PLANNING BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Tuesday, 7/19/2016
4:00 p.m.

Call to Order
Pledge of Allegiance
Roll Call

1. **Changes to the Agenda** – Agenda items to be added, moved or deleted will be addressed at this time. Items added will be assigned agenda item numbers and items that are moved will retain the same item numbers. A 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. **Agenda Items**
   a. **Minutes for Acceptance:**
      June 21th, 2016
   b. **CPA 16-02 – an amendment to the Future Land Use Element amending the Boutique Hotel District of the City of St. Pete Beach Comprehensive Plan**
   c. **Ordinance 2016-05 – an amendment to section 46, the Boutique Hotel / Condo District of the City of St. Pete Beach Land Development Code**
   d. **Process and CIP Flow Chart Review**

4. Other items

5. 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 21, 2016

4:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Tiffany Secka, Chairwoman
Michael Lehman, Vice Chairman
Jack Ohlhaber, Member
Martin Lott, Member
Ron Holehouse, Member

ALSO PRESENT:

Andrew Dickman, City Attorney
Jennifer Bryla, Community Development Director
Mary Jo Murphy, Deputy City Clerk

1. **Changes to the Agenda**

The following changes were made to the agenda:

- 3.b., CPA 16-02 – an amendment to the Future Land Use Element amending the Boutique Hotel District of the City of St. Pete Beach Comprehensive Plan: pulled by Staff and continued to the July 19, 2016 Planning Board meeting
- 3.c., Ordinance 2016-05 – an amendment to Section 46, the Boutique Hotel/Condo District, of the City of St. Pete Beach Land Development Code: pulled by Staff and continued to the July 19, 2016 Planning Board meeting
- 4., Other Items (Public Services update): moved to the front of the agenda after Item No. 2, Audience Comments

2. **Audience Comments**

Bill Pyle, 6600 Sunset Way, spoke in regard to the following Items that were pulled from the agenda: 3.b., CPA 16-02, and 3.c., Ordinance 2016-05.

An unidentified speaker objected while Mr. Pyle was speaking during Audience Comments. Chairwoman Secka asked the gentleman to please wait and that he could speak during his time allotted during Audience Comments.

A discussion ensued among Chairwoman Secka, City Attorney Dickman, Dr. Pyle and the unidentified speaker. Attorney Dickman advised the board to allow Dr. Pyle to finish his comments and to allow the attorney to make his record on his objections.

Attorney Dickman instructed Deputy City Clerk Murphy to reset the timer to two minutes for Dr. Pyle. Deputy City Clerk Murphy complied.

Bill Pyle, 6600 Sunset Way, continued to speak in regard to Item 3.b, CPA 16-02, that was pulled from the agenda.

Ed Armstrong, Hill Ward Henderson, 600 Cleveland Street, Suite 800, Clearwater, Florida, attorney representing the applicant, spoke and objected to Mr. Pyle speaking in regard to Item No. 3.b, CPA 16-02, that was pulled from the agenda.

There was board discussion in regard to Planning Board procedures and decorum.

Member Holehouse made a motion that anytime an application is on the agenda, even if it is pulled, it will still be on the agenda in regard to public comment.

The above-mentioned motion died due to lack of a second.

4. Other Items (Public Services Update)

Mike Clarke, Public Services Director, updated the board on the following:

- Tropical Storm Colin: Pump Station 1 Release and Gulf Winds Blvd. manholes surcharging onto streets
- Fifty-year-old plus pipe systems in state of disrepair: clean and televise the lines
- Inflow & Infiltration Study
- Capacity Study
- Pass-A-Grille Way
- Stormwater Management
- Rain gardens

3. Agenda Items

a. Minutes for Acceptance: May 17, 2016

Member Lott made a motion to accept the May 17, 2016 meeting minutes. The motion was seconded by Member Ohlhaber and unanimously approved by a roll call vote (5 yeses – 0 nos).

b. CPA 16-02 – Item 3.b. was pulled from the agenda during Item No. 1, Changes to the Agenda.

c. Ordinance 2016-05 – Item 3.c. was pulled from the agenda during Item No. 1, Changes to the Agenda.

d. Ordinance 2016-10 – a request for transient lodging density from the Bayou Residential, Activity Center and Town Center Core Districts Temporary Lodging Unit Density Pool

Chairwoman Secka asked board members to disclose any ex parte communications, and the board members replied they had no ex parte communications.

Ms. Bryla reviewed Ordinance 2016-10 with the Planning Board.

Chairwoman Secka asked the applicant to come forward.

At this time City Attorney Dickman swore in anyone wishing to speak on Item No. 3.d., Ordinance 2016-10. The following two individuals were sworn in: Marilyn Healy and Susan Finch.

Marilyn Healy, Adams and Reese, spoke in regard to Hotel Zamora, transient lodging density, and Ordinance 2016-10.

Susan Finch, 5405 Cypress Center Drive, Tampa, Florida, certified land use planner, spoke in regard to the request of the conditional use for an additional 22 units and off-site parking area.

Chairwoman Secka asked for any public comment. Hearing no public comment, Chairwoman Secka closed the public comment.

Chairwoman Secka asked for board deliberation. There was board discussion with Ms. Healy, Ms. Bryla and Attorney Dickman.

Vice Chairman Lehman made a motion to approve Staff's recommendations. The motion was seconded by Member Holehouse and unanimously approved by a roll call vote (5 yeses – 0 nos).

Attorney Dickman commented that the following numerical clarification will be implemented in Ordinance 2016-10:

- Change the words "1/2 acre" to: 23,958 square feet

4. Other Items

Ms. Bryla acknowledged that she received Vice Chairman Lehman's email in regard to CIP projects that are going forward and reviewed the topic with Vice Chairman Lehman.

Vice Chairman Lehman requested to the board that his process proposal, along with the flow chart, be placed on an agenda for discussion and to either amend, approve or deny the process. Furthermore, Vice Chairman Lehman added if the process is approved by the board, with or without amendments, to send the above-mentioned proposal to the City Commission as a recommendation. Ms. Bryla stated she would place the topic on the July 2016 Planning Board agenda. Vice Chairman Lehman added that it would be

beneficial to have Mr. Clarke attend the Planning Board meeting in July so he could be involved in the discussion.

Ms. Bryla reminded the board members that during the April Planning Board meeting it was the request of the board to send Ms. Bryla items to be placed on future agendas.

Member Holehouse commented about enforcing hardship variances and asked to discuss exploring several ways of granting the variances. City Attorney Dickman replied that he recently authored a memo that provides clarification of the long-standing criteria for the approval of a zoning variance, and that it was written to bring uniformity to the decision-making process. Attorney Dickman stated he would provide the memo to the Planning Board members and that he would be happy to discuss the topic after the board reviews the memorandum.

Vice Chairman Lehman requested the possibility of having speakers visit and speak in regard to Property-Assessed Clean Energy Programs. Furthermore, Vice Chairman Lehman asked if the Planning Board could request speakers on topics and, as a board, recommend the topic as an item the City Commission should review. City Attorney Dickman responded the board could have speakers attend Planning Board meetings, and the Planning Board could make recommendations to the City Commission. Attorney Dickman added the board could formulate a recommendation to the City Commission in the form of a letter and ask them to put it on an agenda. Ms. Bryla informed the board she could facilitate the process.

5. **Adjournment**

There being no further business to come before the Board, the meeting was adjourned at 5:28 p.m.

Attest:

_____ _____

Rebecca C. Haynes, City Clerk Tiffany Secka, Chairwoman

Minutes approved on: _____

PLAZA BEACH RESORTS
ALLURE HOTEL & SUITES
AMENDMENTS TO THE COMPREHENSIVE PLAN
and
LAND DEVELOPMENT CODE

Revised June 14, 2016

Table of Contents

		Page
I.	Proposed Amendments to the Comprehensive Plan	2-5
II.	Proposed Amendments to the Land Development Code	5-6

RECEIVED
JUN 20 2016
COMMUNITY DEVELOPMENT

PLAZA BEACH RESORTS
ALLURE HOTEL & SUITES
AMENDMENTS TO THE COMPREHENSIVE PLAN & LDC

Note: Additions are shown underlined and Deletions are shown in ~~strike-through text~~.

I. PROPOSED AMENDMENTS TO THE BOUTIQUE HOTEL/ CONDO CHARACTER DISTRICT (BH-C) OF THE COMMUNITY REDEVELOPMENT DISTRICT, *FUTURE LAND USE ELEMENT*, CITY OF ST. PETE BEACH *COMPREHENSIVE PLAN*

Proposed Revisions are solely to Policy 7, Boutique Hotel/ Condo Character District, Permitted Uses and Standards, Pages 62-63 of the Future Land Use Element as shown below.

"Policy 7
All temporary lodging uses shall comply with adopted City rules and regulations that ensure projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.

(a) **Primary uses** - Temporary lodging use - hotel, motel, resort condominium; medium density residential.

(b) **Secondary uses** - None.

(c) **Density/Intensity and Height Standards** - shall be calculated on the basis of those portions of the site which are landward of the Florida Coastal Construction Control Line and shall be permitted as follows:

1. **Density** - Shall not exceed the following:
   a. 50 temporary lodging units per acre unless approved by ordinance of the City Commission to provide additional temporary lodging units from the TLU Density Pool established below; or

   b. 18 residential units per acre; and

   c. Any increases to temporary lodging unit density is subject to the restrictions and limitations in Section (2) below - Temporary Lodging Unit Reserve; and

   d. Variances to exceed the maximum residential density above as established in the Future Land Use Plan shall be prohibited.

2. **Temporary Lodging Unit Density Pool ("TLU Density Pool")** - The City shall establish a TLU Density Pool not to exceed a total of 125 units for the entire Boutique Hotel/Condo district and the following shall govern the allocation of density from the TLU Density Pool:

a. The TLU Density Pool shall be allocated to individual projects by ordinance of the City Commission upon request of an individual property owner; and

b. Such allocation may be up to but shall not exceed twenty (20) temporary lodging units per acre and further, the cumulative allocation shall not exceed sixty (60) units per development project; and

c. The number of available temporary lodging units remaining after such project allocation shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no units beyond those TLU Density Pool units remaining available to the Boutique Hotel/ Condo District shall be allocated to any subsequent temporary lodging use project; and

d. This limitation shall be absolute and shall apply regardless of the proposed size or density of the project requesting such allocation. Such units shall be established exclusive of any other use provided for in the District.

(d) **Intensity Standards.**

1. Temporary lodging use shall not exceed 1.6 floor area ratio ~~an aggregate floor area of 750 square feet per temporary lodging unit excluding~~ including indoor amenities and~~,~~ common areas but shall exclude ~~and~~ structured parking. ~~Indoor amenities and common areas shall not exceed an additional 0.2 floor area ratio combined. For example: 50 units x 750 square feet =38,500 square feet plus 0.2 x total parcel square feet for common areas & indoor amenities = total building square footage, excluding structured parking.~~

2. Variances to exceed the maximum floor area ratio above as established in the Future Land Use Plan shall be prohibited.

