



Notice of Public Meeting Planning Board

Commission Chambers
155 Corey Avenue, St. Pete Beach, Florida 33706
10/28/2014
3:00 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 August 19th and September 16th Meeting Minutes**
- 4. Election of Chairman and Vice-Chairman**
- 5. Public Hearings (Legislative)**
 - A. Proposed City-Initiated Text Amendments to Division 2 (Definitions) and Division 6 (Supplemental Regulations) of the Land Development Code relating to Temporary Uses (Ordinance #2014-0010)
- 6. Discussion/Workshop Items**
 - A. Review of Blind Pass Road reconstruction plans for compliance with the City's Comprehensive Plan

- B. Proposed City-Initiated Text Amendments to Chapter 22 (Boards and Committees) of the City of St. Pete Beach Code of Ordinances relating to the establishment of a Technical Review Committee (Draft Ordinance)
- C. Proposed City-Initiated Text Amendments to Division 2 (Definitions), Division 23 (Off-Street Parking and Loading), Division 35 (Large Resort District), Division 38 (Activity Center), Division 42 (Bayou Residential), Division 46 (Boutique Hotel/Condo) relating to Off-Premise and Commercial Parking Lots and Structures (Draft Ordinance)

7. November Meeting / Agenda

8. Board and Staff Reports

- A. Countywide Plan Update

9. 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

AUGUST 19, 2014

4:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Ward Friszolowski, Chairman
Jack Brock, Member
Don Breitweiser, Member (Entered the meeting at approximately 4:16 p.m.)
Tiffany Secka, Member

ABSENT:

Ron Holehouse, Member (Excused)

ALSO PRESENT:

Dave Healey, Community Development
Susan Churuti, City Attorney
Chelsey S. Welden, Urban Planner
Jenine Thornley, Recording Secretary

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

Kathy Collins, Gulf Beach Resort Manager, submitted pictures of alcohol, trash, etc., in regard to trash issues on the beach. Ms. Collins stated that the Sheriff's office is not enforcing the rules and believes the issue will not be resolved until the mean high water line is established.

Linda Jordan, 5396 Gulf Boulevard, stated for the last year and a half she has witnessed the following on the beach: an increase of trash and glass, not enough trash cans available for the public and the presence of dogs, which are not allowed. Ms. Jordan would like to see a partnership between the City and the citizens to develop a strategy to solve these problems that are occurring on the beach.

3. Approval of Minutes

Member Brock made a motion to approve the 7/15/2014 minutes as amended. The motion was seconded by Member Secka.

Member Secka suggested a revision of the minutes in reference to 4.d. of the Capital Improvement Plan section. Member Secka recommended inserting after the words “come before the board” the following: to ensure compliance with the Comprehensive Plan. Chairman Friszolowski verified with Member Brock that he was in agreement with the amendment to the minutes and Member Brock agreed.

The motion was seconded by Member Secka and unanimously approved by a voice vote.

4. Action Items

There were no action items.

5. Discussion Items

a. Capital Improvement Plan – Discussion of proposed Planning Board role vis-a-vis Comprehensive Plan

Dave Healey, Community Development Department Consultant, introduced Elaine Edmunds, Interim City Manager, who discussed the Capital Improvement Plan in relation to the Comprehensive Plan. Ms. Edmunds informed the Board that the Capital Improvement Plan is a tool to ensure capital projects are planned and funded on a wise and thought-out basis and that the Capital Improvement Plan should be developed in accordance with the Comprehensive Plan. Ms. Edmunds gave an overview of the plan she hopes to see implemented in October. In regard to the plan, the four areas for the Planning Board's review are the following: public benefit, synergy with other projects, strategic goal and Comprehensive Plan component.

Chairman Friszolowski commented that once a project is deemed worthy, the Planning Board should be provided some conceptual plans so the Planning Board can offer some input as to the concept fitting into the Comprehensive Plan. Member Secka reviewed and distributed documents to the Board in reference to reviewing city projects to determine conformance with the Comprehensive Plan.

Michael Lehman, 535 80th Avenue, spoke positively about the plan Ms. Edmunds presented because it created some structure around making decisions.

b. Countywide Plan Update Review – Draft comments for consideration and recommendation to City Commission

Mr. Healey reviewed with the Board his draft of a proposed response to the Pinellas Planning Council outlining the following: questions, confirmation of observations and

specific requests for change. Mr. Healey asked the Board to please voice any changes or additions they would like to make, and then the draft would be forwarded to the City Commission for approval. After City Commission approval, the draft would serve as the City's official response and would be sent to the Planning Council. Chelsey Welden, Urban Planner, and Mr. Healey explained the draft to the Board.

Chairman Friszolowski asked for questions from Board members, and there were no questions.

Member Breitweiser made a motion to approve the draft comments as proposed under agenda Item 5.b., Countywide Plan Update Review, and that this be forwarded to the City Commission for their consideration and approval. Member Secka added that 5.b. be approved with the amendments made by Mr. Healey and seconded the motion.

Chairman Friszolowski asked for audience comments. There were no audience comments.

The motion was unanimously approved by a voice vote.

c. Temporary Use Permits – Draft amendments for review and preliminary direction

Mr. Healey, along with Attorney Susan Churuti, drafted code language that would provide more structure to the temporary use provisions in the code. The draft is in the form of a draft ordinance for the Board's consideration. With the Board's approval, the draft will be forwarded to the City Commission for approval to authorize the Planning Board to advertise for a public hearing. Then with the advertisement, it will be brought back for formal action by the Board and a recommendation to the City Commission. Mr. Healey distributed copies of draft amendments to the Board for the Board to peruse. Members of the Board voiced their suggestions to the proposed changes. Mr. Healey stated he would identify the Board's additional suggestions and thoughts in a memorandum to the Commission.

Chairman Friszolowski asked for audience comments.

Kathy Collins, Gulf Beach Resort Manager, posed the question about allowing a temporary use permit to offer parking on residential property. Mr. Healey answered that it would not be permissible under this provision.

Michael Lehman, 535 80th Avenue, made suggestions and posed questions about the following: notifying applicants with a response of the outcome of their application; explanation that a site alteration is a condition of the temporary use permit and doesn't require a separate permit; explanation of Special Event Permits and appeals to a court of competent jurisdiction. There was Board discussion with Attorney Churuti in reference to Special Event Permits and the process of court appeals.

d. Provisions for Considering Off-Premise Parking – Discussion outline of alternative approaches and preliminary direction

Mr. Healey reviewed the Gulf Blvd. Redevelopment District and its provisions for off-premise parking. Mr. Healey's assessment of the plan is to not encourage long-term use of off-premise surface parking but to encourage redevelopment and productive use of the property. The plan tends to encourage off-premise or free-standing principal parking to be located in a parking structure which should be designed to interact with pedestrian movement along the street so that it's attractive and accessible.

There was discussion and suggestions of changes amongst the Board in reference to the information presented. Mr. Healey stated he would bring back a draft ordinance for the next meeting.

Chairman Friszolowski asked for audience comments. There were no audience comments.

Member Secka asked for an update on the beach ordinance. Mr. Healey informed the Board that the Interim City Manager is waiting for an answer from the engineering firm that is doing the research and that the Interim City Manager had requested Mr. Healey to obtain a timeline from the engineering firm.

6. September Meeting / Agenda

In reference to the agenda, Mr. Healey will bring the Board a draft ordinance on Item 5, provide an update on the Commission's response in regard to the temporary use ordinance, address the Board with the status of the Community Redevelopment Area plan and review outdoor dining in reference to codes.

Mr. Healey advised the Board that he will be giving a presentation of an overview of the Comprehensive Plan for the City Commission and the target date will be in October 2014.

Member Breitweiser informed the Board that he had tendered his resignation as a Board member to Commissioner Falkenstein. Chairman Friszolowski thanked Member Breitweiser for his service.

7. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 5:50 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Ward Friszolowski, Chairman

Minutes approved on: _____

PLANNING BOARD

MINUTES

SEPTEMBER 16, 2014

4:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Ward Friszolowski, Chairman
Jack Brock, Member (via telephone)
Paul Cuticchia, Member
Tiffany Secka, Member
Ron Holehouse, Member

ALSO PRESENT:

Dave Healey, Community Development Department Consultant
Susan Churuti, City Attorney
Chelsey S. Welden, Urban Planner
Mary Jo Murphy, Deputy City Clerk

City Attorney, Susan Churuti, explained the procedures of formally allowing Member Brock to be part of the meeting via telephone.

Member Holehouse made a motion to allow Member Brock to participate in the meeting due to the extenuating circumstances of the health of his family. The motion was seconded by Member Cuticchia.

Chairman Friszolowski asked for audience comments. There were no audience comments. Chairman Friszolowski asked for a roll call vote.

Chairman Friszolowski questioned Member Brock that his vote was a yes, and Member Brock confirmed that his vote was a yes.

The motion was unanimously approved by a roll call vote.

Chairman Friszolowski welcomed Member Cuticchia to the Board.

1. Changes to the Agenda

There were no minutes to review; therefore, Item 3 will be a future agenda item.

Member Secka commented that she would like to have an update on the Beach Ordinance. Chairman Friszolowski stated that the update would be the new Item No. 6.

2. Audience Comments

There were no audience comments.

3. Approval of Minutes

There were no minutes to review.

4. Action Items

There were no action items.

5. Discussion Items

- a. Presentation by Evan Johnson of Tindale-Oliver & Associates on establishment of a Community Redevelopment Area Plan

At this time Susan Churuti introduced the incoming City Attorney, Andrew Dickman.

Dave Healey, Community Development Department Consultant, explained that City Staff has been working on the Community Redevelopment Area Plan with Tindale-Oliver & Associates. They have a complete draft of an updated plan and have worked closely with the County seeking their informal input.

Evan Johnson gave a presentation about the Community Redevelopment Area Plan to the Board for informational purposes. Mr. Healey commented it will be important to have an entrepreneurial approach to the direction of the CRA that can be aligned with the City and hopefully some funding outside of the General Fund. Chairman Friszolowski requested that there be some language written encouraging consistency as to the Land Development Regulations. Member Holehouse stressed that it is critical to accomplish the Community Redevelopment Area Plan and asked Mr. Johnson to keep the Planning Board informed as the plan progresses. Member Secka mentioned two publically-owned buildings that were not included: the library and City Hall. Mr. Johnson stated he would make sure they are included.

