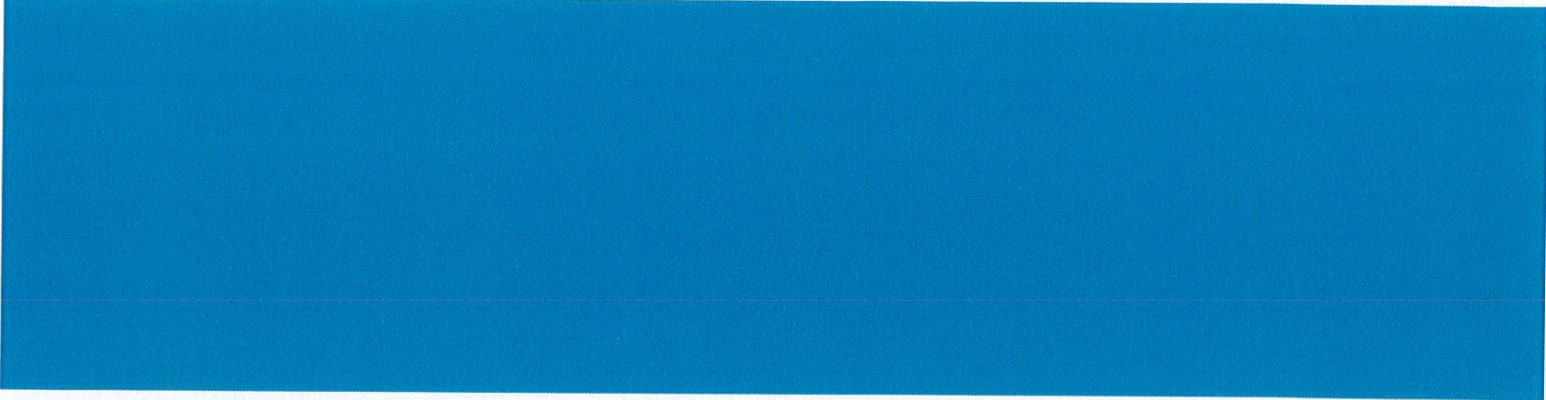
- **Overlay Plan Categories** - Overlay plan categories are those in which the density, intensity, and use standards are guided by the underlying standard categories with specified exceptions or modifications. Applicability is to standard categories only; where an overlay category coincides with a non-standard category, the non-standard category prevails.

One overlay category, SNCC, is depicted on Submap No. 2, and is further differentiated by subcategory. This and other overlay categories are discussed in more detail in Section 5.

Figure 6: Submap No. 2



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SECTION 3: STANDARD PLAN CATEGORIES

3.1 INTRODUCTION

The nine standard plan categories are those that allow a set of use, density, and intensity standards that are allowed by right. They replace the current set of plan categories in the Residential, Commercial, and Industrial classifications, and specified categories in the Mixed Use and Public/Semi-Public classifications.

The purpose, description, qualifying characteristics, and allowable uses, densities and intensities for each proposed category are described below. Local government plans and regulations may be more restrictive in allowable uses, densities, and intensities and/or have differing nomenclature.

3.2 STANDARD CATEGORY TRANSITION MATRIX

Table 1 shows the proposed standard categories and the equivalent current categories. Note that many current categories are eligible for conversion into multiple proposed new categories, based in part on location and aggregate acreage. Appendix A includes more detailed conversion criteria.

Uses denoted as being subject to Legacy Entitlements provisions, where they were mapped previously within the boundaries of the proposed categories listed below prior to the effective date of Ordinance No. 14-x (date of adoption), are allowed to continue until amended, at which time they must conform with the Countywide Plan Map designation. A local government can choose to categorize these areas as nonconforming and provide for the means by which to regulate the expansion, alteration, replacement, or discontinuance of such nonconformities in a manner that shall encourage consistency with the Countywide Plan Map and Countywide Rules. Legacy Entitlements are further discussed in Section 6.2.

3.3 RELATIONSHIP BETWEEN COUNTYWIDE PLAN MAP AND LOCAL GOVERNMENT FUTURE LAND USE PLANS

Local government future land use plans, and the corresponding land development regulation categories for Pinellas County jurisdictions, shall be considered consistent with the Countywide Plan Map provided the applicable density/intensity is equal to or less than the density/intensity of the corresponding Countywide Plan Map category, or when legacy entitlements are in effect as described in Section 6.2. Where adopted local density/intensity standards differ from those of the corresponding Countywide Plan Map category, the following relationship shall govern:

- If an adopted local density/intensity standard is lower than the corresponding Countywide Plan Map density/intensity standard, the lower standard shall apply.
- If an adopted local density/intensity standard was higher than the corresponding Countywide Plan Map density/intensity standard at the time of the initial Countywide Plan Map adoption, the higher standard shall apply under legacy entitlements provisions, unless and until the local future land use plan is amended, at which time it must be made consistent with the density/intensity standards of the Countywide Plan Map.

Table 1: Standard Category Transition Matrix

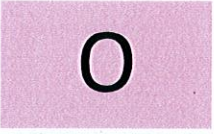
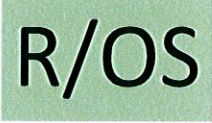
Proposed Category	Current Categories
Neighborhood 	Residential Rural Residential Estate Residential Suburban Residential Low Residential Urban Residential Low Medium Residential Medium Residential High Planned Redevelopment – Residential Residential/Office Limited (smaller than three acres) Residential/Office General (smaller than three acres) Residential/Office/Retail (smaller than three acres) Commercial Neighborhood (smaller than three acres) Commercial Limited (smaller than three acres) Commercial Recreation (smaller than three acres) Commercial General (smaller than three acres) Institutional (smaller than five acres) Transportation/Utility (smaller than three acres) Recreation/Open Space (smaller than five acres)
Office 	Residential/Office Limited Residential/Office General Institutional (smaller than five acres) Transportation/Utility (smaller than three acres) Recreation/Open Space (smaller than five acres)
Resort 	Resort Facilities Medium Resort Facilities High Residential Estate (associated with Resort Facilities Overlay) Residential Low (associated with Resort Facilities Overlay) Residential Urban (associated with Resort Facilities Overlay) Residential Low Medium (associated with Resort Facilities Overlay) Residential Medium (associated with Resort Facilities Overlay) Residential Medium Residential High Commercial Recreation Commercial General Institutional (smaller than five acres) Transportation/Utility (smaller than three acres) Recreation/Open Space (smaller than five acres)
Retail & Services 	Residential/Office/Retail Commercial Neighborhood Commercial Limited Commercial Recreation Commercial General Institutional (smaller than five acres) Transportation/Utility (smaller than five acres) Recreation/Open Space (smaller than five acres)

Table 1: Standard Category Transition Matrix, Cont'd.

Proposed Category	Current Categories
Employment 	Industrial Limited Institutional (smaller than five acres) Transportation/Utility (smaller than five acres)
Industrial 	Industrial General Commercial General (smaller than five acres)
Public/Semi-Public 	Institutional Transportation/Utility
Recreation/Open Space 	Recreation/Open Space Transportation/Utility (smaller than five acres)
Preservation 	Preservation Resource Management Overlay

3.4 NEIGHBORHOOD

N

PURPOSE

This category is intended to recognize predominately residential areas of low to medium density and to provide neighborhood-scale, non-residential uses that are not directly dependent upon a major nearby transit system, but that can rely upon being in close, walkable or bikeable proximity to low intensity neighborhood servicing uses.



Figure 7: Example of neighborhood conditions in Pinellas County (Source: The Price Group, Sandbar to Sunsets, Chaf Properties)

DESCRIPTION AND QUALIFYING CHARACTERISTICS

The proposed Neighborhood category consolidates the current eight standard residential categories and the Planned Redevelopment-Residential plan category, as well as adjacent parcels with allowable current designations and acreage thresholds as specified in the Standard Category Transition Matrix discussed in Section 3.2. Neighborhood category standards are shown in Table 2.

The uses, densities (up to 30 dwelling units per acre), and intensities that were permitted in the current Residential Medium, Residential High, Planned Redevelopment-Residential, Residential/Office Limited, Residential/Office General, Residential/Office/Retail, Commercial Neighborhood, Commercial Limited, and Commercial General categories are allowed to continue subject to the Legacy Entitlements provisions of Section 6.2.

USE CHARACTERISTICS

Those uses appropriate to and consistent with this category include:

- Permitted Uses - Residential; Residential Equivalent; Accessory Dwelling Unit in compliance with Section 163.31771, F.S.; Public Educational Facility; Recreation/Open Space; Agricultural
- Standards Applicable to Uses Subject to Acreage Maximums - any such use, alone or when added to existing contiguous like use(s), exceeding the designated threshold, shall require a map amendment including such use and all contiguous like uses.
 - ◊ Uses subject to 3 acre maximum - Ancillary Nonresidential; Office; Personal Service/Office Support; Retail Commercial; Transportation/Utility
 - ◊ Uses subject to 5 acre maximum - Institutional

Table 2: Neighborhood Category Standards

Permitted Uses	Density, Intensity and Other Standards
Residential	10 residential units/acre 15 residential units/acre within Multimodal Corridors or Supporting Corridors 5 residential units/acre within Coastal High Hazard Area
Residential Equivalent	30 beds/acre 45 beds/acre within Multimodal Corridors or Supporting Corridors
Public Educational Facility Recreation/Open Space Agricultural	0.55 floor area ratio
Ancillary Non-Residential Office Personal Service/Office Support Retail Commercial Transportation/Utility	plus 3 acre maximum*
Institutional	plus 5 acre maximum*
*Other Standards: Any use, category, or combination of uses and categories, alone or when added together, exceeds this threshold, a map amendment which includes such use and/or category shall require a plan map amendment.	

DENSITY AND INTENSITY STANDARDS

- Residential Density - shall not exceed 10 dwelling units per acre (upa), within Multimodal Corridors and Supporting Corridors shall not exceed 15 upa, and within the Coastal High Hazard Area shall not exceed 5 upa.
- Residential Equivalent Density - Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 10 upa, and within Multimodal Corridors and Supporting Corridors shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 15 upa.
- Non-Residential Intensity - shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .75.
- Mixed-Use - shall not exceed, in combination, the respective number of upa and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.

EXCEPTIONS AND NOTES

- Legacy Entitlements - regarding uses allowed per the local government's future land use map, but that are inconsistent with the Countywide Plan Map (see Section 6.2).
- Scenic/Noncommercial Corridors - Retail Commercial, and Transportation/Utility uses are prohibited as per the applicable standard in the current Countywide Rules.

3.5 OFFICE O

PURPOSE

This plan category is intended to contain office and other low-impact employment uses and allow residential uses subject to an acreage threshold, in areas characterized by a transition between residential and commercial uses and in areas well-suited for community-scale residential/office mixed use.



Figure 8: Example of office conditions in Pinellas County (Source: Clearwater Postulate, Loopnet, Forward Florida)

DESCRIPTION AND QUALIFYING CHARACTERISTICS

The proposed Office category consolidates the two current office categories (Residential/Office Limited and Residential/Office General), as well as adjacent parcels with allowable current designations and acreage thresholds as specified in the Standard Category Transition Matrix discussed in Section 3.2. Residential use that was permitted without acreage limitations in the current Residential/Office Limited and Residential/Office General categories are allowed to continue subject to the Legacy Entitlements provisions of Section 6.2. Office category standards are shown in Table 3.

USE CHARACTERISTICS

Those uses appropriate to and consistent with this category include:

- Permitted Uses - Office; Residential Equivalent; Research/Development–Light; Public Educational Facility; Recreation/Open Space
- Standards Applicable to Uses Subject to Acreage Maximums - any such use, alone or when added to existing contiguous like use(s), exceeding the designated threshold, shall require a map amendment including such use and all contiguous like uses.
 - ◊ Uses subject to 3 acre maximum - Ancillary Non-Residential; Personal Service/Office Support; Transportation/Utility; Manufacturing–Light
 - ◊ Uses subject to 5 acre maximum - Residential; Institutional



Table 3: Office Category Standards

Permitted Uses	Density/Intensity and Other Standards
Residential	15 residential units/acre/5 acre maximum 5 residential units/acre within Coastal High Hazard Area
Residential Equivalent	45 beds/acre
Office Research/Development Light Public Educational Facility Recreation/Open Space Ancillary Non-Residential Personal Service/Office Support Transportation/Utility Manufacturing Light Institutional	0.50 floor area ratio plus 3 acre maximum* plus 5 acre maximum*
*Other Standards: Any use, category, or combination of uses and categories, alone or when added together, exceeds this threshold, a map amendment which includes such use and/or category shall require a plan map amendment.	

DENSITY AND INTENSITY STANDARDS

- Residential Density - 15 dwelling units per acre (upa), and within the Coastal High Hazard Area shall not exceed 5 upa.
- Residential Equivalent Density - Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 15 upa.
- Non-Residential Intensity - shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75.
- Mixed-Use - shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.

EXCEPTIONS AND NOTES

- Legacy Entitlements - regarding uses allowed per the local government's future land use map, but that are inconsistent with the Countywide Plan Map (see Section 6.2).
- Scenic/Noncommercial Corridors - Retail Commercial, and Transportation/Utility uses are prohibited as per the applicable standard in the current Countywide Rules.

3.6 RESORT RT

PURPOSE

This plan category is intended to recognize areas characterized by high-density residential and community- and regional-scale lodging and/or attractions catering to visitors in locations with unique recreational assets and served by the arterial and major thoroughfare network, as well as by transit service.



Figure 9: Example of resort conditions in Pinellas County (Source: Alden Suites, hotels.com, Ruth Lorenzen & Joel Glasser)

DESCRIPTION AND QUALIFYING CHARACTERISTICS

The proposed Resort category consolidates the two resort facilities categories (Resort Facilities Medium and Resort Facilities High) and the Resort Facilities Overlay, as well as adjacent parcels with allowable current designations and acreage thresholds as specified in the Standard Category Transition Matrix discussed in Section 3.2. The uses allowed in the current Residential High, Resort Facilities Medium, Resort Facilities High, and Commercial Recreation categories will continue in the proposed Resort category. Resort category standards are shown in Table 4.

USE CHARACTERISTICS

Those uses appropriate to and consistent with this category include:

- Permitted Uses - Residential; Residential Equivalent; Recreational Vehicle Park; Temporary Lodging; Office; Personal Service/Office Support; Retail Commercial; Convention Center; Commercial/Business Service; Commercial Recreation; Recreation/Open Space
- Standards Applicable to Uses Subject to Acreage Maximums - any such use, alone or when added to existing contiguous like use(s), exceeding the designated threshold, shall require a map amendment including such use and all contiguous like uses.
 - ◊ Uses subject to 3 acre maximum - Ancillary Non-Residential; Transportation/Utility
 - ◊ Uses subject to 5 acre maximum – Institutional



Table 4: Resort Category Standards

Permitted Uses	Density/Intensity and Other Standards
Residential	30 residential units/acre 5 residential units/acre within Coastal High Hazard Area
Recreational Vehicle Parks	30 recreational vehicles/acre
Temporary Lodging	50 temporary lodging units/acre
Residential Equivalent	90 beds/acre
Tourist Facilities Office Personal Service/Office Support Retail Commercial Convention Center Commercial/Business Service Commercial Recreation Recreation/Open Space Ancillary Non-Residential Transportation/Utility Institutional	1.2 floor area ratio plus 3 acre maximum* plus 5 acre maximum*
*Other Standards: Any use, category, or combination of uses and categories, alone or when added together, exceeds this threshold, a map amendment which includes such use and/or category shall require a plan map amendment.	

DENSITY AND INTENSITY STANDARDS

- Residential Density - 30 dwelling units per acre (upa), and within the Coastal High Hazard Area shall not exceed 5 upa.
- Residential Equivalent Density - Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 30 upa.
- Recreational Vehicle Parks Density - shall not exceed 30 upa.
- Temporary Lodging Density - shall not exceed 50 temporary lodging upa, unless alternative temporary lodging standards are employed as per the applicable standard in the current Countywide Rules.
- Non-Residential Intensity - shall not exceed a floor area ratio (FAR) of 1.2, nor an impervious surface ratio (ISR) of .95.
- Mixed-Use - shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.

EXCEPTIONS AND NOTES

- Legacy Entitlements - regarding uses allowed per the local government's future land use map, but that are inconsistent with the Countywide Plan Map (see Section 6.2).
- Scenic/Noncommercial Corridors - Retail Commercial, Commercial/Business Service, and Transportation/Utility uses are prohibited as per the applicable standard in the current Countywide Rules.

3.7 RETAIL & SERVICES

R&S

PURPOSE

This plan category is intended to recognize areas containing a mix of businesses that provide for the shopping and personal service needs of the community or region. These areas provide employment opportunities and accommodate Target Employment uses. Residential uses are also allowed to assist in providing a mix of uses in consolidated Retail & Services areas.



Figure 10: Example of retail and services conditions in Pinellas County (Source: Active Rain, Destination Main Streets)

DESCRIPTION AND QUALIFYING CHARACTERISTICS

The proposed Retail & Services category consolidates the four commercial categories and the Residential/Office/Retail category, as well as adjacent parcels with allowable current designations and acreage thresholds as specified in the Standard Category Transition Matrix discussed in Section 3.2. The uses allowed in the current Commercial General category will continue in the proposed Retail & Services category. Retail & Services category standards are shown in Table 5.