(e) Height shall not exceed, but shall be permitted up to the following, subject to height limitations contained in the LDC:

1. Seventy-six (76) feet above base flood elevation for any portion of a building that exclusively contains only temporary lodging uses (and permitted accessory uses) with a minimum setback of one hundred (100) feet from Gulf Boulevard; ~~or~~

2. Sixty-five (65) feet above base flood elevation for any portion of a building that exclusively contains only temporary lodging uses (and permitted accessory uses) with a minimum setback of seventy-five (75) feet from Gulf Boulevard; ~~or~~

3. Fifty (50) feet above base flood elevation for any portion of a buildings containing multi-family residential dwelling units, or any temporary lodging facility that does not comply with the minimum setbacks required for additional height established in sections (e)1 and (e)2 above, subject to a minimum setback of fifty (50) feet from Gulf Boulevard; and

4. Any increases to, including variances to increase, each of the maximum heights set forth above for this Boutique Hotel/Condo Resort character district shall be prohibited.

5. Temporary Lodging use only: Building height shall not exceed the above-referenced maximum not including any decorative features or rooftop amenities extending twelve feet or less in height above the roof line.

(f) **Impervious Surface Ratio Standards** - shall not exceed:

1. 0.85 impervious surface ratio for any exclusive temporary lodging uses; or
2. 0.70 impervious surface ratio for any residential use or combined residential and temporary lodging use; and
3. Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Plan shall be prohibited."

II. PROPOSED AMENDMENTS TO THE BOUTIQUE HOTEL/ CONDO ZONING DISTRICT, DIVISION 46, CITY OF ST. PETE BEACH *LAND DEVELOPMENT CODE*

Proposed Revisions are solely to Division 46, Sections 46.6, 46.7, 46.8 and 46.9 of the B/HC Zoning District in the Land Development Code as shown below. This proposed revision also corrects an apparent error in Section 46.9 as shown and described below.

"Sec. 46.6. - Density and intensity.

Density and intensity shall be calculated on the basis of those portions of the site which are landward of the Florida Coastal Construction Control Line and shall be permitted as follows:

(a) Residential uses shall not exceed 18 units per acre.

(b) Transient accommodation uses shall not exceed 50 units per acre, except as provided for in section 36.4.

(c) The aggregate floor area ratio of transient accommodation units in projects in this district shall not exceed 1.6 floor area ratio including ~~the total allowable unit density multiplied by 750 square feet per unit, excluding~~ indoor amenities and~~,~~ common areas, and excluding structured parking. ~~Indoor amenities and common areas shall not exceed an additional 0.2 floor area ratio combined.~~ Common areas shall not include hallways, stairwells, elevator shafts, manager's office, restrooms, storage or mechanical areas, but shall include a lobby, reception/concierge areas, conference rooms, and common office (i.e. computer/business centers with computers, fax machines, copiers, etc.) for guest use.

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

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

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

Sec. 46.7. - Building height and front yard setbacks.

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

(a) Seventy-six (76) feet for any portion of a building that exclusively contains only temporary lodging uses (and permitted accessory uses) with a minimum setback of one hundred (100) feet from Gulf Boulevard; ~~or~~

(b) Sixty-five (65) feet for any portion of a building that exclusively contains only temporary lodging uses (and permitted accessory uses) with a minimum setback of seventy-five (75) feet from Gulf Boulevard; ~~or~~

(c) Fifty (50) feet above base flood elevation, for any portion of a buildings containing multi-family residential dwelling units, or any temporary lodging facility that does not comply with the minimum setbacks required for additional height established in sections 36.8.(a) and 36.8.(b) above, subject to a minimum setback of fifty (50) feet from Gulf Boulevard; ~~or~~

(d) Fifty (50) feet for temporary lodging with or without accessory uses as described in Section 36.2 [(b)] and residential uses are required to have a minimum front setback of twenty (20) feet.

(e) Temporary Lodging use only: Building height shall not exceed the above-referenced maximum not including any decorative features or rooftop amenities extending twelve feet or less in height above the roof line.

Sec. 46.8. - Secondary, rear, and sideyard setbacks.

Secondary front yard	10 feet
Side yard	Minimum combined side yards of 30 percent of lot width, with a minimum of 10 percent on each side. No single side yard setback shall be less than 10 feet.
Rear yard	10 feet landward of the rear property line, ~~of the~~ or 0' to the Florida Coastal Control Line ~~or St. Pete Beach Coastal Control Line~~, whichever is more restrictive.

Sec. 46.9. - Maximum impervious surface ratio.

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

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

(Note: There is an apparent error in the current LDC Section 46.9 in which the required ISR for exclusive transient accommodations has been omitted so this proposed revision adds the ISR in the same ratio as in the Future Land Use Element of the Comprehensive Plan.)

ORDINANCE 2016-06

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, PROVIDING FOR AN AMENDMENT TO THE BOUTIQUE HOTEL / CONDO DISTRICT OF THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN; AMENDING POLICY 7 OF THE BOUTIQUE HOTEL/CONDO DISTRICT (d) INTENSITY STANDARDS (e) HEIGHT (f) IMPERVIOUS SURFACE RATIO STANDARDS; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Pete Beach established the Community Redevelopment District in 2008; and

WHEREAS, the City of St. Pete Beach Comprehensive Plan encourages the redevelopment of aging transient lodging structures; and

WHEREAS, there is a strong desire by both the residents and hotel owners to preserve the heritage of St. Pete Beach as a tourist destination; and

WHEREAS, it is the desire of the City of St. Pete Beach to allow older structures to come into compliance with current building and safety codes with regard to flood protection, environmental considerations and infrastructure impacts; and

WHEREAS, the City recognizes the unique qualities of each of the adopted character districts within the city; and

WHEREAS, THE City Commission finds this amendment to the Future Land Use Element to be in the best interest of the citizens of the City of St. Pete Beach.

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

Section 1. The Future Land Use Element of the City of St. Pete Beach Comprehensive Plan, Boutique Hotel / Condo District (B-HC) is hereby amended as follows:

Title: Boutique Hotel / Condo District (BH/C)

Section 2. The Future Land Use Element of the City of St. Pete Beach Comprehensive Plan, Boutique Hotel / Condo District (B-HC) is hereby amended as follows:

Policy 7:

All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.

Permitted uses and Standards

…

(d) Intensity Standards

1. Temporary lodging use shall not exceed a 1.6 floor area ratio ~~an aggregate floor area of 750 square feet per temporary lodging unit excluding~~ including indoor amenities, and common areas but shall exclude ~~and~~ structured parking~~. Indoor amenities and common areas shall not exceed an additional 0.2 floor area ratio combined. For example: 50 units x 750 square feet = 38,500 square feet plus 0.2 x total parcel square feet for common areas & indoor amenities = total building square footage, excluding structured parking.~~

2. Variances to exceed the maximum floor area ratio above as established in the Future Land Use ~~Plan~~ Element shall be prohibited.

(e) Height shall not exceed, but shall be permitted up to the following, subject to height limitations contained in the LDC:

1. Seventy-six (76) feet above base flood elevation for any portion of a building that exclusively contains only temporary lodging uses (and permitted accessory uses) with a minimum setback of one hundred (100) feet from Gulf Boulevard; ~~or~~

2. Sixty-five (65) feet above based flood elevation for any portion of a building that exclusively contains only temporary lodging uses (and permitted accessory uses) with a minimum setback of seventy-five (75) feet from Gulf Boulevard; ~~or~~

3 Fifty (50) feet above base flood elevation for any portion of a buildings containing multi-family residential dwelling units. , or any temporary lodging facility that does not comply with the minimum setbacks required for additional height established in sections (e)1 and (e)2 above, subject to a minimum setback of fifty (50) feet from Gulf Boulevard; and

4 Any increases to, including variances to increase, each of the maximum heights set forth above for this Boutique Hotel/Condo Resort character district shall be prohibited.

5. Temporary Lodging use only: Building height shall not exceed the above referenced maximum not including any decorative features or rooftop amenities extending twelve feet or less in height above the roof line.

(f) Impervious Surface Ratio Standards – shall not exceed:

1. 0.85 impervious surface ratio for all~~ny exclusive temporary lodging~~ uses; ~~or~~ and

~~2. 0.70 impervious surface ratio for any residential use or combined residential and temporary lodging use; and~~

2 ~~3~~. Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Element ~~Plan~~ shall be prohibited.

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

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

Section 5. This Ordinance shall become effective on September 24 or when the Florida Department of Economic Opportunity issues a final statement of "no objection".

_____

MAYOR

LPA PUBLIC HEARING:

PUBLISHED:

FIRST READING:

PUBLISHED:

SECOND READING / ADOPTION HEARING:

I, Rebecca 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 _____, 2016.

_____

Rebecca Haynes, City Clerk

St. Pete Beach
Local Planning Agency

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

7/19/16

CPA #02-16

Applicant/Agent
Maria Czyszczon Rev. Trust, Owner

Location
4506 Gulf Blvd.

Commission District
District 3

Staff Representative
Jennifer Bryla, AICP

Related Cases
ORD 2016-05

Findings:

In its review of the proposed application, staff has determined:

1. The proposed application is consistent with Florida Statutes.
2. The proposed application is consistent with the Pinellas County Plan.
3. The proposed application is consistent with the intent of the Goals and Objectives of the St. Pete Beach Comprehensive Plan.

TRC Review:
5/18/2016
No Comments.

ITEM SUMMARY:

ITEM SUMMARY:

The Applicant is requesting a text change to the Boutique Hotel / Condo Character District (BH/C) of the city's Future Land Use Element of its Comprehensive Plan. These changes are intended only for this character district and to help facilitate the intent of the Comprehensive Plan and support redevelopment of aging facilities and antiquated building patterns. The amendments also attempt to try and bring equitability and consistency to the regulation; Floor Area Ratios (FAR) are gathered in an inconsistent fashion from Character District to Character District. The amendments also attempt to try and bring equitability and consistency to the regulation. The amendment requested concerning the setback and height language removes any question regarding interpretation of the existing code language. The clarification further allows for consistency in the review of redevelopment within the District.

The Boutique Hotel / Condo District contains approximately 24 acres and comprises less than 2% of the total land area of the City. The District was created as a component of the Community Redevelopment District Special Area Plan. The Plan recognized the need to take a comprehensive look at redevelopment in the City to determine the best approach to assure that when redevelopment occurred, it would be in a balanced and sustainable manner. The long- term sustainability of the City's diverse temporary lodging uses is essential to maintain St. Pete Beach as a family-oriented tourist destination for a diverse visitor population and to improve its tourist based economy. During previous planning efforts, there was a strong desire by both residents and

Planning Board Review:
7/19/2016 anticipated

City Commission Review:
8/9/2016 Transmittal anticipated.

Staff Recommendation
Approval as presented

business owners to preserve the heritage of our City as a tourist destination, because it is the foundation of the local economy and it offers the residents a diversity of services and amenities to enjoy.