Chairman Friszolowski asked for audience comments related to this issue. There were no comments from the audience.

- b. Outdoor Dining Regulations – General discussion on the adequacy of the City's provisions

Mr. Healey informed the Board that this is a request of the Interim City Manager to review the ordinance's adequacy to encourage outdoor dining. There was discussion amongst the Board members and Mr. Healey in reference to definitions and permitted uses. Mr. Healey suggested looking at the following details that need to be managed to encourage outdoor dining: districts that should be considered for outdoor dining, additional provisions for seating, parking requirements, safety, separating outdoor dining from sidewalk cafes, application process, fees, permitting, and setting procedures to be followed. Mr. Healey will report to the Interim City Manager that that Board is supportive of outdoor dining and will develop alternatives.

Chairman Friszolowski posed a question to Mr. Brock but discovered the phone connection was not operating.

c. Provisions for off-street parking – discussion to be continued to October

Chairman Friszolowski confirmed that this discussion will be continued to October. In regard to off-street parking, Mr. Healey commented he wanted to review language pertaining to off-premise and commercial more closely and will be ready to discuss this topic in October.

6. Update

Mr. Healey advised the Board that the City Commission did approve forwarding the letter to the Planning Council that the Planning Board reviewed. Mr. Healey read a sentence to the Board that was added by City Attorney, Andrew Dickman, and the Commission.

Mr. Healey reviewed with the Board the additional changes the Commission made in regard to the temporary use ordinance. The Commission was content to have it advertised and set for a public hearing.

In reference to a Technical Review Committee, Mr. Healey suggested that a committee should be established by a resolution and to name the city departments that would be on the committee. The Community Development Director would chair the committee and would ensure that a report is sent to each Planning Board meeting with the recommendations from the Technical Review Committee.

Mr. Healey reported the Commission inquired about the formality of the appeal process to a court of competent jurisdiction. In lieu of attending court, it was suggested to have an appointment of a magistrate for the appeal of administrative decisions.

Mr. Healey reported that as far as the beach ordinance, the Interim City Manager is waiting on feedback from the engineering firm who is trying to get an answer from the Department of Environmental Protection.

7. October Meeting / Agenda

Mr. Healey commented that the October Agenda will consist of the following topics: Temporary Use Ordinance for Public Hearing as an action item, report on the conditional use parking lot issue, beach ordinance, code enforcement, and the mean-high-water line.

Chairman Friszolowski asked for any audience comments.

Ron Boyd, 130 6th Avenue, St. Pete Beach, inquired about a parking permit for a vacant lot to be used as a parking lot. The Board advised Mr. Boyd to speak with the Commissioner of his district, Rick Falkenstein, or the City Manager.

8. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 6:00 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Ward Friszolowski, Chairman

Minutes approved on: _____



PLANNING BOARD MEMORANDUM

TO:	CHAIRMAN AND MEMBERS OF THE PLANNING BOARD
FROM:	MATT McLACHLAN, AICP, CITY PLANNING CONSULTANT
MEETING DATE:	OCTOBER 21, 2014
RE:	ORDINANCE #2014-0010 - PROPOSED CITY INITIATED TEXT AMENDMENTS TO DIVISION 2 (DEFINITIONS) AND DIVISION 6 (SUPPLEMENTAL REGULATIONS) OF THE LAND DEVELOPMENT CODE RELATING TO TEMPORARY USES

A preliminary copy of the proposed ordinance was previously considered by the Planning Board on August 12, 2014, and the City Commission on September 10, 2014 at which time the Commission directed staff to proceed to advertise required public hearings. The proposed ordinance seeks to clarify the process and provide more specific standards for the review and approval of temporary use applications.

In accordance with Sec. 3.9(c) of the Land Development Code, the Board shall consider whether the proposed amendment is consistent with and furthers the goals, policies, and objectives of the comprehensive plan and whether the proposed change will further the purposes of this Code and other city ordinances, regulations, and actions designed to implement the comprehensive plan. The Board is required to make a recommendation to the City Commission on whether to approve or not approve the proposed ordinance with or without further modifications.

ORDINANCE NO. 2014-0010

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, AMENDING THE CITY'S LAND DEVELOPMENT CODE, DIVISION 2, SECTION 2.1, DEFINITIONS, PROVIDING FOR AN AMENDED DEFINITION OF TEMPORARY USE; DIVISION 6, SECTION 6.11, SUPPLEMENTAL REGULATIONS, TEMPORARY USES, PROVIDING FOR CLARIFICATION AND REVISION OF THE APPLICATION, REVIEW AND APPROVAL PROCESS AND THE REQUIREMENTS APPLICABLE THERETO; PROVIDING FOR FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City's Land Development Code establishes the definition of, and requirements that apply to, temporary uses; and

WHEREAS, there is a need and desire to more clearly identify the provisions governing temporary uses; and

WHEREAS, this ordinance seeks to address this objective by clarifying the type of uses eligible to be considered as a temporary use, the standards and conditions that apply to such uses, and the procedures for application and approval of such uses.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA AS FOLLOWS:

SECTION 1. DEFINITION

The definition of Temporary Use as set forth in Division 2, DEFINITIONS, Sec. 2.1, is amended to read as follows:

"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 approved pursuant to the procedures and standards of this Code, consistent with the use characteristics of the zoning district in which it is located, for a limited and defined period of time~~, and which does not involve the construction or alteration of any permanent structure."

SECTION 2. TEMPORARY USES

The provisions governing Temporary Uses as set forth in Division 6, SUPPLEMENTAL REGULATIONS, Sec. 6.11 Temporary Uses is amended to read as follows:

Sec. 6.11. Temporary uses.

Temporary uses of zoning lots may be permitted under the provisions of this section in accordance with the procedures and standards set forth herein.

- (a) *Application submission requirements.* All applications shall be submitted to the city manager or the manager's designee 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 following minimum information:~~
- Property owner's name, address and phone number
 - Property address and parcel identification number
 - Future Land Use Plan category and Zoning district
 - Current use of the property
 - Proposed nature, size, and location of the proposed temporary use
 - Parcel map locating existing use and proposed temporary use
 - Length of time during which proposed temporary use will be in place
 - Hours of the day the use will be utilized, if applicable
- (2) Applicants may be required to submit additional information after the initial submission commensurate with the type and characteristics of the proposed use and the issues it raises.
- (b) *Determination of completeness of application.* The city shall determine whether the application is complete within ten (10) days and the applicant notified. If the application is complete, the application shall be forwarded for review to the Technical Review Committee. 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 fifteen (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.~~
- (c) *Review guidelines.* The guidelines by which an application for temporary use will be reviewed shall include, as a minimum, the following:

- (1) The use shall be consistent with the purpose, location and use characteristics of the plan category and zoning district in which it is proposed to be established.
- (2) The specific nature, size, location and hours of access or utilization shall be determined to be compatible with and not to interfere with the public right-of-way or adjoining properties.
- (3) The input and interest of any adjoining property owner that may be affected by the proposed temporary use.
- ~~(3)~~(4) The provisions for access/egress to and from the public right-of-way, and for public safety vehicles, shall not be impeded.
- ~~(4)~~(5) Any site alterations or improvements shall be consistent with the applicable provisions of the Code, and any required replacement or restoration of landscaping, fencing, paving, etc., upon termination of the use shall be identified and required.
- ~~(5)~~(6) Due to unique circumstances of the proposed temporary use, the city may attach such additional conditions to a temporary use permit as are necessary to prevent or minimize adverse effects on the public interest, or upon other property in the neighborhood.
- (d) *Specific Conditions.* The following standards shall govern the establishment and renewal of any temporary use:
 - (1) The time period for a temporary use permit shall be limited to a maximum period of ninety (90) days, subject to one (1) extension that may be authorized by the city manager up to an additional period of thirty (30) days.
 - (2) The period of time established for the temporary use permit may be issued and limited to less than ninety (90) days if determined to be warranted in the initial review and approval process.
 - (3) No temporary use permit shall be approved for the same property for any one or combination of multiple time periods that exceed ninety (90) days [plus any additional period of thirty (30) days that may have been approved] within any twelve (12) month period of time.
 - (4) The City shall retain the right to revoke the temporary use permit and require immediate removal of the temporary use if it fails to comply with any of the conditions of the permit, or creates a public safety hazard or nuisance.
- (e) *Permit Review and Issuance Process.* Upon submission of an application for a temporary use the following process shall be followed:
 - (1) Upon determination that an application is complete, mailed notice of the application and the opportunity to provide input will be provided to the owners of property immediately adjoining the property that is the subject of the application.
 - (2) The City's Technical Review Committee will review the application within ten (10) days and make a recommendation to the City Manager to approve, approve with noted conditions, or deny the application.

- (3) The City Manager shall, within five (5) days of receiving the Technical Review Committee's recommendation act to approve, approve with noted conditions, or deny the permit.
- (4) The City Manager's decision shall be final. Any appeal shall be filed with a hearing officer designated by the City Commission in accordance with Sec. 3.14 (a) of the Land Development Code.
- (f) Coordination with Other Sections of the Code. Nothing in this section shall be construed to conflict with, duplicate, supersede, or eliminate the requirements to comply with the following sections of the City's Land Development Code or Code of Ordinances:
 - (1) Land Development Code, Section 6.12 - Commercial accessory and temporary equipment, structures, portable buildings and trailers, dumpsters and commercial tents
 - (2) Code of Ordinances, Part II, Chapter 26, Article II - Special Event Permit and the corresponding Guide to Special Events

SECTION 3. SEVERABILITY

If any portion, part or section of this Ordinance is declared invalid, the valid remainder hereof shall remain in full force and effect.

SECTION 4. CONFLICT WITH OTHER ORDINANCES

All ordinances or parts of ordinances in conflict herewith, are hereby repealed, to the extent of such conflict.

