



PLANNING BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Tuesday, 10/18/2016
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:**
September 20th, 2016
 - b. Ordinance 2016-19:** Review and recommendation to City Commission for proposed amendments to Division 20 of the City of St. Pete Beach Land Development Code regarding development standards in Pass-a-Grille.

- c. Conditional Use 2016-0015** – Applicant requests conditional use approval for the construction of an off-premise parking structure at 6390 Gulf Boulevard pursuant to section 35.3(d)(4) of the Land Development Code.

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

SEPTEMBER 20, 2016

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Tiffany Secka, Chairwoman
Michael Lehman, Vice Chairman
Linda Chaney, Member
Martin Lott, Member
Jack Ohlhaber, Member

ALSO PRESENT:

Andrew Dickman, City Attorney
Jennifer Bryla, Community Development Director
Bruce Cooper, Building Code Administrator
Chelsey Welden, Planner II
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

Ms. Bryla announced the following topics to the board in regard to the Pass-A-Grille Form-Based Code:

- A public hearing will be held during the Historic Preservation Board meeting on October 6, 2016 at 3:30 p.m.
- A community meeting will be held at the Don Vista on October 13, 2016 at 6:00 p.m.

2. Audience Comments

Brooke Anderson, 301 41st Avenue, stated there were no agendas available for the public.

Ms. Bryla informed Ms. Anderson that the agendas were in the kiosk.

City Attorney Dickman stated the meeting was properly noticed in City Hall and in the Library. Ms. Bryla added that there had been two advertisements.

Chairwoman Secka asked for additional audience comments. Hearing none, Chairwoman Secka closed audience comments.

3. Agenda Items

a. Minutes for Acceptance: August 16, 2016

Ms. Bryla stated there was a misrepresentation for Ordinance 2016-08, the parking ordinance, and confirmed with the board that it should read as follows: "41st Avenue from Belle Vista Drive east to the end of the street."

Chairwoman Secka clarified that the Ordinance is 2016-13, not 2016-08.

Member Ohlhaber made a motion to approve the clarification as written. The motion was seconded by Member Lott.

Chairwoman Secka called for the vote.

The clarification was unanimously approved by a roll call vote (5 yeses – 0 nos).

Member Lott made a motion to approve the August 16, 2016 meeting minutes as amended. The motion was seconded by Member Ohlhaber and unanimously approved by a roll call vote (5 yeses – 0 nos).

b. Ordinance 2016-03

Ms. Bryla reviewed Ordinance 2016-03 with the Planning Board.

Bruce Cooper, Building Official, spoke in regard to Ordinance 2016-03.

Chairwoman Secka asked for public comments.

Harry Metz, 504 Pass-A-Grille Way, spoke in regard to property owners, tenants, leases and violations.

Chairwoman Secka asked for any additional audience comments. Hearing none, Chairwoman Secka closed audience comments.

Chairwoman Secka asked for board deliberation. The board thanked staff for their efforts.

Member Ohlhaber made a motion to approve Ordinance 2016-03 with the stipulation that a 30-day notice, stating Ordinance 2016-03 will be going into effect, be given to all affected and clarify the penalties and requirements. The motion was seconded by Member Chaney and unanimously approved by a roll call vote (5 yeses – 0 nos).

c. Comprehensive Plan Amendment 02-16

Ms. Bryla reviewed Comprehensive Plan Amendment 02-16 with the Planning Board.

Chairwoman Secka asked for the applicant to come forward.

Attorney Ed Armstrong, 600 Cleveland Street, Suite 800, Clearwater, Florida, Attorney with Hill Ward Henderson and representing the owners of the Plaza Beach Resort, asked the board to recommend approval to the City Commission.

Cyndi Tarrapani, Florida Design Consultants, 3030 Starkey Blvd., New Port Richey, Florida, representing the applicant, gave an explanation of the request to the Planning Board members. Ms. Tarrapani reviewed the following documents and presented them to Mary Jo Murphy, Deputy City Clerk: a one-page letter to Ms. Bryla from Rodney Chatman, dated August 5, 2016, in regard to "RE: Proposed Amendment to the St. Pete Beach Community Redevelopment Plan" and four documents entitled "Palm Crest Beach Motel," "Long Key Beach Resort Motel," "Bon-Aire Resort Motel," and the "Under Tow Beach Bar," in regard to supporting the changes Robert Czyszczon requested to the Boutique Hotel/Condo Plan Category and Zoning District.

There was discussion between the board and Ms. Bryla.

Chairwoman Secka asked for public comment.

Timothy Weber, attorney representing Bill Jacobs, Ronald Struthers, and DMC, LLC, spoke in regard to the following topics: amending the Comprehensive Plan, floor area ratio, density, sewer system, and suggested the applicant return to the board with data and analysis to amend the Comprehensive Plan.

Bill Pyle, 6600 Sunset Way, spoke in regard to the following items: Allure project, process objections, substantive objections, Comprehensive Plan, density study, and removal of a rear yard setback to the beach.

Chairwoman Secka asked for additional audience comments.

Jim Anderson, 301 41st Avenue, spoke in regard to the following topics: remedial action agreement, I&I study, stormwater facilities analysis, concurrency management system, capital improvement schedule, and the Comprehensive Plan. Mr. Anderson reviewed the following documents and presented them to the Deputy City Clerk: "Overflow Report," "Monthly Flows – FY13-15," "Agreement for Wholesale Wastewater Service," and "Exhibit B – Remedial Action."

Member Ohlhaber requested that the board be given copies of the documents Mr. Anderson reviewed during the 9/20/16 Planning Board meeting.

John Michael, Bay Waters Inn, Bay Street, spoke on the following topics: the Comprehensive Plan, infrastructure, hotels, neighbors, and consideration for the future.

Chairwoman Secka asked for additional audience comments.

Mr. Robert Czynszon, 4506 Gulf Boulevard, St. Pete Beach, Florida 33706, applicant, spoke in regard to the following topics: hotels, resort destinations, floor area ratio, and the desire to build a hotel.

Attorney Ed Armstrong, 600 Cleveland Street, Suite 800, Clearwater, Florida, spoke in regard to the following topics: recognizing points of tourism to the economic base, amending the Comprehensive Plan and asked the board to ratify their vote from the last meeting.

Chairwoman Secka asked for additional audience comments.

Timothy Weber, attorney representing Bill Jacobs, Ronald Struthers, and DMC, LLC, spoke in regard to the following topics: floor area ratio and the staff report.

Chairwoman Secka asked for additional public comments. Hearing none, Chairwoman Secka closed audience comments.

Chairwoman Secka asked for board deliberation, and there was discussion among the board members.

Member Lott made a motion to recommend approval of the Comprehensive Plan Amendment 02-16, an amendment to the Future Land Use Element amending the Boutique Hotel District of the City of St. Pete Beach Comprehensive Plan with the one change of the Floor Area Ratios, FAR, to 1.4 and the parapet language transparency. The motion was seconded by Member Ohlhaber and approved by a roll call vote (4 yeses – Member Lott, Vice Chairman Lehman, Member Ohlhaber, Chairwoman Secka; 1 no – Member Chaney).

d. Conditional Use 2016-0045

Chairwoman Secka asked the Deputy City Clerk to swear in any person that would be speaking during the quasi-judicial hearing. Deputy City Clerk Murphy complied.

Chairwoman Secka asked for any ex parte communication that needed to be disclosed from any board member.

Member Lott stated he needed to recuse himself. Member Lott declared a voting conflict and submitted the form entitled “Form 8B Memorandum of Voting Conflict for County, Municipal, and other Local Public Officers” to the Deputy City Clerk.

Ms. Bryla reviewed Conditional Use 2016-0045 with the Planning Board.

Attorney Ed Armstrong, 600 Cleveland Street, Suite 800, Clearwater, Florida, representing the TradeWinds, spoke in regard to the Condition Use Case 2016-0045 and introduced Mr. Tim Bogott with the TradeWinds.

Tim Bogott, St. Pete Beach, CEO of the TradeWinds, spoke in regard to the following topics: new development, tax base, transient occupancy, tourism, sewer system problems, improving drainage, improving amenities and facilities for guests, and asked for a recommendation for approval to the City Commission.

Timothy Weber, attorney representing James Anderson, spoke in regard to the following topics: conditional use approval process, utility infrastructure, Comprehensive Plan, studies, data and analysis.

Bill Pyle, 6600 Sunset Way, spoke in regard to the following topics: sewer study, I&I study, density study, and the conditional use approval.

Jim Anderson, 301 41st Avenue, spoke in regard to the following topics: capacity study, consent order, sea levels and sewers.

Chairwoman Secka asked for further audience comments. Hearing none, Chairwoman Secka asked for the attorneys' rebuttals.

Attorney Ed Armstrong, 600 Cleveland Street, Suite 800, Clearwater, Florida, Attorney with Hill Ward Henderson, spoke in regard to the following topics: criteria for review of conditional uses, concurrency ordinance, sewer systems, and conditions for the approval.

Chairwoman Secka closed audience comments and opened board deliberation.

Al Carrier, Deuel & Associates, Civil Engineers and Land Surveyors, and Phillip Graham, Phil Graham Landscape Architecture, introduced themselves and were sworn in by the Deputy City Clerk.

Al Carrier, Deuel & Associates, spoke in regard to the following topics: stormwater, ponds, city criteria, roof drains, vault system, water quality treatment, and conceptual plans.

Attorney Ed Armstrong, 600 Cleveland Street, Suite 800, Clearwater, Florida, Attorney with Hill Ward Henderson, spoke in regard to the following topics: sites, separate ownerships, affiliated entities, and a unity of title.

Tim Bogott, St. Pete Beach, CEO of the TradeWinds, spoke in regard to the following topics: bank agreements, easement agreements, unified site agreement and sound barriers.

Attorney Ed Armstrong, 600 Cleveland Street, Suite 800, Clearwater, Florida, Attorney with Hill Ward Henderson, spoke in regard to the conditional use application.

Al Carrier, Deuel & Associates, spoke in regard to the footprint of the building and the vault system.

Vice Chairman Lehman made a motion to approve Conditional Use 2016-0045, 5750 Gulf Boulevard, for a temporary lodging use with building height

greater than 50 feet in density above 30 units per acre pursuant to Section 35.3(b)(1), Section 35.3(d)(2) & Section 39.6(p) of the Land Development Code. The motion was seconded by Member Chaney and approved by a roll call vote (3 yeses – Vice Chairman Lehman, Member Ohlhaber, Chairwoman Secka; 1 no - Member Chaney; 1 member abstained from voting – Member Lott).

4. Other Items

In regard to the Pass-A-Grille Form-Based Code, Ms. Bryla stated she would send the Planning Board members the revised draft on Friday, September 23, 2016.

5. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 5:15 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Tiffany Secka, Chairwoman

Minutes approved on: _____

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3	Sec 20.02 Permitted principal uses and structures.....	2
4	Sec 20.03 Permitted accessory uses and structures.	2
5	Sec 20.04 Allowable conditional use.	2
6	Sec 20.05 Prohibited uses and structures.....	3
7	Sec 20.06 Density, Intensity and Assembly of Parcels.	3
8	Sec 20.07 Maximum floor area ratio.	3
9	Sec 20.08 Maximum impervious surface ratio.	3
10	Sec 20.09 Reduced setbacks for contributing structures granted a certificate of appropriateness.....	3
11	Sec 20.10 Minimum building type requirements.	4
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DIVISION 20 - PAG PASS-A-GRILLE ZONING-OVERLAY DISTRICT

Sec 20.01 Purpose and intent.

The City recognizes that the Pass-a-Grille Area was developed prior to the the development of suburban zoning regulations. The (PAG) Pass-a-Grille Zoning-Overlay District is intended to allow for structures that are considered "contributing" to the National Register Historic District to be considered conforming regarding base flood elevations and uses of property within the Pass-a-Grille area situated south of 32nd Avenue, in order to ensure that structures and uses will be compatible with the character of existing development, including the area within the designated Pass-a-Grille Historic District. Also, to recognize that the existing parcel size's, uses and overall character of the PAG shall be permitted to continue as viable uses while allowing for updates to existing structures, additions and new development that is consistent with the existing mass and scale within the District.

Sec 20.02 Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the PAG Pass-a-Grille Zoning-Overlay District are as follows:

- (a) All uses permitted in the underlying Comprehensive Zoning District; and Plan's Land Use Element as identified in the Land Use Map; and
- (b) Transient occupancy in single-family or multi-family dwellings, so long as any such transient occupancy of less than 30 days does not occur more than three times in any 12-month period on any parcel.
- (c) Uses that are in existence, upon date of adoption, shall be permitted as limited uses within an existing structure. Additions, improvements and renovations will be permitted, if the building meets the standards set forth in this Division of the Code.

Sec 20.03 Permitted accessory uses and structures.

- (a) Uses and structures, as regulated in sections 6.12 and 6.13, which are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures, and are not of a nature prohibited under section 20.5.
- (b) Home occupations, subject to the conditions set forth in section 6.5 of this Code.
- (c) Residential docks, including tie poles, in conformance with the provisions of section 6.23 and other applicable codes and ordinances of the city, county or state.
- (d) Temporary structures under the provisions of section 6.11.

Sec 20.04 Allowable conditional use.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the PAG Pass-a-Grille Zoning-Overlay District are as follows:

- (a) All permitted special exception uses permitted in the underlying zoning district.
- ~~(b) All other uses. As determined necessary under the conditional use approval procedures.~~

1 **Sec 20.05 Prohibited uses and structures.**

2 All uses and structures not of a nature specifically or provisionally permitted herein or within the
3 underlying land use map are hereby prohibited in the PAG Pass-a-Grille OverlayZoning District.

4 Any use which the City Commission, upon appeal, and after investigating similar uses elsewhere, shall
5 determine to be potentially noxious, dangerous or offensive to residents of the district or to those who
6 pass by on public roadways, by reason of odor, smoke, noise, glare, fumes, gas, fire, explosion or
7 emission of particulate matter or likely for other reasons to be incompatible with the character of the
8 district, is hereby prohibited in the PAG Pass-a-Grille Zoning District.

9 **Sec 20.06 Density, Intensity and Assembly of Parcels.**

10 (a) The maximum residential density permitted in the PAG Pass-a-Grille ZoningOverlay District shall
11 not exceed the number of units per acre permitted by the underlying land use map for
12 undeveloped parcels of land; or

13 (b) The existing residential density of an existing residential structure shall be permitted to rebuild on
14 the existing parcel of land, with the same density as the existing structure(s) has, if the building
15 was constructed prior to ~~XX~~(insert adoption date) and can meet the lot requirements, by
16 building type, in Sec. ~~20.12~~ of the code.

17 (c) The existing Hotel/Motel units shall be permitted to rebuild on the existing parcel of land, with the
18 same number of units that already exist as a rental/leasable room within the existing built hotel if
19 the building was constructed prior to (insert adoption date) and can meet the lot requirements of
20 a Boutique Hotel Building Type as provided in Sec. 20.12 of the code.

21 ~~(e)(d)~~ No more than two lots of record may be combined to accommodate additions to existing
22 structures or new construction of a single family residential home.-

23 **Sec 20.07 Maximum floor area ratio.**

24 Maximum floor area ratio (FAR) for non-residential uses: Underlying district requirements.

25 **Sec 20.08 Maximum impervious surface ratio.**

26 Maximum impervious surface ratio (ISR) for residential and transient accommodation uses: 0.70.

27 Maximum impervious surface ratio (ISR) for non-residential uses: Underlying zoning district requirements
28 or existing building footprint.

30 **Sec 20.09 Reduced setbacks for contributing structures granted a
31 certificate of appropriateness.**

32 Proposed additions to contributing structures may be eligible for a reduction in setback requirements if the
33 proposed plans have been reviewed, approved, and issued a certificate of appropriateness by the Historic
34 Preservation Board pursuant to Section 28. The purpose of this regulation is to ensure the design is
35 compatible with neighboring structures. Compatible design means architectural design and construction
36 that will fit harmoniously into the district based on scale, materials, and quality of construction with
37 adjacent buildings and structures.

38 Design review shall be based on the requirements set forth in the Zoning-underlying zoning district and
39 the PAG overlay herein and for consistency with the Secretary of Interior's Standards for Rehabilitation. If
40 the Historic Preservation Board finds that an addition is consistent with the Secretary of the Interior's

Standards and that the addition would not preclude the structure's continued designation as a contributing structure, and approves a certificate of appropriateness for the plans, then the applicant can request [a variance waivers](#) to any and all of the setbacks, provided the setbacks are consistent within the same block of the proposed addition [by providing the historical setback data for the street block \(both faces\) the parcel is on and the historical setbacks along that particular street that will be evaluated by the Historic Board.-](#)

The addition must still meet impervious surface, floor area, height, landscaping, and buffering standards in the code. The reductions in setbacks do not abrogate the responsibility of the designer or homeowner to incorporate these requirements into the plan.

Sec 20.10 Minimum building type requirements.

Lots of record within the Pass-a-Grille [ZoningOverlay](#) shall be deemed conforming despite the width and size regulations in the building types, so long as the lots are not further subdivided, and the condition existed prior to the adoption of the Division. No more than two lots of record may be combined to accommodate additions to existing structures or new construction.