USE CHARACTERISTICS

Those uses appropriate to and consistent with this category include:

- Permitted Uses - Residential; Residential Equivalent; Recreational Vehicle Park; Temporary Lodging; Office; Personal Service/Office Support; Retail Commercial; Commercial/Business Service; Research/Development-Light; Storage/Warehouse-Light; Manufacturing-Light; Recreation/Open Space
- Standards Applicable to Uses Subject to Acreage Maximums - any such use, alone or when added to existing contiguous like use(s), exceeding the designated threshold, shall require a map amendment including such use and all contiguous like uses.
 - ◊ Uses subject to 3 acre maximum - Manufacturing-Medium
 - ◊ Uses subject to 5 acre maximum - Institutional; Transportation/Utility

Table 5: Retail & Services Category Standards

Permitted Uses	Density/Intensity and Other Standards
Residential	24 residential units/acre 5 residential units/acre within Coastal High Hazard Area
Recreational Vehicle Parks	24 recreational vehicles/acre
Temporary Lodging	40 temporary lodging units/acre
Residential Equivalent	72 beds/acre
Office Personal Service/Office Support Retail Commercial Commercial/Business Service Research/Development <i>Light</i> Storage/Warehouse <i>Light</i> Manufacturing <i>Light</i> Recreation/Open Space	0.55 floor area ratio
Manufacturing <i>Medium</i>	plus 3 acre maximum*
Institutional Transportation/Utility	plus 5 acre maximum*
*Other Standards: Any use, category, or combination of uses and categories, alone or when added together, exceeds this threshold, a map amendment which includes such use and/or category shall require a plan map amendment.	

DENSITY AND INTENSITY STANDARDS

- Residential Density - shall not exceed 24 dwelling units per acre (upa), and within the Coastal High Hazard Area shall not exceed 5 upa.
- Residential Equivalent Density - Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 24 upa.
- Recreational Vehicle Parks Density - shall not exceed 24 upa.
- Temporary Lodging Density - shall not exceed 40 temporary lodging upa, unless alternative temporary lodging standards are employed as per the applicable standard in the current Countywide Rules.
- Non-Residential Intensity - shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90.
- Mixed-Use - shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.

EXCEPTIONS AND NOTES

- Legacy Entitlements - regarding uses allowed per the local government's future land use map, but that are inconsistent with the Countywide Plan Map (see Section 6.2).
- Scenic/Noncommercial Corridors - Retail Commercial, Commercial/Business Service, and Transportation/Utility uses are prohibited as per the applicable standard in the current Countywide Rules.

3.8 EMPLOYMENT

E

PURPOSE

This plan category is intended to recognize areas with a wide range of employment uses, including basic industries (i.e., those with a customer base that extends beyond the local community), allowing for flex space, and prohibiting the most noxious external impacts.



Figure 11: Example of employment conditions in Pinellas County (Source: Tampa Bay Business Journal, pced.org, Bay Pines Storage)

DESCRIPTION AND QUALIFYING CHARACTERISTICS

The proposed Employment category accommodates the current Industrial Limited category, as well as adjacent parcels with allowable current designations and acreage thresholds as specified in the Standard Category Transition Matrix discussed in Section 3.2. Uses permitted in the current Industrial Limited, such as Light Manufacturing/Assembly (Class B) and Retail Commercial, Personal Service/Office Support, and Transfer Recycling over 3 acres in size, and residential/mixed-use master development plans are allowed to continue subject to the Legacy Entitlements provisions of Section 6.2. Employment category standards are shown in Table 6.

USE CHARACTERISTICS

Those uses appropriate to and consistent with this category include:

- Permitted Uses - Office; Research/Development-Light; Research/Development-Heavy; Storage/Warehouse-Light; Storage/Warehouse-Heavy; Manufacturing-Light; Manufacturing-Medium; Incinerator Facility
- Standards Applicable to Uses Subject to Acreage Maximums - any such use, alone or when added to existing contiguous like use(s), exceeding the designated threshold, shall require a map amendment including such use and all contiguous like uses
 - ◊ Uses subject to 3 acre maximum - Retail Commercial; Personal Service/Office Support; Transfer/Recycling
 - ◊ Uses subject to 5 acre maximum - Temporary Lodging; Commercial/Business Service; Commercial Recreation; Institutional; Transportation/Utility; Agricultural

Table 6: Employment Category Standards

Permitted Uses	Density/Intensity and Other Standards
Temporary Lodging	50 temporary lodging units/acre/5 acre maximum
Office Research/Development <i>Light</i> Research/Development <i>Heavy</i> Storage/Warehouse <i>Light</i> Storage/Warehouse <i>Heavy</i> Manufacturing <i>Light</i> Manufacturing <i>Medium</i> Incinerator Facility	0.65 floor area ratio
Retail Commercial Personal Service/Office Support Transfer/Recycling	plus 3 acre maximum*
Commercial/Business Service Commercial Recreation Institutional Transportation/Utility Agricultural	plus 5 acre maximum*
*Other Standards: Any use, category, or combination of uses and categories, alone or when added together, exceeds this threshold, a map amendment which includes such use and/or category shall require a plan map amendment.	

DENSITY AND INTENSITY STANDARDS

- Non-Residential Intensity - shall not exceed a floor area ratio (FAR) of .65, nor an impervious surface ratio (ISR) of .85.
- Temporary Lodging Density - shall not exceed 50 temporary lodging units per acre (upa), unless alternative temporary lodging standards are employed as per the applicable standard in the current Countywide Rules.
- Mixed-Use - shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.

EXCEPTIONS AND NOTES

- Legacy Entitlements - regarding uses allowed per the local government's future land use map, but that are inconsistent with the Countywide Plan Map (see Section 6.2).
- On Scenic/Noncommercial Corridors, uses are restricted (Retail Commercial, Commercial/Business Service, and Transportation/Utility uses are prohibited) as per the applicable standard in the current Countywide Rules.

3.9 INDUSTRIAL

I

PURPOSE

This plan category is intended to recognize regional-scale basic industrial activities which may produce significant noise, dust, smoke, and other undesirable impacts on surrounding uses, and provide employment.



Figure 12: Example of Industrial conditions in Pinellas County (Source: Prudential Real Estate, Loopnet, Pinellas By Design)

DESCRIPTION AND QUALIFYING CHARACTERISTICS

The proposed Industrial category accommodates the current Industrial General category, as well as adjacent Commercial General parcels of less than five acres as specified in the Standard Category Transition Matrix discussed in Section 3.2.

Where current Commercial General parcels are transitioned to the proposed new Industrial category, the existing Commercial General uses (non-accessory Office, non-accessory Personal Service/Office Support, non-accessory Retail Commercial, non-accessory Commercial/ Business Service, Temporary Lodging, Residential, Residential Equivalent, Recreation/Open Space) and 24 residential dwelling units per acre, 40 temporary lodging units per acre, and 3 beds per 24 residential dwelling units per acre densities permitted in the current Commercial General category are allowed to continue subject to the Legacy Entitlements provisions of Section 6.2. Industrial category standards are shown in Table 7.

USE CHARACTERISTICS

Those uses appropriate to and consistent with this category include:

- Permitted Uses - Research/Development-Light; Research/Development-Heavy; Storage/Warehouse-Light; Storage/Warehouse-Heavy; Manufacturing-Light; Manufacturing-Medium; Manufacturing-Heavy; Agricultural Processing; Vehicular Salvage; Transfer/Recycling; Solid Waste/Refuse Disposal; Electric Power Generation Plant; Incinerator Facility; Commercial Recreation
- Standards Applicable to Uses Subject to Acreage Maximums - any such use, alone or when added to existing contiguous like use(s), exceeding the designated threshold, shall require a map amendment including such use and all contiguous like uses.



- ◇ Uses subject to 5 acre maximum - Institutional; Transportation/Utility; Agricultural
- ◇ Uses allowed only as accessory uses, located within the structure to which they are accessory, and not to exceed 25% of the floor area of the permitted use to which they are accessory - Office; Retail Commercial; Personal Service/Office Support; Commercial/Business Service

Table 7: Industrial Category Standards

Permitted Uses	Density/Intensity and Other Standards
Research/Development <i>Light</i> Research/Development <i>Heavy</i> Storage/Warehouse <i>Light</i> Storage/Warehouse <i>Heavy</i> Manufacturing <i>Light</i> Manufacturing <i>Medium</i> Manufacturing <i>Heavy</i> Agricultural Processing Vehicular Salvage Transfer/Recycling Solid Waste/Refuse Disposal Electric Power Generation Plant Incinerator Facility Commercial Recreation	0.75 floor area ratio
Institutional Transportation/Utility Agricultural	plus 5 acre maximum*
Office Retail Commercial Personal Service/Office Support Commercial/Business Service	Uses allowed only as accessory uses, located within the structure to which they are accessory, and not to exceed 25% of the floor area of the principal use to which they are accessory
*Other Standards: Any use, category, or combination of uses and categories, alone or when added together, exceeds this threshold, a map amendment which includes such use and/or category shall require a plan map amendment.	

DENSITY AND INTENSITY STANDARDS

- Non-Residential Intensity - shall not exceed a floor area ratio (FAR) of .75, nor an impervious surface ratio (ISR) of .95.
- Mixed-Use - shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net land area of the property.

EXCEPTIONS AND NOTES

- Legacy Entitlements - regarding uses allowed per the local government's future land use map, but that are inconsistent with the Countywide Plan Map (see Section 6.2).
- On Scenic/Noncommercial Corridors, uses are restricted (Retail Commercial, Commercial/Business Service, and Transportation/Utility uses are prohibited) as per the applicable standard in the current Countywide Rules.

3.10 PUBLIC/SEMI-PUBLIC P/SP

PURPOSE

This plan category is intended to recognize institutional and transportation/utility uses that serve the community or region, especially larger facilities having acreage needs that are prohibited in other plan categories.

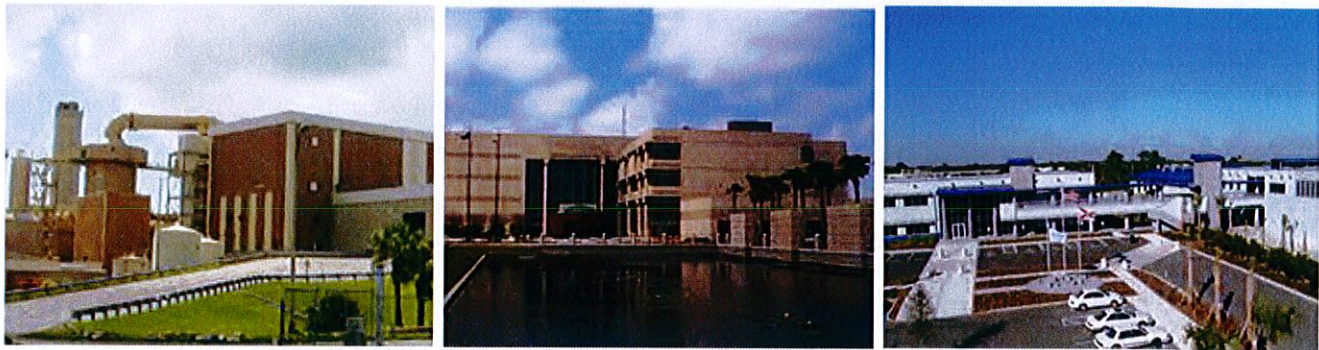


Figure 13: Example of Public/Semi-Public conditions in Pinellas County (Source: Pinellas County, Pinellas Clerk, PSTA)

DESCRIPTION AND QUALIFYING CHARACTERISTICS

The proposed Public/Semi-Public category accommodates the Institutional and Transportation/Utility categories. Residential uses permitted without acreage limitations in the current Institutional category are allowed to continue subject to the Legacy Entitlements provisions of Section 6.2. Public/Semi-Public category standards are shown in Table 8.

Table 8: Public/Semi-Public Category Standards

Permitted Uses	Density/Intensity and Other Standards
Residential	12.5 residential units/acre/5 acre maximum 5 residential units/acre within Coastal High Hazard Area
Residential Equivalent	37.5 beds/acre
Institutional uses Storage/Warehouse <i>Light</i> Storage/Warehouse <i>Heavy</i> Recreation/Open Space Ancillary Nonresidential	0.65 floor area ratio
Hospital uses	1.0 floor area ratio*
Transportation/Utility uses	0.70 floor area ratio
*Other Standards: a hospital use shall not exceed a FAR of 1.0 within any single jurisdiction, subject to a final master plan or site plan addressing all applicable property, structures, facilities, and uses, and addressing compatibility with the development in an adjoining local government having a municipal boundary located within 150 feet of the hospital use. Hospital use shall not exceed a FAR of 0.65 for uses located within 150 feet of a municipal boundary of an adjoining local government.	



USE CHARACTERISTICS

- Those uses appropriate to and consistent with this category include:
- Permitted Uses - Residential Equivalent; Institutional; Transportation/Utility; Storage/Warehouse-Light; Storage/Warehouse-Heavy; Recreation/Open Space; Ancillary Nonresidential
- Standards Applicable to Uses Subject to Acreage Maximums - any such use, alone or when added to existing contiguous like use(s), exceeding the designated threshold, shall require a map amendment including such use and all contiguous like uses.
 - ◊ Uses subject to 5 acre maximum - Residential

DENSITY AND INTENSITY STANDARDS

- Residential Density - shall not exceed 12.5 dwelling units per acre (upa), and within the Coastal High Hazard Area shall not exceed 5 upa.
- Residential Equivalent Density - Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 12.5 upa.
- Non-Residential Intensity - shall not exceed a floor area ratio (FAR) of .65, nor an impervious surface ratio (ISR) of .85. Hospital uses shall not exceed a floor area ratio (FAR) of 1.0, nor an impervious surface ratio (ISR) of .85. Transportation/Utility uses shall not exceed a floor area ratio (FAR) of .70, nor an impervious surface ratio (ISR) of .90.

EXCEPTIONS AND NOTES

- Legacy Entitlements - regarding uses allowed per the local government's future land use map, but that are inconsistent with the Countywide Plan Map (see Section 6.2).
- On Scenic/Noncommercial Corridors, uses are restricted (Retail Commercial, Commercial/Business Service, and Transportation/Utility uses are prohibited) as per the applicable standard in the current Countywide Rules.

3.11 RECREATION/OPEN SPACE

R/OS

PURPOSE

This plan category is intended to recognize recreation/open space uses that serve the community or region.



Figure 14: Example of Recreation/Open Space conditions in Pinellas County (Source: My Clearwater, Tampa Bay Times, Pinellas County)

DESCRIPTION AND QUALIFYING CHARACTERISTICS

The proposed Recreation/Open Space category accommodates the current Recreation/Open Space category, as well as adjacent Transportation/Utility parcels smaller than five acres. The existing Transportation/Utility uses (Airport, Seaport, Marina, Coast Guard, Customs Facility, Electric Power Generation Plant, Utility Transmission Line, Municipal Water Supply, Wastewater Disposal Facility, Solid Waste/Refuse Disposal, Transfer/Recycling, Public Works Garage/Storage, Telephone Switching Station, Wholesale/Distribution (Class A) and (Class B), Storage/Warehouse (Class A) and (Class B), and Institutional), over 5 acres in size and developed at up to 0.70 FAR intensity permitted in the current Transportation/Utility category are allowed to continue subject to the Legacy Entitlements provisions of Section 6.2. Recreation/Open Space category standards are shown in Table 9.

Table 9: Recreation/Open Space Category Standards

Permitted Uses	Density/Intensity and Other Standards
Public/Private Open Space Public/Private Park Public Recreation Facility Public Beach/Water Access Golf Course/Clubhouse Electric substations in compliance with Section 163.3208, F.S Community Garden	0.25 floor area ratio
Transportation/Utility (excluding electric substations)	plus 5 acre maximum*
*Other Standards: Any use, category, or combination of uses and categories, alone or when added together, exceeds this threshold, a map amendment which includes such use and/or category shall require a plan map amendment.	

USE CHARACTERISTICS

Those uses appropriate to and consistent with this category include:

- Permitted Uses - Recreation/Open Space; Electric Substations in compliance with Section 163.3208, F.S.
- Standards Applicable to Uses Subject to Acreage Maximums - any such use, alone or when added to existing contiguous like use(s), exceeding the designated threshold, shall require a map amendment including such use and all contiguous like uses.
 - ◊ Uses subject to 5 acre maximum - Transportation/Utility (excluding Electric Substations)

DENSITY AND INTENSITY STANDARDS

- Non-Residential Intensity - shall not exceed a floor area ratio (FAR) of .25, nor an impervious surface ratio (ISR) of .60.

EXCEPTIONS AND NOTES

- Legacy Entitlements - regarding uses allowed per the local government's future land use map, but that are inconsistent with the Countywide Plan Map (see Section 6.2).

3.12 PRESERVATION

P

PURPOSE

This plan category is intended to recognize natural resource features worthy of preservation and those areas of the county that are now used, or are appropriate to be used, for the conservation, production and management of the regional potable water supply and the supporting infrastructure, consistent with the natural resources of the area.



Figure 15: Example of Preservation conditions in Pinellas County (Source: Pinellas County, Protecting Our Water)

DESCRIPTION AND QUALIFYING CHARACTERISTICS

The proposed Preservation category includes both the Preservation and Resource Management Overlay categories. Uses in the current Preservation and Resource Management Overlay categories will continue in the proposed Preservation category. Preservation category standards are shown in Table 10.