PUBLIC NOTICE:

Notice of public hearing has been advertised as required by State Statutes. As of the time of this report, no written comments have been received. Oral and written comments may be presented at the public hearing.

PROJECT DESCRIPTION / BACKGROUND:

1. Project Description:

The Boutique Hotel / Condo District as stated is approximately 24 acres. The breakdown of the District is shown in Table A.

Table A

Existing Land Use - Boutique Hotel / Condo District

Land Use	Total Parcels	Acres	Percent of Total
Multi-family	3	5.6	24.1
Temporary lodging	12	11.57	49.7
Commercial	1	0.8	3.4
Government	1	5.3	22.8
Total	17	23.27	100

The applicant is specifically requesting amendments to the following language in the Comprehensive Plan:

Proposed Policy Changes to Boutique Hotel / Condo Character District

Policy 7

(d) Intensity Standards

1. Temporary lodging use shall not exceed a 1.6 floor area ratio ~~an aggregate floor area of 750 square feet per temporary lodging unit excluding~~ including indoor amenities, and common areas but shall exclude ~~and~~ structured parking~~. Indoor amenities and common areas shall not exceed an additional 0.2 floor area ratio combined. For example: 50 units x 750 square feet = 38,500 square feet plus 0.2 x total parcel square feet for common areas & indoor amenities = total building square footage, excluding structured parking.~~

Policy 7

(e) Height shall not exceed, but shall be permitted up to the following, subject to height limitations contained in the LDC:

1. Seventy-six (76) feet above base flood elevation for any portion of a building that exclusively contains only temporary lodging uses (and permitted accessory uses) with a minimum setback of one hundred (100) feet from Gulf Boulevard; ~~or~~

2. Sixty-five (65) feet above based flood elevation for any portion of a building that exclusively contains only temporary lodging uses (and permitted accessory uses) with a minimum setback of seventy-five (75) feet from Gulf Boulevard; ~~or~~

3 Fifty (50) feet above base flood elevation for any portion of a buildings containing multi-family residential dwelling units. , or any temporary lodging facility that does not comply with the minimum setbacks required for additional height established in sections (e)1 and (e)2 above, subject to a minimum setback of fifty (50) feet from Gulf Boulevard; and

4 Any increases to, including variances to increase, each of the maximum heights set forth above for this Boutique Hotel/Condo Resort character district shall be prohibited.

5. Temporary Lodging use only: Building height shall not exceed the above referenced maximum not including any decorative features or rooftop amenities extending twelve feet or less in height above the roof line.

Of the affected parcels, the majority are transient lodging facilities. The general direction of the Comprehensive Plan is that the City desires to preserve its heritage as a tourist destination and discourage the increase in permanent residential dwellings. The Boutique Hotel / Condo district is on the west side of Gulf Boulevard, beginning with the County Park (46th Ave.) property and running south to approximately 220 feet north of 37th Ave. The transient lodging uses are located on relatively narrow lots making larger scale resort redevelopment more difficult but not impossible.

The Future Land Use category is Boutique Hotel / Condo (BH/C), the zoning district is also BH/C. To the north of the District is the Large Resort District, to the South is Resort Facilities Medium (RFM) District, to the west is Preservation and to the east is Bayou Residential (BR) lying on the south end of the district and Activity Center (AC) lying on the north end. The proposed amendment would affect all 17 parcels in the B/HC District. Prior to the adoption of the Community Redevelopment Special Area Plan, the District was zoned RFM and had a FLUM designation RFM. This development characteristic was recognized during the special area plan formulation and addressed during the development of the performance criteria.

Infrastructure

Transportation:

The BH/C District is accessed via Gulf Boulevard and is centrally located between the Pinellas Bayway Bridge and the Corey Causeway. The current level of service minimum within the City is "D". According to the MPO, the level of service for the segment Bayway to 44th Avenue is LOS "C" and 44th Avenue to Corey Causeway is considered a "D" level of service.

Public Parking

Except for the metered parking lot adjacent to the County Park, the BH/C District has very little, if any, on-street parking. Off-street Parking is required for any new development or expansion of existing development.

Sidewalks

The sidewalks along Gulf Boulevard are generally 5' wide and considered inadequate for the amount of pedestrian traffic that traverse them daily. To add, the sidewalks are directly adjacent to the back of Gulf Boulevard curb line and the 35 mph traffic in the street. The sidewalk also crosses many curb cuts along the road which adds to the hazardous conditions. The Comprehensive Plan encourages the reduction of curb cuts along Gulf Boulevard.

Water

The City has an interlocal agreement with Pinellas County to handle and distribute its potable water supply. St. Pete Beach's adopted level of service standard for potable water is 120 gallons per day per capita. This standard correlates to Pinellas County standards and is within their 5 year CIP.

In addition, in the course of redevelopment, the City now requires the use of low- flow plumbing devices; future water consumption / wastewater production should be reduced with the redevelopment of structures.

Wastewater

The City currently contracts with the City of St. Petersburg to provide its wastewater treatment. The adopted level of service is 149.50 gallons per day per capita (GPCD). Wastewater from St. Pete Beach is treated in St. Petersburg's Northwest water reclamation facility located at 7500 26th Avenue NW. This facility has the capacity to process 20 million gallons per day (mgd), and in 2015 was handling an average flow of 10 mgd, leaving an excess capacity of 10 mgd. The city of St. Pete Beach is currently under a consent order by the South Florida Water Management District and as such, is making strides in improving the whole system. There are many milestones imbedded in the Order and the City is currently ahead of schedule on many items. Written progress reports are submitted quarterly to the Department of Environmental Protection to ensure ongoing compliance. Although strides are being made to improve the system and capacity for treatment remains at the St. Petersburg facility, the City of St Pete Beach is over capacity for conveyance of wastewater and may not be able to accommodate any additional impacts on the system.

Solid Waste

Waste management, including recycling, for residential customers, is provided through an agreement with Waste Services of Florida. Commercial customers obtain service under private contracts.

Stormwater

The City's stormwater collection system is made up of 740 catch basins, 182 discharges, 23 drop inlets, and 16 miles of pipe. The City is currently having all 182 discharges inspected and cleaned. Many of these discharges are plugged due to barnacle accumulation, debris build up and/or pipe collapse. Clearing all of these discharges will immediately improve drainage and even reduce flooding in some areas. The City is also in the process of updating the Stormwater Master Plan to prioritize all of the other needed stormwater improvements with the ultimate goal of improving stormwater drainage and treatment to protect our surrounding surface waters. As properties are redeveloped, they are required to mitigate for the stormwater impacts that they impose and hold or store the amount of runoff generated, which should add to the purification of water.

Emergency

The BH/C District is located in evacuation zone "A". The evacuation times in 2015 were: 13 hours to the closest shelter and 21 hours to a destination in the County but out of the evacuation zone. These times are for all residents' evacuation times.

Transient Lodging facilities allow the city to better plan for emergencies, if the need to evacuate should arise. The City has the ability to require hotels to close should the Hurricane Center post a hurricane warning for the area. This is not the case for residential properties. Oftentimes residents choose to "wait-it-out" in an effort to protect their properties. In addition, when a warning is issued, most hotel reservations are cancelled by hotel guests and hoteliers choose to close so as not to support service staff during such a situation.

Property Tax Values

The BH/C District (based on 2015 Property Appraiser data) has a just market value for all the property within the district to be $116,915,524.00. The just market value for all commercial properties (14 parcels) within the district was $45,799,683 with the amount of taxes paid on the commercial properties to be just over $844,381 as shown in the following Table B.

Table B

Address (Gulf Blvd)	Name	Taxable Value
4700	County Park	
4510	Gulf Strand Resort	$ 6,909,217
4506	Plaza Beach	$ 2,148,000
"	Allure	
4450	Lido	$ 32,771,327

4350	Bon-Aire Motel (separate parcels)	$	6,051,820
	"		
	"		
4220	Mariner Beach Club	$	2,831,213
	"		
	"		
4200	Miramar Resort	$	1,800,000
4000	Vistas on the Gulf	$	9,804,017
3910	Dunes on the Beach	$	6,765,632
3860	Don Cesar Beachhouse	$	10,793,530
3852	Undertow	$	1,800,000
3848	Palm Crest Resort Motel	$	1,180,000
3828	Long Key Beach Resort	$	1,279,410
3820	San Seair	$	31,578,882
3804	Hideaway Sands Resort	$	1,202,476
		$	**116,915,524**

Floor Area Ratio

There are no vacant properties within the BH/C District, sans the County Park parcel. One could argue that the parcel is indeed developed as a commercial parking lot; however no vertical structure exists on the lot. The floor area ratios for those vertically developed parcels range from 0.23 to 2.95. The existing FAR for structures within the District is shown in Table C.

As stated previously, the parcel was previously designated as Resort Facility Medium (RFM). This allowed for a FAR of up to .65. The applicant is requesting an increase in the FAR from the current 1.03, as calculated from the existing language, to 1.6. The performance standards for development for those properties that do not classify as "Large-scale" (greater than 3 acres) are afforded a 1.8 FAR entitlement in the Large Resort District.

All the properties within the BH/C District and their current densities and intensities are shown in Table C. The multi-family parcels that are represented here are: "San Seair" (3820 Gulf Blvd), "Dunes on the Beach" (3910 Gulf Blvd), and the "Lido" (4450 Gulf Blvd) each of these residential developments are currently at a floor area ratio of 2.86, 2.69 and 1.44 respectively.

Table C

Name	Use	Stories	Building Footprint (acres)*	Site Acreage*	FAR**
County Park	Govt			5.16	**0.00**
Gulf Strand Resort	Transient	6	0.2	0.75	**1.60**
Plaza Beach	Transient	2	0.49	0.95	**1.03**
Allure	"			**0.95**	**1.6 (proposed)**
Lido	Multi-Family	5	0.9	3.13	**1.44**
Bon-Aire Motel (separate parcels)	Transient	5	0.3	0.86	**1.74**
"	"	5	0.3	0.86	**1.74**
"	"	5	0.2	0.85	**1.18**
	Total	5	**0.8**	**2.57**	**1.56**
Mariner Beach Club	Transient	2	0.16	1.17	0.27
"	"	1	0.02		0.02
"	Total		**0.34**	**1.17**	**0.29**
Miramar Resort	Transient	1	0.3	0.78	**0.38**
Vistas on the Gulf	Transient	5	0.24	0.83	**1.45**
Dunes on the Beach	Multi-Family	7	0.15	0.39	**2.69**
Don Cesar Beachhouse	Transient	6	0.36	1.55	**1.39**
Undertow	Commercial	1	0.18	0.78	**0.23**
Palm Crest Resort Motel	Transient	2	0.14	0.43	**0.65**
Long Key Beach Resort	Transient	2	0.3	0.73	**0.82**
San Seair	Multi-Family	15	0.37	1.94	**2.86**
Hideaway Sands Resort	Transient	3	0.78	0.86	2.72
"	"	2	0.1	"	0.23
"	"	Total	**2.54**	**0.86**	**2.95**
TOTAL BUILDABLE ACREAGE =					
	Transient =			10.62	12 parcels
	Multi-Family =			5.46	3 parcels
	Government =			5.16	1 parcel
	Commercial =			0.78	1 parcel
			Total=	**22.02**	**17 parcels**

* Estimated with City GIS, landward of the CCCL

** FAR calculated using available floor areas and approximated

JUSTIFICATION / TECHNICAL REVIEW

1. Consistency with the City of St. Pete Beach Comprehensive Plan

The applicant is offering the following for support of consistency with the Comprehensive Plan

FUTURE LAND USE ELEMENT

Section I ,Citizen Input on Community Redevelopment, Pages 1 -2

…

"(2) There is strong community objection to high density unmanaged overdevelopment of our coastal Gulf community that will further degrade infrastructure and public services.