Sec 20.11 Subdivision of Lots

Lots within the Pass-a-Grille [ZoningOverlay](#) shall not be subdivided to a size smaller than the platted lot of record and/or building lot types in this Division. Existing structures that are listed as contributing structures in the most recent Historic Resources Survey or that are locally designated historic structures are exempt from the setbacks imposed by the underlying zoning district; however, additions and accessory structures shall comply with the standards in Section ~~xx~~[20.12, by building type](#). All other structures shall [also](#) comply with the setbacks and required yards imposed by the building types in this Division, Sec. 20.14.

Sec 20.12 Permitted building types

Building types are permitted by the following criteria:

- (a) Existing Parcel Size, and
- (b) Existing Density, Units and Rooms

An applicant must provide a survey of the parcel to verify the actual parcel size (lot width/lot depth) or use the City's parcel data information. If the applicant believes the lot width and depth are different than the City's records, the applicant will be required to have a survey of the lot for verification.

Sec 20.13 Vacant parcels

The following procedures shall be followed

- (a) For parcels of land within a residential land use district:

Any parcel of land that is vacant, at the time of adoption, shall only be permitted any residential building type that is consistent with the underlying uses permitted in the land use plan and must meet the lot width and lot depth as identified, by building type, to determine the appropriate standards to apply to that parcel.

- (b) Parcels of land within non-residential land use districts:

Any parcel of land that is vacant, at the time of adoption of the Pass-a-Grille Zoning District, shall be permitted any of the non-residential building types that are consistent with the existing lot width/depth of the parcel of land. Assembly or parcel splits shall only be permitted through the Planning and Zoning Commission, to determine the compatibility and respect for the existing character of the PAG [Overlay](#) district.

Sec 20.14 Building type glossary

The following categories are included in the table provided for each building type. Each standard is labeled by a letter (A, example) which directly relates to the table provided on each building type. The categories are described as follows:

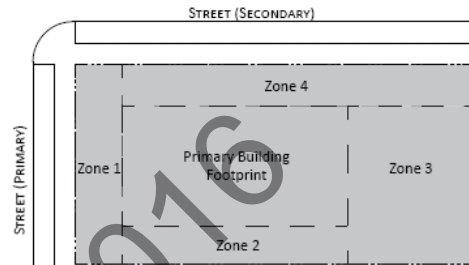
- (a) Lot requirements: Provisions for minimum and maximums; lot depth, lot size and the permitted lot coverage;
- (b) Building envelope: Provisions for the minimum and maximum setbacks permitted by front, side, and rear yards. There is a minimum and maximum setback for each lot type. The maximum and minimum frontage refers to the proportion of the lot width along which the primary building façade must be within the minimum and maximum front setback.
- (c) Accessory structure envelope: provides the setbacks and maximum building footprints permitted for accessory structures.
- (d) Building height: Provisions for permitted heights in feet (ft). The maximum height for first floor residential development shall be fourteen (14) feet and twenty (20) feet for non-residential. The maximum height for second story and higher shall not exceed fourteen (14) feet. Each building lot typology provides the range of height appropriate for the building type. No new or substantially improved building within the PAG Pass-a-Grille [Zoning Overlay](#) District and having the underlying zoning designation of THD, RU-2 Residential, RLM-2 Residential, or RM Residential shall be constructed not to exceed 28 feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, and measured from the base flood elevation determined under the most restrictive applicable standard for the building site, further provided that the overall roof height shall not exceed 32 feet. Base Flood Elevation requirements are outlined in Sec. 98-33 of the City's Code of Ordinances.

	MIN	MAX	
Building facade requirements:			
A - Base Flood Elevation (BFE) refer to Sec. 98-33			
B - Finished Grade (FG)	Determined by the BFE & FG		
C - Height of Floors (liveable)	8	14	
D - Total Height (Measurement from the BFE)	--	--	
Residential*	--	28-32*	
Commercial (non-residential)	--	Refer to Underlying Zoning District	

*Not to exceed 28 feet in height to the midpoint of a sloped roof or top of the parapet of a flat or low sloped roof, and measured from the base flood elevation determined under the most restrictive applicable standard for the building site, further provided that the overall roof height shall not exceed 32 feet.

(e) Parking provisions: The amount of parking shall be determined by Section xx of the Land Development Code. Parking provisions provide zones where parking is permitted. The parking zone refers to any uncovered parking area located on the parcel. Driveways are permitted in any zone provided the frontage requirements have been met as required by building type. The diagram illustrates a Primary and Secondary street. Primary streets are streets that are addressed to the parcel of land. Secondary streets may or may not have access to the parcel. Zones are defined and illustrated by the lot area between the principal building frontage and:

- 1) Zone 1: the right-of-way of any primary street.
- 2) Zone 2: any common interior lot line.
- 3) Zone 3: any rear lot line.
- 4) Zone 4: the right-of-way of any secondary street.



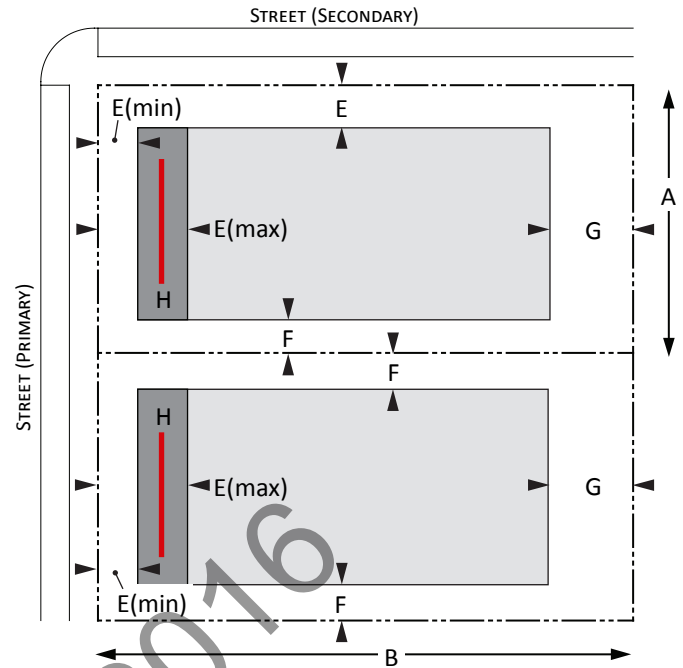
(f) Private frontages, refers to the area that is attached or integrated into the primary building. The building types provide the appropriate private frontages for that building type. If there are multiple frontages provided in the table, the applicant may choose what private frontage to provide per building. A minimum of one frontage will be required when listed on the chart, by Building Type. The private frontage area may count towards the calculation of the frontage build out requirement under the "Building Envelope" category.

A building lot located and designed to accommodate a detached building with large side, rear and front yards.

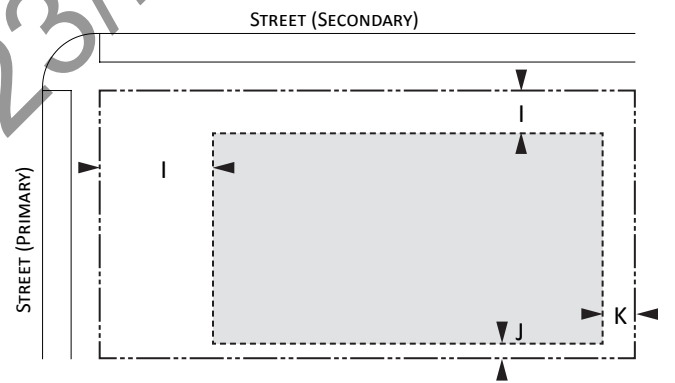
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	60	--
B - Lot Depth (ft)	100	--
C - Lot Size (sf)	6,000	--
D - Lot Coverage (%)	--	60
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
F - Side Setback (ft)	7	--
2nd Story*	10	--
G - Rear Setback (ft)	15	--
Garage Adjacent to Alley	5	--
H - Frontage Buildout (%)	50	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	10	--
J - Side Setback (ft)	25	--
K - Rear Setback (ft)	--	80
L - Building Footprint (sf)	--	800
BUILDING HEIGHT		
N - Accessory Structure(s) (ft)	--	28-32' as defined in Sec. 20.12
N - Accessory Structure(s) (ft)	--	28'
PARKING PROVISIONS		
Location	Zone 1,2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed		P, S, CY

* Porch or balcony that is not enclosed may be located within the 2nd Story setback.

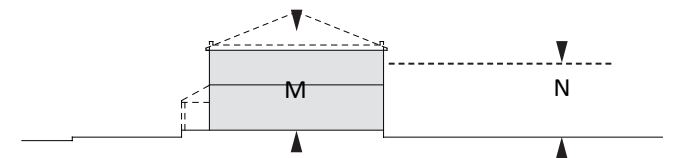
LOT REQUIREMENTS AND BUILDING ENVELOPE



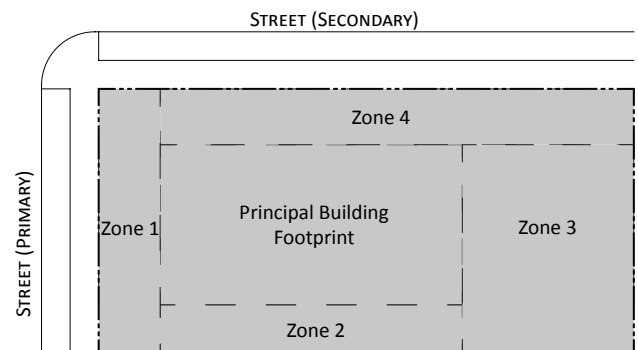
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT

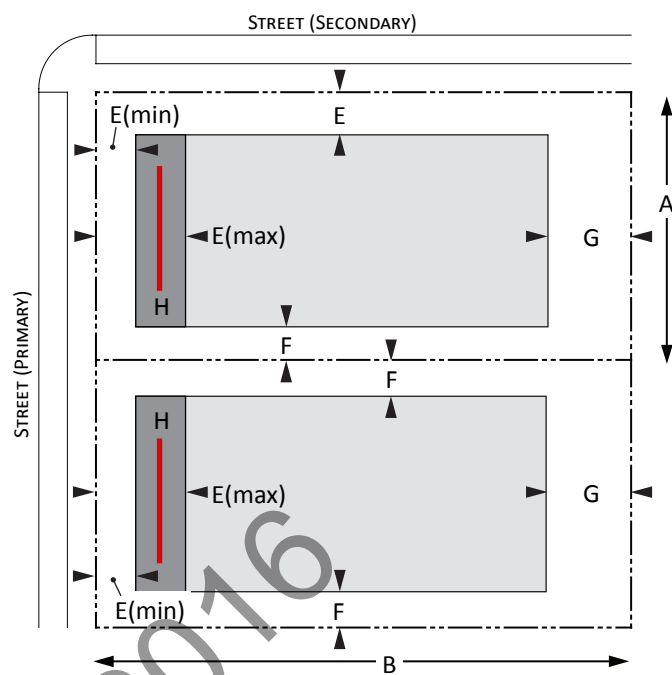


PARKING LOCATION

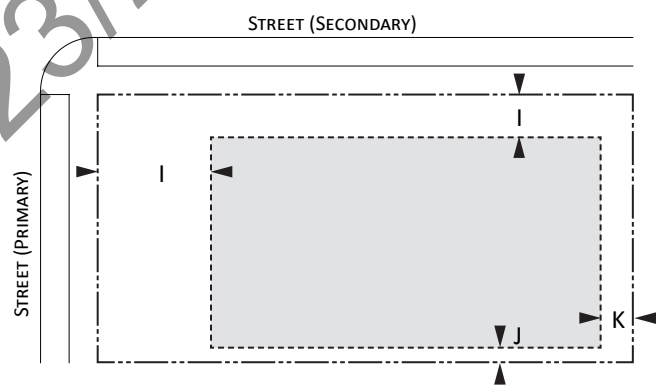


A building lot located and designed to accommodate a detached building with small side yards and a large front yard.

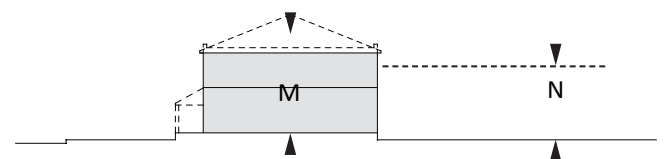
LOT REQUIREMENTS AND BUILDING ENVELOPE



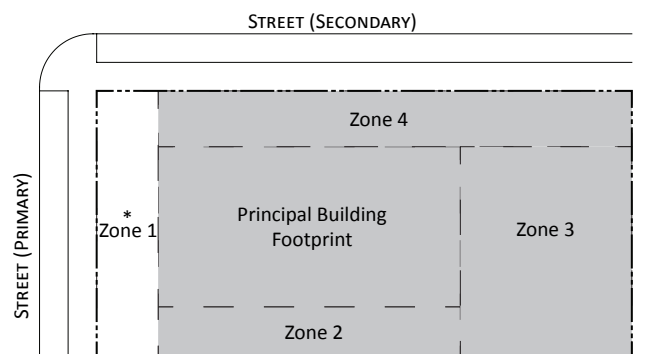
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION



LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	40	55
B - Lot Depth (ft)	100	--
C - Lot Size (sf)	4,000	--
D - Lot Coverage (%)	--	70
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
F - Side Setback (ft)	5	--
2nd Story*	7.5	--
G - Rear Setback (ft)	15	--
Garage Adjacent to Alley	5	--
H - Frontage Buildout (%)	50	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	--
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (ft)	--	28-32' as defined in Sec. 20.12
N - Accessory Structure(s) (ft)	--	28'
PARKING PROVISIONS		
Location	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed	P, S, CY	

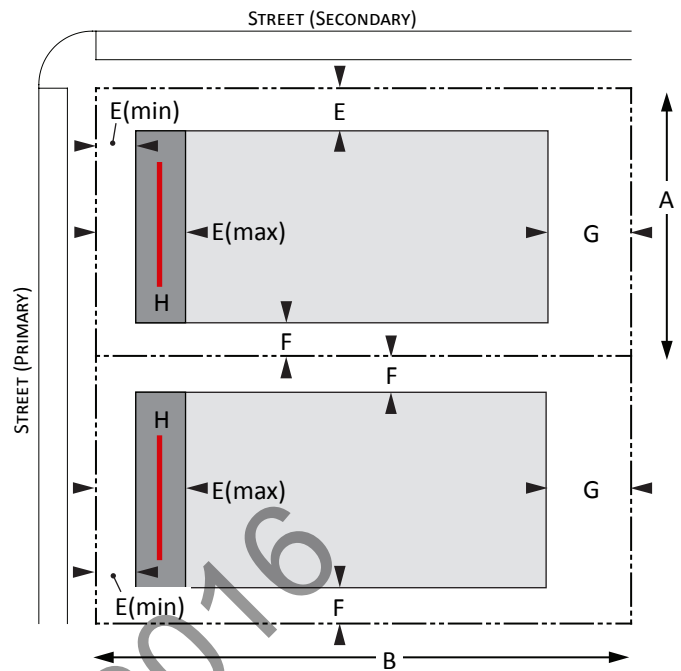
* Porch or balcony that is not enclosed may be located within the 2nd Story setback.

A building lot located and designed to accommodate a small detached building with small side and front yards. A maximum of one dwelling unit is permitted.

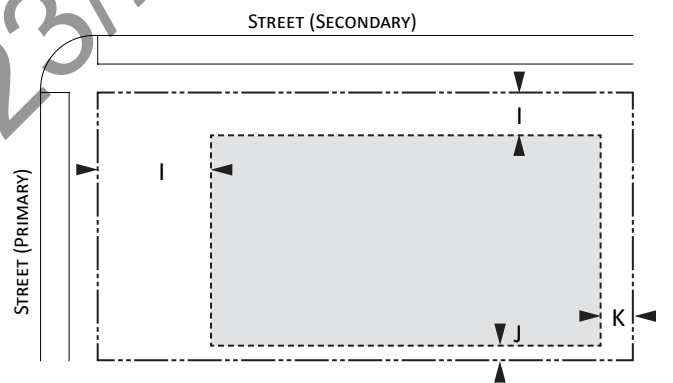
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	32	40
B - Lot Depth (ft)	50	120
C - Lot Size (sf)	1,600	4,800
D - Lot Coverage (%)	--	90
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	5	10
F - Side Setback (ft)	3	--
2nd Story*	6	--
G - Rear Setback (ft)	10	--
Garage Adjacent to Alley	5	--
H - Frontage Buildout (%)	50	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	--
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	400
BUILDING HEIGHT	MIN	MAX
M - Principal Building (ft)	--	28-32' as defined in Sec. 20.12
N - Accessory Structure(s) (ft)	--	28'
PARKING PROVISIONS		
Location	Zone 2,3,4	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed	P, S, CY	

* Porch or balcony that is not enclosed may be located within the 2nd Story setback.