SECTION 5. EFFECTIVE DATE

This ordinance shall take effect immediately upon adoption.

Maria Lowe, MAYOR

FIRST READING: _____
PUBLISHED: _____
SECOND READING: _____
PUBLISHED: _____

I, Rebecca C. Haynes, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this _____ day of _____, 2014.

Rebecca C. Haynes, City Clerk



PLANNING BOARD MEMORANDUM

TO:	CHAIRMAN AND MEMBERS OF THE PLANNING BOARD
FROM:	MATT McLACHLAN, AICP, CITY PLANNING CONSULTANT
MEETING DATE:	OCTOBER 21, 2014
RE:	CONSISTENCY REVIEW OF BLIND PASS ROAD CONSTRUCTION PLANS WITH CITY COMPREHENSIVE PLAN

The attached Staff Report provides a consistency review of the Blind Pass Road reconstruction project relative to the City's Comprehensive Plan. Public Services Staff will present an overview of the 90% construction plans and relevant design considerations.

OVERVIEW

Staff has been asked to perform a consistency review of the Blind Pass Road reconstruction project relative to its consistency with the goals, objectives and policies contained in the City's Comprehensive Plan. Generally, the plan encourages a balanced multi-modal transportation system that emphasizes safety and aesthetics.¹ Accordingly, the plan encourages the City to maintain and landscape the existing roadway system, enforce the requirements of the sign ordinance, control access points, and prepare accident frequency reports for all collector and arterial roadways.²

The most direct and specific guidance relative to Blind Pass Road is found in the City of St. Pete Beach Master Plan for the Resort/Commercial Districts which recommends the City make Gulf Boulevard, 75th Avenue, and Blind Pass Road "a first class armature for development". The goals of the Transportation Vision expressed in the plan are to balance the needs of automobile circulation and evacuation with the goals of a resort community interested in enhanced pedestrian and bicycle experience, sense of place, and redevelopment efforts.³

The plan recognizes that the perception of St. Pete Beach is directly connected to its major roads and that their role extends beyond moving cars. Furthermore, Blind Pass Road from Gulf Boulevard to 75th Avenue is an important neighborhood connector that has the potential to become a great neighborhood street.

The existing conditions analysis in the plan concludes that (south) Blind Pass is an oversized road (pavement width is 36 ft.) with no street trees or sidewalks. The plan shows alternative cross sections that involve narrowing travel lanes, installing street trees, sidewalks, and bicycle lanes.



¹ Objectives 1.4 and 1.5 of Transportation Element, City of St. Pete Beach Comprehensive Plan.

² Policies 1.4.1, 1.4.2, 1.4.3, and 1.4.4 of Transportation Element, City of St. Pete Beach Comprehensive Plan.

³ Page 17, City of St. Pete Beach Master Plan for the Resort/Commercial Districts, Glatting, Jackson, Kercher Anglin Lopez and Rinehart, Inc., August 2003.

The plan proposes a profile that provides for 11-foot travel lanes with two feet of curb and gutter in both directions flanked on both sides by five foot wide bicycle lanes; and a seven foot wide planter area buffering a five foot wide sidewalk.

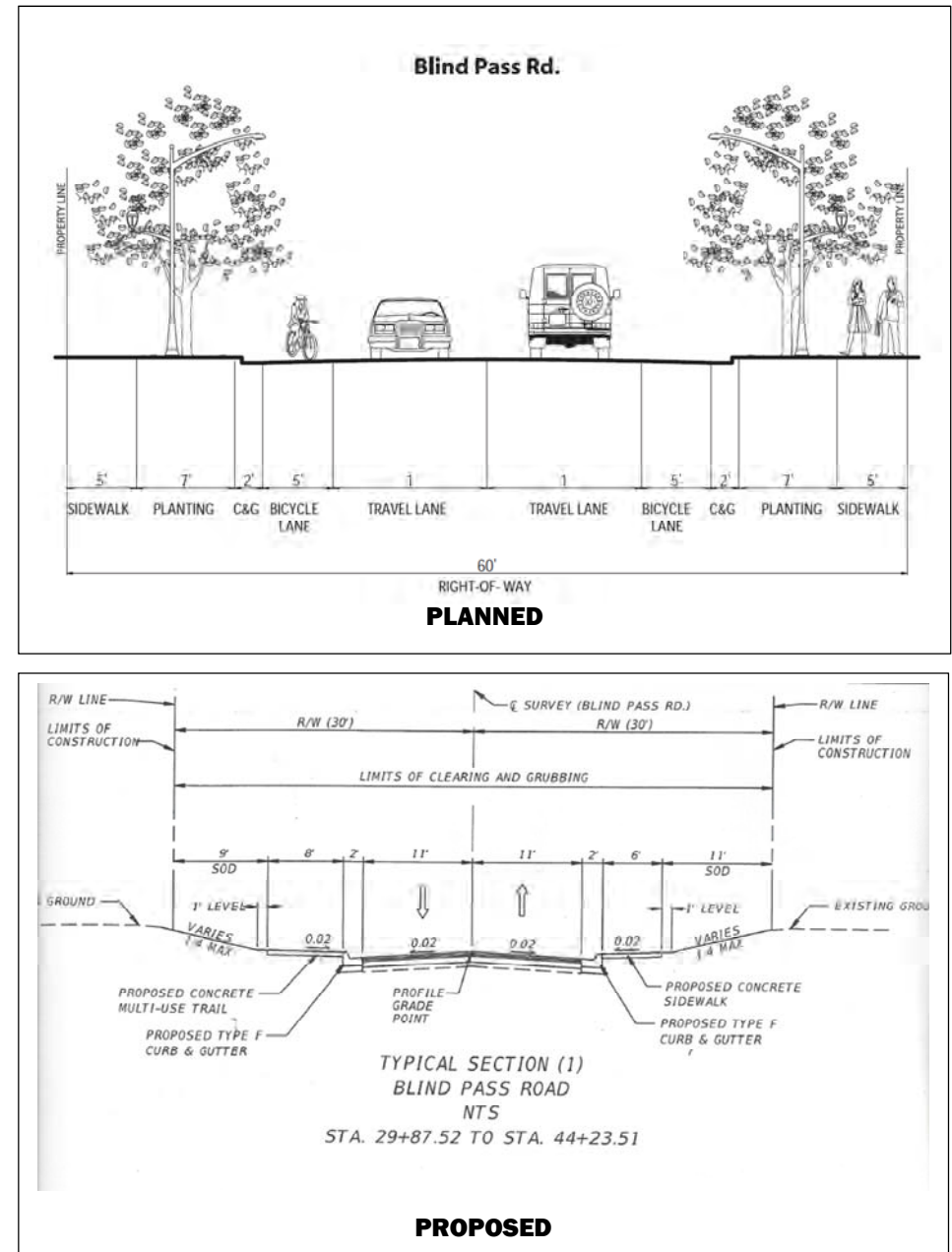
The 90% construction plans prepared by the City call for 11-foot wide travel lanes with a two foot wide curb and gutter system bordered by a six foot wide sidewalk along the east side of the road and a eight foot wide multi-use trail along the west side of the road both flush with the outside edge of the curb.

It is not unusual for significant adjustments to be made from what is contemplated as being ideal in a master planning sense and what is actually designed and constructed after considering physical, financial, and political constraints in specific detail. For example, the ideal scenario proposed in the master plan involves major expense to relocate existing overhead utility lines underground and move over existing underground utilities along with above ground equipment to provide space for the bike lanes and planting strip. Furthermore, pushing the sidewalks to the outside edge of the right-of-way would necessitate the removal of existing trees and landscape vegetation installed and being maintained by adjoining property owners to beautify the streetscape.

The incorporation of a multi-use trail and sidewalk where none currently exist is consistent with and in furtherance of the policy statements in the Comprehensive Plan relative to increasing pedestrian connectivity and providing alternative mobility options. Furthermore, by eliminating the bicycle lanes and providing for a multi-use trail instead, the amount of impervious surface is reduced which is also consistent with City policy⁴. The areas shown as sod in the typical section could be enhanced with trees and other vegetation in the areas where none currently exist to further enhance the aesthetics of the corridor.

In summary, Staff finds that the Blind Pass project as proposed is consistent with the City's Comprehensive Plan, poses the least impact to adjoining property owners, avoids the major expense of undergrounding and relocating existing utilities, and reduces the potential amount of impervious surface.

⁴ Policy 1.2.4, Future Land Use Element, City of St Pete Beach Comprehensive Plan.





PLANNING BOARD MEMORANDUM

TO:	CHAIRMAN AND MEMBERS OF THE PLANNING BOARD
FROM:	MATT McLACHLAN, AICP, CITY PLANNING CONSULTANT
MEETING DATE:	OCTOBER 21, 2014
RE:	DRAFT ORDINANCE ESTABLISHING TECHNICAL REVIEW COMMITTEE (TRC)

Provided for your review and comment is a draft ordinance amending Chapter 22 of the City Code to establish a Technical Review Committee (TRC). The purpose of the ordinance is to formalize the ongoing internal review and recommendation process on public and private projects.

In summary, the membership would include representation from Planning and Zoning, Building, Public Services, Fire, and Recreation. Each year, the TRC will be responsible for the identification and prioritization of capital projects needed to maintain the City's adopted level of service standards. Furthermore, the TRC will be responsible for the ongoing review and comment on "significant" capital projects as they move through the planning, design and permitting process.

The Community Development Director will be responsible for routing development applications, collecting, coordinating, and consolidating review comments, chairing the meeting, taking minutes, and notifying the applicant of TRC findings and recommendations.

The TRC will meet on a regular, monthly schedule. Meetings will be open to the public in accordance with Florida sunshine law requirements.

If the Board finds the draft ordinance to be acceptable, Staff will forward the ordinance to the City Commission with any recommended revisions requesting authorization to schedule required public hearings.