(4) There is a strong desire by both residents and multi-generational local hotel and motel owners to preserve the heritage of our City as a tourist

destination because it is the foundation of our local economy and it offers the residents a diversity of services and amenities as well as public access to our beaches

(8) Residents have expressed a need and desire for a safer community through redevelopment of aging, functionally obsolete and vacant properties to:
Reduce crime and vagrancy; and
Replace older structures and buildings with new construction that meets current Building Code standards and FEMA flood protection regulations to maximize protection from both wind and flood damage caused by hurricanes and tropical cyclones.

(10) Residents strongly object to more high-rise residential development throughout the City, that if permitted to continue will replace, most, if not all, temporary lodging facilities, adversely impact our economy, commercial diversity, as well as diminish public beach and waterfront access. The impact, if permitted to continue under the City's 1998 Comprehensive plan, will forever change the character and heritage of our City...."

Analysis: The proposed Plan amendment is consistent with and will further these provisions through the continued support of the City as a tourist destination. The proposed amendments do not materially change the development standards but merely clarify certain provisions to allow the construction of economically successful and architecturally interesting buildings. The proposed project will redevelop the existing 39- room hotel with a new hotel building containing 66 hotel rooms, an increase of 27 hotel rooms. This new hotel facility will continue to support the City's vision as a tourist destination and make a positive contribution to the tourist economy.

Quality Community- Planning to Stay (General Provisions), Page 4
…
(c) Citywide Land Use Goals, Objectives and Policies. In furtherance of the overall goals, objectives, and policies contained in the Comprehensive Plan, the land use categories and their descriptions beginning on the next page, are hereby adopted for the purpose of serving as the guide for the City of St. Pete Beach in continuing is heritage of quality residential living complemented by resort facilities that support a tourist• based economy by creating a vision for the City's future that ensures that the City will remain a desirable place to live and visit that includes overall quality land management and emphasis on strict management of redevelopment in designated strategic core areas of the City.

Analysis: The proposed Plan amendment is consistent with and will further these provisions through the continued support of the City as a tourist destination and tourist• based economy. The proposed hotel project will support the tourist- based economy through redevelopment of the site as envisioned by this provision

Future Land Use Policies- Green Practices, Residential Character and Introduction to Land Use Categories, Pages 4-24

GOAL 1:Support rebuilding and maintaining a sustainable carbon-neural

community by adopting and implementing land development and building regulations that: protect and conserve water resources; promote energy efficient buildings; encourage environmentally sensitive site and building design; facilitate recycling of construction materials and debris; support innovative building and site design that recognizes the complexities and environmental sensitivities of our coastal environment and its vulnerability to storms; and protect and enhancement of the overall environmental quality of our City.

Objective 1.1

To become the first certified Coastal Green City in Pinellas County by the Florida Green Local Government following the leadership and example of Pinellas County as Florida's first Green County.

Policy 1.1.4
The City shall promote and encourage through redevelopment land development regulations clean industries such as tourism related businesses.

Analysis: The proposed Plan amendments maintain these policies that encourage redevelopment, especially for tourism- related businesses. The proposed project is a redevelopment of an outdated hotel facility and replacing it with a new hotel building that will be more energy efficient, more environmentally sensitive and create an innovative building and site design consistent with this Goal, Objective and Policy.

GOAL 2: The City shall ensure that the residential character of the City of St. Pete Beach is maintained and protected while:
• Maximizing the potential for economic benefit resulting from the tourist trade and the enjoyment of natural and man-made resources by residents and visitors alike.
• Minimizing the threat to health, safety, and welfare posed by hazards nuisances, incompatible land uses and environmental degradation
• Maintaining the community's recreation, open space and beaches.

Objective 2.1

The integrity and quality of life throughout the City, including existing residential neighborhoods, as well as core commercial and resort areas, will be maintained through the enforcement of the land development regulations and shall be encouraged to be improved, and for those properties experiencing blighting conditions such as deterioration, degradation and distress shall be encouraged to redevelop through the use of land development regulations and other incentives, in accordance with the Future Land Use Element.

Policy 2.1.1
The following land use categories, including the stated residential densities and non-residential intensities of use standards, as administered through the land development regulations, shall be adopted for the City of St. Pete Beach:
…Community redevelopment District (CRD), where the

densities and intensities shall be determined within the Community Redevelopment District as specified in each designated character district pursuant to the provisions set forth in Special Area Designation- Community Redevelopment District section of this Future Land use Element to encourage economic revitalization and redevelopment of properties and uses located within the CRD, with a particular emphasis on commercial, temporary lodging and mixed uses along the City's main transportation corridors, adjacent to waterfront or located within major community activity centers.

Analysis: The proposed Plan amendment will clarify the development standards for lodging uses and strengthen and support these policies. As mentioned above, the proposed project will make a positive economic benefit to the tourist trade. Additionally, the site is located within the Community Redevelopment District which encourages redevelopment projects such as is proposed for buildings and sites that are outdated and with redevelopment will be a more positive contribution to the City's economy and viability as a tourist destination.

Objective 2.2

All developments, other than construction of one single-family or one two-family residence on a single lot, shall be permitted only through the site plan review process.

Policy 2.2.1
As administered through the land development regulations, multifamily residential and non-residential developments shall be required to undergo a site plan review process.

Objective 2.3

New Commercial development shall be required to be compatible with environmental and economic resources through the enforcement of the land development regulations

Policy 2.3.5
The City shall encourage the maintenance of tourist lodging facilities in keeping with the character of the community.

Analysis: The proposed amendments will continue to require compatibility of environmental and economic resources and continue to encourage the maintenance of lodging facilities. The proposed hotel is consistent with this objective and goal to support the importance of tourism to the City and specific compliance will be demonstrated during the site plan review process.

Objective 2.4

Consistent with this comprehensive plan, as amended, the City of St. Pete Beach shall enhance and protect the City's character through the encouragement of redevelopment which ensures an order and aesthetic mixture of land uses.

Policy 2.4.1

The City shall, through administration of the LDC, encourage the redevelopment or rehabilitation of existing non-residential areas and uses.

Objective 2.13

The City shall promote the preservation and redevelopment of temporary lodging uses.

Policy 2.13.3
The City shall adopt provisions in its LDC which are designed to ensure the continued operation of all temporary lodging/ temporary lodging uses with mandated operational characteristics as temporary lodging facilities principally serving tourists and business travelers, and providing for guest amenities, without regard to ownership scheme as in accordance with State law. Such operational provisions shall include limitations on the continuous duration of guest stays, and if owned as a resort condominium, an additional limitation on the annual cumulative duration of owner stays.

Analysis: The proposed Plan amendments will clarify the development standards for redevelopment of hotels and thus, encourage the redevelopment of non-residential uses. The proposed hotel will be a redevelopment project and will add a new building with significant architectural interest to the City's redevelopment area

4. Special Designation- Community Redevelopment District (CRD) and Goals, Objectives and Policies, Pages 24-38
Geographic Location and Character Districts, Pages 28-31

Analysis: The Site is located within the CRD generally and specifically within the Boutique Hotel/ Condo Character District as illustrated on M aps 1 and 2. The proposed Plan amendments will clarify the requirements for redevelopment projects in the CRD and Boutique Hotel/ Condo character district.

Use Characteristics (Page 33). Those uses appropriate to and consistent with this CRD land use plan category include:
Primary Uses: Temporary lodging uses, including large resorts, boutique hotels, motels, resort condominiums and bed & breakfast inns; Residential; Commercial; Office; Institutional; Marina; and Transportation/ Utility Uses as specifically designated for each character district within the Community Redevelopment District.

Analysis: The proposed amendments strengthen the provtS1ons for encouraging temporary lodging uses in the Boutique Hotel/ Condo district. The proposed use of the site is for Temporary lodging uses which is a primary use in the CRD and therefore, consistent with the Use Characteristics section.

GOAL 3: To rebuild the core commercial and resort areas of the City utilizing Green practices, strategies and technologies.
Objective 3.1

Implement building and site design construction and operation

practices that support long-term environmental sustainability by: protecting and conserving water resources, constructing energy efficient buildings; using Florida waterwise and native landscape plant materials and design; recycling construction materials and debris; reducing urban heat through innovative building and site design; reducing pollutant run-off; protecting further degradation of the beach dune system and coastal wildlife species, habitat and restoring or enhancing existing conditions trough dune restoration measures, lighting and refuse controls and other measures.

Policy 3.1.1
All development within the Community Redevelopment District shall comply with a minimum of two environmental standards that will be established in Division 39.

Policy 3.1.2
All development within the Community Redevelopment District shall be encouraged to exceed minimum and redevelop, renovate or develop new projects that implement the "Green" objectives and policies contained in GOAL 1of the Future Land Use Element relating to energy efficient and environmental sustainable practices.

Policy 3.1.3
All development within the Community Redevelopment District shall be encouraged to implement as many livable community design and operation strategies to promote safe and comfortable pedestrian, bicycle and mass transit mobility that will reduce the consumption of nonrenewable resources, reduce the need for parking and thus reduce urban heat and polluted run-off, and reduce greenhouse gas emissions.

Analysis: The proposed Plan amendments will strengthen the City's goals for maintaining and improving the City's tourist destination. Specifically, the proposed hotel project is committed to implementing the "Green" objectives and the specific environmental standards for the site will be defined during the detailed design phase.

5. Community Redevelopment District general redevelopment guidelines, standards and initiatives, Pages 38- 40
Temporary Lodging Unit Density Pools ("TLU Density Pools")- Generally

TLU Density Pools Established. TLU Density Pools shall be established in the following seven specific character districts*:
Boutique Hotel/ Condo…

Analysis: This Section of the FLU E states that three of the character districts have access to the TLU Density Pool. The three character districts that may utilize the Density Pool are the Boutique Hotel/ Condo District (in which the project is located}, the Town Center Core

and Upham Beach Village districts. In 2005, the City approved a total of 350 units available as temporary lodging units within the Pool. The Applicant requests approval of 19 Temporary Lodging Units from this Pool and this request is identified on the Site Plan Application Narrative, thus demonstrating consistency with this policy.