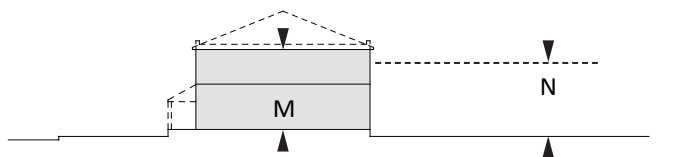
LOT REQUIREMENTS AND BUILDING ENVELOPE



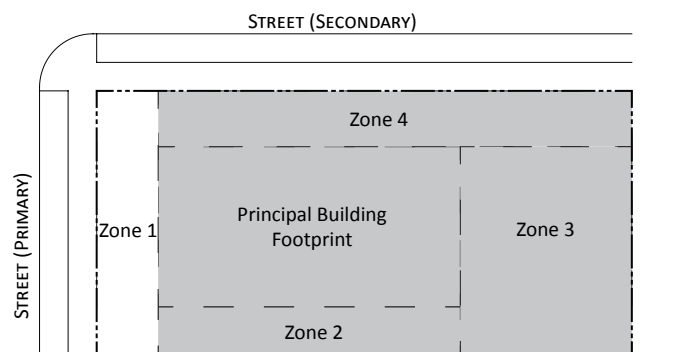
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION

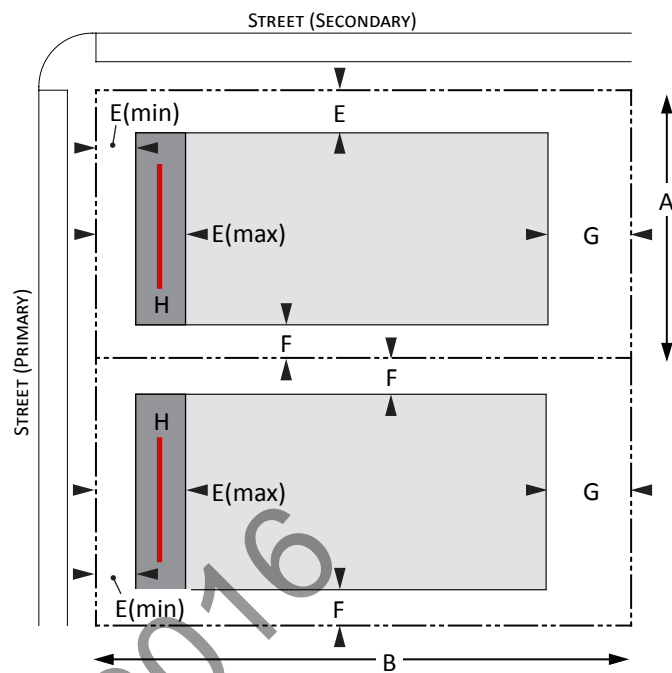


A building lot located and designed to accommodate a detached building which resembles a large house but which contains multiple dwellings above and beside each other. A maximum of 4 units are permitted in this building lot. units are permitted. (The units have to be existing prior to redevelopment as stated in Sec.20.06 Density).

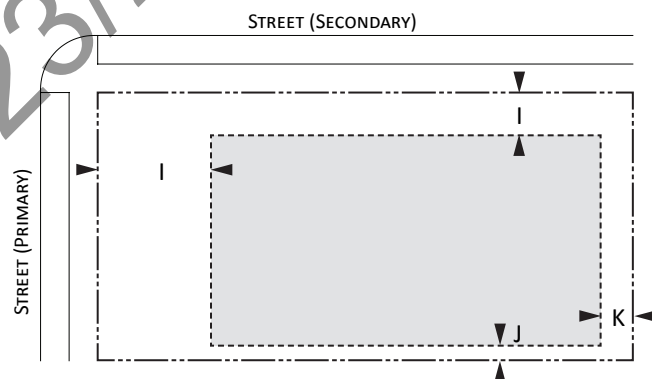
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	40	55
B - Lot Depth (ft)	80	--
C - Lot Size (sf)	3,200	--
D - Lot Coverage (%)	--	70
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
F - Side Setback (ft)	5	--
2nd Story*	10	--
G - Rear Setback (ft)	15	--
Garage Adjacent to Alley	5	--
H - Frontage Buildout (%)	60	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	--
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (st)	--	28-32' as defined in Sec. 20.12
N - Accessory Structure(s) (ft)	--	2
PARKING PROVISIONS		
Location	Zone 2, 3 and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed	P, S, CY	

* Porch or balcony that is not enclosed may be located within the 2nd Story setback.

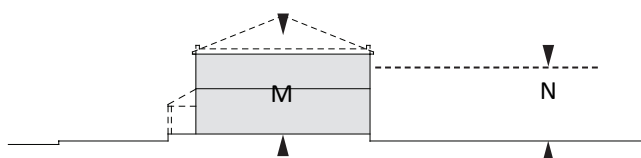
LOT REQUIREMENTS AND BUILDING ENVELOPE



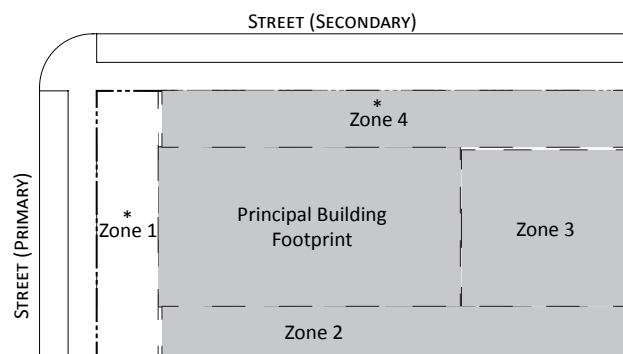
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION

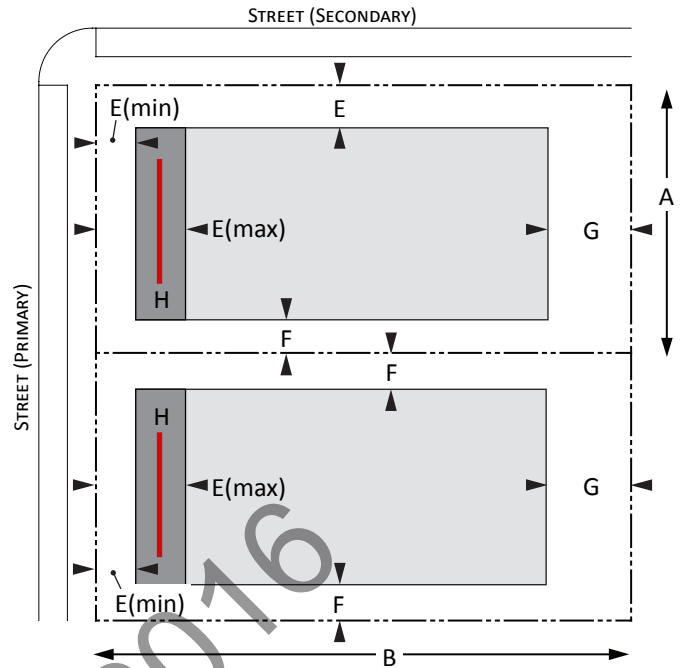


A building lot located and designed to accommodate multiple dwellings above or beside each other in a building that occupies most of its building lot width and is placed close to the sidewalk. A maximum of 11 dwelling units are permitted. (The units have to be existing prior to redevelopment as stated in Sec.20.06 Density).

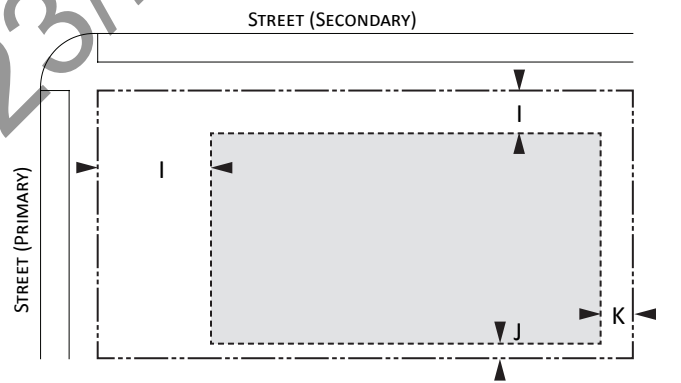
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	60	90
B - Lot Depth (ft)	100	120
C - Lot Size (sf)	6,000	10,800
D - Lot Coverage (%)	--	75
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	15	20
F - Side Setback (ft)	7	--
2nd Story*	14	
G - Rear Setback (ft)	20	--
Garage Adjacent to Alley	5	--
H - Frontage Buildout (%)	60	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (ft)	--	28-32' as defined in Sec. 20.12
N - Accessory Structure(s) (ft)	--	28'
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF	P, F, S, CY	

* Porch or balcony that is not enclosed may be located within the 2nd Story setback.

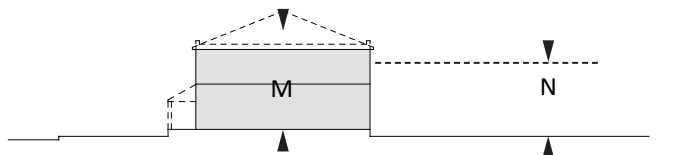
LOT REQUIREMENTS AND BUILDING ENVELOPE



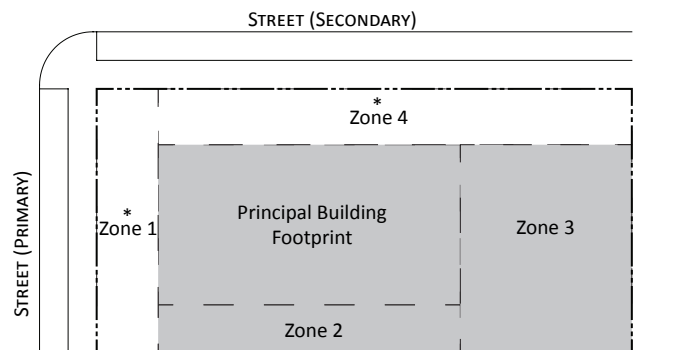
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION

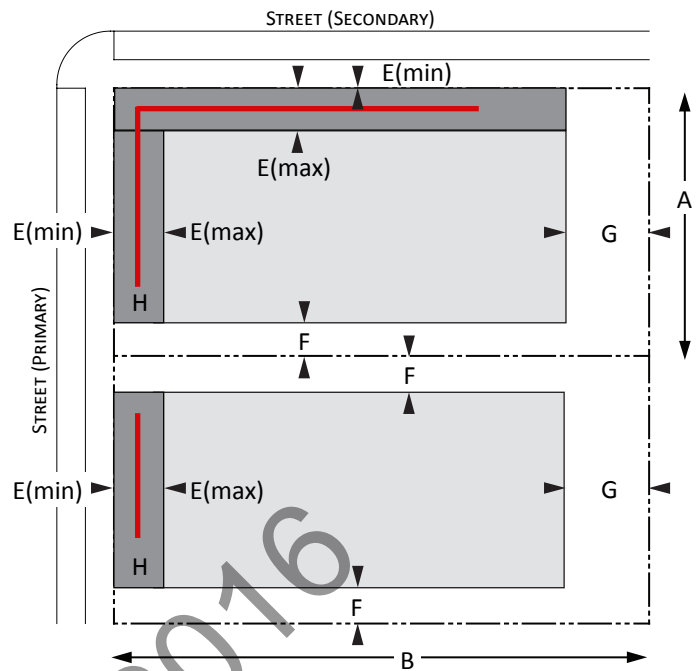


A building lot located and designed to accommodate multiple dwellings above or beside each other in a building that occupies most of its building lot width and is placed close to the sidewalk. A maximum of 24 dwelling units are permitted.

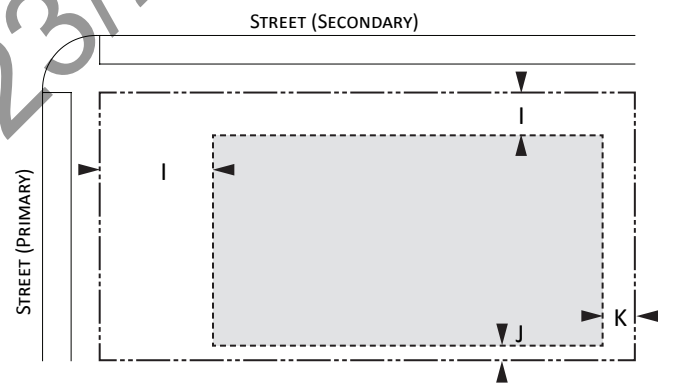
LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	90	200
B - Lot Depth (ft)	120	120
C - Lot Size (sf)	10,800	24,000
D - Lot Coverage (%)	--	75
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	15	25
F - Side Setback (ft)	10	--
2nd Story	15	
G - Rear Setback (ft)	15	--
Garage Adjacent to Alley	5	
H - Frontage Buildout (%)	60	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (ft)	--	28-32' as defined in Sec. 20.12
N - Accessory Structure(s) (ft)	--	28'
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed	CY, P, F, S	

* Porch or balcony that is not enclosed may be located within the 2nd Story setback.

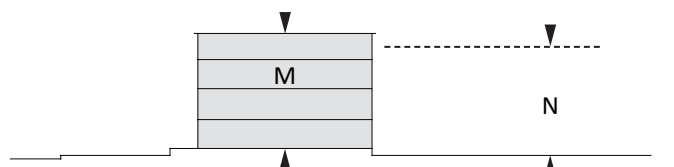
LOT REQUIREMENTS AND BUILDING ENVELOPE



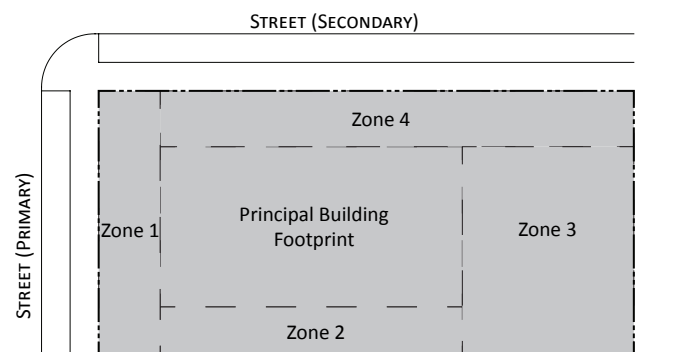
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION

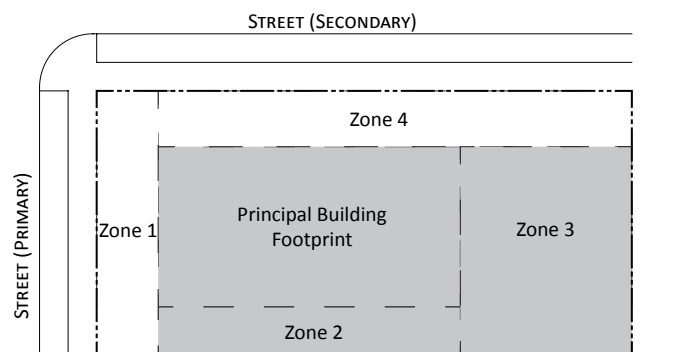
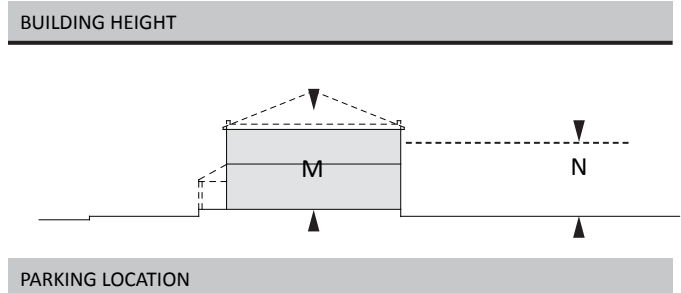
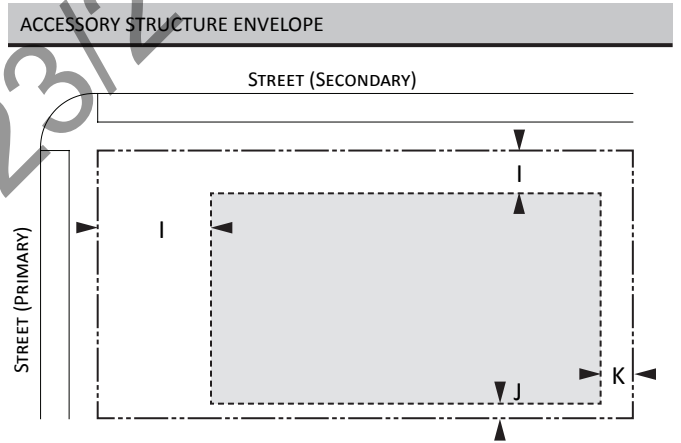
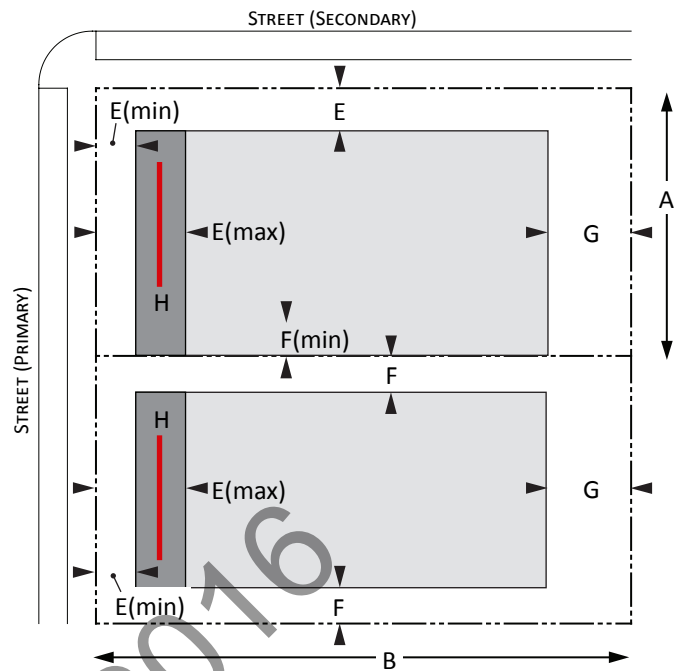


A building lot located and designed to accommodate multiple dwellings arranged around and fronting on a central garden or courtyard that may be partially or wholly open to a street and/or alleyway.