ORDINANCE 2014-XX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ST PETE BEACH, FLORIDA, AMENDING THE CITY OF ST PETE BEACH CODE OF ORDINANCES BY AMENDING ARTICLE VI OF CHAPTER 22, BOARDS, COMMITTEES, COMMISSIONS, TO ESTABLISH A TECHNICAL REVIEW COMMITTEE; PROVIDING FOR PUBLICATION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ST PETE BEACH, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED THAT:

SECTION 1. Article VI of Chapter 22, Boards, Committees, Commissions, of the City of St. Pete Beach Code of Ordinances is hereby amended to establish a Technical Review Committee as follows:

ARTICLE VI. – TECHNICAL REVIEW COMMITTEE (TRC)

Sec. 22-145. – Created.

There is hereby created a permanent board to be known as the Technical Review Committee (TRC) for the purpose of providing for the professional and technical review of capital projects and development applications.

Sec. 22.146. – Membership

- (a) The membership shall include the Director or his designee from the following City agencies:
- (1) Planning and Zoning
 - (2) Building
 - (3) Fire
 - (4) Public Services
 - (5) Recreation

Sec. 22.147 – Powers and duties generally.

- (a) On an annual basis to coincide with the routine preparation of the City's Budget, the TRC shall prepare and recommend to the City Manager a prioritized list of capital improvement projects to be incorporated into a financially feasible five year schedule for meeting the City's adopted level of service standards for public facilities and services as stated in the City's Comprehensive Plan.

- (b) The TRC shall identify projects in the five year schedule that are significant in terms of their potential impact on the City's physical, environmental, or historic character. The project manager assigned by the responsible Department of a significant capital project shall provide the TRC with a status update at each regular meeting throughout the planning, design, and permitting process at which time the TRC shall provide any comments or recommendations on the project relative to their field of expertise.
- (c) The TRC shall review the following applications for compliance with the provisions of the St. Pete Beach Land Development Code, and all applicable building codes:
 - (1) Site Plans.
 - (2) Subdivisions.
 - (3) Conditional Uses.
 - (4) Amendments to the Zoning Map.
 - (5) Amendments to the Future Land Use Map.
 - (6) Variances.
 - (7) Vacations of Streets, Plats or other property.
 - (8) Temporary Uses.
 - (9) All other applications assigned by the City Manager.

Sec. 22.148 – Conduct of meetings; public notice.

- (a) The TRC staff shall hold regular monthly meetings at an established time and place unless cancelled due to lack of items to be discussed or acted upon.
- (b) The TRC agenda shall be distributed to the members at least seven (7) working days prior to the regularly scheduled meeting.
- (c) The meetings shall be open to the public. Attendance of the applicant is not required.
- (d) On development applications, the Community Development Director shall be responsible for the following:
 - (1) Agenda preparation and distribution.
 - (2) Chairing the meeting.
 - (3) Recording minutes.
 - (4) Notification to applicants of the regularly scheduled date, time and place for consideration of the applications.
 - (5) Written notification to applicants of the outcome of the TRC review.

SECTION 2. This Ordinance shall be published in accordance with the requirements of law.

SECTION 3. This Ordinance shall become effective immediately upon final passage and adoption.

PASSED ON FIRST READING _____, a.d. 2014

PASSED ON SECOND AND FINAL READING _____, a.d. 2014

Maria Lowe, MAYOR

FIRST READING: _____

PUBLISHED: _____

SECOND READING: _____

PUBLISHED: _____

I, Rebecca C. Haynes, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this _____ day of _____, 2014.

Rebecca C. Haynes, City Clerk



PLANNING BOARD MEMORANDUM

TO:	CHAIRMAN AND MEMBERS OF THE PLANNING BOARD
FROM:	MATT McLACHLAN, AICP, CITY PLANNING CONSULTANT
MEETING DATE:	OCTOBER 21, 2014
RE:	DRAFT ORDINANCE RELATING TO OFF-PREMISE AND COMMERCIAL PARKING LOTS AND STRUCTURES IN THE GULF BOULEVARD REDEVLEOPMENT DISTRICT AND OFF-STREET PARKING STANDARDS

Provided for your review and comment is a draft ordinance providing for the definition, categorization, and use permissions of off-premise and commercial parking lots and parking structures within the four character districts that comprise the Gulf Boulevard Redevelopment District as follows:

DISTRICT	OFF PREMISE		COMMERCIAL	
	PARKING LOT	PARKING STRUCTURE	PARKING LOT	PARKING STRUCTURE
LARGE RESORT	C	C	NP	C
ACTIVITY CENTER	C	C	NP	C
BAYOU RESIDENTIAL	C	C	NP	NP
BOUTIQUE HOTEL/CONDO	C	C	NP	NP

C = CONDITIONAL USE

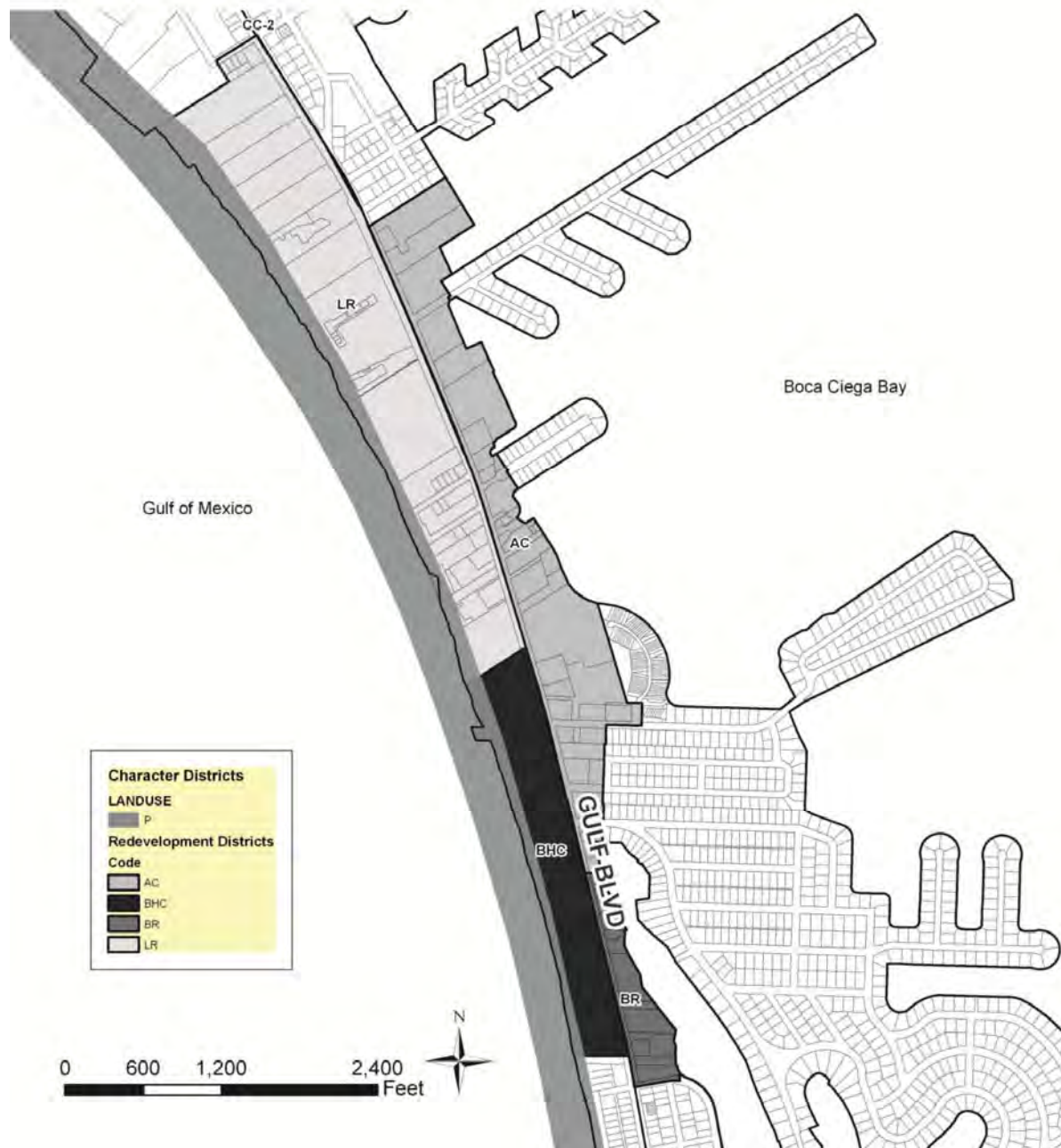
NP = NOT PERMITTED

In addition, the ordinance includes amendments to the City's general parking requirements to allow turf block to be used as a parking space surface for both required and non-required parking spaces; establish that off-street parking spaces are to be reserved for the exclusive use of residents, customers, patrons, or employees of the principal use of the property they are designed and intended to serve except as may be allowed in connection with a special event; establish revised locational criteria for required off-street parking; and limit non-required, supplemental surface parking within the Gulf Boulevard Redevelopment District to a time period not to exceed five years from the date the conditional use permit is originally approved by the City Commission. Further, the ordinance expands the range and use of pervious and semi-pervious parking materials and associated criteria.

If the Board finds the draft ordinance to be acceptable, Staff will forward the ordinance to the City Commission with any recommended revisions requesting authorization to schedule required public hearings.