6. Gulf Boulevard Redevelopment District, General Provisions and Goals, Objectives and Policies, Pages 49-54…
Purpose and Intent; Redevelopment Incentives & Deterrents. This District is one of two core redevelopment districts and this District is designed to:
Encourage revitalization and redevelopment of primarily
Temporary lodging uses- resorts, hotels, resort condominiums and boutique hotels on the west side of Gulf Boulevard

Analysis: The Site is located within the Gulf Boulevard Redevelopment District and pro poses a Temporary Lodging Use which is specifically encouraged in this District. The proposed Plan amendments will strengthen the goals of the Gulf Boulevard Redevelopment District by clarifying the development standards.

GOAL 1: Gulf Boulevard shall be a place that attracts people for living, employment and recreation. The City shall encourage the revitalization of Gulf Boulevard through commercial and temporary lodging redevelopment that will attract residents and visitors to the Gulf Boulevard core resort area as a recreation, entertainment, resort and shopping destination.

Objective 1.1

All development and redevelopment within the Gulf Boulevard Redevelopment District shall further the goals, objectives and policies of the Community Redevelopment District, this District and each character district within which development occurs; and shall comply with the design guidelines and the applicable land development regulations for the respective character district.

Objective 1.2

High-rise residential condominium projects in the Gulf Boulevard Redevelopment District are prohibited along the Gulf beaches and intercoastal waterways by prohibiting height and density increases for exclusively residential uses on Gulf Boulevard.

Objective 1.8

The City shall recognize the importance of temporary lodging uses and public beach access to its residents and visitors in preserving and maintaining its socio-economic quality of life; and further, the City recognizes that additional high-rise residential development along the Gulf beaches is not desirable and not in keeping with the City and its residents' desire to preserve and expand pubic beach access and temporary lodging uses that if lost, and replaced with high-rise residential uses, will adversely impact the City's tourism- based economy; and as a result, such high-rise residential development shall be discouraged throughout the Gulf Boulevard Redevelopment District and shall not be allowed to exceed current height

limitations of five stories over parking for exclusively multi-family residential use projects in the Gulf Boulevard Redevelopment District.

Analysis: The proposed Plan amendments strengthen the City's goals to achieve redevelopment for temporary lodging uses. The proposed hotel project located on the beach side of Gulf Boulevard is specifically consistent with this Goal and will encourage the revitalization of Gulf Boulevard to continue to attract visitors to the City

GOAL 2: Create a quality livable community where people and vehicles can circulate in the Gulf Boulevard Redevelopment District area safely, comfortably and efficiently.

Objective 2.4
A variety of parking solutions for motorized and non-motorized vehicles shall be pursued to support redevelopment, while maintaining ease of access and adequate parking throughout the Gulf Boulevard Redevelopment District.

Policy 1
All development shall be consistent with building and site design guidelines and standards that establish the quality of design features expected for renovation, redevelopment and new construction in the Gulf Boulevard Redevelopment District.

Policy 3
The design of all projects in the Gulf Boulevard Redevelopment District shall make meaningful contributions to a safe and comfortable pedestrian environment through site and building design, internal connections between adjacent properties, and external connections to and along Gulf Boulevard.

Analysis: The proposed Plan amendments will clarify the design standards for redevelopment and ensure that hotel development in the BH-C District is economically feasible as well as architecturally interesting. The proposed hotel provides for parking at grade and within the first three floors of the building to accommodate the hotel operation with full compliance with the City's parking requirements. Additionally, to encourage bicycles as an alternate mode of transportation, the proposed hotel will include bicycle parking racks within the site.

7. Boutique Hotel/ Condo District (B-HC) Intent and Policies, Pages 61-63

(a) Purpose and Intent; Redevelopment Incentives & Deterrents. The following policies shall govern development and redevelopment in the Boutique Hotel/ Condo District and are intended to preserve the remaining inventory of Boutique Hotels to the maximum extent possible within this District by increasing density for temporary lodging uses and prohibiting height and density increases for residential condominium development.

Analysis: The proposed Plan amendments will further this purpose of redevelopment in the BH/C district by clarifying the development standards and encouraging new construction consistent with this purpose. There are no proposed changes to the density pool for temporary lodging uses and the Applicant has requested the use of the density pool to more

positively contribute to the tourist destination of the City.

TRANSPORTATION ELEMENT

GOAL 1: A safe, convenient and efficient motorized and non-motorized transportation system shall be available for all residents and visitors to the city.

Objective 1.1

In accordance with this Comprehensive Plan, as amended, the operational Level of Service (LOS) D shall be the minimum standard for all arterial and collector roads within the City.

Policy 1.1.1
The City shall review all proposed development or redevelopment for consistency with this element and impacts upon the adopted LOS standards. All development permits shall be issued only when it is documented that such development does not result a reduction in the level of service below the adopted level of service standards for the affected facility.

Policy 1.1.2
All new development and redevelopment proposals shall be reviewed under the City's Concurrency Management System Ordinance to ensure the level of service standards established in this element shall be maintained.

Policy 1.1.3
The City shall assess new development or redevelopment an equitable pro rata share of the costs to provide road-way improvements to serve the development or redevelopment, as established by the Pinellas County impact fee schedule.
Measure: Number of roadways with an acceptable operational level of service.

Analysis: The proposed Plan amendments do not make any changes in this Goal, Objective and Policies and the proposed project will remain subject to the City's Concurrency Management System.

With regard to the hotel that is proposed along with these Plan amendments, the Applicant has submitted a transportation analysis pre pared by The Sustainability Group which is included in the submittal package. This section will summarize the results of that analysis; for the detailed analysis, please refer to The Sustainability Group's report. A comparison of the existing trips and proposed trips is shown in the table below.

Summary of Trip Generation for Existing and Proposed Hotels

	Existing Use - 39 Room	Proposed Use- 66 Room Hotel	Increase from Existing to Proposed
ADT (Average Daily Trips)	319 trips	323 trips	+5 trips
PM Peak Hour	23 trips	26 trips	+3 trips

As the table above demonstrates, it is anticipated that there will be an increase in 5 daily trips and 3 PM Peak Hour trips with the new project as compared to the existing hotel. Given the extremely small number of additional trips, the increase will not be noticeable nor will it have a negative impact on Gulf Boulevard which as of December, 2015 carries a total of 28,600 average daily trips.

The site's sole access is to Gulf Boulevard so the impact of the project on this road way has been analyzed. According to the most recent Level of Service Analysis pre pared by the Pinellas County Metropolitan Planning Organization, dated December, 2015, the current Level of Service {LOS) for Gulf Boulevard is LOS D. {Note: the segment analyzed is Gulf Boulevard from 75th Avenue/ Pasadena Avenue south to the Pinellas Bayway) The Sustainability Group's analysis states that when the proposed project is included on Gulf Boulevard, this road way will still operate at LOS D. As stated in Objective 1.1 above, the City's adopted LOS is D, therefore, Gulf Boulevard will not be negatively impacted by the project and the road way will continue to operate at an acceptable LOS D with the project.

Objective 1.3

Through land development regulations, the City will provide for safe, convenient and efficient motorized and non-motorized vehicle parking and bicycle and pedestrian ways.

Policy 1.3.1
The City shall enforce parking standards which provide for safe and convenient on• site traffic flow

Policy 1.3.2
When feasible, the City shall require bicycle and pedestrian ways for connecting residential areas to recreation areas, schools, and shopping areas.

Objective 1.5

As an ongoing objective, the City shall encourage the utilization of a multi-modal transportation system as needed

Policy 1.5.2
The City shall continue to identify and encourage the use of bicycle and pedestrian ways.

Policy 1.5.23
The City shall review all proposed development and redevelopment site plans for the accommodation of bicycle and pedestrian traffic needs, when appropriate.
Measure: The availability of a multi-modal transportation system.

Analysis: The proposed Plan amendments do not make any changes to the above Objectives and Policies and the proposed project will remain subject to them. The proposed site plan for the hotel meets the City's parking requirements within the site and also provides for convenient bicycle parking to encourage bicycle use as an alternate mode of transportation

INFRASTR UCTU RE PLAN ELEM ENT
GOAL 1: The City shall ensure that needed sanitary sewer, solid waste and potable water services be provided by a safe and efficient system which maintains adequate facilities and provides for orderly growth and expansion.

Objective 1.1

The City of St. Pete Beach shall continue to implement procedures, in cooperation with its sewage, solid waste and potable water system providers to ensure that development permits are issued only when adequate facility capacity is available to serve the development.

Policy 1.1.1

Level of service standards shall be:

Facility	Level of Service Standard
Sanitary Sewer	149.4 gallons per day per capita
Solid Waste	1.3 tons per person per day
Potable Water	120 gallons per day per capita

Policy 1.1.3
The City shall maintain for formal agreements with Pinellas County to provide potable and reclaimed water, with the City of St.
Petersburg to provide sewage treatment, and with a qualified private company to provide solid waste services consistent with the City's adopted levels of service

Policy 1.1.4
Prior to the issuance of a building permit for future development and/or redevelopment activities, the City shall consult with Pinellas County Utilities to ensure that adequate potable water supplies and facilities will be available by the anticipated issuance date of the certificate of occupancy.

Policy 1.1.5
The land development regulations and development review procedures shall be used to ensure that all adopted levels of service are maintained. All new development and redevelopment proposals shall be reviewed under the city's Concurrency Management System Ordinance to ensure the level of service standards established in this element shall be maintained.

Analysis: The proposed Plan amendments do not make any changes to the above Objectives and Policies and the proposed project will remain subject to them. A detailed Concurrency Management Analysis has been prepared for the proposed hotel by The Sustainability Group and is included in the submittal package. This response includes a summary of the detailed Analysis for each service. Regarding Sanitary sewer service, the proposed hotel will result in an increase of 27 rooms, which small increase can easily be managed by the City's current system. Regarding Solid Waste, the current service provider for the entire City is Progressive Waste Solutions and the redeveloped site can continue to be served. Regarding Potable Water, this service is provided through an agreement with Pinellas County and a Letter of Availability from Pinellas County Engineering and Technical Support Department is included in the Analysis demonstrating their ability to

continue to serve the site. In summary, Sewer, Solid Waste and Potable Water services are available to the site, there is adequate capacity for the project as described in the attached Analysis; therefore, the proposed project is consistent with the above Goal, Objective and Policies.

GOAL 2: An efficient Master Drainage system which protects human life, minimizes property damage, and improves storm water quality and on-site retention shall be provided.

Objective 2.1

In accordance with this plan, the St. Pete Beach's land development regulations shall include provisions for requiring compliance with the master drainage plan.

Policy 2.1.1
The St. Pete Beach's master drainage plan shall require new development to meet the design requirements (level of service) of the 25-year frequency, 24- hour storm event. Post development runoff shall not exceed pre-development drainage peak discharge rates.

Policy 2.1.6
In support of the master drainage plan, the land development regulations shall contain provisions which, at a minimum, protect natural drainage features found within the City as follows:
The flood -carrying and flood storage capacity of the 100-year flood plain shall be maintained; The prevention of erosion, retardation of runoff and protection of natural functions and values of the flood plain be considered while promoting public usage; and The City shall require development or development proposals to be consistent with the performance standards regulating development within the designated flood plain.