Table 10: Preservation Category Standards

Permitted Uses	Density/Intensity and Other Standards
Open Space Natural Resource Conservation and Management Watershed Management Uses designed to recognize and protect open and undeveloped areas consistent with the following natural resource features and considerations: Tidal Wetlands including Saltwater Marsh, Saltwater Swamp, Estuary Nontidal Wetlands including Freshwater Swamps, Freshwater Marsh, Lacustrine River and Stream Undeveloped Barrier Islands and Spoil Islands 25-year Floodplains Natural Drainageways Land Seaward of a seawall or revetment Beach Areas Dune Systems Habitat for endangered or threatened species as designated on applicable local government comprehensive plans Such additional areas determined to have environmental significance and recognized in the applicable local government comprehensive plan Environmental Education/Research Wellfield Protection, and Groundwater Monitoring and Recharge Resource-Based Recreation Replacement/Repair of Water Infrastructure Site Alterations as Permitted by a Management Plan Approved by a Local Government Use characteristics provided for and located in adjoining Countywide Plan Map categories which are accessory to or are the incidental extension of the permitted adjoining use such as a dock or boardwalk	0.10 floor area ratio
Uses subject to requirements per the local government management plan: Wellfield Development	0.25 floor area ratio



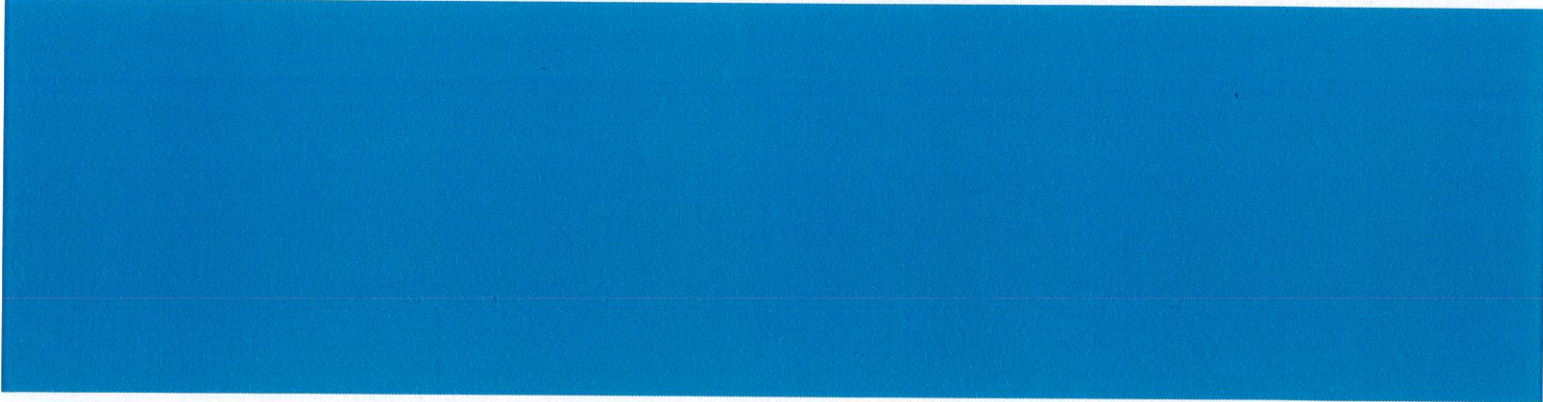
USE CHARACTERISTICS

Those uses appropriate to and consistent with this category include:

- Permitted Uses - Preservation; Environmental Education/Research; Wellfield Protection, and Groundwater Monitoring and Recharge; Resource-Based Recreation; Replacement/Repair of Water Infrastructure; Site Alterations as Permitted by a Management Plan Approved by a Local Government
- Uses subject to requirements per the local government management plan: Wellfield Development; Water Supply Infrastructure and Facilities

DENSITY AND INTENSITY STANDARDS

- Non-Residential Intensity - shall not exceed a floor area ratio (FAR) of .10, nor an impervious surface ratio (ISR) of .20. Uses subject to requirements per the local government management plan shall not exceed a floor area ratio (FAR) of .25, nor an impervious surface ratio (ISR) of .50.



SECTION 4: NONSTANDARD PLAN CATEGORIES

4.1 INTRODUCTION

The information contained in this section describes the purpose, characteristics, and density/intensity standards for the Activity Center and Multimodal Corridor plan categories and respective subcategories. As described in Section 2.2 of this report, the Activity Center and Multimodal Corridor Categories are intended for use in areas identified on the Vision Map (Figure 3) where additional density/intensity should be encouraged to maximize both past and future public investments in transportation and transit infrastructure.

In addition to additional density/intensity, these categories provide for flexibility in use and a streamlined approval process which is designed to ensure that good urban design principles are followed for both future public and private investments as the designated areas evolve and change.

4.2 GENERAL COUNTYWIDE PLAN MAP AMENDMENT PROCESS FOR ACTIVITY CENTER AND MULTIMODAL CORRIDOR STRATEGIES

The plan map amendment process for designating the Activity Center and Multimodal Corridor categories is governed not only by the Countywide Plan Map itself, but also by the Vision Map adopted as part of the Countywide Rules. While not part of the adopted Countywide Plan Map series, the Vision Map is a policy document that delineates areas of the county where higher densities and intensities are anticipated and/or desired.

These areas were determined through a comprehensive countywide data analysis process with technical input from local government staff, as described in Update to the Countywide Plan: Phase I Memorandum, published in May 2012 (see Section 1.3). Because a significant amount of planning justification for higher densities and intensities has already been done for these areas, placing the Activity Center or Multimodal Corridor categories in these areas will require a less involved ("Level II") process than for those areas where such densities and intensities are not contemplated ("Level III").

Once the applicable plan map amendment process is determined based on the Vision Map, the Activity Center or Multimodal category, if approved, is placed on the Countywide Plan Map. Submap No. 1 in the adopted Countywide Plan Map series is also amended simultaneously to show the applicable subcategory of the Activity Center or Multimodal Corridor category. The maps are shown in Figure 17.

4.3 ACTIVITY CENTER CATEGORY (AC)

PURPOSE

The purpose of the Activity Center plan category is to recognize those areas of the County within each local government jurisdiction that have been identified and planned for in a special and detailed manner, based on their unique location, intended use, appropriate density/intensity, and pertinent planning considerations.

In particular, it is the intent of this category to recognize those important, identifiable centers of business, public and residential activity, as may be appropriate to the particular circumstance, that are the focal point of a community, and served by enhanced public transit commensurate with the type, scale and intensity of use.

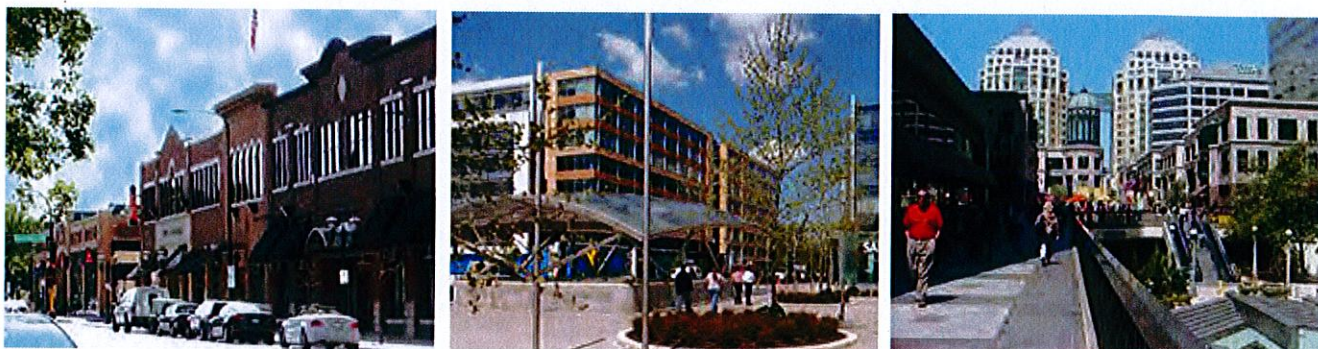


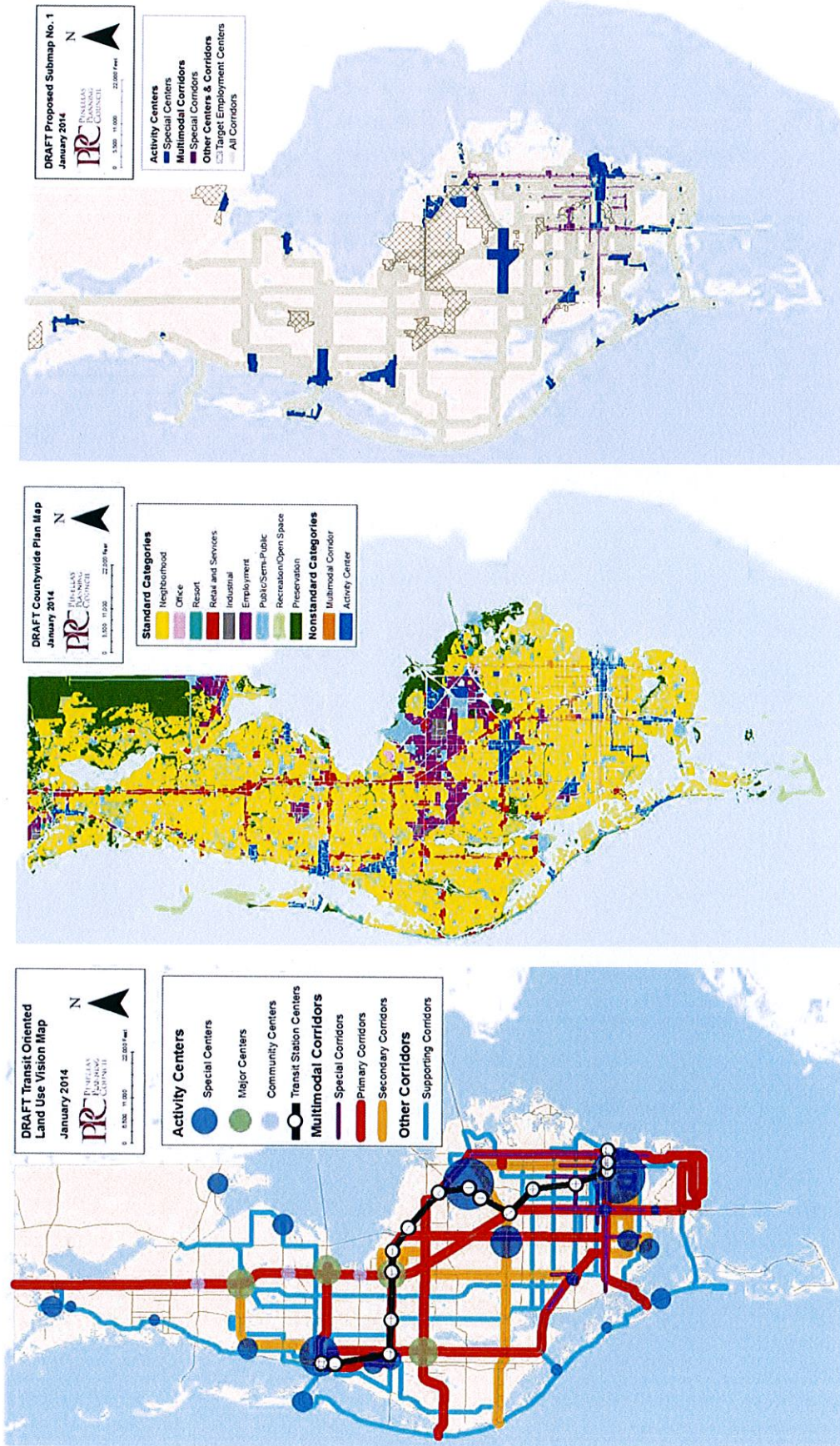
Figure 16: Example of different types of activity centers (Source: Visit St. Paul, Forest City, DOT)

DESCRIPTION AND QUALIFYING CHARACTERISTICS

This category is created to recognize those areas designated on the existing Countywide Plan Map as Central Business District (CBD), Community Redevelopment District (CRD), Residential Very High (RVH), and certain of those concentrated Planned Redevelopment (PR) categories pursuant to an approved Special Area Plan; as well as those future centers that have been identified through a current local planning process, or have the potential to be considered and approved as an Activity Center based on their qualifying characteristics. These future centers have been depicted on the Vision Map.

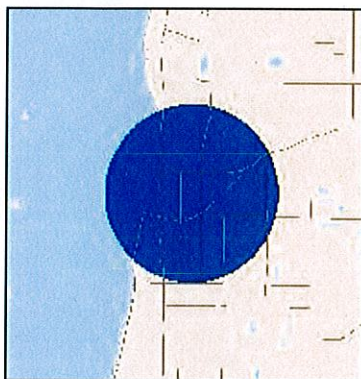
Subsequent to the initial adoption of the new Countywide Plan Map, this category may be utilized to expand or otherwise change the boundary of an existing Activity Center, as well as to establish a new Activity Center. New Activity Centers may be established through the plan amendment process, based on requirements established in the Countywide Rules to be adopted in furtherance of the Countywide Plan. This process will provide for both those future centers identified on the Vision Map and those that may be subsequently proposed to be established.

Figure 17: Maps Used in the Countywide Plan Map Amendment Process for the Activity Center and Multimodal Categories



The subcategories of the Activity Center plan category include the following:

- **Special Centers** - These areas are delineated on the existing Countywide Future Land Use Plan Map based on a previously approved Special Area Plan and reflect existing CBD, CRD, RVH, certain PR, and other standard plan categories. Each of these Special Centers is specifically identified by jurisdiction, name and current plan category(ies) in Table 11, which will be included in an appropriate location in the updated Countywide Plan or Rules.



Vision Map

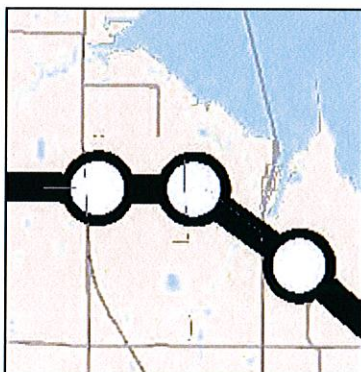


Submap No. 1

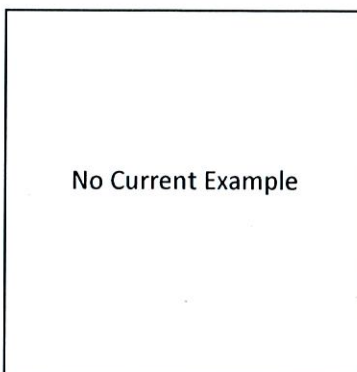
- **Transit Station Centers** - These centers are designed to reflect and accommodate potential future light rail transit (LRT) station locations based on their preliminary identification in the Locally Preferred Alternative (LPA) as adopted in the Metropolitan Planning Organization (MPO) Long Range Transportation Plan (LRTP). These centers provide for transit oriented development consistent with the station area typologies previously identified in the Countywide Rules and as they may be subsequently revised consistent with the Federal Transit Administration (FTA) requirements therefor. These station types are designed to reflect their respective hierarchy of purpose and corresponding development plan parameters for the center and its relationship to the light rail corridor which serves it, as set forth in the Countywide Rules.

The Transit Station Centers will be located along the light rail corridor. While it is not intended for the corridor to be developed at the same densities and intensities as the Transit Station Centers, planning for portions of the light rail corridor may be incorporated within planning for an adjacent Transit Station Center.

Development parameters, including their intensity and extent, will be governed by the corresponding Transit Station Center typologies I through IV as described in Section 2.3.3.9.6 of the current Countywide Rules. Density and intensity standards for the typologies are shown below in Table 12.



Vision Map

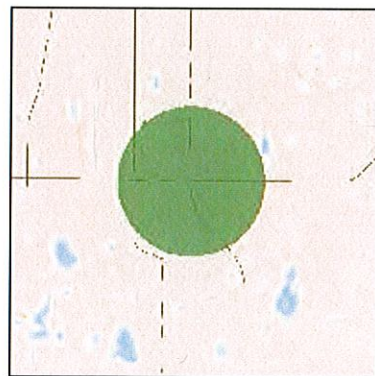


Submap No. 1

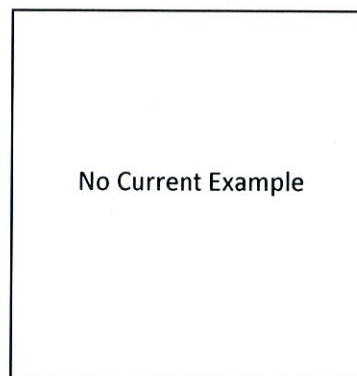
Table 11: Existing Special Area Plan to be Identified on Countywide Plan Map as Activity Center - Special Center Subcategory

Municipality	Plan Title	Current Plan Category
Clearwater	Beach By Design	CRD
Clearwater	Downtown Redevelopment Plan	CBD, RU, RM, RH, R/OG, CG, R/OS, I
Dunedin	Guideways To Downtown's Future	CRD, RL, R/OS
Gulfport	49 th Street Redevelopment Plan Update	CRD, R/OS, I
Gulfport	Waterfront Area Redevelopment Plan	CRD
Largo	Clearwater – Largo Road Community Redevelopment Plan	CRD
Largo	West Bay Drive Community Redevelopment District Plan 2009	CRD
Madeira Beach	Town Center Special Area Plan	PR-MU
Oldsmar	Town Center Redevelopment Plan	CRD
Pinellas County	Downtown Historic Palm Harbor Master Plan	CRD
Pinellas Park	Community Redevelopment Plan	CRD, RLM, RU, I, P, IL
Safety Harbor	Downtown Master Plan	CRD, P
St. Pete Beach	Community Redevelopment Plan	CRD
St. Pete Beach	Eighth Avenue Commercial District Special Area Plan	CRD
St. Petersburg	Bayboro Harbor Redevelopment Plan	CRD, AC, I, T/U, PR-R, PR-MU, RM, R/OG
St. Petersburg	Central Avenue Tomorrow Redevelopment Plan	CRD
St. Petersburg	Intown Redevelopment Plan	CBD, AC, I, R/OS, and T/U
St. Petersburg	Intown West Redevelopment Plan	CBD, PR-C, AC
St. Petersburg	Port of St. Petersburg Master Plan	CRD, AC
St. Petersburg	Vision 2020 Plan	PR-R, PR-MU, PR-C
Tarpon Springs	Meres Crossing Special Area Plan	PR-MU
Tarpon Springs	Sponge Docks and CRA Special Area Plan	CRD
Treasure Island	Downtown Special Area Plan	I, PR-MU, RFM, R/OS, T/U

- Major Centers** - This subcategory is designed to reflect and accommodate those major urban centers and downtowns that are the employment, retail, residential and public focal point and service area of a community and its environs, or the county as a whole, with significant existing and future development potential and capacity for increased density/intensity. They will typically be located at the intersection of two Primary Multimodal Corridors, and include an area not smaller than 200 acres in size and extending less than one-half mile from the designated center of the area, which is typically the location of intersecting transit routes. Density and intensity standards for Major Centers are shown below in Table 12.