Ordinance 2010-13
Map 2
Gulf Boulevard Redevelopment District
Character Districts



ORDINANCE 2014-XX

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ST PETE BEACH, FLORIDA, AMENDING THE CITY OF ST PETE BEACH LAND DEVELOPMENT CODE BY AMENDING SECTION 2.1 OF DIVISION 2, DEFINITIONS, TO DEFINE PARKING LOT (OFF-PREMISE), PARKING STRUCTURE (OFF-PREMISE), PARKING LOT (COMMERCIAL) AND PARKING STRUCTURE (COMMERCIAL); AMENDING SECTIONS 23.4, 23.7 AND 23.8 OF DIVISION 23, GENERAL PARKING LOTS, RELATED TO THE LOCATION, DESIGN, IMPROVEMENT AND USE OF REQUIRED AND NON-REQUIRED PARKING; AMENDING SECTION 35.3 OF DIVISION 35, (LR) LARGE RESORT DISTRICT TO ESTABLISH OFF-PREMISE PARKING LOT AND/OR STRUCTURE AND COMMERCIAL PARKING STRUCTURE AS AUTHORIZED CONDITIONAL USES; AMENDING SECTION 38.4 OF DIVISION 38, (AC) ACTIVITY CENTER TO DELETE COMMERCIAL PARKING LOT AND REPLACE WITH COMMERCIAL PARKING STRUCTURE AND ADD OFF-PREMISE PARKING STRUCTURE AS AUTHORIZED CONDITIONAL USES; AMENDING SECTION 42.4 OF DIVISION 42 (BR) BAYOU RESIDENTIAL DISTRICT TO ESTABLISH OFF PREMISE PARKING LOT OR STRUCTURE AS AN ALLOWABLE CONDITIONAL USE; AMENDING SECTION 46.4 OF DIVISION 46 (B/HC) BOUTIQUE HOTEL/CONDO DISTRICT TO ESTABLISH OFF PREMISE PARKING LOT AND/OR STRUCTURE AS AN ALLOWABLE CONDITIONAL USE; PROVIDING FOR PUBLICATION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 163.3202, Florida Statutes, requires each local government in the State of Florida to adopt or amend and enforce land development code regulations that are consistent with and implement the adopted Comprehensive Plan; and

WHEREAS, the City of St. Pete Beach has previously adopted a land development code; and

WHEREAS, periodic updates and clarifications are necessary for successful implementation of a land development code.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ST PETE BEACH, FLORIDA, IN SESSION DULY AND REGULARLY ASSEMBLED THAT:

SECTION 1. Section 2.1 of Division 2, Definitions, of the City of St. Pete Beach Land Development Code is hereby amended to provide as follows:

Parking lot (off-premise) means ~~a parking facility designed to serve a specific other use but which cannot be located on the same lot with the use it serves~~ an off-street parking lot that is not on the same property as the principal use it is designed and intended to serve.

Parking structure (off-premise) means a structured parking facility with two or more levels that is not on the same property as the principal use it is designed and intended to serve.

Parking lot (commercial) means ~~premises designed and used exclusively for the parking of vehicles for a fee~~ an off-street parking lot that is not affiliated with a specific other use that provides parking, in whole or majority part, as a commercial enterprise, for a fee on a first come-first-served basis by hourly or monthly contract.

Parking structure (commercial) means a structured parking facility with two or more levels that is not affiliated with a specific other use that provides parking, in whole or majority part, as a commercial enterprise, for a fee on a first come-first-served basis by hourly or monthly contract.

SECTION 2. Section 23.4 of Division 23, General Parking Requirements, of the City of St. Pete Beach Land Development Code is amended to provide as follows:

Sec. 23.4. General parking requirements.

All off-street parking shall be provided in accordance with the following general requirements:

- (a) No building or use shall be permitted or constructed unless off-street parking spaces are provided in accordance with the provisions of this Code.
- (b) Computation of required spaces.
 - (1) Fractional space requirements shall be rounded up to the next whole space.
 - (2) In houses of worship and other places of public assembly in which occupants utilize benches, pews or similar seating arrangements, each 18 linear inches of such seating facilities shall be counted as one seat for the purpose of determining the required number of parking spaces.
 - (3) In multistory buildings having vertical penetrations including, but not limited to, elevator, mechanical closets, air shafts, stairways and other similar penetrations, and large retail establishments in excess of 5,000 square feet in area having "backroom" storage or working space, may deduct these spaces from the gross square footage in calculating parking space needs.

- (4) In the case of mixed uses, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately and the off-street parking space for one use shall not be considered as providing the required off-street parking for any other use, except as provided for in the shared parking criteria in this division.
- (c) Off-street parking areas shall not be used for sales, dead storage, repair, dismantling or servicing of any type or kind, nor shall areas devoted to such activities count toward meeting off-street parking requirements.
- (d) Off-street parking areas for five or more automobiles shall have individual spaces that are designed, maintained and regulated so that no parking or maneuvering incidental to parking shall be on any public street or sidewalk and so that any automobile may be parked and unparked without moving another automobile.
- (e) Except as provided in [section 23.7](#), all off street parking areas shall be surfaced with asphalt, bituminous or concrete material, clay brick or concrete paving units, and maintained in a smooth, well-graded condition; provided, however, turf block may be used for the parking space surface.
- (f) If artificially lighted, such lighting shall be so designed and arranged that light is directed away from any adjoining property used or zoned for residential purposes and so designed and arranged as to shield public roadways and all other adjacent properties from direct glare or hazardous interference of any kind.
- (g) Be arranged for the convenient access and safety of pedestrians and vehicles.
- (h) Be so arranged that no vehicle shall be required to back from such facilities directly onto public streets.
- (i) Have curbs, motor vehicle stops or similar devices so as to prevent vehicles from overhanging on or into public rights-of-way or adjacent property.
- (k) Off-street parking spaces shall be reserved for the exclusive use of residents, customers, patrons, or employees of the principal use of the property they are designed and intended to serve; provided, however, the City may authorize such parking on non-residentially zoned properties to be used on a temporary basis by the general public in connection with a special event approved by the City under Article II of Chapter 26 of the City of St. Pete Beach Code of Ordinances during those times the principal use of the property is not operating.
- (l) Required off-street parking shall be located as follows:
- (1) On the same or contiguous property of the use the parking is intended to serve;
- (2) On non-contiguous property which has the same zoning classification or a zoning classification which allows the use as permitted or conditional, as the use the parking is intended to serve, provided:

- a. the off premise parking is within 300 feet of the principal use to be served, to be measured along the most direct pedestrian route; except for a restaurant, hotel, or theater use that operates and maintains a valet parking service for customers, for which the off premise parking may be located within 800 feet from the principal use it is intended to serve, to be measured along the most direct pedestrian route.
 - b. An identifiable pedestrian connection is provided between the off-premise parking area and the principal use it is intended to serve. The pedestrian connection shall require no crossing of a street, except at a signalized intersection.
 - c. A parking agreement in a form approved by the City Attorney is recorded with the Clerk of the Circuit Court of Pinellas County, Florida, at the owner's expense providing that the off-premise parking area will not be disposed of except in conjunction with the sale or use of the building the parking area serves so long as the parking is required.
- (m) Non-required, supplemental surface parking associated with an off-premise parking lot within the Gulf Boulevard Redevelopment District shall be limited to a time period not to exceed five years from the date the conditional use permit is originally approved by the City Commission.

SECTION 3. Section 23.7 of Division 23, Grass and Turf Block Parking, of the City of St. Pete Beach Land Development Code is amended to provide as follows:

Sec. 23.7. ~~Grass and turf block~~ Pervious and Semi-pervious parking.

~~(a) Grass parking. Grass parking is allowed in the following instances:~~

- ~~(1) For any land use where excess parking is provided, that portion of parking which exceeds required parking may be grass in any zoning district.~~
- ~~(2) For houses of worship, up to 50 percent of required off-street parking facilities and any parking provided in excess of required number of spaces.~~
- ~~(3) For parks and recreation facilities in a R/OS District.~~
- ~~(4) For public and private schools offering academic courses.~~
- ~~(5) For child care and family day care facilities, private clubs, and assisted living facilities, up to 30 percent of their required parking facilities.~~

(a) Pervious/semi-pervious parking. Drought tolerant sod, shell, gravel or other similar pervious or semi-pervious surfaces that do not cause erosion, barriers to pedestrian access, or adverse effects to abutting parcels may be approved under the site plan provisions of Division 5 of this Code for parking facilities that meet one of the following criteria:

- (1) An off-premise parking lot in the Gulf Boulevard Redevelopment District for which a conditional use permit has been issued.
 - (2) Non-required (excess) parking on the same premise as the use it is intended to serve.
 - (3) Required parking in accordance with the following provisions:
 - a. For houses of worship, up to 50 percent of required off-street parking facilities.
 - b. For parks and recreation facilities in a R/OS District all required parking except for parking required under Section 23.6 of this Code.
 - c. For public and private schools, child care and family day care facilities, private clubs, and assisted living facilities, up to 30 percent of their required parking facilities.
- ~~(b) *Turf block.* When off-street parking facilities surfaced with turf grid systems [turf block] are permitted for either required parking or excess parking or both, the parking facilities shall be constructed in accordance with the following:~~
- ~~(1) Access aisles shall be surfaced with asphalt, concrete material, clay brick or concrete paving units.~~
 - ~~(2) Parking areas shall be maintained such that the grass does not constitute a nuisance by virtue of its appearance or condition and is graded in a level condition. Access aisles shall be maintained in accordance with [section 23.10](#)~~
 - ~~(3) Comply with the drainage requirements for storm water runoff set forth in Chapter 106, St. Pete Beach Code of Ordinances.~~
 - ~~(4) Comply in all other respects with the requirements of this Code.~~

SECTION 4. Section 23.8 of Division 23, Off-Street Parking and Loading, of the City of St. Pete Beach Land Development Code is amended to provide as follows:

Sec. 23.8. Off-site parking, when allowable. (Reserved)

- ~~(a) Required off street parking facilities shall be located on the same lot as the use they are intended to serve. However, required off street parking facilities may be located on an off-site lot if approved under the provisions of [division 5](#) of this Code at a public hearing. Such off-site parking facilities, if approved, shall be within 300 feet of the premises they are intended to serve and an off site parking agreement meeting the requirements of the city attorney shall be required. The applicant for an off site parking agreement shall demonstrate to the satisfaction of the appropriate board of authority:~~
- ~~(1) Practical difficulties prevent the location of the parking facilities on the same lot; and~~
 - ~~(2) A safe pedestrian route exists, or will be provided, for the safety of pedestrians traveling between the premises and the off site parking facilities.~~

~~(b) Parking agreements in a form acceptable to the city attorney shall provide:~~

- ~~(1) The land comprising the parking facilities shall not be disposed of except in conjunction with the sale of the premises which the parking area serves, so long as the facilities are required;~~
- ~~(2) The owner(s) agrees to bear the expense of recording the agreement and agrees that the agreement shall bind their heirs, successors and assigns; and~~
- ~~(3) The owner(s) shall agree to be responsible for the cost of any required pedestrian safety devices or improvements. The written agreement shall be voided by the city if other off street facilities are provided in accord with these regulations.~~

SECTION 5. Section 35.3 of Division 35, (LR) Large Resort District, of the City of St. Pete Beach Land Development Code is amended to provide as follows:

Sec. 35.3. Permitted principal and secondary uses and structures.