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	50	200
B - Lot Depth (ft)	80	120
C - Lot Size (sf)	4,000	24,000
D - Lot Coverage (%)	--	80
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
F - Side Setback (ft)	5	--
2nd Story*	10	
G - Rear Setback (ft)	20	--
Garage Adjacent to Alley	5	--
H - Frontage Buildout (%)	60	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (ft)	--	28-32' as defined in Sec. 20.12
N - Accessory Structure(s) (ft)	--	28'
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed	F	

* Porch or balcony that is not enclosed may be located within the 2nd Story setback.

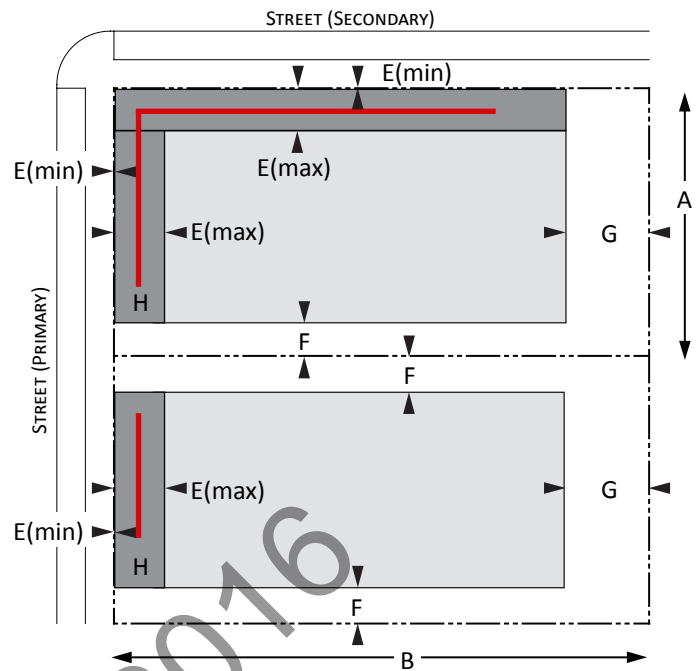
LOT REQUIREMENTS AND BUILDING ENVELOPE



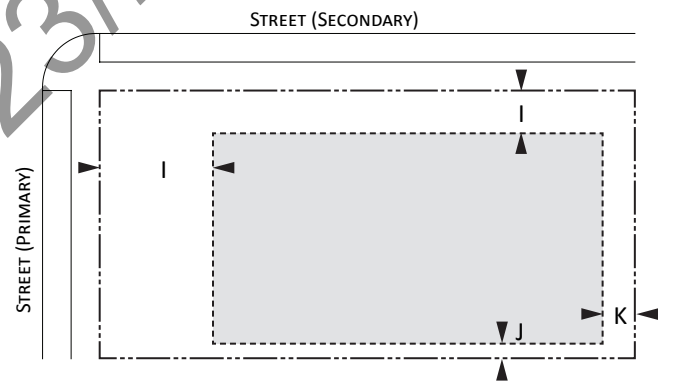
A building lot located and designed to accommodate a multi story building with commercial, office and/or multiple dwellings in any story that is designed for smaller lot sizes.

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	20	60
B - Lot Depth (ft)	80	120
C - Lot Size (sf)	1,600	7,200
D - Lot Coverage (%)	--	80
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
F - Side Setback (ft)	0	--
2nd Story	n/a	
G - Rear Setback (ft)	15	--
Alley	5	--
H - Frontage Buildout (%)	60	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	600
BUILDING HEIGHT	MIN	MAX
M - Principal Building (st)	--	underlying zoning district
N - Accessory Structure(s) (ft)	--	25
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed		C

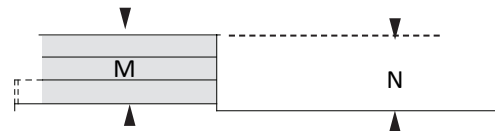
LOT REQUIREMENTS AND BUILDING ENVELOPE



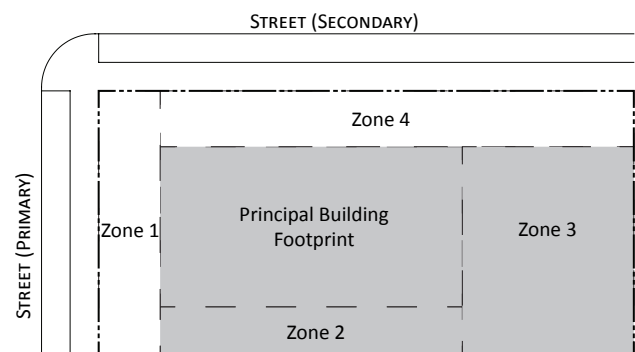
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



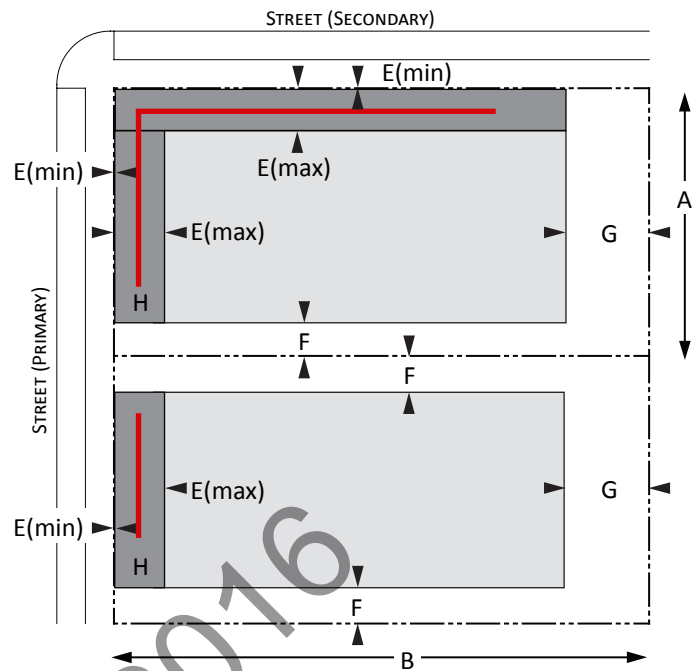
PARKING LOCATION



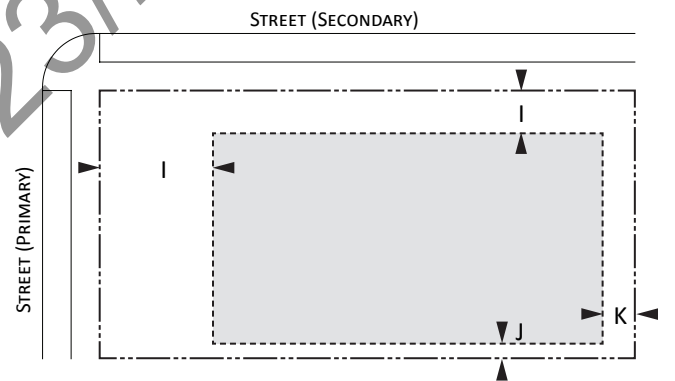
A building lot located and designed to accommodate a multi story building with commercial, office and/or multiple dwellings in any story that is designed for average lot sizes.

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	60	150
B - Lot Depth (ft)	--	350
C - Lot Size (sf)	--	52,500
D - Lot Coverage (%)	--	90
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
F - Side Setback (ft)	0	--
2nd Story	n/a	
G - Rear Setback (ft)	20	--
Alley	5	--
H - Frontage Buildout (%)	60	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	--
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (st)	--	underlying zoning district
N - Accessory Structure(s) (ft)	--	25
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed	C	

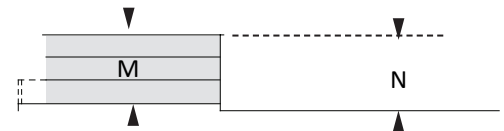
LOT REQUIREMENTS AND BUILDING ENVELOPE



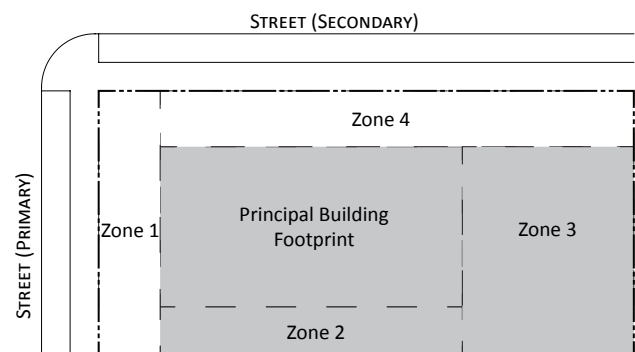
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



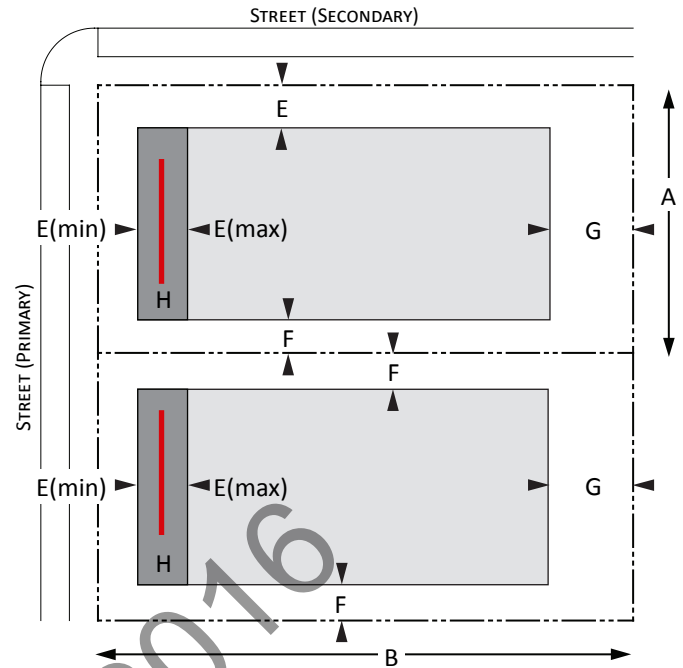
PARKING LOCATION



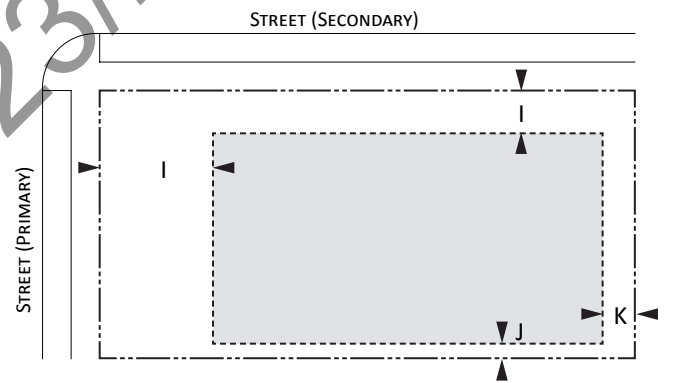
A building lot located and designed to accommodate a lodging, up to 34 rooms. The number of rooms will be confirmed by existing operating hotel rooms.
(The units have to be existing prior to redevelopment as stated in Sec.20.06 Density).

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	40	105
B - Lot Depth (ft)	90	125
C - Lot Size (sf)	--	13,125
D - Lot Coverage (%)	--	80
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	15	20
F - Side Setback (ft)	10	--
2nd Story	10	--
G - Rear Setback (ft)	15	--
Garage Adjacent to Alley	5	--
H - Frontage Buildout (%)	60	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	--
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (ft)	--	28-32' as defined in Sec. 20.12
N - Accessory Structure(s) (ft)	--	28'
PARKING PROVISIONS		
Location	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed	C, P, F, CY,S	

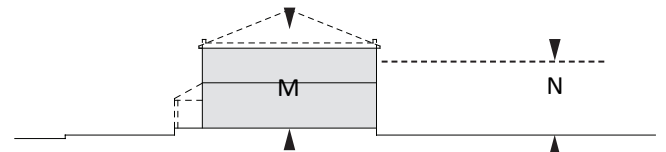
LOT REQUIREMENTS AND BUILDING ENVELOPE



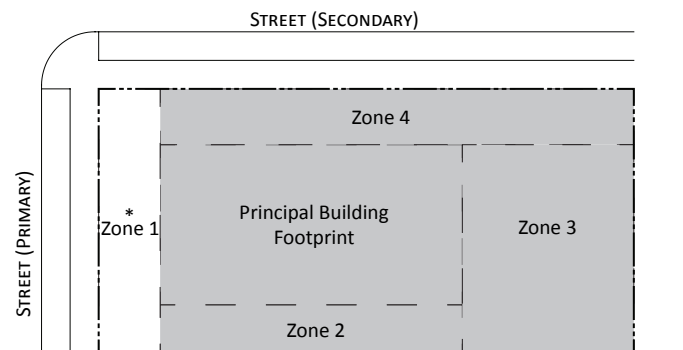
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION

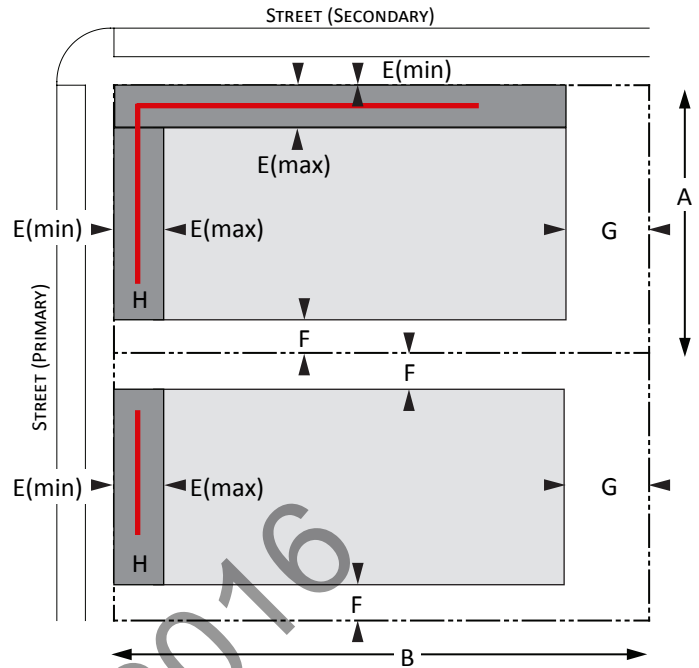


SINGLE STORY COMMERCIAL BUILDING-SMALL

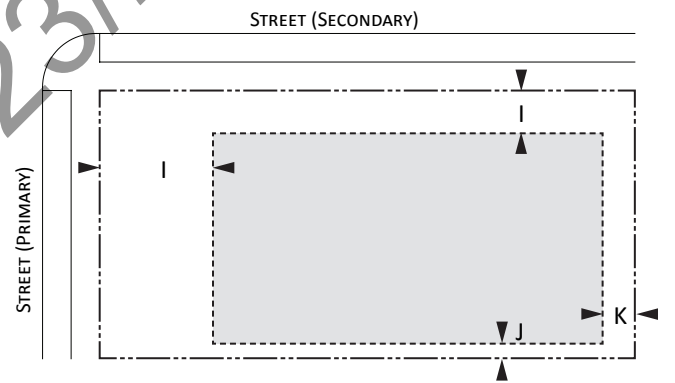
A building lot located and designed to accommodate single use office and retail.