Objective 2.2

Establishment of a level of service for drainage.

Policy 2.2.1
Drainage Level of Service: Drainage facilities shall accommodate the twenty-five (25) year, twenty-four (24) hour storm event.
Unless the City provides a community-wide stormwater facility or utility, retention must be on-site and accommodate the greater of (a) the first one-half (1/2) inch of stormwater within the boundaries of the project or (b) the first one (1) inch of storm flow from all roofs, sidewalks, paved surfaces and parking areas. The project must also provide detention for all storm flows.
Detention must prevent peak flows after development from exceeding the peak flow prior to development. All drainage facilities shall meet all applicable local, State and federal water quality standards.

Policy 2.2.2

All new development and redevelopment proposals shall be reviewed under the City's Concurrency Management System Ordinance to ensure the level of service standards established in this element shall be maintained.

Policy 2.2.3
The following stormwater management techniques shall be used: Regular maintenance of retention swales adjacent to City roadways.
Use of front, rear and side lot line swales in new development. Use of erosion and runoff control devices during construction; Where necessary, the City shall consider construction of drainage retention areas in the public right-a-way; and Where existing waterways are not sea-walled, native marine vegetation shall be used for shoreline stabilization where technically feasible.

Policy 2.2.5
In accordance with the water quality standards established by sections 62-301 and 62-4, Florida Administrative Code, the City shall regulate storm water discharge.

Analysis: The proposed Plan amendments do not make any changes to the above Goal, Objectives and Policies and the proposed project will remain subject to them. With regard to the project proposed as part of the Plan amendments, the existing site does not have an on• site stormwater system. The proposed redevelopment will meet the above requirements through construction of a stormwater vault to be located within the ramp serving the parking floors of the building. The project will comply with the City and SWFW M D's requirements as demonstrated through submittal and receipt of permits for the proposed stormwater system.

D. COASTAL AND CONSERVATION ELEMENT
GOAL 1: To ensure the highest environmental quality possible, the City of St. Pete Beach shall conserve, protect and appropriate manage the natural resources (aquatic, wetland and terrestrial).

Objective 1.1

In accordance with this Comprehensive Plan, the City shall continue to protect the quality and quantity of surface and groundwater.

Policy 1.1.4
The City shall require all new development and redevelopment to provide onsite retention of storm water runoff to assist in the upgrading of water quality within Boca Ciega Bay.

Objective 1.2

Regulations for development within the 100- year flood plain shall be strictly enforced.

Policy 1.2.1
New development or redevelopment approvals shall

require that post-development run-off rates, volumes and pollutant loads do not exceed predevelopment conditions.

Policy 1.2.2
Recognizing that the community is located within the 100-year flood plain, the City shall adopt and strictly enforce all appropriate federal, state and regional coastal construction codes and coastal setback regulations.

Policy 1.2.3
The City shall protect the natural functions of the 10-year flood plain so that the flood-carrying and flood storage capacity are maintained.

Analysis The proposed Plan amendment does not proposed any changes to this Goal, Objective and Policies and the proposed hotel will remain subject to these requirements. As discussed in the Infrastructure Element responses above, the project will comply with these requirements as demonstrated through submittal and receipt of a permit from the City and SWFWMD, thus confirming consistency with these requirements.

Objective 1.9

In accordance with this Comprehensive Plan, the City of St. Pete Beach shall protect and restore its beaches, dunes and natural system, protect its recreational and commercial working waterfronts, and establish construction standards which minimize the impacts of man-made structures on these systems through the land development regulations.

Pol icy 1.9.1
Construction seaward of the Coastal Construction Control Line shall be subject to the permitting procedures pursuant to Chapter 161 of the Florida Statutes.

Analysis: The proposed Plan amendment does not propose any changes to this Objective and Policy and the project will remain subject to them. The hotel proposed along with these Plan amendments will comply with these requirements as demonstrated on its site plan. The submitted site plan locates the Coastal Construction Control Line and does not propose any construction seaward of this Line, thus demonstrating consistency with these requirements

RECREATION AND OPEN SPACE ELEMENT
GOAL 1: The City shall ensure the provision, protection, and maintenance of a coordinated, efficient and accessible system of public and private recreational parks and facilities which shall meet the needs of the City's current and future residents, visitors, and tourists.

Objective 1.1

The City shall, in cooperation with other governmental agencies, provide and maintain a system of parks and recreation facilities (including beaches and shores) and access to the same, meeting the needs of current and future residents, visitors, and tourists.

Policy 1.1.2
The City shall encourage the use of bicycles as an

alternative means of local transportation and shall provide signs along appropriate designated roadways to warn motorists to share the road with bicycles.

Analysis: The proposed Plan amendments do not make any changes to the above Goal, Objectives and Policies and the proposed project will remain subject to them. With regard to the hotel project proposed along with the Plan amendments, the site plan includes bicycle parking on the site to encourage the use of bicycles as an alternate mode of transportation.

CAPITAL IMPROVEMENTS ELEMENT
GOAL 1: The City shall undertake fiscal actions necessary to provide and maintain public facilities for all residents, within its jurisdiction, at the adopted levels of service.

Objective 1.3

The City shall utilize its fiscal resources to eliminate any identified existing deficiencies and ensure the provision of needed capital improvement at adopted levels of service as specified in the elements of the comprehensive plan.

Policy 1.3.4
The City shall issue development permits only when required capital facilities are present or will be available concurrent with the impact of development. All new development and redevelopment proposals shall be reviewed under the City's Concurrency Management System Ordinance to ensure the level of service standards established in this element shall be maintained.

Policy 1.3.6
The adopted levels of service for public facilities within the jurisdiction of the City of St. Pete Beach shall be those adopted in the other elements of the comprehensive plan. Measure: Maintenance of Levels of Service

Analysis: The proposed Plan amendments do not make any changes to the above Goal, Objectives and Policies and the proposed project will remain subject to them. The hotel project submitted along with these Plan amendments will comply with the City's Concurrency Management System Ordinance and meet the City's adopted level of service standards. Please also refer to the response in the Infrastructure Element and the detailed Concurrency Analysis submitted by The Sustainability Group that demonstrates the project's compliance with this Goal, Objective and Policies.

2. Compatibility with Adjacent Uses

The proposed amendment would be consistent and compatible to the resort uses to the North as well as the RFM uses directly to the South of District. A reduced FAR would allow an increased buffer between the higher intensity transient lodging of the North to the residential properties to the south should other properties choose to redevelop.

3. Consistency with Florida Statues (F.S.)

The proposed Comprehensive Plan Amendment application will follow the requirements for comprehensive plan amendments as specified in F.S. Chapter 163.3174 F.S. The amendment will be heard by the Planning Board, acting as the Local Planning Agency, on July 19, 2016. Their recommendation will be presented to the City Commission at their meeting on August 9th, 2016 requesting transmittal to the Department of Economic Opportunity.

STAFF RECOMMENDATION:

Upon review of the Comprehensive Plan analysis provided by the applicant, Staff agrees with the analysis on a general level. Staff also concludes that the increase in intensity would not be detrimental to the goals, objectives and policies of the City's Comprehensive Plan. Staff however recommends that a reduction from the applicant request, in the level of Floor Area Ratio from a 1.6 to a 1.4 would be more appropriate with the adjacent residential neighborhoods and would allow a smoother transition to the adjacent uses.

Staff recognizes that half of the existing parcels in the district exceed the code FAR by a considerable margin. A reduction in FAR is appropriate from the Large Resort District to the North to transition to the lower intensity development in the RFM district to the south. Staff conducted further analysis of the County Wide Plan and recognizes that the Boutique Hotel / Condo district is presently considered a Special Center- Activity Center and with an increase in FAR to 1.4 the sub-category would then be considered a Community Center- Activity Center. A designation that essentially mirrors the allowable density and intensity of the BH/C District. If the FAR were increased to the proposed 1.6 it would move the area into a Major Center – Activity Center within the Countywide Plan which allows for much higher densities than would be permissible within St. Pete Beach.

Staff recognizes that to maintain competitive interests in the industry, the business owner must maintain a level of client satisfaction that is consistent across industry sectors. This standard can be documented by recent developments that are developing at a 3.92 FAR for a product built in 2015 and 2.42 FAR for a product built in 2004; with room sizes ranging from 310-420 sq. ft. for single occupant rooms, and rooms are combined to become more applicable to the desires of the family vacationer. This grouping is considered one transient unit, and therefore it is appropriate to remove any reference to room size. These case examples indicate the importance of "staying relevant" within the industry and as the increase would not move the City beyond its acceptable levels of service, Staff therefore recommends approval of the amendments but with a 1.4 FAR.

In addition, the FAR language in the Comprehensive Plan and the Land Development Code is confusing and difficult to apply and evaluate as a property develops. The FAR language is also regulated inconsistently

	throughout the plan. Staff further recommends the applicant's changes in order to simplify the Plan language; recognizing that it is the intent of the Comprehensive Plan to support and sustain the redevelopment of transient lodging of St. Pete Beach. However to simplify the language further, Staff recommends adjusting the definition of common areas to include hallways, stairwells, elevator shafts, offices, restrooms, etc. This language directly pertains to the Land Development Code and will be further discussed as part of that process, but for clarity sake Staff is mentioning it in these discussions. Staff agrees that the setback from the CCCL line can be reduced to 0'; recognizing that the properties within the BH/C District back directly up to the Preservation District of the sand beach adjacent to the Gulf of Mexico. These lands are required to remain in preservation and no permanent built structures can be placed on them; as such they will remain pervious and undevelopable. Staff also agrees with the height language as presented, to allow for accessory items to extend above the roof line. This language serves to clarify the existing codes' intent and allows for flexibility in architectural design as the buildings present to the street.

FORWARD PINELLAS
P: (727) 464.8250
F: (727) 464.8212
forwardpinellas.org
310 Court Street
Clearwater, FL 33756

June 13, 2016

Jennifer Bryla
City of St. Pete Beach
Department of Community Development
155 Corey Avenue
St. Pete Beach, FL 33706-1839

RE: Review of Draft Amendments to the St. Pete Beach Comprehensive Plan (Ordinance #02-16) for Consistency with the Countywide Rules

Dear Ms. Bryla,

Thank you for providing Forward Pinellas staff with the draft amendment referenced above, proposing a text change to the Boutique Hotel/Condo Character District of the City's Future Land Use Element of its Comprehensive Plan.

While the amendment was submitted for consistency review pursuant to Division 3.3 of the Countywide Rules, because this amendment affects the intensity standards for an adopted Activity Center, it is not subject to the consistency review process. It will instead need to be resubmitted as a Countywide Plan Map amendment pursuant to Section 6.5.4.3.4 of the Countywide Rules.