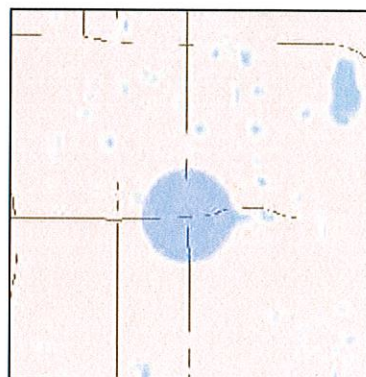


Vision Map

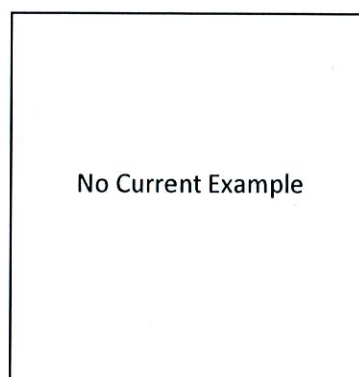


Submap No. 1

- Community Centers** - These are areas of notable concentration in a community reflecting a combination of uses at a less intensive scale than the Major Center and reflect the smaller, but identifiable, municipal and town centers for which special plan considerations are in order. Community Centers will typically be located at the intersection of a Primary and Secondary, or at two Secondary Multimodal Corridors, include an area not smaller than 100 acres, and extending less than one-quarter mile radius from the center of the plan designation. Density and intensity standards for Community Centers are shown below in Table 12.



Vision Map



Submap No. 1

The Activity Center residential density and non-residential intensity standards shown in Table 12 are designed to provide the local governments with flexibility in how they plan for these areas. For example, the local government can choose to use either the common standard of dwelling units per acre (DU/Ac) in determining how many dwellings are allowed on a parcel, or floor area ratio (FAR) can be used as the measure instead, regardless of the

Table 12: Proposed Density/Intensity Standards for Subcategories of the Activity Center Category

		Area-Wide Recommended Target Ranges of Density / Intensity ¹				Project-Specific Maximum Permitted Density / Intensity ²		
Subcategory		DU/Ac	or	FAR		DU/Ac	or	FAR
		or Proportionate Share of Each				or Proportionate Share of Each		
Special	Per Approved Special Area Plans							
TOD - I		90 - 150		3.0 - 5.0		200		7.0
- II		60 - 90		2.0 - 3.0		150		5.0
- III		45 - 60		1.5 - 2.0		90		3.0
- IV		30 - 45		1.0 - 1.5		60		2.0
Major		40 - 50		1.25 - 1.75		75		2.5
Community		15 - 30		0.5 - 1.0		50		1.5

Notes:

¹ Target Ranges are for each plan map area as classified by plan category and subcategory.

² Permitted Maximums are for any individual project within the plan map area as classified by plan category and subcategory.

number of dwelling units included. For mixed-use projects, either an all-inclusive FAR or a proportionate share of DU/Ac and FAR can be used. Lastly, in addition to the required maximum density/intensity standards, recommended area-wide target ranges are included to assist local government planning efforts. These are provided as a guideline that can be used to gauge a plan's progress towards its stated objectives at various stages within the plan implementation period.

4.4 MULTIMODAL CORRIDOR CATEGORY (MMC)

PURPOSE

The purpose of the Multimodal Corridor plan category is to recognize those corridors of critical importance to the movement of people and goods throughout the County, and that are served by multiple modes of transport,

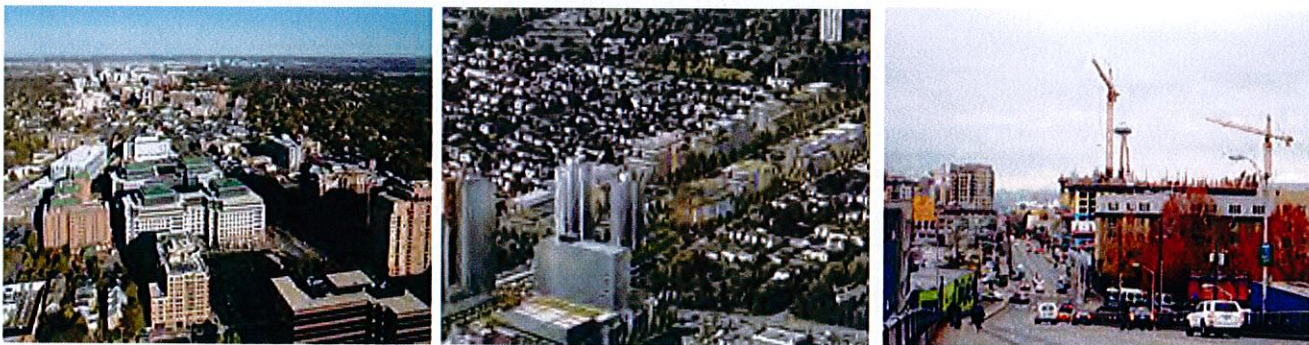


Figure 18: Example of different types of multimodal corridors (Source: Realize Rosslyn, City of Vancouver, The Stranger)

including automobile, bus, bicycle, rail, and/or pedestrian. This category is intended to include those transportation corridors often connecting Activity Centers, characterized by mixed-use, and in particular, supported by and designed to facilitate enhanced public transit, including those corridors proposed to be served by light rail transit and premium bus service based on the LPA, the PSTA Community Bus Plan and the MPO LRTP.

Multimodal Corridors are identified on the Vision Map of the Countywide Plan. The Countywide Plan Map may be amended to recognize and categorize the future corridors shown on the Vision Map as requests for Plan Map amendments are considered and approved by the PPC and CPA.

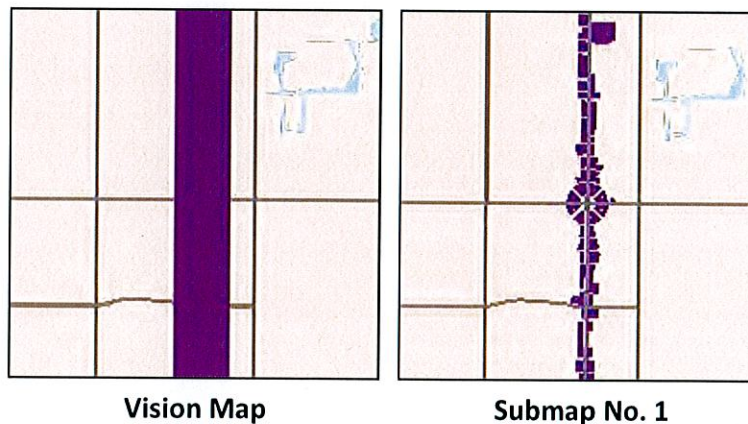
DESCRIPTION AND QUALIFYING CHARACTERISTICS

This category is created to recognize Multimodal Corridors as shown on the Vision Map and that are proposed to be served by enhanced transit service, based on the PSTA-approved Community Bus Plan and the MPO LRTP, and are typically designed to connect those areas designated as Activity Center (either as depicted as on the Vision Map, or as adopted on the Countywide Plan Map).

Subsequent to the initial adoption of the new Countywide Plan Map, this category may be utilized to expand or otherwise change the boundary of an existing Multimodal Corridor, as well as to establish a new Multimodal Corridor.

The subcategories of the Multimodal Corridor plan category include the following:

- **Special Corridors** - These areas are delineated on the existing Countywide Future Land Use Plan Map based on a previously approved Special Area Plan and include the PR-MU category where it has been adopted in a linear configuration. The special area plan governing the Special Corridors is identified in the accompanying Table 13, which will be included in an appropriate location in the updated Countywide Plan or Rules.



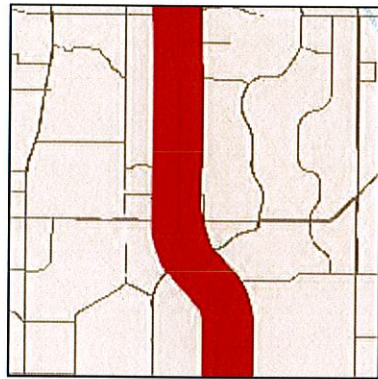
Vision Map

Submap No. 1

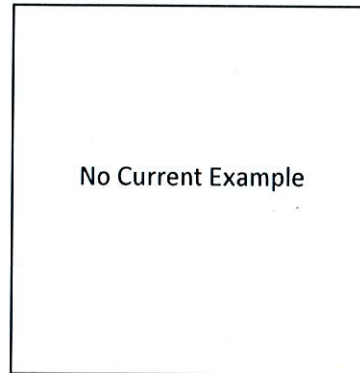
Table 13: Existing Special Area Plans to be Identified on Countywide Plan Map as Multimodal Corridor - Special Corridors Subcategory

Municipality	Plan Title	Current Plan Category
St. Petersburg	Vision 2020 Plan	PR-MU
St. Petersburg	Central Avenue Revitalization Plan	PR-MU, CRD, AC

- **Primary Corridors** - This subcategory represents those corridors on the PSTA Core Bus Network where premium service is planned, but transit supportive land use plans based around such service may not yet be in place. Development along and associated with the corridor will not typically extend more than one-quarter mile from the centerline of the right-of-way, with the most intensive development concentrated in the Activity Center that the corridor is designed to connect. Density and intensity standards are shown below in Table 14.

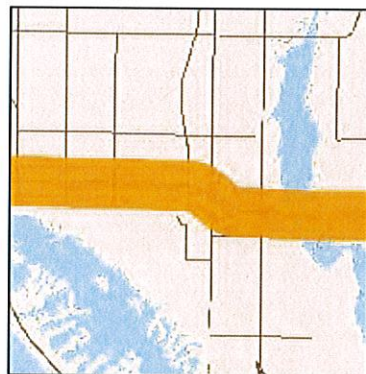


Vision Map

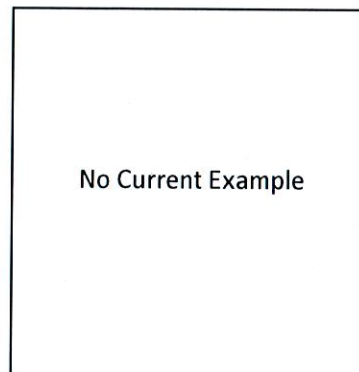


Submap No. 1

- **Secondary Corridors** - The Secondary Corridor subcategory reflects those corridors identified on the PSTA Community Bus Plan as "Frequent Local Routes" (i.e., corridors to be served by frequent bus service designed for shorter trips). Development associated with such corridors will be less intensive than on Primary corridors and will typically extend not more than one-quarter mile from the right of way centerline. Density and intensity standards are shown below in Table 14.



Vision Map



Submap No. 1

The Multimodal Corridor residential density and non-residential intensity standards shown in Table 14 are designed to provide the local governments with flexibility in how they plan for these areas. For example, the local government can choose to use either the common standard of dwelling units per acre (DU/Ac) in determining how many dwellings are allowed on a parcel, or floor area ratio (FAR) can be used as the measure instead, regardless of the number of dwelling units included. For mixed-use projects, either an all-inclusive FAR or a proportionate share of DU/Ac and FAR can be used. Lastly, in addition to the required maximum density/intensity standards, recommended area-wide target ranges are included to assist local government planning efforts. These are provided as a guideline that can be used to gauge a plan's progress towards its stated objectives at various stages within the plan implementation period.

Table 14: Proposed Density/Intensity Standards for Subcategories of the Multimodal Corridor Strategy

		Area-Wide Recommended Target Ranges of Density / Intensity ¹				Project-Specific Maximum Permitted Density / Intensity ²		
Subcategory		DU/Ac	or	FAR		DU/Ac	or	FAR
		or Proportionate Share of Each				or Proportionate Share of Each		
Special	Per Approved Special Area Plans							
Primary		15 - 30		0.5 - 1.0		40		1.5
Secondary		10 - 20		0.5 - 0.75		30		1.0

Notes:

¹ Target Ranges are for each plan map area as classified by plan category and subcategory.

² Permitted Maximums are for any individual project within the plan map area as classified by plan category and subcategory.

4.5 SPECIAL PROCESS FOR PLANS IN TRANSITION

PURPOSE

One of the challenges in comprehensively updating the Countywide Plan Map and Rules involves recognizing local government planning efforts that are affected by these two documents. That is, there are a number of communities that have embarked on redevelopment planning efforts during this interim period, and these efforts should be taken into consideration and incorporated into the updated plan in as seamless a manner as possible.

In particular, the cities of Clearwater, Largo and St. Petersburg have been in the process of preparing significant center and corridor redevelopment planning initiatives during this period of transition. These were begun with the current Special Area Plan requirements in mind. In this regard, the PPC staff has worked diligently with each of these three cities to identify the individual characteristics and needs of these planning efforts to find a way to recognize them in the process of updating the Countywide Plan Map and Rules.

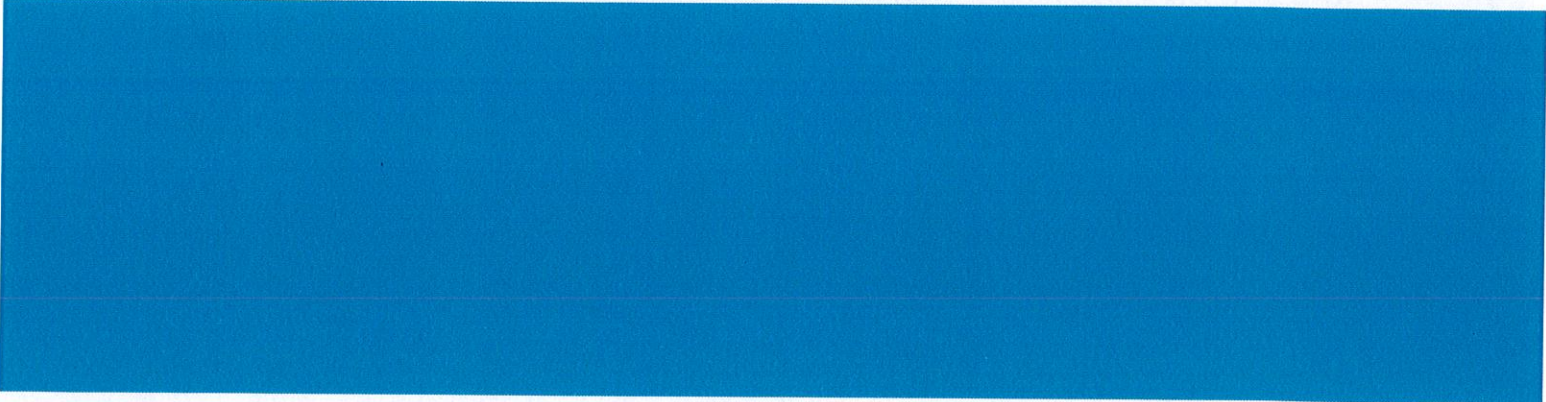
PROCESS TO INTEGRATE WITH UPDATED COUNTYWIDE PLAN

Based on the provisions of these respective redevelopment planning initiatives, the following generalized process is proposed to provide for the recognition and accommodation of their distinct individual components in the update of the Countywide Plan:

1. Each is to be recognized on the proposed Transit Oriented Land Use Vision Map as an Activity Center or Multimodal Corridor, as is applicable to each plan and its component parts.
2. Upon approval by each respective local government elected body (in some cases already accomplished) and a resolution delineating the parcel-specific location and designation of each such area by the appropriate Activity Center or Multimodal Corridor subcategory, the updated Countywide Plan Map to be adopted by the PPC and CPA will include the requested delineation as is determined appropriate.

3. Upon adoption by each jurisdiction of the land development regulations and other tools by which the local and Countywide Plan Activity Center and Multimodal Corridor designations will be administered (in some cases already accomplished, at least in part), and their filing with the PPC, those regulations and tools will establish the development parameters for use, density/intensity and design guidelines to be employed by the local government in the area so designated.

In this manner, these significant local redevelopment initiatives can be recognized and incorporated within the updated Countywide Plan with as little additional process or complexity as possible, while retaining the integrity and intent of the updated future-oriented Countywide Plan.



SECTION 5: OVERLAY PLAN CATEGORIES

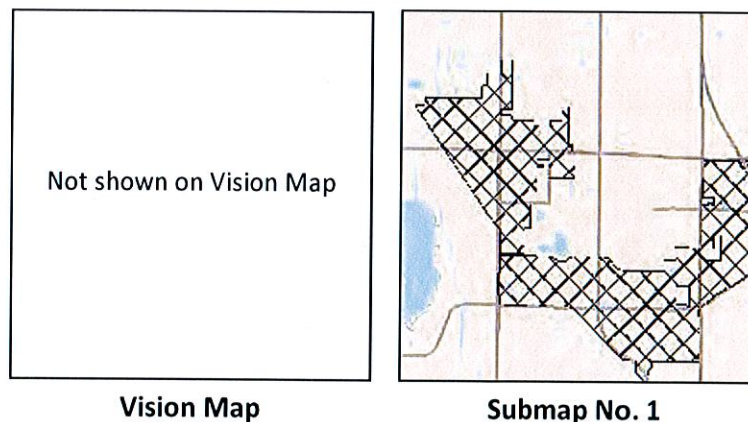
5.1 INTRODUCTION

In addition to the Activity Center and Multimodal Corridor categories and their respective subcategories, other types of centers and corridors are proposed to be delineated in the Countywide Plan Map series, which are included here for reference.