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

(a) *Primary uses.*

- (1) Temporary lodging uses, including hotels, motels, resort condominium hotels;
- (2) Multi-family residential.

(b) *Secondary uses.* Secondary commercial uses may be developed as an additional nonresidential use bonus floor area that is not located within the principal building, provided that the secondary commercial development is constructed with a minimum of 200 temporary lodging units. Secondary commercial uses include:

- (1) Retail;
- (2) Eating and drinking establishments, including bars and cocktail lounges, with or without outdoor seating;
- (3) Indoor commercial entertainment facilities;
- (4) Vehicles for hire.

(c) *Conditional uses.*

- (1) Off-premise parking lot and/or structure
- (2) Commercial parking structure

SECTION 6. Section 38.4 of Division 38, (AC) Activity Center District, of the City of St. Pete Beach Land Development Code is amended to provide as follows:

Sec. 38.4. Allowable conditional uses.

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

- (a) Assisted living facilities;
- (b) Charter and tour boat operations;
- (c) Communication facilities;
- (e) Docks, commercial—Classes A, B, C, and D;
- (f) Eating and drinking establishments with outdoor seating;
- (g) Kennels with outdoor runs;
- (h) ~~Parking lots, commercial and/or off premise~~ Off-premise parking lot and/or structure;
- (i) Commercial parking structure
- (j) Theatres;
- (k) Vessel for hire businesses; and
- (l) Subject to the provisions or restrictions contained in this section and elsewhere in this code, temporary lodging units may be allocated from a density pool via a conditional use as follows:

40 temporary lodging uses per acre, not to exceed a total of either 50 units per project or the density pool allocated in the Comprehensive Plan (325 available units for potential use in the Town Center Core Corey Circle, Coquina West, Activity Center, and Bayou Residential Districts),, with a maximum 1.0 floor area ratio on a minimum one (1) acre buildable site. To qualify for mixed use densities and intensities, a minimum of 10 temporary lodging units, mixed with a minimum of 0.35 floor area ratio for commercial or office uses, is required.

SECTION 7. Section 42.4 of Division 42, (BR) Bayou Residential District, of the City of St. Pete Beach Land Development Code is amended to provide as follows:

Sec. 42.4. Allowable conditional uses

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

- (a). Residential docks
- (b). Docks, commercial—Class A
- (c). Docks, commercial: Class B
- (d). Temporary Lodging with or without a commercial component, awarded on a first come, first serve basis, to come from the density pool established in the

Comprehensive Plan (325 available units for potential use in the Town Center Core
Corey Circle, Coquina West, Activity Center, and Bayou Residential Districts).

- (e). Off premise parking lot and/or structure.

SECTION 8. Section 46.4 of Division 46, (B/HC) Boutique Hotel/Condo District, of the City of St. Pete Beach Land Development Code is amended to provide as follows:

Sec. 46.4. Allowable conditional uses.

(1) Transient accommodation units subject to the density pool_

(2) Off-premise parking lot and/or structure

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

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

SECTION 9. This Ordinance shall be published in accordance with the requirements of law.

SECTION 10. This Ordinance shall become effective immediately upon final passage and adoption.

PASSED ON FIRST READING _____, a.d. 2014

PASSED ON SECOND AND FINAL READING _____, a.d. 2014

Maria Lowe, MAYOR

FIRST READING: _____

PUBLISHED: _____

SECOND READING: _____

PUBLISHED: _____

I, Rebecca C. Haynes, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this _____ day of _____, 2014.

Rebecca C. Haynes, City Clerk



PLANNING BOARD MEMORANDUM

TO:	CHAIRMAN AND MEMBERS OF THE PLANNING BOARD
FROM:	CHELSEY WELDEN, URBAN PLANNER
MEETING DATE:	OCTOBER 21, 2014
RE:	DISCUSSION ON THE COUNTYWIDE PLAN UPDATE

Background

The Pinellas Planning Council (PPC) staff has been working on an update to the Countywide Plan with the intent of simplifying the planning process by reducing the number of future land use categories and rewriting sections to make the plan more general and policy-based. This involves a complete overhaul of the 2 elements of the Countywide Plan: The Countywide Plan Map and the Countywide Rules. After reviewing the proposed land use categories and map amendments, City staff prepared a response letter to the PPC outlining their concerns. The Planning Board recommended approval of the letter at their August meeting, and the City Commission officially transmitted it to the PPC staff on September 10th, 2014.

Additional Information

PPC staff considered all of the comments they received from local governments and has since made some changes to their proposed plan. See Attachment 1 for the City of St. Pete Beach's letter to the PPC and Attachment 2 for their responses. See Attachment 3 for an excerpt from the Countywide Rules outlining the 4 residential categories. All other comments the PPC received from municipalities as well as the other proposed amendments to the Countywide Rules be viewed at:
<http://www.pinellasplanningcouncil.org/pacagendas/current/pac1410-2e.pdf>.

The changes proposed by PPC staff in response to the points raised by the City include the following:

1. Replacement of the single "Residential" plan category that had a density range of 0 -10/15 units per acre with four new residential categories, including:
 - Residential Estate: 0 - 1 dwelling units/acre
 - Residential Suburban: 0 - 7.5 dwelling units/acre
 - Residential Urban: 0 - 15 dwelling units/acre
 - Residential Transit: 0 - 30 dwelling units/acre

2. Recognition of the existing non-residential categories that were previously proposed to be subsumed within the Neighborhood category on both the local and countywide plans - including the continued use of the current local plan nomenclature
3. Elimination of the 5 units per acre density limit in the Coastal High Hazard Area (CHHA), with the provision that amendments in the CHHA be subject to criteria that address issues pertinent to the CHHA in the local plans, as well as the Countywide Plan amendment process
4. Elimination of the "legacy entitlements" concept - essentially made unnecessary with the creation of the four new residential categories that will allow existing residential densities on the City Plan to be recognized

These changes effectively address all of the City's "Observations/Questions" under I. A 1, 2, and 3 on the City's letter of September 10, as well as the "Specific Requests for Change" under II A, B and C. 1 - 3.

The response indicates item II. D with respect to the legal status of the City's Plan will be reviewed with PPC legal staff and "draft language provided." City staff and the City Attorney are scheduled to meet with the PPC staff and legal counsel to discuss the wording and placement of this provision as recommended by the City.

City staff will continue to monitor and coordinate the subsequent draft plan and rules promulgated by the PPC. The current schedule calls for a revised draft of the plan and rules in November and public hearings in the January - March 2015 timeframe.



September 10, 2014

Mr. Michael Crawford, AICP
Interim Executive Director
Pinellas Planning Council
310 Court Street, 2nd Floor
Clearwater, FL 33756-5137

Dear Mr. Crawford:

The City of St. Pete Beach received and reviewed the information transmitted to us under the review process provided preparatory to consideration and adoption of the updated Countywide Plan.

We appreciate the presentation made to the Planning Board by PPC staff member Linda Fisher and the opportunity to review the new Countywide Plan as it pertains to St. Pete Beach.

We have identified below both our observations/questions and specific requests for change.

They are as follows:

I. Observations / Questions

A. We note that a number of the small private and semi-public uses currently identified as Institutional or Transportation/Utility on both the City and current Countywide Plan maps are no longer recognized on your new map. While we recognize that they are provided for within the new "Neighborhood" category, we have these questions as follows:

1. Our preference is to have the City Future Land Use Map continue to recognize them separately on our City Plan Map - may we do so?
2. May we continue to use the current Institutional or Transportation/Utility categories - or are we required to use the new "Public/Semi-Public" plan category terminology if we want to distinguish them on our plan?
3. Would it not be preferable for the Countywide Plan Map to similarly reflect these distinctions made on the City Future Land Use Map?

II. Specific Requests for Change

A. While we also realize the various city owned public recreation and institutional uses that are proposed to be shown as "Neighborhood" are allowed, and therefore not considered "nonconforming" under your proposed plan, we respectfully request they each be recognized by their appropriate new categories as either "Recreation/Open Space" or "Public/Semi-Public". These specific facilities include those Recreation/Open Space locations identified in Attachment A and the Institutional locations identified in

Attachment B. Please note in particular that a portion of the Upham Beach "Recreation/Open Space" area is misclassified as "Resort."

- B. As written, the proposed Countywide Plan update identifies the maximum residential density in the Coastal High Hazard Area (CHHA) as five (5) units per acre. Given that the City is largely within this CHHA, we believe this is an unduly burdensome limitation. We recognize and respect the policy objectives of limiting additional residential density in the CHHA, but request you reconsider the manner in which it is addressed. Specifically we recommend that it be dealt with as provided in the current Rules (see Sec. 4.2.7.4); i.e., as a factor that is considered at the time of a requested plan amendment, as opposed to an absolute maximum permitted density.
- C. The major difference between the City's plan map and your current plan map, as compared to what you propose in the new Countywide Plan, is that all of the medium and higher density residential areas are shown as "Neighborhood" - which has a maximum density of 10 to 15 units per acre depending on location. The effect of this is to give the appearance of making those areas of the City inconsistent with your plan. We recognize the provision for "legacy entitlements", but believe that this is an inadequate measure for three important reasons:
1. It has the potential to create both practical confusion and legal complexity about what it means and the rights of a significant amount of property within our City that does not conform to the "Neighborhood" standard. Specific examples include the parcels designated RM at the point of Pass-a-Grille and the northern portion of Sailboat Key in St. Pete Beach.
 2. Absent any provision for creating new or additional residential density above the 10/15 units per acre standard, you have effectively precluded any opportunity for such future use, however legitimate that might be; and
 3. It compromises the meaningfulness of the Countywide Plan as a future-oriented policy statement by ignoring the reality that many higher density residential areas in place today will continue indefinitely into the future. It suggests a "future" that is neither intended nor attainable; and to that extent renders the plan less meaningful.
- D. Lastly and of great importance to the City, we urge, and in fact must insist, that special provision be made in the updated Countywide Plan and Rules to recognize the unique position that the City's Comprehensive Plan is in relative to litigation that has challenged the status of the City's Plan as adopted by City Ordinance No. 2011 -19 (inclusive of Ordinances Nos. 2010-13, 2010-15, and 2012-21).