It should be noted that as described in Section 6.5.4.3.4, the 1.4 floor area ratio (FAR) proposed by the City is within the threshold for a Tier II amendment to an Activity Center in the specified location, but the 1.8 FAR originally proposed by the applicant would require a Tier III amendment, which would require a significantly higher level of justification.

If you have any questions about the submittal timing and requirements for a Countywide Plan Map amendment, please feel free to contact myself or Mike Crawford at your earliest convenience.

Sincerely,

Linda Fisher, AICP
Principal Planner

cc: Commissioner Joanne "Cookie" Kennedy, Forward Pinellas Representative

Ordinance 2016-05

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, PINELLAS COUNTY, FLORIDA, PROVIDING FOR AMENDMENT OF CHPATER 46 – BOUTIQUE HOTEL / CONDO DISTRICT, OF THE CITY OF ST. PETE BEACH LAND DEVELOPMENT CODE SECTION(S) 46.6-46.9, PERTAINING TO DEVELOPMENT CRITERIA FOR THE BOUTIQUE HOTEL DISTRICT; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. The Boutique Hotel / Condo District of the Land Development Code shall be amended as follows:

* * *

Section 46.6 – Density and Intensity

Density and intensity shall be calculated on the basis of those portions of the site which are landward of the Florida Coastal Construction Control Line and shall be permitted as follows:

(a) Residential uses shall not exceed 18 units per acre.

(b) Transient accommodation uses shall not exceed 50 units per acre, except as provided for in section 36.4.

(c) The aggregate floor area ratio of transient accommodation units in projects in this district shall not exceed 1.6 floor area ratio including ~~the total allowable unit density multiplied by 750 square feet per unit, excluding~~ indoor amenities and~~,~~ common areas, and excluding structured parking. ~~Indoor amenities and common areas shall not exceed an additional 0.2 floor area ratio combined.~~ Common areas shall not include hallways, stairwells, elevator shafts, manager's office, restrooms, storage or mechanical areas, but shall include a lobby, reception/concierge areas, conference rooms, and common office (i.e. computer/business centers with computers, fax machines, copiers, etc) for guest use.

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

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

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

Sec. 46.7. - Building height and front yard setbacks.

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

(a) Seventy-six (76) feet for any portion of a building that exclusively contains only temporary lodging uses (and permitted accessory uses) with a minimum setback of one hundred (100) feet from Gulf Boulevard; ~~or~~

(b) Sixty-five (65) feet for any portion of a building that exclusively contains only temporary lodging uses (and permitted accessory uses) with a minimum setback of seventy-five (75) feet from Gulf Boulevard; ~~or~~

(c) Fifty (50) feet above base flood elevation, for any portion of a buildings containing multi-family residential dwelling units, or any temporary lodging facility that does not comply with the minimum setbacks required for additional height established in sections 36.8.(a) and 36.8.(b) above, subject to a minimum setback of fifty (50) feet from Gulf Boulevard; ~~or~~

(d) Fifty (50) feet for temporary lodging with or without accessory uses as described in Section 36.2 [(b)] and residential uses are required to have a minimum front setback of twenty (20) feet.

(e) Temporary Lodging use only: Building height shall not exceed the above-referenced maximum not including any decorative features or rooftop amenities extending twelve feet or less in height above the roof line.

Sec. 46.8. - Secondary, rear, and sideyard setbacks.

Secondary front yard	10 feet
Side yard	Minimum combined side yards of 30 percent of lot width, with a minimum of 10 percent on each side. No single side yard setback shall be less than 10 feet.

Rear yard	10 feet landward of the rear property line, ~~of the~~ or o' from the Florida Coastal Control Line ~~or St. Pete Beach Coastal Control Line~~, whichever is more restrictive.

Sec. 46.9. - Maximum impervious surface ratio.

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

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

SECTION 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. 2016

PASSED ON SECOND AND FINAL READING _____, a.d. 2016

_____

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 _____, 2016.

_____

Rebecca C. Haynes, City Clerk

St. Pete Beach
Local Planning Agency

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

7/19/16

Ordinance #2016-05

Applicant/Agent
Maria Czyszczon Rev. Trust, Owner

Location
4506 Gulf Blvd.

Commission District
District 3

Staff Representative
Jennifer Bryla, AICP

Related Cases
CPA 02-16

Findings:

In its review of the proposed application, staff has determined:

1. The proposed application is consistent with Florida Statutes.
2. The proposed application is consistent with the Pinellas County Plan.
3. The proposed application is consistent with the Goals and Objectives of the St. Pete Beach Comprehensive Plan.

TRC Review:
5/18/2016
No Comments.

ITEM SUMMARY:

The Applicant is requesting a text amendment change to the Boutique Hotel / Condo Character District (BH/C) of Section 46 of the City's Land Development Code. These changes are intended only for this character district and to help facilitate the intent of the Comprehensive Plan and support redevelopment of aging facilities and antiquated building patterns. Further the requested changes allow staff the ability to interpret the code consistently as ambiguity exists in the current language; the applicant's requests clarify several of these ambiguities. The FAR requested change brings the District in line with what exists on the ground today. The amendment requested concerning the setback and height language removes any question regarding interpretation of the existing code language. The amendments further allow for consistency in the review of redevelopment within the District.

The Boutique Hotel / Condo District contains approximately 24 acres and comprise less than 2% of the total land area of the City. The District was created as a component of the Community Redevelopment District Special Area Plan. The Plan recognized the need to take a comprehensive look at redevelopment in the City to determine the best approach to assure that when redevelopment occurred, it was in a balanced and sustainable manner. The long- term sustainability of the City's diverse temporary lodging uses is essential to maintain St. Pete Beach as a family oriented tourist destination for a diverse visitor population and to improve its tourist based economy. During previous planning efforts, there was a strong desire by both residents and

Planning Board Review:
7/19/2016 anticipated

City Commission Review:
8/9/2016 Transmittal anticipated.

Staff Recommendation
Approval as presented

business owners to preserve the heritage of our City as a tourist destination, because it is the foundation of the local economy and it offers the residents a diversity of services and amenities.

PUBLIC NOTICE:

Notice of public hearing has been advertised as required by State Statutes. As of the time of this report, no written comments have been received. Oral and written comments may be presented at the public hearing.

PROJECT DESCRIPTION / BACKGROUND:

1. Project Description:

The Boutique Hotel / Condo District as stated is approximately 24 acres. The breakdown of the District is shown in Table A.

Table A

Existing Land Use - Boutique Hotel / Condo District

Land Use	Total Parcels	Acres	Percent of Total
Multi-family	3	5.6	24.1
Temporary lodging	12	11.57	49.7
Commercial	1	0.8	3.4
Government	1	5.3	22.8
Total	17	23.27	100

The applicant is specifically requesting amendments to the following language in the Land Development Code:

Section 46.6 – Density and Intensity

Density and intensity shall be calculated on the basis of those portions of the site which are landward of the Florida Coastal Construction Control Line and shall be permitted as follows:

(a) Residential uses shall not exceed 18 units per acre.

(b) Transient accommodation uses shall not exceed 50 units per acre, except as provided for in section 36.4.

(c) The aggregate floor area ratio of transient accommodation units in projects in this district shall not exceed 1.6 floor area ratio including ~~the total allowable unit density multiplied by 750 square feet per unit, excluding~~ indoor amenities and~~,~~ common areas, and excluding structured parking. ~~Indoor amenities and common areas shall not exceed an additional 0.2 floor area ratio combined.~~ Common areas shall not include hallways, stairwells, elevator shafts, manager's office, restrooms, storage or mechanical areas, but shall include a lobby, reception/concierge areas,

conference rooms, and common office (i.e. computer/business centers with computers, fax machines, copiers, etc) for guest use.

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

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

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

Sec. 46.7. - Building height and front yard setbacks.

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

(a) Seventy-six (76) feet for any portion of a building that exclusively contains only temporary lodging uses (and permitted accessory uses) with a minimum setback of one hundred (100) feet from Gulf Boulevard; ~~or~~

(b) Sixty-five (65) feet for any portion of a building that exclusively contains only temporary lodging uses (and permitted accessory uses) with a minimum setback of seventy-five (75) feet from Gulf Boulevard; ~~or~~

(c) Fifty (50) feet above base flood elevation, for any portion of a buildings containing multi-family residential dwelling units, or any temporary lodging facility that does not comply with the minimum setbacks required for additional height established in sections 36.8.(a) and 36.8.(b) above, subject to a minimum setback of fifty (50) feet from Gulf Boulevard; ~~or~~

(d) Fifty (50) feet for temporary lodging with or without accessory uses as described in Section 36.2 [(b)] and residential uses are required to have a minimum front setback of twenty (20) feet.

(e) Temporary Lodging use only: Building height shall not exceed the above-referenced maximum not including any decorative features or rooftop amenities extending twelve feet or less in height above the roof line.

Sec. 46.8. - Secondary, rear, and sideyard setbacks.

Secondary front yard	10 feet
Side yard	Minimum combined side yards of 30 percent of lot width, with a minimum of 10 percent on each side. No single side yard setback shall be less than 10 feet.
Rear yard	10 feet landward of the rear property line, ~~of the~~ or 0' from the Florida Coastal Control Line ~~or St. Pete Beach Coastal Control Line~~, whichever is more restrictive.

Sec. 46.9. - Maximum impervious surface ratio.

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

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

2. Compatibility with Adjacent Uses

The proposed amendments would be consistent and compatible with the resort uses to the North as well as the Resort Facilities Medium (RFM) zoning directly to the South of the District. A reduced FAR would allow an increased buffer between the higher intensity transient lodging of the North for the residential properties to the South should other properties within the District choose to re-develop. The balance of the requested amendments serves to clarify the code language.

3. Consistency with Florida Statues (F.S.)

The proposed Land Development Text Amendments are consistent with the requirements as set forth in F.S.

STAFF RECOMMENDATION:

Upon review of the analysis presented by the applicant for the Comprehensive Plan amendment, Staff affirms the analysis on a general level. Staff also concludes that the increase in intensity would not be detrimental to the goals, objectives and policies of the City's Comprehensive Plan. The other changes presented by the applicant provide the added clarity that the code lacks. Staff however recommends the following changes to the Applicant's requested LDC amendments:

- A reduction in the allowable FAR from 1.6 to 1.4 to allow more of a buffer to the detached single family uses to the east and south. In addition the FAR of existing properties within the District, as indicated in Table B, are within the range recommended. The 1.06 FAR that the code currently calls for is not consistent with industry standards for transient lodging facilities and is therefore in direct

	conflict with the goals and objectives of the City's Comprehensive Plan. Staff further recommends that the language be further simplified to remove indoor amenities and common areas as these spaces contribute to the mass regardless of use. • Staff recommends that the allowable ISR of 0.85 apply to all products within the District. This 20% pervious area is an industry standard and should be maintained regardless of residential or transient lodging uses. Also, recognizing that the properties within the BH/C District back directly up to the Preservation District of the sand beach adjacent to the Gulf of Mexico. These lands are required to remain in preservation and no permanent built structures can be placed on them; as such they will remain pervious and remove buildable land from property owner's holdings. • Staff agrees that the setback from the CCCL line can be reduced to 0' for the reasons stated above. • Staff also agrees with the setback language as presented. This language serves to clarify the existing codes intent and allows for flexibility in architectural design as the buildings present to the street.