5.2 TARGET EMPLOYMENT CENTERS

Target Employment Centers have been identified based on their size, concentration of, and potential for, target employment opportunities (i.e., those employers and industries paying above-average wages and producing goods and services for sale and consumption that import revenue to the community). Target Employment Centers are designed to enable such uses to prosper and be adequately served; and will typically be at least 100 acres in size, located in proximity to existing target industries and provide for increased intensity for employment related uses.

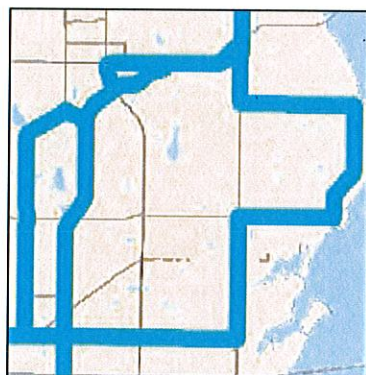
Densities, intensities, and uses for the Target Employment Centers will be guided by the underlying plan categories, plus a 100% intensity bonus for employment-related uses as specified in the Countywide Rules. These areas will be identified on the new Countywide Plan Map at the time of adoption and may be subsequently changed or added through the Plan Map amendment process. These areas will also be depicted on Submap No. 1 of the Countywide Plan Map series.



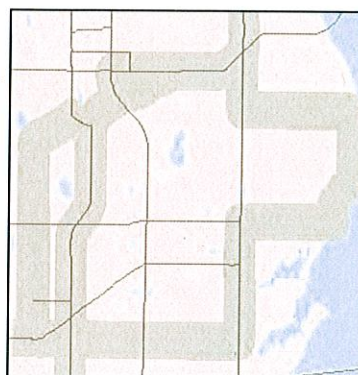
5.3 CORRIDORS

The corridors depicted on the Vision Map include Multimodal Corridors (described in Section 4.4), where high-quality transit service is existing or planned and higher-density and -intensity transit-oriented development is anticipated; and Supporting Corridors, which have some transit service but where transit-oriented development is not anticipated to occur. The Supporting Corridor designation reflects those corridors identified as "Supporting Local," and those identified as "Trolley Service" where the service operates seven days a week, on the PSTA Community Bus Plan. Transit service on the Supporting Corridors will be able to support densities and intensities that are higher than those in non-transit areas, but not as high as those in the Multimodal Corridors.

For both Multimodal Corridors and Supporting Corridors, the Neighborhood category will be allowed a maximum density of 15 units per acre by right within a quarter mile of the roadway centerline. All other densities and intensities are guided by the underlying plan categories. The quarter-mile buffers areas are shown on Submap No. 1.



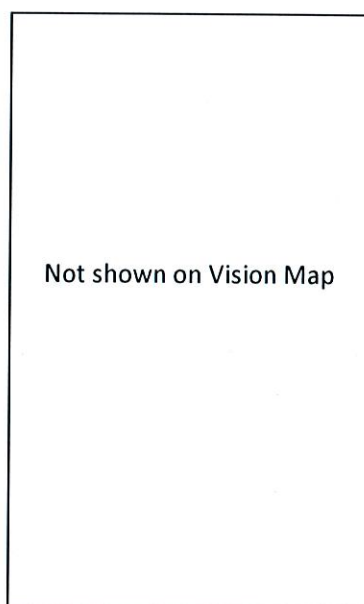
Vision Map



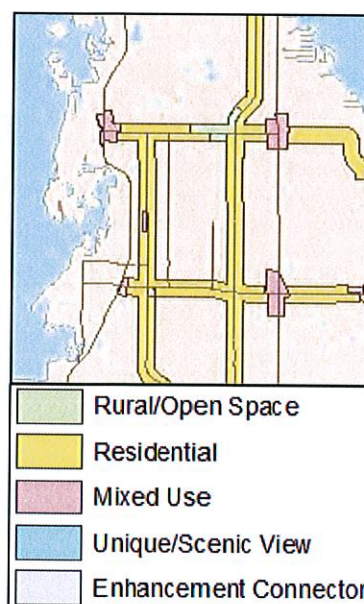
Submap No. 1

5.4 SCENIC/NON-COMMERCIAL CORRIDORS

The Scenic/Noncommercial Corridor (SNCC) category is designed to preserve and enhance scenic qualities found along designated corridors, and to encourage an integrated, well planned and visually pleasing development pattern. The SNCC overlay does not modify the density, intensity, or use standards of the underlying categories, but instead provides guidance for Countywide Plan Map amendments taking place in these corridors. SNCCs or portions thereof are further sub-classified as Rural/Open Space, Residential, Mixed Use, Unique/Scenic View, or Enhancement Connector, with standards described in the Countywide Rules. The SNCCs will be shown on Submap No. 2 of the Countywide Plan Map series.



Vision Map



Submap No. 1

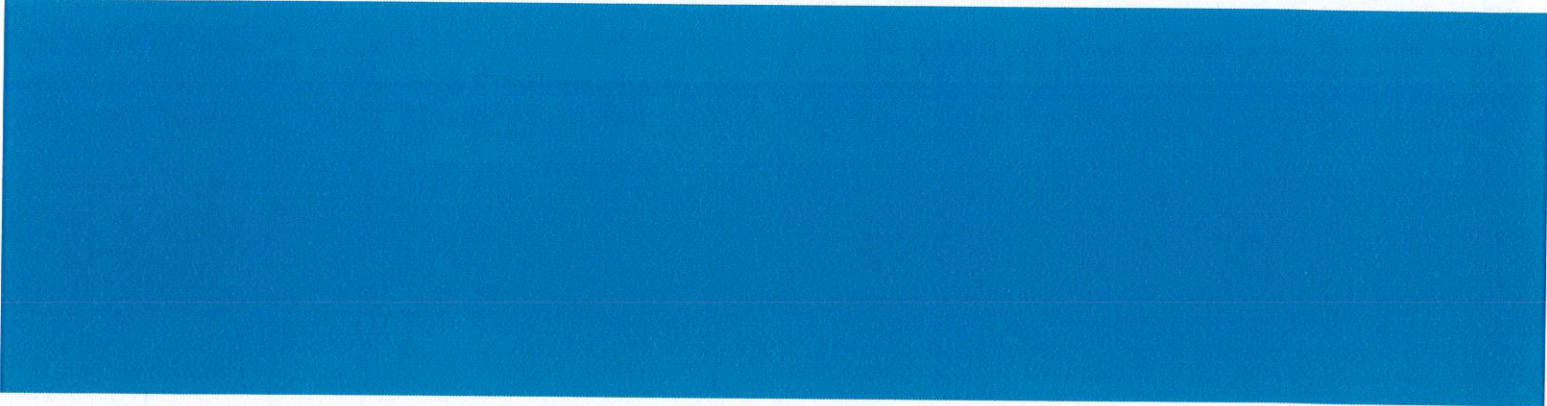
5.5 RELATIONSHIP TO STANDARD AND NON-STANDARD CATEGORIES

Where the proposed overlay plan categories modify the density, intensity, and/or use standards of the underlying categories, such modification applies only to standard categories. Overlay categories do not modify the density, intensity, or use standards of nonstandard categories, which take precedence wherever they are adopted on the Countywide Plan Map.

The modifying standards of the overlay categories are shown in Table 15 below. These standards are applied by right.

Table 15: Proposed Density/Intensity Standards for Overlay Plan Categories

Subcategory	Density/Intensity Standards
Target Employment Centers	Per plan category plus 100% FAR bonus for specified employment-based uses
Corridors	Per plan category, but allows 15 dwelling units per acre in Neighborhood
Scenic/Noncommercial Corridors	Per existing plan category standards



SECTION 6: PROVISIONS FOR ADDRESSING PLAN CONSISTENCY

6.1 INTRODUCTION

While the updated Countywide Plan Map and Rules establishes nine standard and two non-standard Countywide Plan Map categories, the Countywide Plan Map and Rules will continue to recognize the previously-established future land use categories in local comprehensive plans and local future land use maps (FLUMs), as long as they are utilized in a manner that is consistent with previously-specified criteria and standards.

6.2 LEGACY ENTITLEMENTS

During the process involved with converting the thirty-six category Countywide Plan Map to eleven categories, it was concluded that some categories as applied to certain parcels would not meet the criteria developed for our conversion to the new plan. These are areas where we proposed to completely recognize the local government future land use designation's development rights, as opposed to requiring the local government's map be amended to match the new Countywide Plan Map.

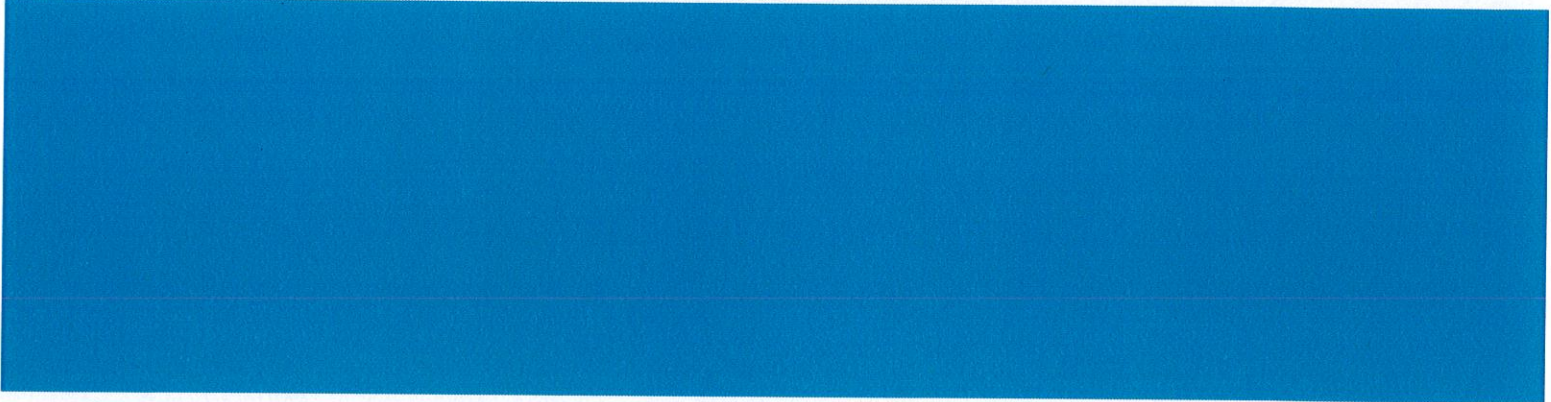
The Countywide Plan Map and Rules will recognize the legacy entitlements that exceed the densities and/or intensities, or vary from the uses, of the designated categories. These legacy entitlements may be retained until the property is designated with a future land use plan category that is consistent with the updated Countywide Plan Map.

Again, these legacy entitlements apply only to parcels on which the future land use map designations of the local plans had been adopted prior to the adoption date of the Countywide Plan Map, and shall not be considered as non-conforming. Areas that involve legacy entitlements may not be expanded or their future land use designations used as a precedent for new local land use designations that are inconsistent with the standards of the new Countywide Plan Map. Further, if and when the parcel is designated with a local future land use map category that is consistent with the updated Countywide Plan Map, the parcel will be subject to the normal consistency process thereafter.

6.3 ONGOING CONSISTENCY PROCESS

The Countywide Plan Map amendment process is the primary means by which consistency will be addressed on an ongoing basis. Local FLUM amendments that are consistent with the corresponding mapped category on the Countywide Plan Map and do not require amendments to the Countywide Plan Map will be reviewed for consistency with the Countywide Plan Map by the PPC staff.

To assist with the ongoing consistency process, PPC staff will maintain a Geographic Information Systems map compilation of all twenty-five local FLUMs. This map shall exist for data tracking purposes only, and shall not be part of the adopted Countywide Plan Map series.



SECTION 7: SUMMARY AND NEXT STEPS



The new Special Act establishes a minimum 60-day review period for the local governments to study and make comments on the proposed Countywide Plan Map. This package provides the Countywide Plan maps for your local government's review, as well as additional background material describing the proposed plan categories, the legacy entitlements concept, map conversion criteria, and definitions. This background information is intended to assist the local governments understanding of the proposed Countywide Plan Maps.

Once the 60-day comment period has passed, the Pinellas Planning Council will initiate its repeal and replacement of the current Countywide Plan Map with the updated Countywide Plan Map.

Appendix

Discussion Item 5B - Temporary Use Permits

Complete and return to:
Community Development Department
155 Corey Avenue
St. Pete Beach, FL 33706



Staff Use Only:
Date Received: _____
Permit Number: 2014-____

TEMPORARY USE PERMIT APPLICATION

Temporary Use or uses requested _____

Dates of Use (must be less than one year) _____

Use Location _____

Applicant Name: _____ Telephone# _____

Email Address: _____

Mailing Address: _____

Organization /Corporation _____

Description of activities (A map must be provided denoting all above referenced areas of activity.)

FEE: \$50

This application along with any other required information must be submitted to the Community Development Department for review. This permit does not abrogate the responsibility of the applicant to acquire other permits and/or licenses from different departments or other agencies, or pay any other taxes, fees, etc. Any stipulations required by the City Manager, City Staff and/or City Commission shall be met. I/We understand that the City will revoke the permit if any violation of conditions set upon the use are violated. (Initial here) _____

I hereby certify that I/we will be responsible for the preservation, sanitation and cleanup of the areas used for the Temporary Use. Additionally, I/we certify that there are no misrepresentations in the foregoing statements and answers. The applicant shall carry a minimum liability insurance of \$1,000,000 per incident and name the City as an additional insured. (Initial here) _____

Applicant Signature _____ Date _____

Sworn to me this _____ day of _____ 2014 by _____

who is personally known to me or has produced _____ as identification.

Notary Signature and stamp:

Swimming pool means any structure intended for swimming or recreational bathing that contains water a minimum of 24 inches (610 mm) deep. This includes in ground, above-ground and in-ground swimming pools, and fixed in place wading pools.

Temporary use means a use which is established for a fixed period of time with the intent to discontinue such use upon the expiration of such time, and which does not involve the construction or alteration of any permanent structure.

Theater means a building devoted to showing motion pictures or for dramatic, dance, musical or other live performances.

Through lot. See "Lot types - Through lot."

Tie pole means and includes dolphin, batter, sister, or mooring piles which are placed to provide anchorage, mooring, structural support, or space for a ship or boat.

Townhouse. See "Residential dwelling unit - Attached single-family."

Transient means a person who participates in trade or recreation activities outside the county of his or her permanent residence or who rents or leases transient accommodations.

Transient accommodation unit means an individual room or rooms within a transient accommodation use designed to be rented as a single unit for transient occupancy.

Transient accommodation use means a facility containing one or more transient accommodation units. Transient accommodation uses shall be further classified as a hotel, motel, or bed and breakfast inn, if the establishment satisfies the following criteria:

Bed and breakfast inn means a family home structure, with no more than six sleeping rooms, which has been constructed or modified to serve as a transient public lodging establishment, which provides the accommodation and meal services generally offered by a bed and breakfast inn, and which is recognized as a bed and breakfast inn within the community or by the hospitality industry. (See also: [Section 6.2](#) of this Code.)

Hotels and motels. For the purposes of this ordinance, hotels and motels are differentiated as follows:

- (1) *Hotel* means any public lodging establishment meeting the general definition of "transient accommodation use" as described above and containing sleeping room accommodations for 25 or more guests and providing services generally provided by a hotel and recognized as a hotel within the community or by the hospitality industry.
- (2) *Motel* means any public lodging establishment meeting the general definition of "transient accommodation use" as described above and which offers rental units with an exit to the outside of each rental unit, daily or weekly rates, off-street parking for each unit, a central office on the property with specified hours of operation, a bathroom or connecting bathroom for each rental unit, and at least six rental units, and which is recognized as a motel within the community or by the hospitality industry.

Resort condominium means any unit or group of units in a condominium, cooperative, or timeshare plan which is designed or used for transient occupancy.

Time-share or interval occupancy facility or unit. See "Resort condominium."

Transient occupancy means occupancy that is intended to be temporary, or which is offered or advertised as being available for a term of less than one month, more than three times in any consecutive 12-month period. Any occupancy of less than one month shall be deemed a transient occupancy unless such occupancy results from, the early termination of a rental agreement having a term of at least one month, or the termination of a month-to-month tenancy as defined by law. In determining whether a property is used as a transient occupancy, such determination shall be made without regard to the form of

Sec. 6.11. Temporary uses.

Temporary uses of zoning lots may be permitted under the provisions of this section.

- (a) *Application submission requirements.* All applications shall be submitted to the city manager in a form specified by the city, accompanied by the payment of the applicable fee set forth in Appendix A, St. Pete Beach Code of Ordinances, as follows:
 - (1) All applications shall contain the submittal requirements established by administrative regulation.
 - (2) Applicants may be required to submit additional information after the initial submission.
- (b) *Determination of completeness of application.* The city shall determine whether the application is complete. If the application is complete, the application shall be forwarded for review. If the application is not complete the city shall take no further action on the application until the required information is submitted by the applicant.
 - (1) If the applicant fails to respond to the specified request for information within 15 days of the date of notification of deficiency, the application shall be voided.
 - (2) If an applicant submits new data or information at any time after a determination of completeness has been made, the revised application will be subject to the same stages of review as the initial application.
- (c) *Permit issuance.* After an application is determined sufficient and after the appropriate staff review and approval process, a permit will be issued. Due to unique circumstances of the proposed temporary use, the city may attach such conditions to a temporary use as are necessary to prevent or minimize adverse effects upon other property in the neighborhood, including, but not limited to, specifying the duration of the permit, hours of operation, or requirements for mitigation of environmental impacts.

(Ord. No. 03-7, § 3, 5-1-03)

Sec. 6.12. Commercial accessory and temporary equipment, structures, portable buildings and trailers, dumpsters and commercial tents.