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	30	50
B - Lot Depth (ft)	80	120
C - Lot Size (sf)	4,000	6,000
D - Lot Coverage (%)	--	80
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
F - Side Setback (ft)	0	--
2nd Story	n/a	
G - Rear Setback (ft)	20	--
Alley	5	--
H - Frontage Buildout (%)	60	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (ft)	--	underlying zoning district
N - Accessory Structure(s) (ft)	--	25
PARKING PROVISIONS		
Location	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed		C, G, A

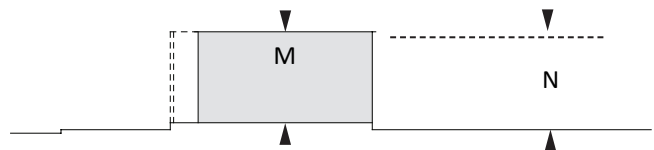
LOT REQUIREMENTS AND BUILDING ENVELOPE



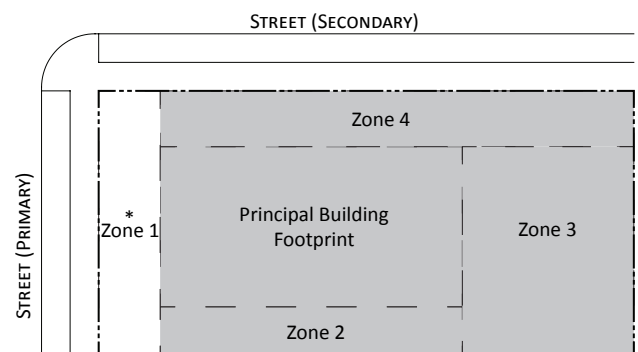
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION

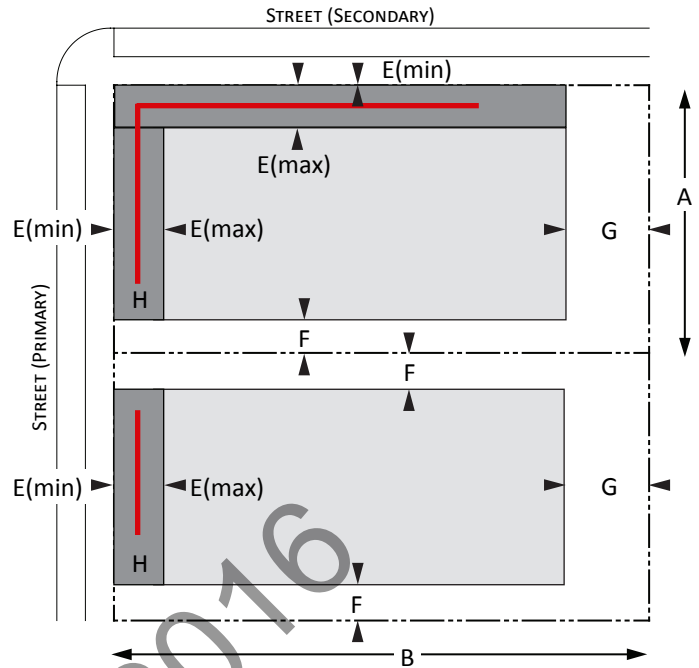


SINGLE STORY COMMERCIAL BUILDING-MEDIUM

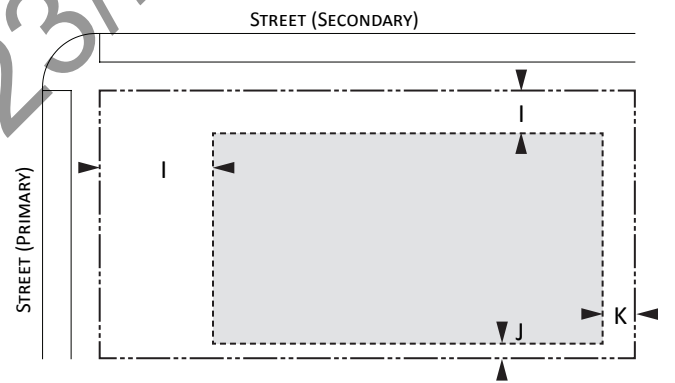
A building lot located and designed to accommodate single use office and retail.

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	60	150
B - Lot Depth (ft)	--	350
C - Lot Size (sf)	--	52,500
D - Lot Coverage (%)	--	90
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
F - Side Setback (ft)	0	--
2nd Story	n/a	
G - Rear Setback (ft)	20	--
Alley	5	--
H - Frontage Buildout (%)	60	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (st)	--	underlying zoning district
N - Accessory Structure(s) (ft)	--	25
PARKING PROVISIONS		
Location	Zone 2 and 3	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed	C	

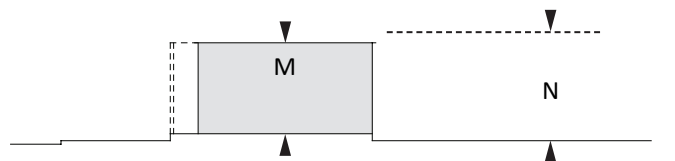
LOT REQUIREMENTS AND BUILDING ENVELOPE



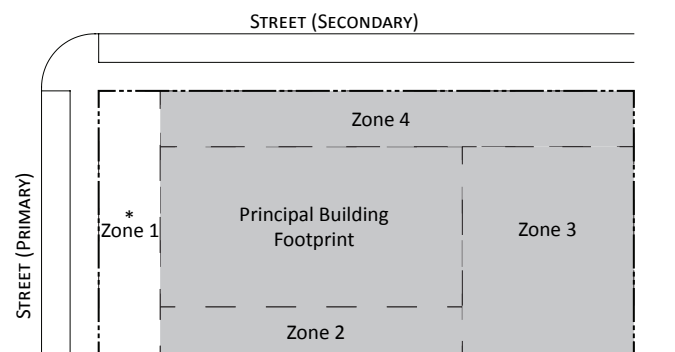
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



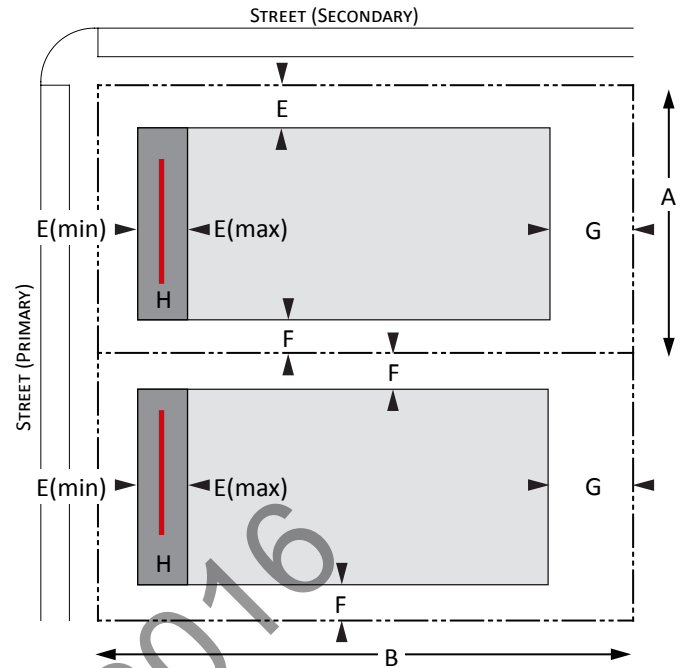
PARKING LOCATION



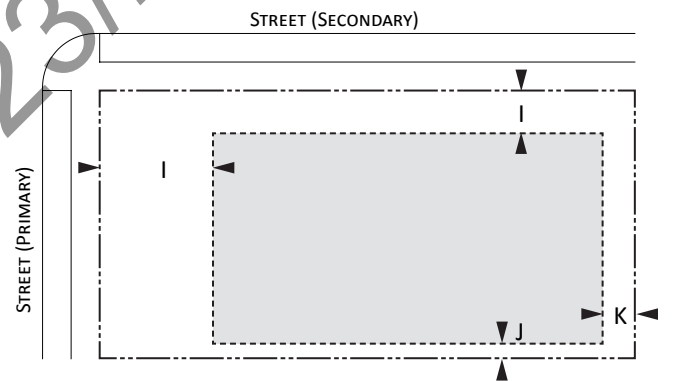
A building lot located and designed to accommodate a building containing public or civic uses such as community services, day care, education, government, places of worship, or social services. This typology is only for permitted and existing Institutional Buildings.

LOT REQUIREMENTS	MIN	MAX
A - Lot Width (ft)	--	--
B - Lot Depth (ft)	--	--
C - Lot Size (sf)	--	--
D - Lot Coverage (%)	--	--
BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	25
F - Side Setback (ft)	10	--
2nd Story	10	--
G - Rear Setback (ft)	15	--
Alley	5	--
H - Frontage Buildout (%)	50	--
ACC STR ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	--
J - Side Setback (ft)	10	--
K - Rear Setback (ft)	10	--
L - Building Footprint (sf)	--	800
BUILDING HEIGHT	MIN	MAX
M - Principal Building (ft)	--	35
N - Accessory Structure(s) (ft)	--	28'
PARKING PROVISIONS		
Location	Zone 2,3, and 4	
PRIVATE FRONTAGES (PF)		
Select a minimum of (1) PF listed	no requirement	

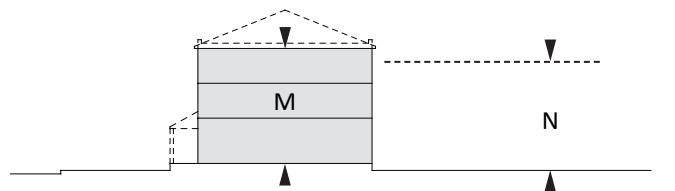
LOT REQUIREMENTS AND BUILDING ENVELOPE



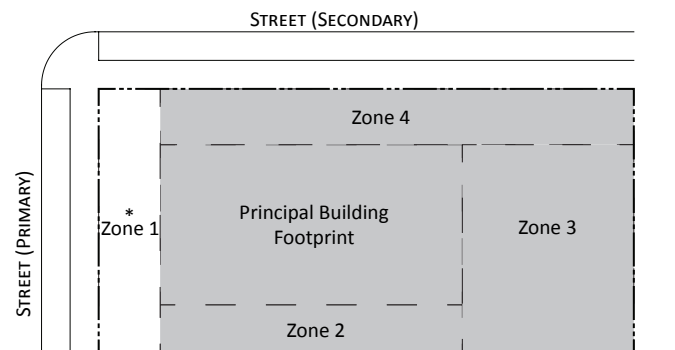
ACCESSORY STRUCTURE ENVELOPE



BUILDING HEIGHT



PARKING LOCATION

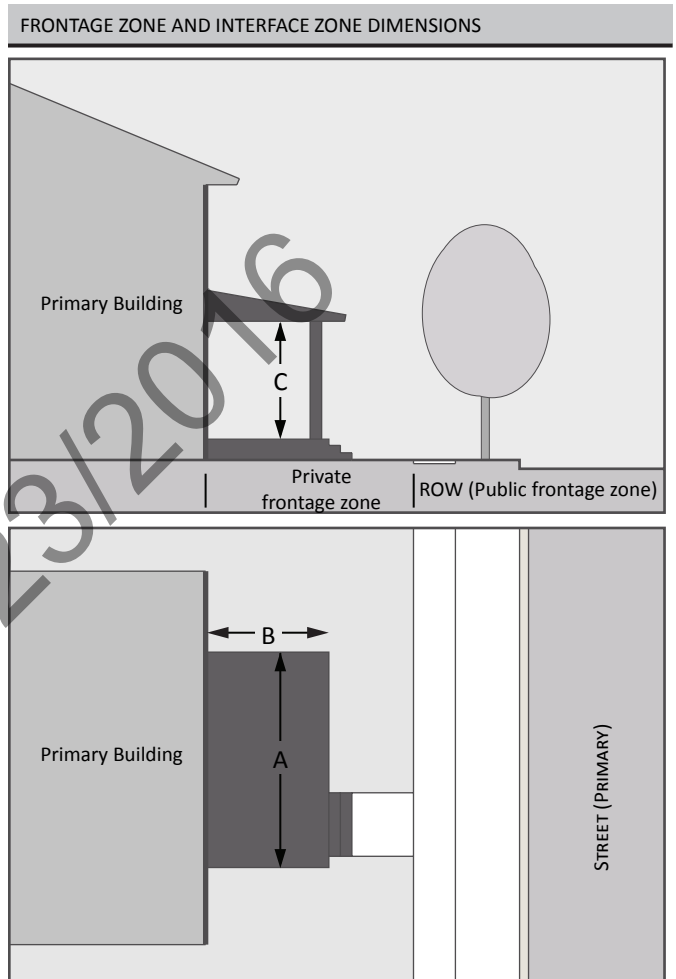


P

PORCH

The façade is set back from the front lot line per applicable street setback requirements. The façade includes an attached front porch structure. A wide variety of porch designs are possible.

FRONTAGE ZONE (FZ)	MIN	MAX
Porch structure requirements:		
A - Width (clear) (ft)	10	--
B - Depth (clear) (ft)	5	--
C - Height (clear) (ft)	7	--
INTERFACE ZONE (IZ)		
Landscape with path (3' wide min) from sidewalk to structure		

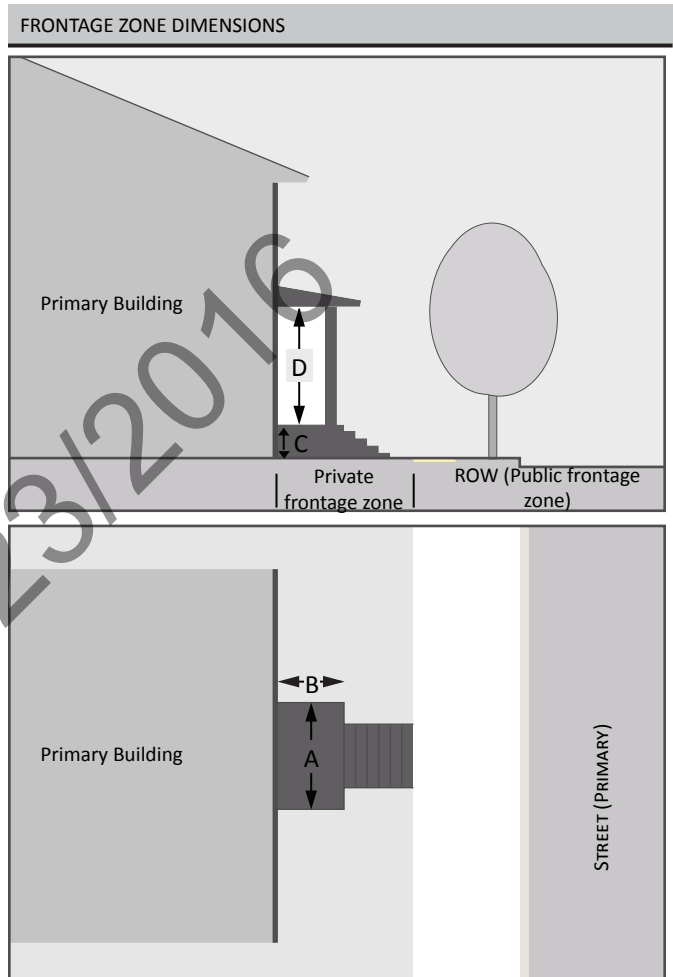


S

STOOP

The façade is set back from the front lot line per applicable street setback requirements. The façade includes an attached entry stoop (an elevated landing with stairs) that is placed at or near the front lot line. The ground floor is elevated to provide privacy. The stoop may include a roof, however it is not required.

FRONTAGE ZONE (FZ)	MIN	MAX
Stoop structure requirements:		
A - Width (clear) (ft)	5	10
B - Depth (clear) (ft)	3	8
C - Height (stoop) (in)	18	24
D - Height (clear) (ft)	7	--
INTERFACE ZONE (IZ)		
Landscape with path (3' wide min) from sidewalk to structure		



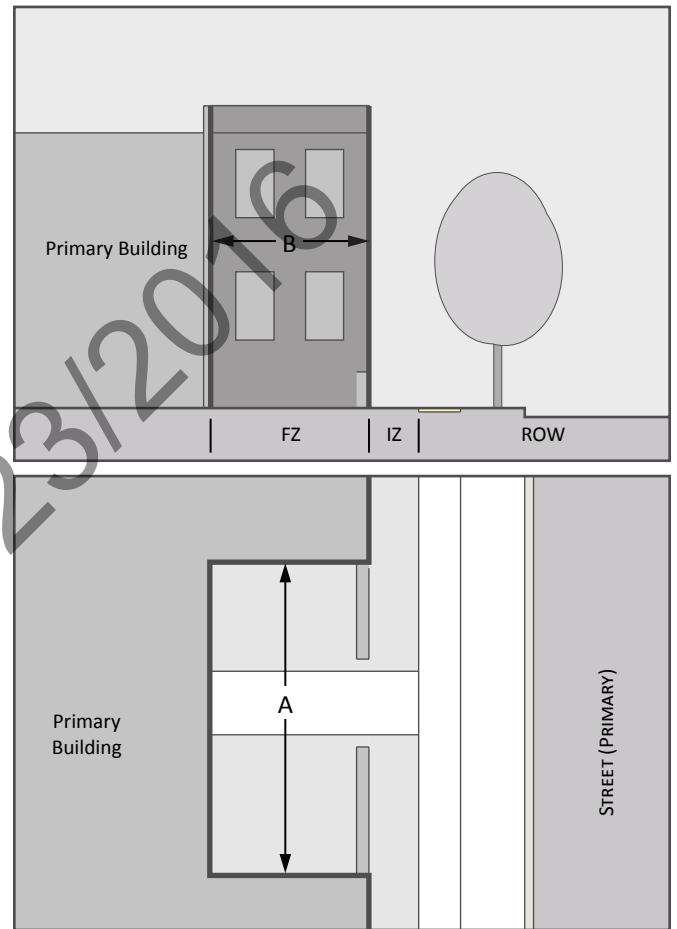
F

FORECOURT

The façade is set back from the front lot line per applicable street setback requirements. A portion of the façade is recessed to form an uncovered court. The court is suitable for outdoor dining, gardens, vehicle drop-offs, formal entries etc. A fence or wall may be used to define the private space of the court. The court may be elevated behind a retaining wall at or near the front lot line with entry steps to the court. The forecourt area may not have a permanent roof structure. Cafe's, seating area's may provide shade, umbrella's or any temporary shelter(s) that provide shade.