COMPREHENSIVE PLAN CONFORMANCE
Planning Board Review Process for City Projects

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PURPOSE

To establish a Planning Board Review Process for city projects as defined in ST. PETE BEACH CODE; PART II - CODE OF ORDINANCES; Chapter 22 - BOARDS, COMMITTEES, COMMISSIONS; ARTICLE VIII. - PLANNING BOARD; Sec. 22-247. - Powers and duties generally. (The Code)

BACKGROUND

The Code establishes powers, responsibilities and duties for the Planning Board, which begins with the authority to adopt rules and procedures for how the Board will conduct business. To date, procedures for the review of city projects to determine conformance with the Comprehensive Plan have not been established. The concept of doing so has been discussed at Board meetings and with city officials, appointed and elected, and it was generally agreed by the Planning Board on March 19, 2013 to develop and consider a proposal to establish a process for review. Key elements of the process are to be added value and expediency, with periodic assessments of the review process' effectiveness.

It was also discussed and generally agreed that the Board would be the initial liaison to the community through workshops, town meetings, etc. for projects that require public review and input.

THE CODE

Sec. 22-247. - Powers and duties generally.

(a) The planning board shall have the power to adopt rules and procedures and to conduct regular and special meetings, provided the procedures do not conflict with any requirements of the Charter or this Code.

(b) The board shall have the review and advisory responsibility for the conduct of comprehensive planning within the city and shall include the authority to:

(1) Prepare or assist in the preparation of the city's comprehensive plan and to make recommendations to the city commission for the adoption or implementation of the plan as a whole, or parts thereof. After the preparation of such a plan, it will be the duty of the planning board to continue to review the plan and perfect it as necessitated by changing conditions.

(2) Maintain liaison with all public and private agencies in the city and environs for the purpose of effecting coordinated development of those public and private projects, which will influence the city's development according to the comprehensive plan. Such coordination of projects shall include public and private utility systems; schools; major streets and thoroughfares, and other transportation systems; parks and recreation areas and facilities and open spaces; and public buildings. It shall be the duty of the board to seek the cooperation of all public and private groups to develop projects in conformance with the official map and principles of the comprehensive plan.

(3) Prepare or assist in the preparation, as an element of the comprehensive plan, of a plan for major streets consisting of those thoroughfares to be designated for through routes and for the movement of large volumes of traffic. The major street plan will show existing streets, extensions of such streets and new routes, indicating future rights-of-way required, direction of traffic flow and setbacks to be established for future street widening. Those features of the major street plan adopted by the city commission shall be indicated on the official map.

(4) Undertake any special study or project plan assigned by the city commission, which bears on the refinement, extension or implementation of any phase of the comprehensive plan.

(5) Hold public hearings preliminary to making recommendations to the city commission or any determination that the commission is authorized to make under the terms of any ordinance.

(6) Utilize current data, maps, graphic material and other available information to adequately depict and record past developments and existing conditions for the purpose of analyzing, interpreting and projecting trends with respect to population, economic base, property values, building construction, tourist and industrial development, transportation, housing, public facilities, utilities, recreation, natural environment, traffic and land uses of the city.

(7) Recommend to the city manager and to the city commission projects, plans, codes and ordinances designed to implement the comprehensive plan or promote the development of the city.

(8) Those powers and duties as expressed in F.S. § 163.3174(4).

(9) Review all applications for zoning map and text amendments and submit a report with comments, findings and recommendations.

(10) Perform such other duties as may be assigned by the city commission or required by ordinance.

PLANNING BOARD REVIEW PROCESS PROPOSAL

1. SUBMITTALS
   1.1. Prior to design and construction, the City Manager shall submit preliminary project scope and background information to the Planning Board for comprehensive plan conformance review that includes, but is not limited to, the following types of projects:
      1.1.1. public and private utility systems;
      1.1.2. schools;
      1.1.3. major streets and thoroughfares, and other transportation systems;
      1.1.4. stormwater facilities;
      1.1.5. parks and recreation areas and facilities and open spaces;
      1.1.6. public buildings.
         1.1.6.1. City capital improvement projects within the boundaries of established residential neighborhoods are exempt unless the improvements are directly associated with a larger project that extends outside the boundaries of the neighborhood.
   1.2. Project scope and background information shall include, but not be limited to, the following:
      1.2.1. Project Description
         1.2.1.1. Project Narrative – description, purpose, problem it solves, etc.
         1.2.1.2. Location/Boundaries
         1.2.1.3. List of applicable Comprehensive Plan Policies, Goals and Objectives
         1.2.1.4. List of adjoining property owners
      1.2.2. Project Budget
         1.2.2.1. Funding Sources/Requirements/Conditions
      1.2.3. Preliminary Project Schedule
         1.2.3.1. Overview of dependencies, milestones and contingencies
         1.2.3.2. Recommended deadline for Planning Board Review
2. PLANNING BOARD REVIEW
   2.1. The Planning Board shall review preliminary city project plans for conformity to the policies, goals and objectives of the City's Comprehensive Plan.
      2.1.1. The Planning Board shall have access to City employees and all consultants and design and construction professionals engaged by the City during noticed Planning Board meetings to discuss and resolve issues of conformity and non-conformity.
         2.1.1.1. The Planning Board may designate a board member to meet outside of noticed meetings with City employees, consultants, and design and

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construction professionals to discuss issues of conformity and non-conformity and to report back, in a noticed meeting, results and recommendations.

2.1.2. The Planning Board may conduct public workshops, town meetings, or other community meetings for the expressed purpose of providing relevant and factual information regarding City capital improvement projects, setting expectations for ongoing actions and receiving public input.

2.1.3. The Planning Board shall provide a written statement to the City Manager and the City Commission that identifies areas of conformity and areas of non-conformity with recommendations that may include, but is not limited to, planning activities, design considerations, and community engagement.

2.1.4. The City Manager shall submit a written response to the Planning Board regarding Board recommendations and an action plan for next steps.

2.1.5. The Planning Board shall submit final recommendations to the City Commission for review and action.

2.1.6. The Planning Board shall make every effort to review preliminary project plans in a timely manner and in accordance with schedules designated by the City Manager or the City Commission or both.

2.1.6.1. The Planning Board may develop a checklist to guide submissions and review.

3. PROCESS EVALUATION

3.1. The Planning Board review process shall be evaluated annually for efficiency and effectiveness in a manner established by the Planning Board and approved by the City Commission.

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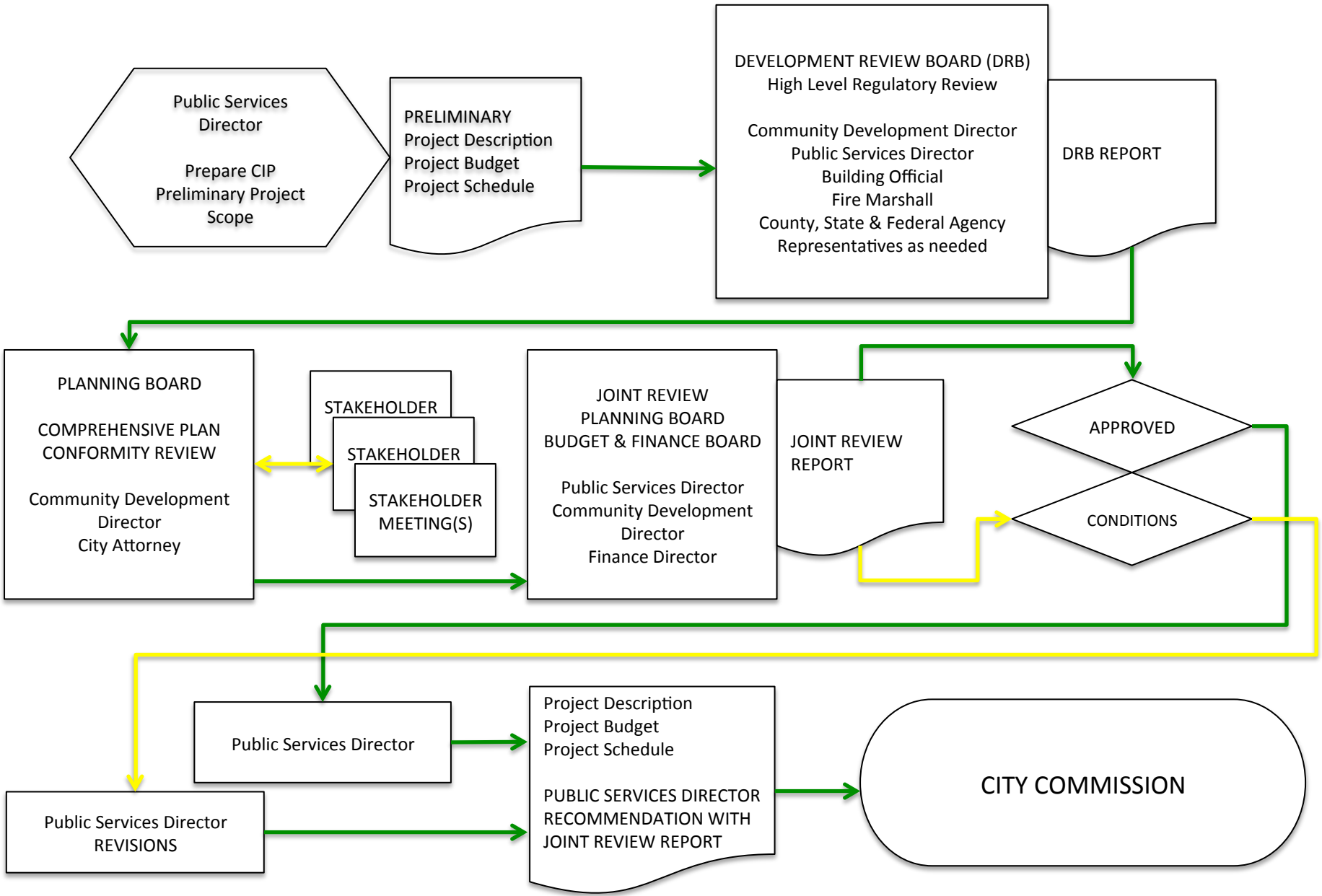
SUMMARY

City capital improvement projects play a fundamental role in meeting community expectations for design standards that implement the policies, goals and objectives of the Comprehensive Plan. The proposed review process establishes structure and discipline to a planning and design conversation that began well over ten years ago. It provides transparency for city planning and project development and offers opportunities for substantive community engagement. Like all new processes, it will become more efficient as agreements on design standards are established and it is refined over time.

CONFORMITY REVIEW FOR CIP PROJECTS

For all projects related to public and private utility systems, schools, major streets and thoroughfares and other transportation systems, stormwater systems, parks and recreation areas and facilities and open spaces, and public buildings.