- (a) Commercial accessory structures may be allowed as follows:
 - (1) Commercial accessory structures shall be limited to storage uses only.
 - (2) The accessory structure shall be no larger than 150 square feet.
 - (3) The structure will either be designed and constructed in the same architectural style as the principal structure, or it shall be screened from public view by the same type enclosure that is required for the dumpster.
 - (4) No more than one accessory structure shall be placed or erected on a zoning lot.
 - (5) An accessory structure may occupy one required parking space for a period not to exceed 30 days, once per calendar year.
 - (6) No accessory structure shall be located closer to the public right-of-way than the structure to which it is accessory.
- (b) Commercial equipment may be allowed as follows:
 - (1) All commercial equipment shall be located within an enclosure or otherwise screened from public view. Equipment shall be limited to tools, machinery, or enclosed storage containers.

- (2) Commercial equipment, except for properly enclosed waste or refuse containers, shall not be located within any yard that abuts a public street without the specific approval of the appropriate board of authority.
 - (3) Vending machines may be located in front of a business premises, provided the location is not on a public right-of-way, does not otherwise impede pedestrian access and circulation, and the total area devoted to vending machines shall not exceed 18 square feet. However, vending machines that are visible from the public right-of-way shall be screened from public view.
- (c) Construction trailers or portable buildings may be allowed as follows:
- (1) Construction trailers may only be placed on a construction site operating under a valid building permit. A permit for a construction trailer shall be obtained from the city prior to placing the trailer on the site. A construction trailer may only be used as an office for the contractor(s) on the site and for storage of equipment and construction material for the site.
 - (2) Trailers or other portable buildings to be used for storage on a business premises may be permitted by the city for a period of time not to exceed 120 days; provided that such trailers or temporary buildings shall be located on the property in such a manner as to not be visible from the public rights-of-way. This provision shall not apply to trucks or trailers parked on a premises for the purposes of making a delivery to the business; provided that such delivery vehicles shall not remain on the property for more than two consecutive days.
- (d) Dumpsters, commercial waste or refuse containers shall be regulated as follows:
- (1) All new or replacement dumpsters shall have lids that shall remain closed except for the deposit of waste materials in the dumpster. This provision shall not apply to dumpsters larger than eight-yard capacity.
 - (2) All dumpsters, commercial waste and refuse containers, except those that are specifically approved for temporary location and use, shall be located on the same property with the use it serves and fully enclosed as follows:
 - a. All dumpsters, commercial waste and refuse containers shall be located as far from public streets and adjacent property as is practical, and dumpsters shall be located on a properly constructed concrete pad.
 - b. All dumpsters, commercial waste and refuse containers shall be located within a proper opaque enclosure of sufficient height to fully screen the dumpster, commercial waste or refuse container.
 - (3) Dumpster enclosures shall require a building permit and shall be constructed to meet all applicable building standards.
 - (4) Where certain circumstances, special conditions may prevent the location and enclosure of a dumpster in accord with paragraph (2) above, the city may grant use of the city right-of-way if it finds that any one of the following conditions would result from locating the dumpster in strict compliance with the regulations:
 - a. On-site location of the dumpster would decrease the number of existing parking spaces below that required under the district regulations.
 - b. On-site location of the dumpster would prevent or materially impair reasonable ingress and egress to the property.
 - c. Access by the dumpster service contractor for pickup and dumping into a loader/packer type garbage truck would be materially impaired.
 - (5) Temporary dumpsters for construction projects shall be located as approved at the time a building permit is issued, and temporary dumpsters permitted for temporary uses shall be located in accordance with the approved site plan for the temporary use permit.
- (e) Residential/commercial sales, management and leasing offices may be permitted in a new residential development in accordance with the following:

- (1) The office may be permitted as an accessory use on the same lot, but shall not be used except by the company developing the site and in connection with the development within which it is located. A building permit is required.
 - (2) The office, if located within a temporary structure, may not be used as an office for more than 12 months, and thereafter shall be removed.
 - (3) At least three off-street parking spaces shall be provided on the same lot as the office and shall be maintained so long as the office is used as such.
 - (4) In a multi-family development, a management and/or leasing office may be maintained within one of the residential buildings, or within a permanent accessory building which was approved as part of the original site plan; provided, that such office, if located within an accessory building, shall not be the principal use of the accessory building, and said accessory building shall be architecturally compatible with the principal structures in the development.
- (f) Tents be may erected and maintained by a business within the RFM or CG-1 zoning districts, provided:
- (1) No tent shall be erected within any public right-of-way or within 75 feet of the back edge of a curb, public sidewalk or roadway, whichever is most restrictive.
 - (2) Tents shall also be required to meet the side and rear required yards of the zoning district in which the tent is located;
 - (3) Tents shall not be located on a parking lot or pedestrian walkway in such a manner that the normal flow of traffic on the site cannot be maintained nor shall any tent render useless more than ten percent of the parking required for the business;
 - (4) Tents shall be maintained so as not be constitute a nuisance or hazard;
 - (5) Tents used for public assembly or cooking or within which any combustible material will be used or stored must meet all requirements of the Florida Fire Prevention Code and be approved by the fire marshal prior to their use.
 - (6) Tents which are placed upon any public beach must be approved through the city's special event permitting process and be approved by the fire marshal prior to their use.
- (Ord. No. 03-7, § 3, 5-1-03; Ord. No. 2004-33, § 1, 12-14-04)

SECTION 16.50.410. TEMPORARY USES

Sections:

[16.50.410.1. Applicability.](#)

[16.50.410.2. Generally.](#)

[16.50.410.3. Permits.](#)

[16.50.410.4. Uses.](#)

16.50.410.1. Applicability.

This section regulates activities and uses that are not specifically allowed in a zoning district, but may be necessary or appropriate on a temporary basis.

(Code 1992, § 16.50.410.1)

16.50.410.2. Generally.

This section provides for the orderly and effective management of temporary land uses not specifically allowed a zoning district. Temporary uses are often found to be necessary and desirable for limited periods of time although they might not be in keeping with the intent and purpose of the zoning district if allowed on a long-term basis. This section provides for thorough administrative review of these special types of land uses. These provisions are designed to allow certain reasonable temporary uses while minimizing adverse impact upon the public health and welfare.

(Code 1992, § 16.50.410.2)

16.50.410.3. Permits.

Application for a temporary use permit shall be made to the POD in accordance with the applications and procedures section.

(Code 1992, § 16.50.410.3)

16.50.410.4. Uses.

In addition to any other conditions that may reasonably be imposed, a temporary use permit issued for the following uses shall be subject to the following conditions:

1. *Concrete batch plant for road construction.* Such plant shall be located not less than 1,000 feet from any building used for residential purposes.
2. *Carnival or circus.* A parking plan showing sufficient on- and off-street parking must be approved. Such use shall cease before 11:00 p.m. and shall not begin before 8:00 a.m.

3. *Construction staging area.* A temporary use permit may be issued for the use of property needed to accommodate the staging area (e.g., construction trailer, materials, and equipment, etc.) for any construction project.
4. *Holiday sales (Christmas trees, pumpkins, and fireworks).* In any zoning district allowing commercial activities as a permitted use, a temporary use permit may be issued for the display and sale of Christmas trees, pumpkins, fireworks, and other related items on any open lot, parking lot or other location outside a building.
5. *Event of public interest.* A temporary use permit may be issued for an event of public interest, including but not limited to, outdoor concerts, auctions, automobile races, block parties, business district events, and neighborhood events.
6. *Public assembly activities.* A temporary use permit may be issued for public assembly activities which may be conducted under tents.
7. *Temporary modular unit for redevelopment of an existing business.* A temporary use permit may be issued for a modular unit to house the operations of an existing business that is being redeveloped or reconstructed.
8. *Temporary modular unit or vehicle for redevelopment of an existing residence.* A temporary use permit may be issued for a modular unit or vehicle to house occupants during the period in which a residence is being redeveloped or reconstructed.
9. *Promotional activities involving outdoor display of goods and merchandise.* In commercial zones, a temporary use permit may be issued for a period of not more than two consecutive weeks in any six-month period for a retail business to display merchandise in the area immediately adjacent to the building that is for sale within the building, subject to the following conditions:
 - a. No portion of the display shall be on a right-of-way unless the applicant obtains approval for the use at that location from the POD.
 - b. No required off-street parking spaces or loading area will be utilized for such display storage or dispensing.
 - c. No food or drink may be displayed outside the building except in accordance with standards and prior written approval of the county health department.
10. *Other temporary uses* as may be approved by the POD. The POD shall impose reasonable conditions on the use to ensure that any impacts are mitigated to a reasonable degree.
11. *Parking lots.* A temporary use permit may be issued for unpaved parking lots, without regard to whether parking lots are a permitted use in a zoning district, when events at Tropicana Field are reasonably expected to attract more than 20,000 spectators. Such permits may be issued for not more than 30 event days in a calendar year and shall not be issued for any lot upon which a single-family residential use exists. The City may immediately revoke the permit, and refuse to grant future applications for a permit for a location, if there is a violation of any permit conditions.

(Code 1992, § 16.50.410.4; Ord. No. 900-G, § 2, 9-11-2008)

DIVISION 21. TEMPORARY USES ^[2]

Section 3-2101. Purpose.

Section 3-2102. General standards.

Section 3-2103. Allowable temporary uses.

Section 3-2101. Purpose.

It is the purpose of this division to provide for certain temporary uses and to ensure that such uses are compatible with adjacent land uses and consistent with the city's goals and objectives.

(Ord. No. 8310-12, § 4, 2-2-12)

Section 3-2102. General standards.

All proposed temporary uses shall submit a conceptual plan depicting compliance with the following general standards:

- A. The temporary use will not create hazardous vehicular or pedestrian traffic conditions or encroach upon any existing landscape areas.
- B. The design and installation of all practicable temporary traffic control devices including signage to minimize traffic congestion.
- C. Adequate sanitary facilities, utility, drainage, refuse management, emergency services and access, and similar necessary facilities and services will be available to serve employees, patrons or participants.
- D. Signage related to the temporary use shall not exceed 12 square feet of sign face area and no more than one sign face per street frontage shall be permitted. Signs shall be made of treated wood or other durable material. Sign copy shall not be spray-painted. Details of any proposed signage must be submitted with an application for a temporary use permit.
- E. Where a tent or similar structure is to be used in conjunction with a temporary use, the following shall be met:
 1. Comply with all requirements of the fire marshal;
 2. Provide the city with a certificate of insurance to cover the liability of the applicant or sponsor; and
 3. Demonstrate that the tent is flame resistant by providing a certificate of flame resistance or other assurance that the structure has been properly treated with flame retarder and has been maintained as such.
- F. Where a tent or similar structure is to be used in conjunction with a temporary use, the tent shall be allowed to be set-up on the day before the temporary use is scheduled to begin, and shall be allowed to be taken down on the day after the temporary use is scheduled to end. However, additional time may be allowed for circuses or carnivals as determined by the community development coordinator.

(Ord. No. 6573-00, § 5, 8-3-00; Ord. No. 8098-09, § 1, 10-22-09; Ord. No. 8310-12, § 4, 2-2-12)

Section 3-2103. Allowable temporary uses.

Unless otherwise noted, the following temporary uses are permitted subject to obtaining a Level One approval in accordance with the provisions of Article 4, Division 3 as well as the specific criteria pertaining to each temporary use:

- A. *Block and neighborhood parties.*
 - 1. Allowable within all residential zoning districts; and
 - 2. Maximum of two days, per calendar year.
 - 3. May be subject to review by the special events committee.
- B. *Circuses or carnivals.*
 - 1. Allowable within the C, IRT and I Districts; and
 - 2. Maximum of 14 days per property, per calendar year.
- C. *Contractors office and/or construction sheds.*
 - 1. Allowable within all zoning districts; and
 - 2. Allowable only in conjunction with a valid building permit and only for the time that the building permit is active.
- D. *Evangelical and religious revivals or assemblies.*
 - 1. Allowable within the C, D, T, I and IRT Districts; and
 - 2. Maximum of seven days per property, per calendar year.
- E. *Garage, yard or estate sales.*
 - 1. Allowable within all residential zoning districts;
 - 2. Allowable twice per property, per calendar year, but for no longer than three days per occurrence;
 - 3. Individual occurrences may not be consecutive; and
 - 4. Provided all of the applicable standards of this division are met, a permit is not required for this temporary use.
- F. *Outdoor automobile, boat and recreational vehicle shows.*
 - 1. Allowable only on properties located in the C District that is at least 75 contiguous acres in size;
 - 2. Allowable four times per property, per calendar year, but for no longer than seven days per occurrence, inclusive of set-up and take down time for all related facilities. Individual occurrences may not be consecutive; and
 - 3. The sale of products displayed at the show is permitted, without regard to the primary use of the property.
- G. *Outdoor bazaars, cookouts, special fund raising events and/or similar activities.*
 - 1. Allowable within the C, D and I Districts; and

2. Maximum of two days per property, per calendar year.

H. *Portable storage units.*

1. Allowable within all residential zoning districts four times per property, per calendar year, but for no longer than four days per occurrence;
2. Allowable within all nonresidential zoning districts for the duration of an active building construction permit, or four times per property, per calendar year, but for no longer than 30 days per occurrence;
3. Individual occurrences may not be consecutive;
4. Provided all of the applicable standards of this division are met, a permit is not required for this temporary use within a residential zoning district;
5. Portable storage units not exceeding eight feet in height, eight feet in width, and 16 feet in length may be permitted provided such units comply with the following provisions:
 - a. One portable storage unit may be located on any lot occupied by a detached dwelling. The number of permitted portable storage units for all other uses shall be decided by the community development coordinator based upon the amount of construction, size of property and the ability to locate the portable storage unit in accordance with the requirements below;
 - b. Portable storage units may be located in a required setback;
 - c. Portable storage units shall not be located in such a manner to impair a motor vehicle operator's view of motor vehicles, bicycles or pedestrians upon entering or exiting a right-of-way;
 - d. Portable storage units shall not be located in such a manner to obstruct the flow of pedestrian or vehicular traffic;
 - e. A maximum of two signs no more than 12 square feet in area each may be located on parallel sides on a portable storage unit;
 - f. A sticker shall be affixed to all portable storage units indicating the most recent delivery date, on which the portable storage unit was delivered to a property;
 - g. If the National Weather Advisory Service or other qualified weather advisory service identifies weather conditions which are predicted to include winds of 75 mph or greater, all portable storage units shall be removed from all properties and placed in approved storage locations at least 24 hours prior to the predicted onset of such winds or as soon as reasonably practical if less notice is provided. This requirement may be modified by the building official upon receipt of adequate documentation from a registered architect or engineer or other professional qualified to give such opinion that a greater wind loading pertain to a particular portable storage unit model or manufacturer so that the portable storage unit is unlikely to be moved by winds greater than the predicted winds. As an alternative to removal, the portable storage vendor may submit a tie down proposal for approval by the building official and each portable storage unit not removed shall be tied down in the approved manner;
 - h. Any portable storage unit which is not removed at the end of the time for which it may lawfully remain in place, or immediately upon the direction of a code enforcement officer for removal of such temporary structure for safety reasons, may be removed by the city immediately, without notice, and the cost of such removal, together with the cost of administration of its removal, may be assessed against the property on which

the temporary structure was located and may be filed as a lien against such property by the city clerk; and

- i. The community development coordinator may allow portable storage units to be located on a property within a residential zoning district for a longer period of time than otherwise specified, but only in emergency situations. The community development coordinator may allow a period of 15 days for a portable storage unit to be located on such a property and may allow an additional 15 days if an extension is necessary to complete emergency repairs.

I. *Seasonal sales (sale of Christmas trees, pumpkins, or other seasonal holiday items).*

1. Allowable within all nonresidential zoning districts;
2. Maximum of 45 days per property, per calendar year;
3. A 1,000-foot separation shall be required between a seasonal business and any permanent business whose primary business is selling the same product as the seasonal business. The 1,000 feet shall be measured from property line to property line; and
4. Only items traditionally considered as associated with the particular season, including plant materials and fireworks, are allowed to be sold and general merchandise not associated with the seasonal sale such as toys, tools, clothing, etc. are prohibited from being sold as a seasonal sale item.

J. *Sidewalk sales in conjunction with a special event.*

1. Allowable within the T and D Districts; and
2. Maximum of seven days per property, per calendar year.

K. *Temporary buildings during construction.*

1. Allowable within the C, T, D, O, I and IRT Districts;
2. Allowable only for the duration of an active building construction permit. All temporary buildings must be removed prior to the issuance of a Certificate of Completion or Certificate of Occupancy, as applicable, for the permanent building;
3. All temporary buildings must meet the setbacks applicable to the permanent building;
4. An adequate area for parking must be provided on-site that would accommodate the parking needs of the temporary building; and
5. The temporary use permit may be revoked if it should be determined that construction on the permanent building has ceased.

L. *Temporary commercial parking lots.*

1. Allowable within all zoning districts;
2. Allowable only in conjunction with another approved temporary use or an approved special event; and
3. Allowable only for that time the temporary use or special event the parking will serve is authorized.

M. *Temporary recreational or entertainment events.*

1. Allowable within all nonresidential zoning districts; and
2. Maximum of seven days per property, per calendar year.

N. *Temporary relocation tents or mobile homes for displaced persons.*

1. Allowable within all zoning districts;
2. Maximum of 18 months unless a greater time is authorized by resolution of the city council; and
3. Upon determination by the city council that a particular neighborhood or area constitutes a disaster area, nonpermanent facilities for displaced persons shall be allowed provided they meet the following requirements:
 - a. All residential tents or mobile homes shall have facilities connected to city utilities for water and sanitary sewer, unless such services are not reasonably available; and
 - b. Adequate provisions shall be made for solid waste management in compliance with city ordinances and policies, unless such services are not reasonably available.

O. *Temporary real estate sales office or model home.*

1. Allowable within all zoning districts;
2. Maximum of 24 months per development; and
3. The office or required accessory uses shall not be equipped or used as a dwelling.