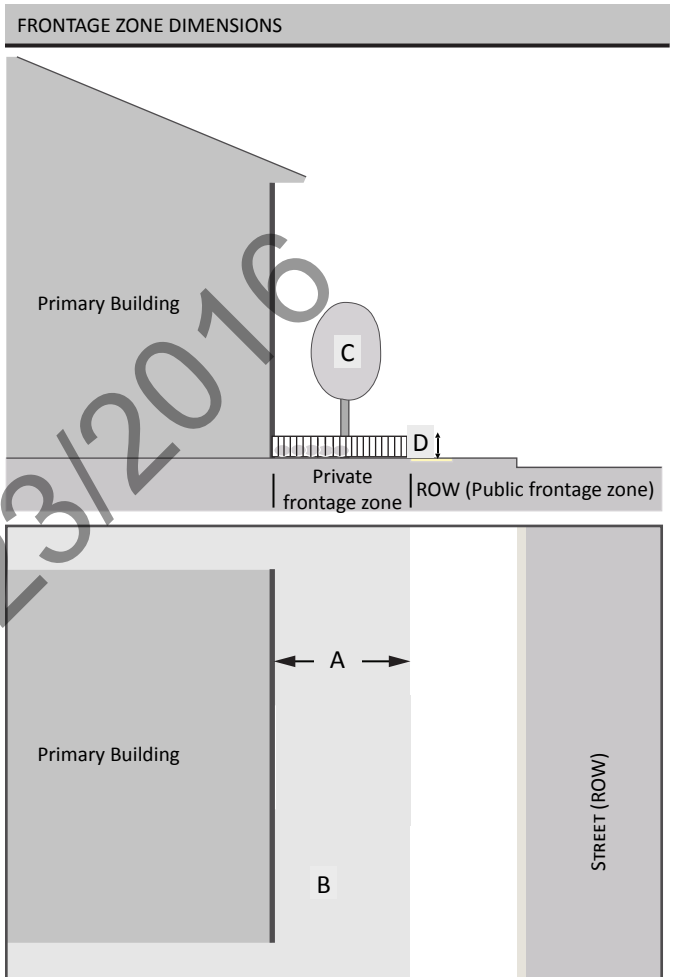
FRONTAGE ZONE (FZ)	MIN	MAX
Courtyard requirements:		
A - Width (clear) (ft)	12	--
B - Depth (clear) (ft)	12	50
INTERFACE ZONE (IZ)		
Landscape with path (6' wide min) from sidewalk to structure		
OTHER REQUIREMENTS		
None		

FRONTAGE ZONE AND INTERFACE ZONE DIMENSIONS



The façade is set back from the front lot line per applicable street setback requirements. The common yard may include a two to four foot in height decorative fence that shall be constructed of wood, shell, or concrete material. The frontyard is required to have a minimum of 1 canopy tree, shrubs, and ground cover.

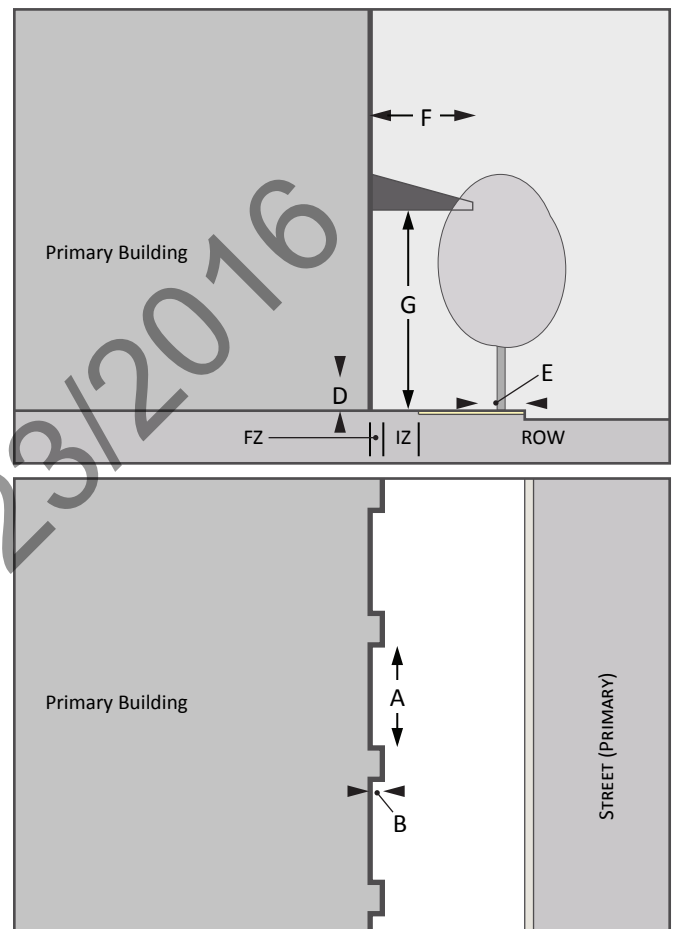
FRONTAGE ZONE (FZ)	MIN	MAX
Stoop structure requirements:		
A - Landscape	grass and or ground cover	
B - Shrubs, ground cover	10 (3 gallon)	--
C - Tree (canopy tree)	1	--
D - Fence Height (feet)	2'	4'



The façade is set back from the front lot line per applicable street setback requirements, typically at or near the front lot line with the entrance at sidewalk grade. The façade may include an awning, shed roof, or gallery (a lightweight colonnade with no habitable building space above it) that covers the sidewalk and may extend into the right-of-way. The facade has a substantial amount of glazing at the sidewalk level. Recessed entrances are acceptable.

FRONTAGE ZONE (FZ)	MIN	MAX
Building facade requirements:		
A - Distance between openings (ft)	10	20
B - Door recess (ft)	--	5
C - Ground floor transparency (%)	60	--
D - Height to bottom of window (ft)	--	2.5
INTERFACE ZONE (IZ)		
Extended sidewalk from right-of-way edge to structure		
OPTIONAL ELEMENTS	MIN	MAX
AWNING or GALLERY		
E - Setback from curb (ft)	2	--
F - Depth (clear) (ft) *(Gallery min 8')	4	10
G - Height (clear) (ft)	8	--
OTHER REQUIREMENTS		
None		

FRONTAGE ZONE AND INTERFACE ZONE DIMENSIONS

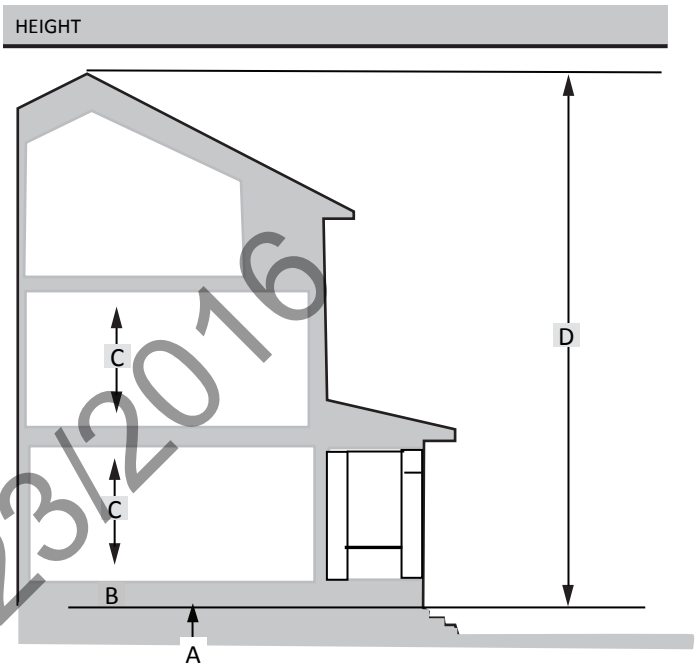


H

BUILDING HEIGHT

Pass-a-grille is located in a flood zone and has special requirements that shall be met in Sec. 98-33 of the City's Code of Ordinances for Base Flood Elevations. The graphic below provides overall guidance on the design of floors, the measuring of the finished floor.

	MIN	MAX
Building facade requirements:		
A - Base Flood Elevation (BFE) refer to Sec. 98-33		
B - Finished Grade	Determined by the BFE	1
C - Height of Floors	10	14
D - Total Height	--	--
Residential* (primary and accessory buildings)	--	28
Commercial (non-residential)	--	Refer to Underlying Zoning District



Sec 20.15 Minimum off-street parking requirements.

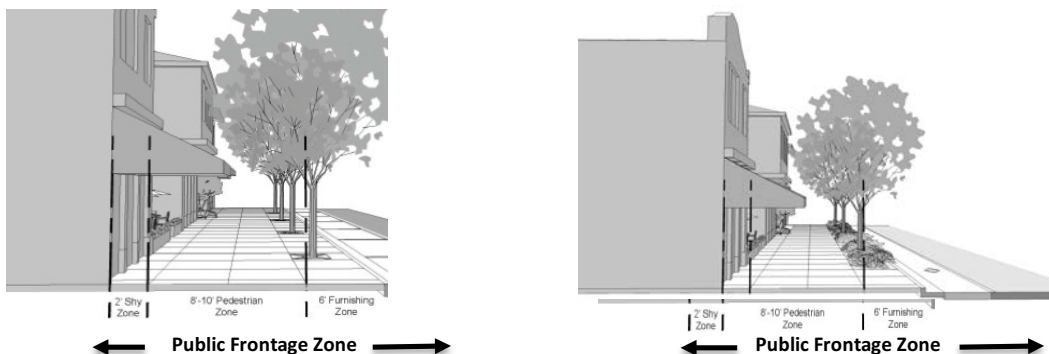
- (a) Residential: Shall be in accordance with the requirements of ~~division~~ Division 23 of the Land Development Code, Off Street Parking and Loading.
- (b) Nonresidential: may reduce the number of spaces, if on-street parking is available, then an applicant can count any on-street parking within 500 feet of the parcel.

Sec 20.16 Alleways

- (a) The PAG Overlay district ~~provides~~ has existing alleyways that shall be maintained as an alleyway.
- (b) Under no circumstance shall an existing alley be reduced in the width and length.
- (c) Parking is permitted adjacent to an Alleyway or where the City has identified, through signage, that vehicles may park within the alleyway. Under no circumstance shall a parked vehicle, but may not impede the vehicular movement.
- (d) Alleyways shall not be permanently closed or vacated.

Sec 20.17 Landscaping Standards

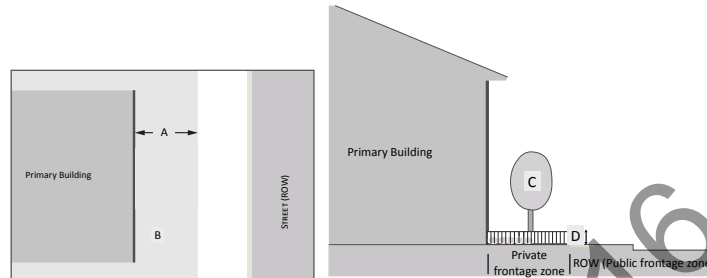
- (a) Streetscape Standards. When the City requires improvements to the "Public Frontage" Zone which includes: Furnishing zones, pedestrian zones and a shy zone, the following standards shall apply.
 - 1) Furnishing Zone that is a minimum of six feet in depth and may include street lights, benches and canopy trees. A furnishing zone shall include one of the following: Tree Grate Standards. One canopy tree per 30 feet in lineal building shall be provided the entire length of the parcel the building is fronting.
 - 2) Planter Beds. A minimum width of 6 feet with a maximum length of 25 feet that contains 1 canopy tree per bed and 100 percent ground cover.
 - 3) Pedestrian Zone, 8-10 feet of unobstructed sidewalk
 - 4) Shy zone, comprised of 12 inches to 2 feet that includes the area from the edge of the building to the edge of the pedestrian zone.



- (b) Landscape Buffers shall not be required between any uses within the PAG Zoning Overlay.

(c) Front Buffers for all Residential building types, excluding the Apartment Building, shall provide the following:

- 1) Front fence or landscape buffer shall be provided and include the following:
 - i. An opaque hedge, height not to exceed 3 feet when fully matured and/or:
 - ii. 24" to 48" knee wall and/or fence. Permitted materials are: wood, shell or concrete material that is consistent with the overall architecture and design of the primary residence.



FRONTAGE ZONE (FZ)	MIN	MAX
Stoop structure requirements:		
A - Landscape	grass and or ground cover	
B - Shrubs, ground cover	10 (3 gallon)	--
C - Tree (canopy tree)	1	--
D - Fence Height (feet)	2'	4'

Sec 20.18 Screening of Elevated Buildings.

A building required by Section 98-33 of the City's Code of Ordinances, to be elevated more than three feet above grade shall mask the fact that it is elevated through the use of appropriate architectural screening so that the building, when viewed from public rights-of-way, appears to have been constructed at, or near, natural grade as follows:

(a) Architectural screening shall ~~be permitted when:~~

- 1) Create a visual continuity that is integrated with the overall design and architecture of the home using doors, garage doors, entryways, staircase and/or archways.
- 2) No more than 20% of the area being screened can be transparent.

(b) Landscape screening shall be installed:

- 1) A minimum 3-foot-wide landscape area
- 2) One understory tree per 20 lineal feet (or portion thereof) of the elevated building length/width viewed from public rights-of way.
- 3) The landscape area shall be planted with shrubs, ornamental grasses and groundcovers to provide 100% coverage of the landscape area within one growing season. The landscape design shall (unless spatially impractical) provide layering of plant materials that includes larger background shrubs and low foreground groundcovers. All plant material should be Florida Friendly plantings.
- 4) Permanent mulch materials, such as organic mulches, stones, and recycled inorganic

groundcover materials are not permitted in lieu of vegetation, unless they are provided as accent or focal points that enhance the landscape design.

Sec 20.19 Elevation Considerations.

~~Where Base Flood Elevation (BFE) is less than four (4) feet above grade, buildings shall not be elevated more than one (1) foot above BFE. Where BFE is more than four (4) feet and less than seven (7) feet above grade, buildings may be elevated to nine (9) feet above grade, provided the area is screened as required in Sec 20.17 and does not exceed the maximum height requirements, by building types in Sec. 20.12.~~

Sec 20.21Sec 20.19 General Building Design (non-residential)

In addition to the required private frontages and the standards provided in each frontage, the following standards shall be applied to non-residential building types only.

- (a) Public entrance. Buildings that are open to the public shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be a distinctive and prominent element of the architectural design, and shall be open to the public during business hours. Buildings shall incorporate lighting and changes in mass, surface or finish which places an emphasis to the entrance.
- (b) Building orientation. The primary building entrances shall be visible and directly accessible from a street or park space that has a sidewalk or pedestrian path. ~~Building massing such as tower elements shall be used to call out the location of building entries.~~
- (c) Storefront character. Buildings shall express a "storefront character". This guideline is met by providing all of the following features along the building frontage as applicable.
 - 1) Regularly spaced and similar-shaped windows with window hoods or trim (all building stories).
 - 2) Large display windows on the ground floor. All street-facing, park-facing and plaza-facing structures shall have windows covering a minimum of 40% and a maximum 80% of the ground floor of each storefront's linear frontage. Blank walls shall not occupy over 50% of a street-facing frontage and shall not exceed 20 linear feet without being interrupted by a window or entry. Mirrored glass, obscured glass and glass block cannot be used in meeting this requirement. Display windows may be used to meet this requirement if the first floor has not been design as a flood proof first floor.
- (d) Building Façade. Buildings shall provide a foundation or base, typically from ground to bottom of the lower windowsills, with changes in volume or material. A clear visual division shall be maintained between the ground level floor and upper floors with either a cornice line or awning from 12' to 16' above grade, whichever applies to the proposed development. No more than 20 feet of horizontal distance of wall shall be provided without architectural relief for building walls and frontage walls facing the street. All buildings excluding single family detached homes shall utilize at least three of the following design features to provide visual relief along all elevations of the building:
 - 1) Divisions or change in materials (materials should be drawn from a common palette)
 - 2) Window bays
 - 3) Separate entrances and entry treatments, porticoes extending at least five (5) feet.
 - 4) Variation in roof lines

- 5) Balconies: 6' maximum may project into the front or side street setbacks
- 6) Dormers
- 7) Canopies, extending at least five (5) feet
- 8) Gables
- 9) Overhang extending at least five (5) feet
- 10) Recessed entries (at least three [3] feet from the primary façade)
- 11) Protruding entries (at least three [3] from the primary façade)
- 12) Covered porch entries
- ~~13) Cupolas~~

Draft 09/23/2016

St. Pete Beach Planning Board

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

10/18/16

Conditional Use
Case #: 2016-0015
(Off-Premise Parking
Structure for Transient
Lodging)

Agent/Owner
S. Elise Batsel/
CRP 6300 Gulf LLC

Location
6390 Gulf Blvd.

Commission District
District 2

Staff Representative
Jennifer Bryla,
Community
Development

Findings

Findings are further explored in the Justification and technical review portion of the Staff Report. Staff has determined, pursuant to Sec. 4.4 (Conditional Use Approval Criteria) the following:

1. The proposed application is consistent with Florida Statutes.
2. The proposed



ITEM SUMMARY:

The applicant is requesting conditional use approval for an off-premise parking structure with meeting space pursuant to Section 35.3(d) of the Land Development Code. The proposed will serve the existing Postcard Inn temporary lodging facility, also owned by the applicant. Located north of the hotel, the subject property contains a dirt lot that is currently used as overflow parking for the hotel and a now vacated commercial strip shopping center. The proposed development will contain 5,027 square feet of conference and meeting room space and a multi-story parking structure with 346 spaces. The applicants request is consistent with the criteria in the Land Development Code.

Existing Use: Commercial (strip center)

Proposed Use: Structured parking and hotel meeting space

Adjacent Uses:

North: Infrastructure, Commercial (strip center)
Recreation (tennis courts for Silver Sands Condominiums)
South: Transient Lodging (Postcard Inn)
East: Infrastructure (Gulf Blvd.)
West: Residential (Silver Sands Condominiums)

application is consistent with the Comprehensive Plan.

3. The proposed application is compatible with the character of the existing area.
4. The proposed application will not have a negative impact on off-street parking or transportation.
5. The proposed application will not negatively affect public health, safety, or welfare.