The fundamental premise of the proposed Countywide Plan update is to recognize the validity and applicability of each of the 25 local government plans under the "umbrella" of the Countywide Plan to be adopted pursuant to Chapter 2012-245, Laws of Florida. Given the current legal challenge to the Comprehensive Plan, it is essential that the

countywide process explicitly recognize and provide for the current City Comprehensive Plan, and as it may be amended by the City pursuant to any requirement resulting from the current litigation, to be vested as the official City Plan under the terms of the updated Countywide Plan and Rules.

To that end, we suggest adding the following language to the Countywide Plan and Rules in a place and manner determined to be mutually acceptable to the City, the Planning Council and the Countywide Planning Authority:

"In recognition of the current litigation involving the City of St. Pete Beach Comprehensive Plan, specifically, the pending appeal in Anderson v. City of St. Pete Beach, Case No. 2D12-5969, this is to stipulate that the Comprehensive Plan adopted by City Ordinance No. 2011-19 on June 28, 2011, pursuant to Sections 163.3184 and 163.32465, Florida Statutes, inclusive of all its component parts, or as such plan may be amended at the direction of the courts, shall be recognized as the official City Comprehensive Plan, for the purpose of determining the official future land use plan categories and corresponding development rights and standards applicable thereto, as otherwise permitted and authorized by right for each local government plan upon adoption of, and pursuant to, the updated Countywide Plan and Rules in accordance with Chapter 2012-245, Laws of Florida."

In addition to the issues identified above, the City of course reserves the right to comment further and participate as necessary relative to the on-going review and public hearing process in consideration of the updated Countywide Plan and Rules.

Thank you for your consideration; we will be happy to meet with you to discuss any questions or issues you have with our requests and we look forward to your response.

Sincerely,

City of St. Pete Beach



Maria Lowe, Mayor



Elaine Edmunds
Interim City Manager

Cc: Susan Churuti, City Attorney

ATTACHMENT A – R/OS REQUEST FOR CHANGE

NAME	STREET1	STREET2	STREET3	STREET4
COREY PARK	COREY AVE			
SCENIC PARK #15	COQUINA WAY			
SCENIC PARK #2	BOCA CIEGA DR	83RD AVE		
80TH AVE PARK	80TH AVE	BOCA CIEGA DR		
EGAN PARK	CAPTIVA CIR	BLIND PASS RD		
RON McKENNY PARK	93RD AVE	GULF BLVD	BLIND PASS RD	
80TH AVE	BOCA CIEGA DR			
79TH AVE	BOCA CIEGA DR			
78TH AVE	BOCA CIEGA DR			
CIDLOWSKI PARK	76TH AVE			
79TH AVE STREET END PARK	79TH AVE			
SCENIC PARK #5	77TH AVE			
SCENIC PARK #6	SUNSET WAY	75TH AVE		
FISHERMAN'S PARK	SUNSET WAY	COREY AVE		
SUNSET PARK	SUNSET WAY	73RD AVE		
LIDO PARK	GULF BLVD	46TH ST	45TH ST	1ST ST E
BELLE VISTA TRIANGLE #1	44TH AVE	BELLE VISTA DR		
BILL CORROTTO PARK	BELLE VISTA DR	BELLE VISTA DR E	MANGROVE POINT	
SECENIC PARK #20	BELLE POINT DR			
BELLE VISTA MINI PARK	BELLE VISTA DR E			
THOMAS J ROWE PARK	GULF BLVD	PINELLAS BAYWAY		
HURLEY PARK	15TH AVE	PASS-A-GRILLE WAY	16TH AVE	GULF WAY
ERICIUS PARK	PASS A GRILLE WAY	12TH AVE		
PASS-A-GRILLE PARK	9TH AVE	PASS-A-GRILLE WAY	10TH AVE	GULF WAY
PASS A GRILLE BEACH	GULF WAY			
VINA DEL MAR PARK	S ISLE DR	N ISLE DR	W VINA DEL MAR BLVD	
LAZARILLO PARK	E DE BAZAN AVE	W DEBAZAN AVE	5 DE BAZAN AVE	
COUNTY PARK	GULF BLVD			
87TH AVE STREET END	BOCA CIEGA DR	87TH AVE		
UPHAM BEACH*	BEACH PLAZA	67TH AVE	68TH AVE	69TH AVE
	BOCA CIEGA ISLE DR			
BOCA CIEGA ISLE MINI PARK				
52ND AVE BEACH ACCESS				
51ST AVE BEACH ACCESS				
DUNE WALKOVER				
37TH AVE BEACH ACCESS	GULF BLVD			
BELLE VISTA BEACH ACCESS #1	GULF BLVD			
37TH AVE BEACH ACCESS	37TH AVE	EL CENTRO		
30TH AVE BEACH ACCESS	30TH AVE	GULF BLVD		
DON CESAR BEACH ACCESS	GULF BLVD	35TH AVE		
30TH AVE BEACH ACCESS	30TH AVE	PASS A GRILLE WAY		
29TH AVE BEACH ACCESS	29TH AVE	SUNSET WAY		

ATTACHMENT A – R/OS REQUEST FOR CHANGE

26TH AVE BEACH ACCESS	26TH AVE	SUNSET WAY
25TH AVE BEACH ACCESS	25RH AVE	SUNSET WAY
SCENIC PARK#11	18TH AVE	PASS A GRILLE WAY
SCENIC PARK #12	22ND AVE	PASS A GRILLE WAY
SCENIC PARK #10	17TH AVE	PASS A GRILLE WAY
SCENIC PARK #9	16TH AVE	PASS A GRILLE WAY
SCENIC PARK #8	15TH AVE	PASS A GRILLE WAY
SCENIC PARK #7	14TH AVE	PASS A GRILLE WAY
SCENIC PARK #15	29TH AVE	PASS A GRILLE WAY
SCENIC PARK #14	28TH AVE	PASS A GRILLE WAY
HORAN PARK	75TH AVE	

* This piece was inaccurately converted to Resort on the proposed map

ATTACHMENT B – PUBLIC/SEMI-PUBLIC REQUEST FOR CHANGE

Pass-a-Grille Beach Community Church*	1606 Pass-a-Grille Way
Fire Station*	1904 Pass-a-Grille Way
Pass-a-Grille Women's Club	2201 Pass-a-Grille Way
Pass-a-Grille Yacht Club	2301 Pass-a-Grille Way
AmiKids	3101 Gulf Blvd
Don Vista Cultural Arts Center*	3300 Gulf Blvd

* Property owned by City of SPB

City of St. Pete Beach

The City prefers to continue to recognize Institutional and Transportation/Utility parcels as such, and not as Neighborhood.

The non-residential parcels will not be subsumed into the mapping of the four residential plan categories, therefore this will not be an issue. Institutional and Transportation/Utility will both be designated with the Public/Semi-Public plan category on the Countywide Plan Map, but may continue to be designated with the Institutional and Transportation/Utility plan categories on the City's Future Land Use Map.

The City prefers to continue to recognize Recreation/Open Space parcels as such, and not as Neighborhood.

The non-residential parcels will not be subsumed into the mapping of the four residential plan categories, therefore this will not be an issue.

Do not limit density in Coastal High Hazard Area to 5 units per acre.

Staff proposes to eliminate this provision and simply continue to rely on the CHHA review provisions found in the current Rules. However, due to the broadening of our Countywide Plan categories the Council will no longer be seeing some local government amendments that might increase density or intensity in the CHHA. Since this is an important countywide consideration it is suggested that the review of amendments in the CHHA continue via the Countywide amendment process, but in addition that local governments include CHHA criteria for review of such amendments as part of the requirement for consistency between local government plans/codes and the Countywide Plan (note that some local governments may already have such criteria adopted).

The legacy entitlements concept will cause confusion and complexity.

We are proposing to eliminate the legacy entitlements concept through the establishment of the four proposed Residential plan categories and the decision that non-residential plan categories will not be redesignated as Neighborhood or with the newly proposed four residential plan categories. The four proposed residential plan categories are: Residential Estate 0-1.0 units per acre, Residential Suburban 0-7.5 units per acre, Residential Urban 0-15.0 units per acre, and Residential Transit 0-30 units per acre.

The City insists that special provision be made in the updated Countywide Plan and Rules to explicitly recognize the current City comprehensive plan, which is currently subject to litigation, as the official City Plan under the terms of the updated Countywide Plan and Rules.

Council staff will review with our legal staff the City's request and the draft language provided.

DIV. 2.3 COUNTYWIDE PLAN MAP CLASSIFICATIONS AND CATEGORIES.

SEC. 2.3.1 APPLICABILITY.

The ~~classifications~~, categories; and standards contained in this article shall be applied as set forth in these Countywide Rules. Specific reference to the standards contained in this article and the criteria by which they shall be applied are found in Article 4 of these Countywide Rules.

SEC. 2.3.2 LEGEND.