P. *Temporary retail sales and displays.*

1. Allowable within the C, T and D Districts;
2. Allowable four times per property, per calendar year, but for no longer than seven days per occurrence; and
3. Individual occurrences may not be consecutive, and must be separated by at least one day.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6573-00, § 6, 8-3-00; Ord. No. 6928-02, §§ 92, 93, 5-2-02; Ord. No. 7106-03, § 11, 9-18-03; Ord. No. 7449-05, § 26, 12-15-05; Ord. No. 7631-06, § 7, 11-2-06; Ord. No. 8098-09, § 2, 10-22-09; Ord. No. 8310-12, § 4, 2-2-12; Ord. No. 8349-12, § 33, 9-6-12)

FOOTNOTE(S):

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Editor's note— Ord. No. 8319-12, § 4, adopted February 2, 2012, amended Div. 21, in its entirety, to read as herein set out. Prior to inclusion of said ordinance Div. 21 pertained to similar subject matter. See also the Table of Amendments. ([Back](#))



Navigation Menu

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Temporary Use Permit

Excerpt from the Orange Municipal Code, Title 17, Chapter 17.10

Purpose and Intent. The City recognizes that certain types of land use, due to the nature of the use, require special individual review. The intent of this section is to accommodate reasonable requests for interim, temporary or seasonal uses within any zoning district, when such activities are desirable for the community in the short term but would have detrimental effects if allowed to continue on a permanent basis. Temporary uses allowed under this section shall be sensitive to the health, safety and general welfare of persons residing and working in the community and shall be conducted so as not to cause any long term detrimental effects on surrounding properties and the community. This section does not supersede existing regulations pertaining to specific temporary uses included in other code sections. The issuance of a temporary use permit does not confer any land use entitlement or property right to the holder of the permit. This permit is revocable with or without cause upon thirty (30) days written notice to the permit holder, unless violations of public health, safety or welfare are occurring, in which case the permit will be immediately revocable.

Initiation and Application. Application for temporary use permits shall be filed on forms furnished by the Community Development Department at least thirty (30) days prior to initiation of the use. Applications for temporary uses shall contain the following information:

1. The name and address of the sponsoring business or organization;
2. The proposed location of the temporary use;
3. The name and address of the party responsible for the temporary use;
4. A list of communities in California where the temporary use has been previously conducted by the party responsible for the temporary use;
5. The number of persons who will be engaged in conducting the temporary use, if applicable;
6. A plot plan showing the entire property in addition to that portion of the property to be used to conduct the temporary use, including an exact description and plot plan describing the total extent of any off-street parking area which would be occupied for the purpose of conducting the temporary use;
7. A completed property owner affidavit; and
8. Such other information as shall be required by the Community Development Director.

Temporary Use Permit for Uses of Limited, Specific Duration (Nonrecurring).
Nonrecurring temporary uses, located within any zoning district in the City, except as specified in this section, shall include:

1. Modular buildings used for classrooms or offices;
2. Outdoor storage;
3. Swap meets;
4. Other temporary uses of a similar nature as determined by the Community Development Director.
5. Procedure. The Staff Review Committee, as established by Section 17.08.020 E of this title shall serve as the initial reviewing body for nonrecurring temporary use permits. Once an application for a nonrecurring temporary use permit has been deemed complete, the Staff Review Committee shall consider and make a recommendation to approve, approve with conditions or deny the permit. The recommendation shall be forwarded to the Zoning Administrator. The Zoning Administrator, in reviewing the application, shall review the recommendations of the Staff Review Committee and shall act to approve, approve with conditions, or deny the application. Zoning Administrator action shall be deemed final.

6. Design Review. Nonrecurring temporary uses on properties located within the Old Towne Historic District shall require the approval of the Design Review Committee prior to the establishment of the temporary use permit.

Temporary Use Permit for Annual, Seasonal, or Recurring Uses. Annual, seasonal or recurring temporary uses, located within any zoning district in the City shall include:

1. Off-site agricultural sales including, but not limited to, Christmas tree lots, pumpkin patches and strawberry stands;
2. Temporary holiday storage containers/trailers and outdoor storage containers/trailers ancillary to an existing permitted use; and
3. Other annual, seasonal or recurring temporary uses of a similar nature as determined by the Community Development Director.
4. Duration. Annual, seasonal, or recurring temporary uses may be allowed for a maximum time period of six months.
5. Procedure. The Staff Review Committee, as established by Section 17.08.020 E of this title shall serve as the initial reviewing body for recurring temporary uses. Once an application for a temporary use permit has been deemed complete, the Staff Review Committee shall consider and make a recommendation to approve, approve with conditions or deny the permit. The recommendation shall be forwarded to the Community Development Director or his or her designee (director). The director, in reviewing a temporary use permit application shall review the recommendations of the Staff Review Committee and shall act to approve, approve with conditions, or deny the application. The director's action shall be deemed final.

Conditions of Approval. In granting any temporary use permit, the reviewing authority may prescribe appropriate conditions and safeguards in conformity with this section. Violation of such conditions and safeguards, when made a part of the terms under which the temporary use permit is granted, shall be deemed a violation of this code and punishable under this code. The reviewing authority may prescribe a time limit within which the action for which the temporary use permit shall be started, completed, or both. Conditions of approval may include, but are not limited, to:

1. Regulations of hours and days;
2. Requirements of bonds or other guarantees for cleanup or removal of structures or equipment;
3. Return of temporary use site to its original state within a specified period of time;
4. Regulation of permit duration;
5. Regulation of signs and advertising;
6. Regulation of lighting;
7. Regulation of public-address or sound system;
8. Regulation of gas, smoke, noise, fumes, vibrations or other nuisances;
9. Regulation of design features including, but not limited to, size, colors, material, architectural details and landscaping;
10. Referral to the Design Review Committee; and
11. Such other conditions as are deemed necessary to protect the health, safety and welfare of the community and to assure compliance with the intent and purpose of this section.

Criteria for Review. The reviewing authority shall consider the following criteria in granting a temporary use permit:

1. That the temporary use permit is compatible with the various provisions of this chapter;
2. That the temporary use is a reasonable use of land compatible with the general plan land use designation and zoning classification;
3. That the temporary use will not impede the reasonable use of land, or the orderly development of land in the immediate vicinity;
4. The temporary use will not adversely affect the adjacent uses, buildings or other structures;
5. That the temporary use will not endanger the public health, safety or general welfare;
6. Provisions for adequate traffic access/circulation, off-street parking and pedestrian safety have been provided and will be maintained during the operation of the use or activity; and
7. That the granting of the temporary use permit is made subject to those conditions necessary to preserve the general welfare, not the individual welfare of any particular applicant.

Revocation. This permit may be revoked by the City for any reason in the sole and absolute discretion of the Community Development Director, or his or her designee, upon thirty (30) days written notice, or immediately in the event that the permittee, as determined by the Community Development Director, or his or her designee, is in violation of any law or activity that endangers the public health, safety, or general welfare.

Expiration. Permits for nonrecurring temporary uses shall not exceed a one year time period. Any nonrecurring temporary use exceeding one year must reapply. In no case shall any nonrecurring temporary use be allowed for more than two years. Annual, recurring temporary uses must be reapplied for each year. (Ord. 3-02)

ARTICLE II. SPECIAL EVENT PERMIT ^[2]

Sec. 26-31. Definitions.

Sec. 26-32. Special event permit required.

Sec. 26-33. Special event application and requirements.

Sec. 26-34. Permit fees.

Sec. 26-35. Revocation or suspension of special event permit.

Secs. 26-36—26-65. Reserved.

Sec. 26-31. Definitions.

[For the purposes of this article, certain terms shall have the meanings ascribed to them in this section, unless the context clearly indicates otherwise.]

Co-sponsorship shall mean any request to the city commission for a contribution of in-kind services from any department of the city, the use of city equipment or facilities, cash in support of a special event.

Special event, in general, shall mean:

- (1) Any temporary activity conducted on private property or on a public area for a commercial, public or charitable purpose which is not authorized by any ordinance of the city; or
- (2) Any temporary activity conducted on private property which is not customarily conducted where the temporary activity is planned nor authorized by the occupational license issued for any business which may be operating on the property where the activity is planned; or
- (3) Any other temporary activity which may require the approval of the city manager or the city commission.

(Ord. No. 98-27, § 2, 7-7-98)

Sec. 26-32. Special event permit required.

No special event shall be permitted within the city limits of St. Pete Beach unless and until a special event permit has been issued in accordance with the requirements of this article. It shall be the authority of the city manager, or his/her designee, to determine whether or not a proposed activity constitutes a special event under the intent of this article and whether an application for the activity will be accepted. This requirement shall not apply to events which are sponsored or co-sponsored by the city. Approval of such sponsorship shall be at the discretion of the city manager or city commission, provided, however, that if an event is open to the entire community, the city commission shall grant such approval, as applicable. City sponsored or co-sponsored events may take place on public property, or private property with the consent of the property owner.

(Ord. No. 98-27, § 2, 7-7-98; Ord. No. 08-20, § 2, 5-13-08)

Sec. 26-33. Special event application and requirements.

- (a) A special event permit shall be issued only to an applicant:

- (1) Who is either the owner of the property upon which the event is planned to take place; or
 - (2) Who is the lessee thereof and is authorized to apply from the property owner, or
 - (3) Who can verify that she/he is in charge of the special event and shall be responsible for compliance with the terms of the special event permit.
- (b) A special event permit shall not be issued unless the city finds that the activity which is the subject of the application for the special event permit shall not violate any other laws or ordinances of the city nor result in any condition that may be a threat to the public safety or welfare; provided the city commission or city manager may waive the application of specific ordinances as a condition of the permit if the following findings are made:
- (1) That the public safety, health and welfare are not adversely affected by the waiver;
 - (2) That there is a public benefit resulting from the waiver.
- (c) If a planned special event requires approval by any county, state or federal agency or department or is seeking approval of a co-sponsorship from the city commission, those approvals shall be the responsibility of the applicant and no special event permit shall be issued until all approvals have [been] documented.
- (d) If any city commission actions are required in connection with a planned special event, the application for the permit shall be filed at least 30 days prior to the date of the planned event. Applications for issuance of a special permit that do not require commission approval shall be filed no later than 14 days prior to the scheduled event.
- (e) No special event shall receive a permit to exceed 14 days in duration.
- (f) Appeal from city manager's decision. The applicant may appeal the city manager's special event permit decision to the city commission. The appeal shall be filed with the city commission no later than 30 days from written notice of the decision, and upon timely filing of the appeal, the city commission shall review the city manager's decision and take action to affirm, reverse or modify that decision.

(Ord. No. 98-27, § 2, 7-7-98; Ord. No. 99-30, § 1, 5-18-99)

Sec. 26-34. Permit fees.

The special event permit fees shall be as set forth in Schedule A that is attached to this ordinance. [See Appendix A.] Special event permit fees may be waived for a not for profit corporation or association which is engaged in charitable, educational or community service purposes; but only upon written request submitted at the time of the application for the special event permit.

(Ord. No. 98-27, § 2, 7-7-98)

Sec. 26-35. Revocation or suspension of special event permit.

Revocation or suspension of a special event permit shall be governed by the procedure set forth in section 78-106 and 78-17 of the Code.

(Ord. No. 98-27, § 2, 7-7-98)

Secs. 26-36—26-65. Reserved.

CITY OF ST. PETE BEACH**Recreation Department**

Guide to Special Events

All reservations for special events, such as festivals, runs/walks, parades, block parties and citywide holiday celebrations that take place in the City of St. Pete Beach are initiated with the Recreation Department.

We have created a user-friendly, one-stop process to facilitate a successful event. Our **Guide to Special Events** is designed to provide you with the necessary information about permitting, planning, and producing your event. The guidelines contained in the document may be subject to change by special request and approval by the City Manager.

**St. Pete Beach Recreation Department****155 Corey Ave****St. Pete Beach, FL 33706****www.spbrec.com****Phone: 727-363-9245****Fax: 727-363-9246****E-mail: rddirector@stpetebeach.org**

City of St. Pete Beach

Guide to Special Events

Dates to Remember

The following dates provide you with a schedule to guide you through the special event process. Please remember the following dates for complying with all requirements prior to

Events Requiring Street Closure (s)

Minimum 90 Days Before the Event

- Special Event Application & Fees
- Street Closure Application & Fees
- Site Plan
- Pre-planning meeting with City of St. Pete Beach Staff
- IRS non-profit letter of determination and Florida Exemption Certificate—If Applicable

Minimum 60 Days—Staffing Requirements

- Pinellas County Sheriff Office
- St. Pete Beach Fire Prevention and Emergency Medical Service
- Public Services Department
- Recreation Department Services
- Parking Requirements

Minimum 30 Days

- Insurance
- City Commission Permit Approval
- Final Site Plan
- Event Timeline & On-site Contacts
- Payment of Estimated Costs

Post-Event

- After-Action Meeting with Recreation Department Staff
- Secure Future Dates



City of St. Pete Beach

Guide to Special Events

Special Events

A special event is defined as a pre-planned event, whether publicly and /or privately sponsored expected to draw 200 or more people at any one time as participants or spectators, which is proposed to be held on public or private property, including, but not limited to parks, streets and/or sidewalks. All special events include, but are not limited to:

Procession/Parade

Procession means a public or private march, run, cortege, walk, cavalcade, autocade, parade of any kind, other gathering of persons that occurs upon public right-of-way, park or both that is used for vehicular traffic.

Public Assembly

Public Assembly means any public gathering, demonstration, picket, rally, gala, ceremony, celebration, or other gathering of persons upon right-of-way, park space, or both that does not occur upon areas of the right-of-way used for vehicular traffic.

Organized Competitive Event

Organized Competitive Event means any planned race, walk, derby, or event, whether it is man powered or otherwise, that involves a contest of skill(s) and/or strength and takes place upon public right-of-way, park, beach or waterway.

Road Festival

Road Festival means an organized neighborhood or public gathering on a public right-of-way (street, sidewalk or alley) on a specified date at a specific time, and confined to a designated area that requires an admission fee to enter and participate.

Block Party

Block Party means an organized neighborhood or public gathering on a public right-of-way (street, sidewalk, or alley) on a specified date at a specific time and place between the hours permitted.



City of St. Pete Beach

Guide to Special Events

Special Event Permits

A Special Event Permit is the official document authorizing the performance of an event on city property. To obtain a Special Event Permit, applicants must submit a completed Special Event Application and a non-refundable application fee to the City of St. Pete Beach. Submission and acceptance of the Special Event Application is not to be construed as an approval of the request for a permit. If any information provided in the application is false or if the application does not comply with timeframes, deadlines and requirements, the permit may be denied.

Tax Exemption

All organizations eligible to receive tax exemption must submit a copy of the Florida State Exemption Certificate along with the Special Event Application. The applicant's name and address must match the name and address on the Florida State Exemption Certificate.

Non-Profit Organizations

A corporation actively registered through the State of Florida Division of Corporations as a non-profit corporation is entitled to a discount on the park rental fee. A copy of the IRS non-profit letter of determination must be submitted along with the Special Events Application to receive the discount. The applicant's name and address must match the name and address on the IRS non-profit letter of determination.

Event Manager

The Recreation Department will assign an Event Manager to each applicant upon receipt of the Special Event Application. The Event Manager will assist the applicant through the entire permitting process and will act as a liaison for all required city services. The Event Manager will schedule a pre-event meeting with the applicants and all applicable city departments and Pinellas County Sheriff's Office to review the Special Event Application, site plan and timelines.

Street Closures and Use of Right-of-Way

Events requiring the temporary closure of a city street(s), or sidewalk, or any other traffic management issues must be approved by the City of St. Pete Beach Commission. The applicant is responsible for getting permits on street closures on state roads and bridges through the Florida Department of Transportation.



City of St. Pete Beach

Guide to Special Events

Site Map

The site map is a visual representation of all the operational event elements that you describe throughout the permit application. To properly assess the event, the site map must be submitted along with the Special Event Application and include following elements:

1. North, indicated by a directional arrow symbol.
2. Name of the area (Neighborhood, Park, etc) you intend to use including surrounding streets with one-way streets indicated.
3. The overall event area including any requested street closures, plus the location and number of meters to be reserved and highlighted.
4. The location and dimensions of all physical equipment being placed, including, but not limited to, any stage (s), vendors, booths, sponsors, tents, signs, barricades, portolets, vehicles, shelters, and shelter numbers, fireworks shoot site, etc.
5. Location of temporary alcohol sales where both sales and consumption occur, plus dimensions and type of fencing to be used.
6. Indicate 20' wide fire lane clearances in all areas and the location of all fire hydrants.
7. Include electrical plans for vendors and stages, specifying how much each site requires, in terms of amps and volts.
8. Any other details you think are helpful in the physical description of your event.

Compliance with the Americans With Disabilities Act of 1990 and any and all amendments thereto are the sole responsibility of the applicant and the applicant shall defend and hold the City harmless from any expenses or liability arising from the applicant's non-compliance.



City of St. Pete Beach

Guide to Special Events

Insurance Requirements

The applicant must procure and maintain commercial general liability insurance with a minimum of \$1,000,000 per occurrence and a \$2,000,000 general aggregate. Proof of insurance must be submitted on the Acord 25 Certificate of Insurance Form a minimum of 30 days prior to the first day of the rental period through the move-out activities. **The City of St. Pete Beach must be named as an additional insured.**

The certificate will be reviewed and additional coverage or wording may be required by the City of St. Pete Beach to match the needs of the event.

Additional insurance may be required, including, but not limited to:

- **Automobile Liability Insurance**

Any event involving the use of automobiles must maintain automobile liability insurance for the duration of the event with a combined bodily injury and property damage limit of no less than \$1,000,000 for each occurrence.

- **Liquor Liability Endorsement**

Any activities involving the use of hazardous materials should provide a coverage limit of no less than \$2,000,000 combined single limit per occurrence and annual aggregate with no deductible.