**Staff
Recommendation**

*Approval with
outlined conditions.*

PUBLIC NOTICE:

Notice of public hearing has been advertised and notice has been provided as required by State Statutes including mailings within 500 feet of the subject property, posting of the property, and newspaper advertisement. As of the date of this report, no written comments have been received. Oral and written comments may be presented at the public hearing.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE:

The subject property has a future land use designation of LR (Large Resort District) in the City of St. Pete Beach Comprehensive Plan. It is located in the Gulf Boulevard Community Redevelopment District (CRD), which encourages the redevelopment of hotels and their secondary uses that are permitted in the LR District.

The subject property is also zoned LR (Large Resort District) in the City of St. Pete Beach Land Development Code (LDC) which allows off-premise parking structures as secondary uses with conditional use approval. The proposed development adjoins an existing residential property located outside the LR District, so a 30-foot wide landscape buffer is required. It is also subject to the design standards outlined in Division 39 of the Land Development Code which contains design standards for developments within the Community Redevelopment District.

JUSTIFICATION / TECHNICAL REVIEW:

City Staff has reviewed the standards for review in section 4.4 and has determined the following:

Standards applicable to all conditional uses. When considering an application for approval of a conditional use, the city commission review shall consider the following standards:

(1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan, any adopted special area plan and these regulations; ***The application is consistent as it increases pedestrian safety, parking, and aesthetics while supporting the city's tourism economy. Specically 5.1.2, 1.2.3 and Objective 2.4. The proposed addition of the approximately 5000 square feet of conference and meeting space and approximately 350 parking space facility is consistent by mixing the existing temporary lodging uses with accessory and support uses. The project also creates a positive aesthetic impact along Gulf Boulevard with the redevelopment***

(2) Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under

construction, existing public facilities and public facilities under construction, and residential, commercial and/or service facilities available within the existing area. More specifically:

a. Whether the overall appearance and function of the area will be significantly affected. Consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area; ***The height of the adjacent residential facility (seaward of the proposed new structure) is significantly higher in height than the Proposed Project. The Proposed Project is not incompatible with regards to intensity or scale. The new garage height is proposed for 37'-6" the neighboring multi-family development height is 61-3". Additionally the applicant is incorporating a 30' landscaped buffer along the edge of the project that is directly adjacent to the multi-family development. The Proposed Project is compatible with adjacent properties as additional landscape buffering is being added to three sides of the proposed structure and provide a public access for residents of the surrounding area.***

b. Whether the application will preserve any city, state or federally designated historic, scenic, archaeological, or cultural resources; ***The applicant will preserve any such resources should any exist. The City's only listed properties on the National Registry of Historic Places are located south of 32nd Avenue.***

c. Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale; or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features; ***The Proposed Project is development criteria is consistent with the Land Development Code parameters and therefore consistent with adjacent properties. The height of the adjacent residential facility (seaward of the proposed new structure) is significantly higher in height than the Proposed Project. The proposed development is compatible with adjacent development, which includes commercial, temporary lodging, and multi-family residential. Where the property abuts residential, it includes the required landscape buffer.***

d. Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues. ***The application will not have adverse impacts***

on the livability of surrounding properties. The applicant proposes to use low level lighting and has shown that their will be a reduction in light intrusion into the adjacent properties while providing necessary light for safety and security. The project is incorporating a landscaped pedestrian access way to the sand beach which will allow enhanced buffering to adjacent properties and act as an additional noise barrier and also provide access for residents from surrounding neighborhoods. The applicant is proposing designated motorcycle parking on the ground level of the garage to reduce the noise potential and has located the trash facility inside the garage to remove impacts along 64th st.

(3) Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety; ***The application will not have an adverse impact on the transportation systems. The data and analysis indicates that the transportation impacts as a result of the Proposed Project will be consistent with the City Level of Service standards. Pedestrian safety will be improved and adequate measures to control ingress and egress to the facility are being taken.***

(4) Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely; ***The application provides for adequate parking and loading facilities. The circulation plan for the project provides improvements to the City's adjacent pedestrian circulation system with the addition of a sidewalk along 64th street.***

(5) Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made; ***For the reasons stated above, the application will not affect the health, safety and welfare of the community in a negative manner.***

(6) Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision such improvements and mitigation; ***The applicant has demonstrated the ability to complete the project in a timely manner. The applicant manages \$183 billion of assets across 126 funds.***

(7) Whether the proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the

City of St. Pete Beach. ***The proposed use complies with all other provisions of the code.***

In addition, criteria for review of conditional uses within the Community Redevelopment District shall meet the following pursuant to Sec. 4.12 of the Land Development Code:

The following criteria are to be used to evaluate the extent that the proposed project can demonstrate that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

1. Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services

Pursuant to Resolution 2016-15, the proposed development has therefore satisfied the requirements for sewer/wastewater concurrency and has a negative net impact on the City's sewer system.

2. Transportation infrastructure, including ingress and egress from public right-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways.

The proposed application was reviewed by a transportation engineer on behalf of the city during the technical review process and recommendations have been made accordingly to mitigate for any adverse impacts the project may pose, including but not limited to the ingress/egress movements of patrons and service personal.

3. Hydrological features and stormwater management infrastructure

The Applicant is proposing to include components within the project for consistency with the Comprehensive Plan criteria, specifically accommodating a 24 hour 25 year storm event.

4. Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay view and vistas.

The applicant has provided illustrative renderings of the proposed structure that serves to enhance the aesthetic of the St. Pete Beach community.

5. Site landscaping, open space provision and impervious surface limitations.

The proposed project meets or exceeds the criteria expressed in the City guiding documents.

6. Operational and functional requirements of facilities, including hours

of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance.

The proposed project meets or exceeds the criteria expressed in the City guiding documents.

7. Fire suppression and facility security.

The proposed project meets or exceeds the criteria expressed in the City guiding documents. The garage and the meeting space has incorporated sprinkler equipment and structural separation for the buildings. The applicant also has full time private security personnel on site.

8. Emergency management and hurricane evacuation provisions.

The proposed project meets or exceeds the criteria expressed in the City guiding documents.

9. For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered.

- a. The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views.

The applicant has provided illustrative renderings of the proposed structures that serve to enhance the aesthetic of the St. Pete Beach community. The Proposed Structure has a smaller height than surrounding structures.

- b. The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and /or any accessory use or structure maintains an open view of the waterfront from neighboring properties.

The project is not proposing any residential development. The project is proposing additional pedestrian access and will not affect existing viewsheds westward to the Gulf of Mexico.

The Technical Review Committee reviewed the application on March 16th, May 18th, and June 15th, 2016 and has the following departmental comments:

10. Recreation: None.
11. Building: None.
12. Fire: None.
13. Public Services: See conditions below.
14. Code Enforcement: None.
15. Planning & Zoning: See conditions below.

STAFF RECOMMENDATION:

Upon review of the City's guiding documents, Staff recommends approval

with the following conditions:

- a. The plans referenced herein shall be those reviewed and approved by the TRC, which are attached to this staff report as Exhibit “A” and dated September 30, 2016.
- b. The applicant shall provide a public access easement on the sandy beach eastward of the Mean High Water Line pursuant to Policy 5 of the Large Resort District section in the Comprehensive Plan. The easement shall be a minimum of 20 feet wide and shall run the full length of the site as described in the legal description of the application, generally from the northernmost property line to the southernmost property line of 6300 Gulf Blvd. Its contents shall be reviewed and approved by the City Attorney prior to any development order issuance.
- c. Both access points to the garage on 64th Avenue shall be restricted by a controlled-access arm at all times. The westernmost point shall allow exit-only from the garage onto 64th Avenue shall at no point in time allow ingress into the garage. The easternmost entrance into the garage on 64th Avenue shall only be used by service vehicles and shall be restricted by a controlled-access arm.
- d. A sidewalk a minimum of 6 feet wide shall be placed on the south side of 64th Avenue, running the entire length of the subject property as described in the legal description of the application, generally from the easternmost property line to the westernmost property line of 6390 Gulf Blvd. and shall connect to the sidewalk on Gulf Blvd.
- e. A 10 foot wide sidewalk shall be constructed along Gulf Blvd. pursuant to Sec. 39.10 of the Land Development Code along the subject property as described in the legal description of the application, generally from the northernmost property line to the southernmost property line of 6390 Gulf Blvd. and shall connect to the existing FDOT sidewalk and to future sidewalk widenings, which shall be required in accordance with future phases of development at 6300 Gulf Blvd. The method of conveyance shall be as outlined by the Department of Transportation. The sidewalk in front of 6300 Gulf Blvd. shall be widened to 10 feet during future phases of development.
- f. Any easement granted by the applicant to the City for portions of the required 10-foot sidewalk located on the applicant’s private property shall be reviewed and approved by the City Attorney prior to any development order being issued.
- g. The “private beach access” walkway depicted on the site plan along the southernmost property line of 6390 Gulf Blvd. shall

connect the sidewalk on Gulf Blvd. to the sandy beach and shall be open for public use. Landscaping or another form of protection approved by TRC shall be installed along the entire length of the public beach access walkway adjacent to vehicular use areas in order to protect pedestrians, and Low Impact Development techniques shall be used.

- h. The proposed development shall be landscaped in accordance with Division 39 (Community Redevelopment District General Standards) & Division 22 (Landscaping and Tree Protection) of the Land Development Code. Those plant materials with an asterisk as identified in Section 22.4 of Division 22, shall be utilized rather than strongly encouraged.
- i. Design standards in Sec. 39.3(b)(d)&(e) Sec. 39.10(b)(1)&(3), and 39.7(c)&(e) which are strongly suggested/encouraged in Division 39 (Community Redevelopment District General Standards) shall be required and incorporated into the official site plan.
- j. One on-site directional sign shall be required near the main entrance of the Postcard Inn indicating that the entrance to the garage is accessed from Gulf Blvd. and one on-site directional sign indicating that the driveway along the north property line of 6300 Gulf Blvd. is has no outlet and is for hotel guests only. Any other proposed signage shall be consistent with Division 26 of the Land Development Code and be reviewed by the TRC during the Site Plan review process.
- k. The applicant shall be responsible for the cost of removing the three parking meters on 64th Ave which will be displaced by the proposed plans. If any additional parking meters will need to be temporary displaced during construction, the applicant shall be responsible for the cost of their temporary removal and replacement.
- l. The proposed infrastructure satisfies the previously-specified criteria for stormwater concurrency with the City of St. Pete Beach. Should any modifications to the proposed site which would result in a change to the impervious surface ratio be implemented, additional stormwater runoff storage volume must be provided in accordance with Goal 2 of the Infrastructure Element of the City of St. Pete Beach adopted Comprehensive Plan, which would identify the entire pre-development site used for calculation as being the “natural unimproved state” with a runoff coefficient of 0.3 (unless the slope of the natural unimproved state was known).
- m. Based on the projected wastewater contributions provided, the

	proposed redevelopment will see no net increase in sewer/wastewater flows contributed to the City of St. Pete Beach collection system. Pursuant to Resolution 2016-15, the proposed development has therefore satisfied the requirements for sewer/wastewater concurrency.
--	---

DRAFT

POSTCARD INN
ON THE BEACH
ST. PETE BEACH, FL.

PREVIOUS REVISIONS	LATEST REVISION	CURRENT ISSUED DATE	SHEET NUMBER	SHEET DESCRIPTION
			G-001	COVER SHEET
			C-1.0 C-2.0	VEHICLE AND PEDESTRIAN CIRCULATION PLAN SITE INFRASTRUCTURE PLAN
			L1	LANDSCAPE PLAN
			A-001 A-002 A-003	SITE PLAN ENLARGED SITE PLAN ENLARGED DUMPSTER ENCLOSURES
			A-201 A-202	BUILDING ELEVATIONS BUILDING ELEVATIONS
			E-100	ELECTRICAL SITE PLAN

ALL OF LOTS 1 THROUGH 7, INCLUSIVE; ALL OF LOTS 27 THROUGH 30 INCLUSIVE, AND THAT PART OF LOTS 8, 11, 12, 13 AND 14, LYING NORTH OF A LINE PARALLEL TO AND 1,980 FEET SOUTH OF THE SOUTHEASTERLY LINE OF 71ST AVENUE (MISSISSIPPI AVENUE), ALL IN BLOCK 8, ST. PETERSBURG BEACH FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 11, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH VACATED 20 FOOT ALLEY LYING WITHIN SAID BLOCK 8 BETWEEN THE NORTHWESTERLY BOUNDARY AND THE SOUTHEASTERLY BOUNDARY OF THE HEREINAFORE DESCRIBED LAND.

Plotting: C:\USERS\SYOUNG\APPDATA\LOCAL\TEMP\AC\PUBLISH_13280A_G-000 COVER SHEET SPR.DWG
 Plotted on: 9/28/2016 @ 02:38:52 pm by SYOUNG

CHANCEY DESIGN PART
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 AND LAMINATED WITHIN THE SET OF AN OFFICE, LITERATURE, C
 REPLY TO CHAIRS. MATERIAL IS NOT TO BE OFFERED TO CHAIRS DESIGN
 IS PROTECTED UNDER THE ARCHITECTURAL BODIES COPYRIGHT

SHEET TITLE

G-00

Chancey
Design Partners
Architecture + Planning + Interiors

Tampa
1228 East 7th Avenue Tampa
Tel 813-248-9258 Fax 813-2

Seagrove
5365 East County Highway 30
Seagrove Beach, FL 32459
Tel 850-231-2057 Fax 850-231-2058

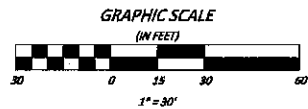
www.chanceydesign.com
AAC 00 1785

POST CARD
PARKING GARAGE
6300 GULF BLVD
ST. PETE BEACH, FLORIDA

MARK	DATE	DESCRIPTION
DATE ISSUED		FEBR
PROJECT NO		
DRAWN BY		

CHANCEY DESIGN PART
 TAKING CHAIRS AND ALL DRAWING AND WRITING MATERIAL, CONTAINED
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 SHEET TITLE
 COVER SHEET

G-00



TRAFFIC CIRCULATION
PEDESTRIAN CIRCULATION

PAY ACCESS GATES
TO PARKING GARAGE

TBM
SET PK NAIL & DISK IN
BACK OF CURB AT
SE CORNER OF CURB RILET
ELEVATION=8.70 (NAVD88)

PEDESTRIAN
CROSSWALK
SIGN (TYP.)

PEDESTRIAN
CROSSWALK
SIGN (TYP.)

PROPOSED PRIVATE BEACH ACCESS

30' LANDSCAPE BUFFER
(PRIVATE)

PROPOSED PARKING GARAGE

PAY ACCESS GATES
TO PARKING GARAGE

PROPOSED BIKE RACKS

RAMP TO
UPPER LEVELS

FIRE TRUCK
WHEEL PATH
GATE TO BE EQUIPPED
W/ EVAC ACCESS SYSTEM

PROPOSED PRIVATE BEACH ACCESS
TO GULF BOULEVARD

(SEE ARCH
PLANS FOR
FURTHER
DEFINITION
OF USES)
CONFERENCE
& MEETING
ROOMS

GULF BOULEVARD - STATE ROAD 699
FIFTH STREET (P) - PUBLIC RIGHT-OF-WAY

PUBLIC BIKE RACK

FIRE TRUCK
WHEEL PATH

TBM
HDS BENCHMARK "120 PLHD"
SERVICE DISK IN CONC. RILET
ELEVATION=4.80 (NAVD88)

UNPLATTED PORTION OF GOVERNMENT LOT 1
IN SECTION 1-32-15
OWNER: BEACHCOMBER RESORTS LLC
ADDRESS: 6200 GULF BOULEVARD

PROJECT/OWNER NAME

POSTCARD INN

NEW PARKING GARAGE & HOTEL SUPPORT SPACE

andersonlane inc.
INNOVATIVE SITE DESIGN
2750 N. MANULIN BOOTH ROAD SUITE 104 O. LANAWATER, FL 32750

ENGINEERING BUSHI
OF AUTHORIZATION

PROJECT NO.
15004

DATE:
FEB 12, 2016

NO.	DATE	DESCRIPTION
1	04-25-2016	REVISED PER CITY COMMENTS
2	06-02-2016	REVISED PER CITY COMMENTS
3	06-24-2016	REVISED PER CITY COMMENTS
4	09-02-2016	REVISED PER CITY COMMENTS
5	09-30-2016	REVISED PER CITY COMMENTS

STORMWATER NOTE:

THE APPLICANT HAS BEEN GRANTED A STORMWATER EXEMPTION FROM THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD).

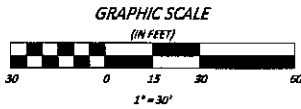
THIS EXEMPTION WAS APPROVED DUE TO THE REDUCTION IN OVERALL IMPERVIOUS COVERAGE AND VEHICULAR USE AREA.

DRAINAGE CALCULATIONS HAVE BEEN PROVIDED TO MR. IAN WADE, P.E. (CITY ENGINEER) FOR APPROVAL WITH THE CITY'S DRAINAGE ORDINANCES.

THE PROJECT WILL INCORPORATE LOW IMPACT DEVELOPMENT (LID) ELEMENTS. SPECIFICALLY, THE PROJECT INTENDS TO PROVIDE IMPROVED STORMWATER TREATMENT ALONG THE BEACH ACCESS WALKWAY.