2.3.2.1 The Countywide Plan Map and the Countywide Rules, ~~as amended~~, provide for the ~~major classifications~~, specific categories and symbols applicable to the Countywide Plan Map and Countywide Rules as set forth below:

<u>Plan Classifications</u>	<u>Plan Categories</u>	<u>Plan Symbols</u>
	Neighborhood	N
	Residential Estate	RE
	Residential Suburban	RS
	Residential Urban	RU
	Residential Transit	RT
	<u>Office</u>	<u>O</u>
	<u>Resort</u>	<u>RT</u>
	<u>Retail & Services</u>	<u>R&S</u>
	<u>Employment</u>	<u>E</u>
	<u>Industrial</u>	<u>I</u>
	<u>Public/Semi-Public</u>	<u>P/SP</u>
	<u>Recreation/Open Space</u>	<u>R/OS</u>
	<u>Preservation</u>	<u>P</u>
	<u>Target Employment Center</u>	<u>TEC</u>
	<u>Activity Center</u>	<u>AC</u>
	<u>Multimodal Corridor</u>	<u>MMC</u>

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1. Residential:

Residential Rural	RR
Residential Estate	RE
Residential Suburban	RS
Residential Low	RL
Residential Urban	RU
Residential Low Medium	RLM
Residential Medium	RM
Residential High	RH
Residential Very High	RVH

2. Mixed Use:

Residential/Office Limited	R/OL
Residential/Office General	R/OG
Residential/Office/Retail	R/O/R

	Resort Facilities Overlay	RFO
	Resort Facilities Medium	RFM
	Resort Facilities High	RFH
3. Commercial:		
	Commercial Neighborhood	CN
	Commercial Limited	CL
	Commercial Recreation	CR
	Commercial General	CG
4. Industrial:		
	Industrial Limited	IL
	Industrial General	IG
5. Public/Semi Public:		
	Preservation	P
	Recreation/Open Space	R/OS
	Institutional	I
	Transportation/Utility	T/U
	Resource Management Overlay	RMO
6. Planned Redevelopment:		
	Residential	PR-R
	Mixed Use	PR-MU
	Commercial	PR-C
	Industrial	PR-IND
7. Special Designations:		
	Water/Drainage Feature	As Noted
	Scenic/Noncommercial Corridor	As Noted
	Activity Center	AC
	Community Redevelopment District	CRD
	Central Business District	CBD
	Transit Oriented Development	TOD

SEC. 2.3.3 OUTLINE OF COUNTYWIDE PLAN MAP CATEGORIES.

The Countywide Plan Map ~~major classifications, specific categories, symbols and the purpose, use characteristics, locational characteristics, traffic generation characteristics, density/intensity standards and other standards shall be as set forth in the following outline for each category. Local plans and regulations may be more restrictive and should be consulted for authorized uses and applicable standards.~~

Local plans and regulations may be more restrictive, in accordance with Article 3, the local government consistency provisions, and should be consulted for authorized uses and applicable standards.

2.3.3.1 PLAN CATEGORIES.

2.3.3.1.1 Category/Symbol — Neighborhood (N).

Purpose — This category is intended to depict areas that are now developed, or appropriate to be developed, in low to medium residential density and often in close, walkable, or bikeable proximity to low intensity neighborhood servicing uses.

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.
- Uses Subject to Three Acre Maximum — Ancillary Nonresidential; Office; Personal Service/Office Support; Retail Commercial; Transportation/Utility.
- Uses Subject to Five Acre Maximum — Institutional.
- Office, Personal Service/Office Support, Retail Commercial, and Transportation/Utility uses are prohibited in scenic/noncommercial corridors.
- Acreage Thresholds — Any contiguous like use or category, alone or when added together, exceeding the acreage maximum, shall require a map amendment which includes such use and/or category.
- Locational Characteristics — This category is generally appropriate to locations in proximity to urban activity centers; in areas where use and development characteristics are low to moderately intensive residential in nature; and in areas serving as a transition between low density and high density residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and thoroughfare highway network.
- Traffic Generation Characteristics — The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 102 trips per day per acre (subject to amendment based on Tindale Oliver & Associates, Inc. work underway).

Density/Intensity Standards — Shall include the following:

- Residential Use — Shall not exceed ten (10) dwelling units per acre and shall not exceed fifteen (15) dwelling units per acre within Multimodal Corridors or Supporting Corridors.
- Residential Equivalent Use — Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted

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~~dwelling unit at 10 dwelling units per acre and 15 dwelling units per acre within Multimodal Corridors. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.~~

- ~~Nonresidential Use— Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .30 and an ISR of .56.~~
- ~~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.~~

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2.3.3.1 PLAN CATEGORIES.

2.3.3.1.1 Category/Symbol – Residential Estate (RE).

Purpose – It is the purpose of this category to depict those areas of the county that are now developed, or appropriate to be developed, in a large lot, very low density residential manner; and to recognize such areas as primarily well-suited for estate residential uses that are consistent with the suburban, nonintensive qualities and natural resource characteristics of such areas.

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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.
- Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Transportation/Utility.
- Uses Subject to Five Acre Maximum – Institutional.
- Acreage Thresholds – Any contiguous like use or category, alone or when added together, exceeding the acreage maximum, shall require a map amendment which includes such use and/or category.
- Locational Characteristics – This category is generally appropriate to locations distant from urban activity centers; in areas where use and development characteristics are estate residential in nature; and in areas serving as a transition between more rural and more urban residential areas.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 15 trips per day per acre (subject to amendment based on Tindale-Oliver & Associates, Inc. work underway).

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Density/Intensity Standards – Shall include the following:

- Residential Use - Shall not exceed one (1) dwelling unit per acre.
- Residential Equivalent Use - Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 1 dwelling unit per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.
- Nonresidential Use - Shall not exceed a floor area ratio (FAR) of .30, nor an impervious surface ratio (ISR) of .60. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .18 and an ISR of .45.
- 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.](#)

2.3.3.1 PLAN CATEGORIES.

2.3.3.1.2 Category/Symbol – Residential-Suburban (RS).

Purpose – This category is intended to depict areas that are now developed, or appropriate to be developed, in low residential density and often in close, walkable, or bikeable proximity to low-intensity neighborhood servicing uses.

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.
- Uses Subject to One Acre Maximum – Ancillary Nonresidential; Office; Personal Service/Office Support; Retail Commercial; Transportation/Utility.
- Uses Subject to Five Acre Maximum – Institutional.
- Office, Personal Service/Office Support, Retail Commercial, and Transportation/Utility uses are prohibited in scenic/noncommercial corridors.
- Acreage Thresholds – Any contiguous like use or category, alone or when added together, exceeding the acreage maximum, shall require a map amendment which includes such use and/or category.
- Locational Characteristics – This category is generally appropriate to locations removed from, but in proximity to urban activity centers; in areas where use and development characteristics are residential in nature; and in areas serving as a transition between more suburban and more urban residential areas. These areas are generally served by and accessed from minor and collector roadways which connect to the arterial and thoroughfare highway network.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 68 trips per day per acre (subject to amendment based on Tindale-Oliver & Associates, Inc. work underway).

Density/Intensity Standards – Shall include the following:

- Residential Use - Shall not exceed seven and one-half (7.5) dwelling units per acre.
- Residential Equivalent Use - Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 7.5 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.
- Nonresidential Use - Shall not exceed a floor area ratio (FAR) of .40, nor an impervious surface ratio (ISR) of .65. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .24 and an ISR of .50.

- 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.

2.3.3.1 PLAN CATEGORIES.

2.3.3.1.3 Category/Symbol – Residential-Urban (RU).

Purpose – It is the purpose of this category to depict those areas of the county that are now developed, or appropriate to be developed, in a moderately intensive residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban qualities, transportation facilities and natural resource characteristics of such areas.

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.
- Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Office; Personal Service/Office Support; Retail Commercial; Transportation/Utility.
- Uses Subject to Five Acre Maximum – Institutional.
- Office, Personal Service/Office Support, Retail Commercial, and Transportation/Utility uses are prohibited in scenic/noncommercial corridors.
- Acreage Thresholds – Any contiguous like use or category, alone or when added together, exceeding the acreage maximum, shall require a map amendment which includes such use and/or category.
- Locational Characteristics – This category is generally appropriate to locations within or in proximity to urban activity centers; within Multimodal Corridors, specifically Primary, Secondary, and Supporting Corridors; in areas where use and development characteristics are medium density residential in nature; and in areas serving as a transition between less urban and more urban residential and mixed-use areas. These areas are typically in proximity to and may have direct access from the arterial and thoroughfare highway network.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 102 trips per day per acre (subject to amendment based on Tindale-Oliver & Associates, Inc. work underway).

Density/Intensity Standards – Shall include the following:

- Residential Use - Shall not exceed fifteen (15) dwelling units per acre.
- Residential Equivalent Use - Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 15 dwelling units per acre. The standard for the purpose of establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.
- Nonresidential Use - Shall not exceed a floor area ratio (FAR) of .50, nor an impervious

surface ratio (ISR) of .75. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .30 and an ISR of .56.

- 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.

2.3.3.1 PLAN CATEGORIES.

2.3.3.1.4 Category/Symbol – Residential Transit (RT).

Purpose – It is the purpose of this category to depict those areas of the county that are now developed, or appropriate to be developed, in a highly intensive residential manner; and to recognize such areas as primarily well-suited for residential uses that are consistent with the urban and intensive qualities, transportation facilities and natural resource characteristics of such areas.

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.
- Uses Subject to Three Acre Maximum – Ancillary Nonresidential; Office; Personal Service/Office Support; Retail Commercial; Transportation/Utility.
- Uses Subject to Five Acre Maximum – Institutional.
- Office, Personal Service/Office Support, Retail Commercial, and Transportation/Utility uses are prohibited in scenic/noncommercial corridors.
- Acreage Thresholds – Any contiguous like use or category, alone or when added together, exceeding the acreage maximum, shall require a map amendment which includes such use and/or category.
- Locational Characteristics – This category is generally appropriate to locations within or in proximity to urban activity centers; within Multimodal Corridors, including Primary and Secondary Corridors; in areas where use and development characteristics are high density residential in nature; and in areas serving as an urban center. These areas are typically in proximity to and may have direct access from the arterial and thoroughfare highway network and are served by mass transit in a manner that provides an alternative to individual automobile use.
- Traffic Generation Characteristics – The standard for the purpose of calculating typical traffic impacts relative to an amendment for this category shall be 198 trips per day per acre (subject to amendment based on Tindale-Oliver & Associates, Inc. work underway).

Density/Intensity Standards – Shall include the following:

- Residential Use - Shall not exceed thirty (30) dwelling units per acre within corridors.
- Residential Equivalent Use - Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 30 dwelling units per acre within corridors. The standard for the purpose of

establishing relative intensity and potential impacts shall be the equivalent of 2.5 beds per dwelling unit.

- Nonresidential Use - Shall not exceed a floor area ratio (FAR) of .60, nor an impervious surface ratio (ISR) of .85. The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .36 and an ISR of .65.

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.