- **Hazardous Materials Endorsement**

Any activities involving the use of hazardous materials should provide a coverage limit of no less than \$2,000,000 combined single limit per occurrence and annual aggregate with no deductible.

- **Worker's Compensation Insurance and Employer's Liability Insurance**

Any event involving the hiring of employees by the applicants must maintain workers' compensation insurance or employer's liability insurance for the duration of the event with a combined bodily injury and property damage limit of no less than \$1,000,000 for each occurrence.

Subcontractors and service providers hired by the applicant are required to meet all insurance requirements. Subcontractors and service providers must submit a copy of their insurance and sign a Hold Harmless statement in order to perform work on city property.



City of St. Pete Beach

Guide to Special Events

Cost Estimates

A cost estimate for city services will be prepared by the Recreation Department for each event based on information submitted in the Special Event Application. Upon the applicant's agreement to pay all associated event costs, the event coordination and permit process will begin. A non-refundable application fee is required to submit a Special Event Application.

Based on the type of event, a security/damage deposit may be required. The deposit will be refunded upon verification by city staff that the rental area has been returned to a condition similar to that prior to use. In the event of damages, the applicant will be responsible for all costs associated with damages to park facilities, equipment, furnishings, grounds and right-of-ways, including but not limited to labor, materials and equipment required to complete repairs.

Marketing and Public Relations

Conditional approval of a Special Event Permit is given upon receipt of an applicant's application fee, deposit and signed Cost Estimate sheet and the event may be marketed at the applicant's own risk. However, if a permit is not granted and the event is therefore canceled, the applicant may not hold the City responsible or liable for any of the costs incurred from marketing. Acceptance of a Special Event Permit Application does not guarantee the date and location or an automatic approval of your event.

Denial or Rejection of a Special Event Permit Application

The Recreation Department may reject or deny a permit application on one or more of the following grounds:

- Failure to submit an application within the time periods outlined in the Guide to Special Events (pg. 2)
- The application is not executed properly or is incomplete.
- The application contains material misrepresentation or fraudulent information.
- The applicant owes the City of St. Pete Beach money from another event, services provided or damages to city property.
- The Recreation Department has already received a completed application and given preliminary approval for the same date or space.
- If the use of the event would conflict with previously planned programs organized and conducted by the city or non-governmental agencies previously scheduled for the same time and place.
- The applicant does not comply with all applicable city ordinances, traffic rules, park rules, state health laws, fire codes and liquor licensing regulations.
- If the use or event is prohibited by law.



City of St. Pete Beach

Guide to Special Events

Event Cancellation or Postponement

If an applicant cancels or postpones a scheduled event prior to the commencement, they will be entitled to a complete refund excluding the application fee and deposit, if notice of the cancellation or postponement is provided a minimum of 30 days prior to the first scheduled day (including move-in). No refunds will be issued for cancellations or postponements made 29 days prior to the first scheduled day except if the event is canceled by the City of St. Pete Beach due to a declaration of a state of emergency, issuance of a tropical storm, hurricane warning, or warning of severe inclement weather by the county.

The City of St. Pete Beach may cancel or postpone an event without prior notice for any condition affecting the public health or safety of the City or any condition that would place facilities, grounds or other natural resources at risk of damage or destruction if the event were permitted to take place. Full credit will be given for events scheduled within 12 months of City's notice of cancellation.

The City of St. Pete Beach will not confirm a future date until both application fee and deposit are paid in full.



City of St. Pete Beach

Guide to Special Events

PINELLAS COUNTY SHERIFF'S OFFICE SECONDARY EMPLOYMENT

The Pinellas County Sheriff's Office (PCSO) is the agency contracted to provide law enforcement services within the City of St. Pete Beach. The Pinellas County Sheriff's Office is responsible for the protection of life, property and constitutional rights of the public by maintaining and promoting community order. The PCSO provides supplementary law enforcement services through the Secondary Employment Office.

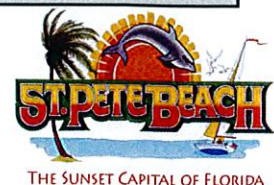
PCSO will determine the number of members needed for a particular event based on a variety of variables to include: the estimated number of attendees; the availability of alcoholic beverages; the event location; weather conditions; time and day during which the event is scheduled; the need for street closures and rerouting of vehicular or pedestrian traffic; and history of a particular event.

Events requiring road closures or involving alcoholic beverages are required by the City of St. Pete Beach to contract law enforcement services through the PCSO for the safety of the attendees. The cost for deputies is a set flat rate of \$45 per hour with a three (3) hour minimum. Events requiring more than three (3) deputies may require a supervisor be assigned as well.

Questions regarding this process can be directed to the PCSO Secondary Employment Office at 727-582-6176 or 727-582-6285.

The following personnel matrix may be used for planning purposes; however, this matrix is subject to modification by the PCSO Special Services Unit based on a variety of reasons, some of which are listed above. The personnel matrix DOES NOT include members required for traffic control.

Number of attendees (at any one time)	Non-Alcohol Event	Alcohol Event
Up to 100	1	2
101-1000	3	4
1001-3000	5	6
3001-5000	6	8
5000+	8+	12+



City of St. Pete Beach

Guide to Special Events

First Aid and Emergency Medical Services

Under Section 26-33. Special event application and requirements, subsection (b) "A special event permit shall not be issued unless the city finds that the activity which is the subject of the application for the special event permit shall not violate any other law or ordinance of the city nor result in any condition that may be a threat to the public safety or welfare; provided . . ." Therefore, the public safety or welfare is threatened and a special event permit is required for events which exceed the following thresholds:

1. The proposed event will extend in any manner off of the applicants property and onto adjacent and/or public property,
2. The proposed event will consist of 250 or more persons who are not registered guests at the property (hotels/motels/resorts) or residents of the area (this requirement is a function of the Florida Fire Prevention Code, per Life Safety 101, 12.7.6 Crowd Managers shall be provided with a minimum of one trained crowded manager or crowd manager supervisor. Where the occupancy load exceeds 250, additional crowd managers or crowd manager supervisors shall be provided at a ratio of one crowd manager for every 250 occupants,
3. The event is sports related and may require standby Emergency Medical Services (EMS) personnel, vehicle(s) and equipment,
4. The proposed event anticipates a pyrotechnics show,
5. The proposed event anticipates a temporary structure (tents, stage, bleachers, chairs etc.,
6. The proposed event anticipates a bonfire,
7. Or the proposed event anticipates the closing of streets.

It must also be understood by all applicants that:

8. The St. Pete Beach Fire Rescue Department is the EMS provider for the community and will provide EMS services for the applicant (if required by the Department's Chief or designee) at the applicant's expense in accordance with Schedule A of City Ordinance,
9. The St. Pete Beach Fire Rescue Department is the fire safety provider for the community and will provide fire safety services for the applicant (if required by the Department's Chief or designee)



City of St. Pete Beach

Guide to Special Events

Tent Permits

A tent with a square footage in excess of 100 square feet (10"x10") requires a temporary structure permit from the Fire Marshall for both public and private properties. The following must be provided when applying for a tent permit:

- A site plan showing the property lines and the location of the tent along with measurements.
- A floor plan showing what is under the tent along with measurements.
- The dates that the tent will be put up and taken down.
- A copy of any occupational licenses.
- A copy of the certificate of flame resistance for the tent. All tents shall be provided with a 2A-10BC rated fire extinguisher, or larger, with an up to date inspection tag.

The tent permit shall be for no more than 30 days unless approved by the Fire Marshall and the City of St. Pete Beach Community Development Department.

Depending on the location of where the tent will be located, weighted tents rather than staked tents may be required.

Outdoor Cooking Permits

If your event will involve outdoor cooking with grill, fire pit, smoker or other outdoor cooking appliance, you must complete the Outdoor Cooking Permit Application in addition to the Special Event Application. One EMS unit and Fire Inspector may be required on site when 1,000 or more are expected to attend.

Beach Fire Permits

Beach fires are not permitted on the public access beach, only on private property. Beach fires must be a maximum of 4 feet and only clean, dry, non-pressure wood will be used. From May 1 through Oct. 1, permission must be obtained from the Florida Department of Environmental Protection. Additional information can be found on the Beach Fire Permit Application. This must be completed and submitted along with a Special Event Application for approval.

Fireworks/Pyrotechnic Permits

The use of pyrotechnics of any type requires a special permit from the Fire Marshal's Office. Applicants shall be qualified and licensed in the use and handling of pyrotechnic devices. In addition, applicants should provide an insurance certificate approved by the City of St. Pete Beach, and a Fire Watch will be required. A diagram of the area or stage showing product placement, a list of the product to be used, and the material safety data sheets for each product must be supplied and must be submitted along with the application.



City of St. Pete Beach

Guide to Special Events

Event Attendants – Parks Only

The City of St. Pete Beach Recreation Department may determine that an Event Attendant (s) is required for events with an anticipated attendance of 301 or more people that are held in city parks. The Event Attendant(s) is required to be on duty 30 minutes prior to the beginning of the event until the close of the event and is at the applicant's expense. The Event Attendant(s) will be charged at the prevailing hourly rates and provided in the cost estimate sheets.

Amplified Sound

If an event will be having a band or amplified music, the applicant will ensure compliance with all noise ordinances established by the City of St. Pete Beach. Amplified sound is defined as any sound projected or transmitted by artificial means, including, but not limited to, loud speakers, amplifiers, beat box, compact disc or digital media device, or similar devices.

Food & Beverage

Food items should be served and prepared in a sanitary manner consistent with the Florida Department of Health. Vendors selling any food items and persons wishing to give away food are required to be in compliance with the established Florida Department of Business and Professional Regulation guidelines for Temporary Food Service Events and have all the appropriate business licenses and insurance. Anyone who serves food to the public at a temporary food service event needs a license. Food may not be stored or prepared at private residences.

Temporary Alcoholic Beverage Sales

Florida registered non-profit organizations may apply for a Special Use I (S1) for Temporary Alcoholic Beverage Sales through the City's Recreation Department to sell and/or serve alcohol on city Right-of-Way or in certain parks.

Signs and Banners

If you wish to put up signs and/or banners promoting your event, you need to indicate on the application the size of the banner, content and where you wish to place the signs/banners. Signs and/or banners may not be put up more than 21 days from the event. Those requesting banners over Pinellas Bayway (SR682) or 75th Ave (SR693). Need to fill out the *Application to Place Banners on Non Limited Access Right of Way* form found on Florida Department of Transportation's website. This must be included in your application and needs a **minimum of 90 days prior to your event** to process for approval from City Commission and FDOT.



City of St. Pete Beach

Guide to Special Events

Waste Management

The applicant is responsible for cleaning the rental area, disposing of waste/trash, and returning the area to a condition similar to that prior to use. Litter shall be picked up before, during and after an event that is open to the public. It is the responsibility of the event applicant to ensure that there are a sufficient number of trash cans located throughout the event grounds and that they are emptied during the event in order to prevent overflow. If the waste generated by the event exceeds the capacity of the on-site dumpsters, it is the applicant's responsibility to remove the excess waste from the site. This may require additional dumpsters to be secured by the event applicant.

Electrical Services

The existing electrical service at a park or in the city right-of-way may be inadequate for certain special events. It is the responsibility of the applicant to ensure that there is adequate electrical capacity to hold the event and to obtain additional electrical supply if needed. Any damage to existing electrical services due to overload will be the responsibility of the applicant. Please refer to this link for conversion purposes: <http://www.supercircuits.com/resources/tools/Volts-Watts-Amps-Converter>.

Portable Restrooms

The Florida Department of Health has detailed requirements specifying the number of portable restroom units needed at special events based on the anticipated number of attendees. Additionally one hand washing station is required for every 10 portable restroom units. Portable restrooms at special events must be serviced at least daily.

Parking

Each applicant should arrange for adequate parking for the event and should have a parking and traffic plan that addresses traffic control, safety and security for the proposed event.

Park Capacities

All park facilities and properties have maximum capacities set by the City of St. Pete Beach Recreation Department and the St. Pete Beach Fire Marshal based on safety code regulations, seating capacities, parking provisions and intended park use. The City of St. Pete Beach reserves the right to deny any application if the expected attendance will exceed the safe capacity of the facility or property.



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Park Rules & Regulations

Applicants must comply with all applicable city ordinances, traffic rules, park rules and regulations, state health laws, fire codes and liquor licensing regulations. The City of St. Pete Beach provides the following rules and regulations:

1. The City of St. Pete Beach Recreation Department Director shall have the authority to designate areas in city parks for specific activities and to prohibit other activities within designated areas.
2. Authorized park officials/personnel and law enforcement officers shall have the right at all times to enter the premises of any building, structure, or enclosure of any city park including such grounds, buildings, structures, or enclosures as may be leased, permitted, or set aside for the private or exclusive use of any individual or group.
3. No person, except authorized personnel or law enforcement officers, shall enter upon any part of any city park that is in an unfinished condition or under construction or withheld from general public usage in the interest of public safety, health, and/or welfare
4. It is unlawful for any person to make a material misrepresentation with the intent to obtain a permit. Any applicant who has made a material misrepresentation will be subject to denial or revocation of the permit and may be prohibited from obtaining permits for a period of not less than two (2) years. Each misrepresentation shall constitute a separate offense.
5. Park officials/personnel shall have the authority to revoke a permit upon finding a violation of any of the provisions of this Chapter, or any Department rule or regulation, or any condition or requirement of a permit, or upon finding that a material misrepresentation was made on the permit application



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6. Operating hours for all department managed lands are between sunrise and sunset, unless otherwise specified. It is unlawful for any person, other than law enforcement officers or authorized personnel, to go upon or remain in any department managed land at any time the same is closed to the public. The provisions of this section shall not pertain to persons having a written facility use or special event permit issued by the Department allowing them to be or remain in any part of any department managed land beyond normal operating hours. Failure of any person to leave a department managed land after direction and request has been made by a law enforcement officer or authorized park official/ personnel shall constitute a trespass.
7. The Department may establish exceptions to the operating hours as set forth above for certain uses and when it is otherwise in the interest of the public health, safety, or welfare. Any such exceptions shall be posted at the department managed land entrance and obeyed accordingly. Any department managed land, or any part thereof, may be closed to the public by the Department at any time and for any interval of time, whether temporarily or at regular and stated intervals (daily or otherwise), either entirely or for certain uses, as the Department shall find reasonably necessary.
8. No person shall park or permit to remain parked any vehicle on any driveway, parkway, beach, parking area, or other department managed land between sunset and sunrise on the following day or as otherwise posted, except for areas designated as twenty-four (24) hour launching areas.
9. No person shall take off in or land any aircraft, glider, balloon, model airplane, or parachute in or upon any department managed land without contractual authority or a permit from the Department.
10. No person shall bring into any department managed land any wild or livestock animals, including but not limited to, cattle, mules, swine, sheep, goats, fowl, or reptiles, without prior written approval from the Director.
11. No person shall sleep, camp, lodge, or park a vehicle overnight within any department managed land except in areas designated by the Department for such purpose.



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12. Any person, entity, group, or organization engaging in speech, expression, or assembly, which is protected by the First Amendment of the United States Constitution or by Article I, Section 4 of the State of Florida Constitution, may do so in any department managed land, subject to reasonable time, place, and manner regulations as established by the Department.
13. The following activities are prohibited in and on any department managed lands; no person shall erect or cause to be erected any tent, shelter, entertainment equipment, or structure on or in any beach, water area, or any other department managed land in such a manner that requires guy-wire, rope, extension, brace, or support connected or fastened from any such tent, shelter, entertainment equipment, or structure to any other structure, tree, stake, rock, or other object without a permit from the Department.
14. No person shall conduct games of chance such as: raffles, bingo games, or card games for money; or hold drawings for prizes; or participate in any other forms of gambling in any department managed land.
15. No person shall engage in any activity in any department managed land that is or may be dangerous to the health, safety, or welfare of themselves or others.
16. No person shall engage in any activity in any department managed land that interferes with the use and enjoyment of the recreation facility by others.
17. It is unlawful for any person to use, distribute, or possess with intent to use or distribute any glass containers in a department managed land.
18. No person shall post or affix to any tree, shrub, plant, fence, building, structure, monument, wall, table, apparatus, bridge, post, bench, corral, gate, or any other physical object any sign, poster, or other printed or written matter in any department managed land without a permit from the Department.



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19. Unless such property is zoned and permitted for the sale of alcoholic beverages pursuant to law, no person shall sell, distribute, possess, or consume alcoholic beverages as defined in Florida Statutes, Section 561.01(4), or any amended or successor statute, in any department managed land. Regardless of whether the property is zoned and permitted for the sale of alcoholic beverages, no person shall enter a department managed land or remain there in a state of intoxication or under the influence of illegal drugs.
20. No person shall use any loudspeaker or other electrical amplifying equipment nor shall any person play upon any electrically amplified musical instrument in any department managed land unless such activity is conducted as an incidental activity to a public meeting or assembly for which a permit is issued. Compliance with all Department rules and regulations and permit requirements or conditions must be met.
21. No person within a department managed land shall disturb the peace of others by violent, tumultuous, offensive, or obstreperous conduct, or by loud or unusual noises, or by profane, vulgar, obscene, or offensive language or conduct, or assault, strike, or fight another, or in any way breach the peace.
22. No person, except law enforcement officers, shall carry, possess, or use firearms or any weapon (including a starter gun) which will, is designed to, or may readily be converted to expel a projectile, gas, or liquid, or any other form of weapon or trapping device on or in any department managed land without prior written approval from the Department.
23. No person shall bring in to, possess, set off, or otherwise cause to explode, discharge, or burn in any department managed land any firecrackers, torpedoes, rockets, cannons, or other fireworks or explosives of or containing flammable material or any substance, compound, mixture, or article which, in conjunction with any other substance or compound, may explode, discharge, or burn, without prior written approval from the Department.
24. No person shall smoke or use tobacco products in any indoor recreation facility or youth athletic area, playground area, or aquatic facility except in designated areas.