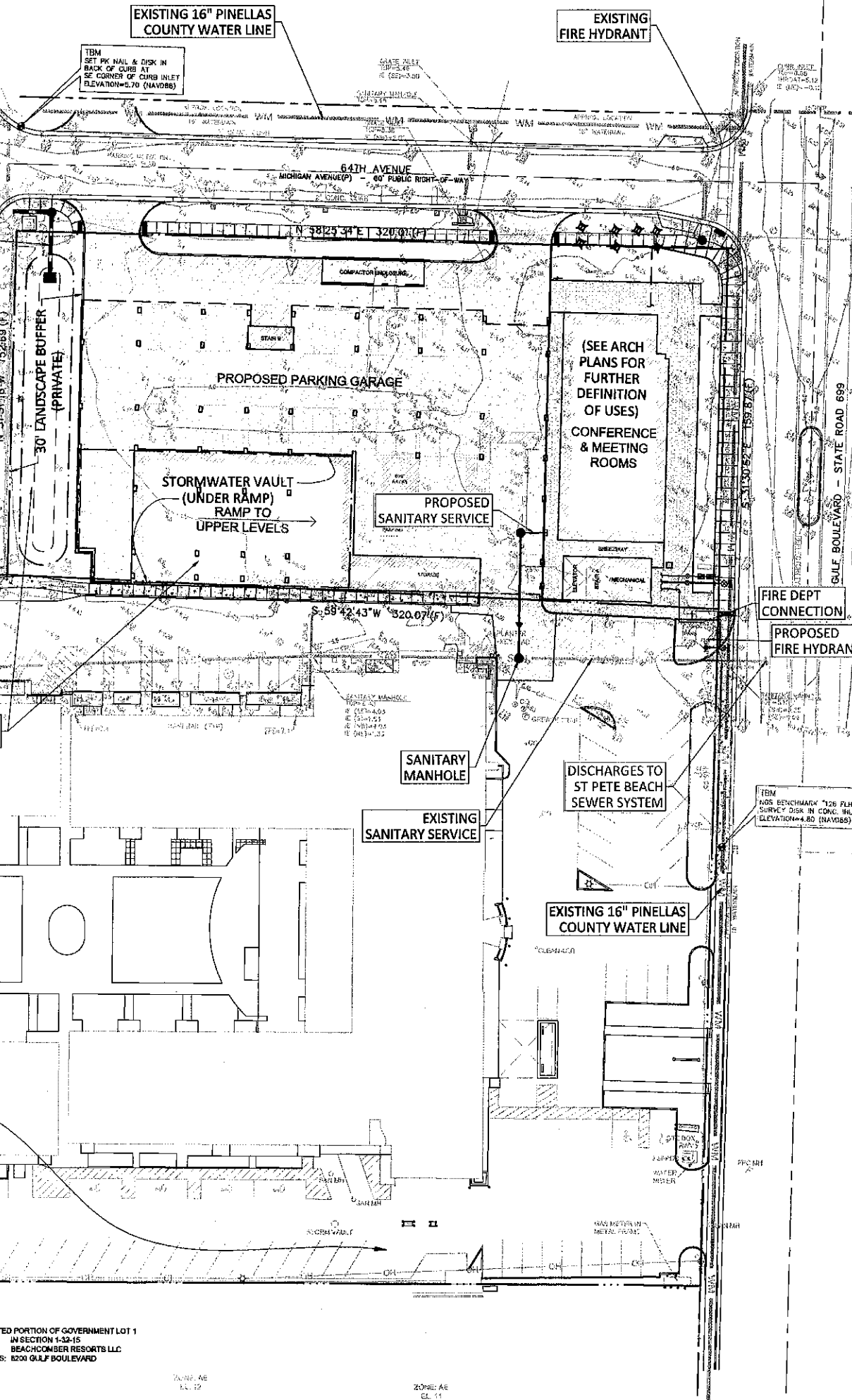
UTILITY NOTE:

TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED UTILITY IMPROVEMENTS (INCLUDING SPB, PINELLAS COUNTY & PRIVATE UTILITIES) WILL NOT CREATE ANY CONFLICTS WITH EXISTING UTILITY INFRASTRUCTURE. IF A CONFLICT IS DISCOVERED, A DETAIL SHOWING THE CONFLICT RESOLUTION WILL BE PROVIDED TO THE CITY AS PART OF THE CONSTRUCTION PLAN SUBMITTAL.



DEEPER SANDS BEACH &
RACQUET CLUB AVE.
9 CITY BLOCK 4.6
TAKO PLAT BOOK 35,
PAGES 102-117

STORM WATER OUTFALL
TO 64TH AVE INLET



NOTE:
EXISTING INFRASTRUCTURE ON THE
POST CARD INN PORTION OF THE PARCEL
HAVE ONLY BEEN MAPPED WITHIN
THE PROPOSED IMPROVEMENT AREAS.

UNPLATTED PORTION OF GOVERNMENT LOT 1
IN SECTION 1-32-15
OWNER: BEACHCOMBER RESORTS LLC
ADDRESS: 8200 GULF BOULEVARD

andersonlane inc.
INNOVATIVE SITE DESIGN
2750 N. MAGUILEN BOOTH ROAD SUITE 104 CLEARWATER, FL 34625
TEL: 727.444.4444 FAX: 727.444.4444
WWW.ANDERSONLANE.COM

PROJECT/OWNER NAME
POSTCARD INN
NEW PARKING GARAGE & HOTEL SUPPORT SPACE

PROJECT NO.
15004

DATE
FEB 12, 2016

ENGINEERING BUSH OF AUTHORIZATION

NO.	DATE	DESCRIPTION	DESIGNED	DRAWN	CHECKED
1	01-25-2016	REVISED PER CITY COMMENTS	RWA		
2	02-05-2016	REVISED PER CITY COMMENTS	RWA		
3	02-12-2016	REVISED PER CITY COMMENTS	RWA		
4	02-22-2016	REVISED PER CITY COMMENTS	RWA		

LANDSCAPE MATERIALS LIST

SYM	Qty	Botanical Name	Common Name	Size/Notes
RE	15	Roystonea elata	Royal Palm	B/B, 14" c.t., 24'-26" Oah.
CE	9	Conocarpus erectus 'Sericeus'	Silver Buttonwood	B/B, 12" Ht. x 10'-12" Sprd., multi-trunk, 4'-6" c.t., 3" Dbh.
CU	2	Coccoloba uvifera	Sea Grape	B/B, 9'-10' Ht. x 9'-10' Sprd., multi-trunk, 3'-5" c.t., 2" Dbh.
SP	22	Sabal palmetto	Cabbage Palm	B/B, 14'-18" c.t., 20'-22" Oah, staggered heights
PR	4	Phoenix roebelinii	Pygmy Date Palm	B/B, 4'-5' Ht., Triple trunk
BV	11	Bambusa ventricosa	Buddha's Belly Bamboo	30 gal., 10'-12" Ht. @ 10" o.c.
SR	3	Strelitzia reginae	Bird of Paradise	30"-36" Ht. x 30"-36" Sprd., container grown
CA	2	Crinum asiaticum	Crinum Lily	30"-36" Ht. x 30"-36" Sprd., container grown
CE2	35	Conocarpus erectus	Button Wood	40" Ht. (min) x 30"-36" Sprd. @ 48" o.c.
HRS	1	Hibiscus rosa-sinensis	Hibiscus	30"-36" Ht. x 24"-30" Sprd., container grown
SB	77	Spartina bakeri	Sand Cordgrass	24" Ht. @ 48" o.c., container grown
CM	109	Carissa macrocarpa	Natal Plum	24" Ht. @ 30" o.c., container grown
RI	214	Raphiolepis indica	Indian Hawthorn	24" Ht. @ 30" o.c., container grown
SAV	73	Schefflera arboricola 'Variegata'	Dwarf Variegated Schefflera	24" Ht. @ 30" o.c., container grown
NOP	242	Nerium Oleander 'Petite Pink'	Petite Pink Oleander	24" Ht. @ 36" o.c., container grown
PS	29	Pennisetum setaceum	White Ornamental Grass	24" Ht. @ 36" o.c., container grown
HD	20	Helianthus debilis	Beach Sunflower	1 gal., 6"-8" Ht. x 9"-10" Sprd. @ 24" o.c.
SOD	—	Stenotaphrum secundatum 'Floralam'	St. Augustine 'Floralam'	s.f.
SHELL	—	Washed Shell Mulch	Washed Shell Mulch	cuyds
MLCH	—	Cypress Mulch	Cypress Mulch	cuyds

Minimum specifications

8" OAH, 2" DBH * Understory, Min. Specifications (Seagrape)

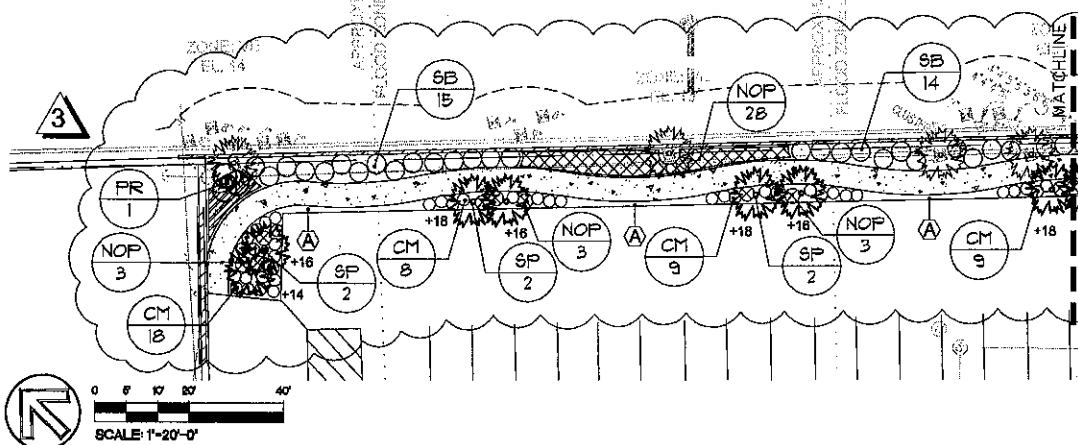
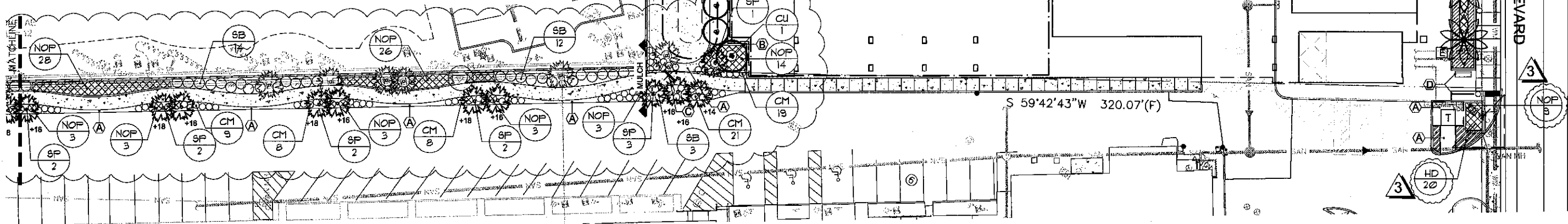
12" HT., 3" DBH ** Tree, Min. Specifications (Silver Buttonwood)

12" C.T. *** Palm, Min. Specification (Tree Equivalent) (Royal Palm)

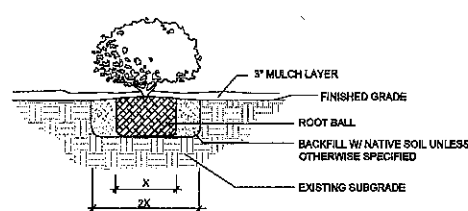
8" C.T. **** Palm, Min. Specification (Understory Equivalent) (Sabal Palm)

24" HT. @ planting (Shrubs)

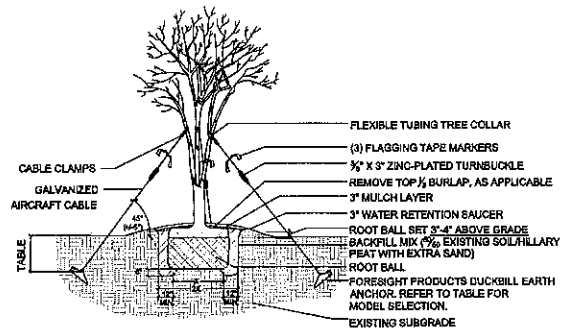
ABBREVIATIONS	
SB	BALLED AND BURLAPPED
C.T.	CLEAR TRUNK
OAH	OVERALL HEIGHT
HT.	HEIGHT
SPRD.	SPREAD
O.C.	ON CENTER
GAL.	GALLON
CU YDS.	CUBIC YARDS
S.F.	SQUARE FEET
PLANT SYMBOL	PLANT SYMBOL
QTY. OF PLANTS	QTY. OF PLANTS



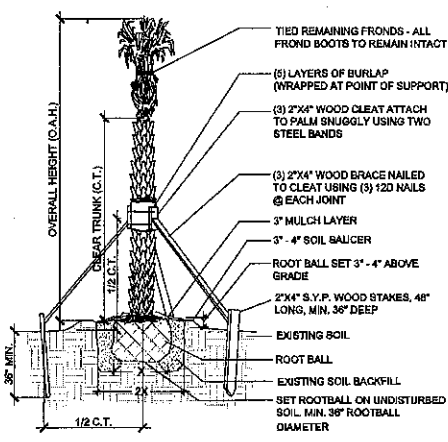
- NOTES:
- SPACING VARIES SEE PLANSCHEDULE
 - PLANT SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE IN THE CONTAINER.
 - PLANTING HOLE SHALL HAVE VERTICAL SIDES.



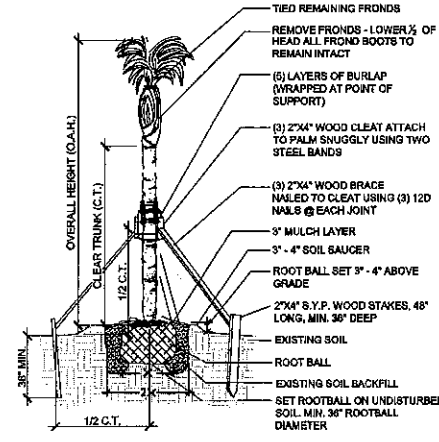
1 SHRUB & GROUND COVER PLANTING DETAIL SCALE: NTS



2 MULTI-TRUNK TREE PLANTING AT GRADE DETAIL SCALE: NTS



3 SABAL PALM TREE PLANTING DETAIL SCALE: NTS



4 ROYAL PALM TREE PLANTING DETAIL (6\"/>

LANDSCAPE REQUIREMENTS

Per City of St. Pete Beach Land Development Code

FRONT SETBACK AREA - Landscape area (L.A.) shall be 10% of the ROW width for the entire length of the property, (1) tree per 160 s.f. of the L.A., and adequately landscaped w/ shrubs, grass, groundcover

EAST (Gulf Blvd):
80' * 1 = (8) width req'd and prov'd
160 ft * 8 w = 1,280 s.f. / 180 = (7) trees req'd and prov'd
Shrubs, grass, groundcover prov'd

LANDSCAPE BUFFER (Type 'A') -
10' wide w/ (2) trees and (8) shrubs per 100 ft
25' wide w/ (1) tree and (3.2) shrubs per 100 ft

NORTH (64th Ave):
10' Wide Buffer: 271 ft / 100 = 2.71
2.71 * 2 = (6) trees + 2.71 * 8 = (22) shrubs req'd and prov'd

WEST:
25' Wide Buffer: 153 ft / 100 = 1.53
1.53 * 1 = (2) trees + 1.53 * 3.2 = (5) shrubs req'd and prov'd

ADDITIONAL NOTES:

All areas of new planting shall be mulched with grade 'a' pine bark mulch or approved equivalent as mandated by City of Tampa.

Areas not planted with trees, shrubs, or groundcovers shall be sodded with Bahia sod.

Contractor shall install new irrigation system to provide 100% coverage to all landscape areas.

GENERAL LANDSCAPE NOTES

All landscape material shall be Fla. No. 1 grade or better, as specified in Grades and Standards for Nursery Plants, parts I and II, by division of plant industry, Florida Department of Agriculture and Consumer Services, and shall conform to current American Association of Nurserymen Standards for nursery stock. Landscape material shall be planted according to sound nursery practices.

All required trees shall be a minimum of 8' overall height with a min. 2" trunk diameter 6" above ground at time of planting. See materials list for exact specifications.

All required trees shall be located a minimum of 5 feet from impervious surfaces, all shrubs 2 feet.

Trees shall be hand watered until established to maintain them in a healthy manner and ensure their survival.

The contractor shall sod all disturbed areas. All planting shall be mulched to a 3" minimum depth.

The contractor shall be responsible for the clean up of premises and removal of all discarded and surplus materials, and rubbish.

Verify the locations of existing trees, lawns, and shrubs. Remove extraneous materials such as rocks, branches, building materials or unacceptable soils prior to planting sod, trees, and shrubs, where encountered.

Contractor shall become acquainted with the related paving, site grading, and all utilities (including water, sewer, and electrical supply) to preclude any misunderstandings and ensure a trouble free installation.

The exact location of all existing structures, underground utilities, and pipes may not be as indicated on drawings; the contractor shall determine the location of these items and shall conduct his work in a manner to prevent interruption or damage to existing systems which must remain operational. The contractor shall protect existing structures and utility services which must remain operational and shall be responsible for their replacement if damaged by him.

Contractor shall call Sunshine State One-Call at least 48 hours prior to digging. (1-800-432-4770).

REQ'D TREE LEGEND

(Label indicates how each tree satisfies the code requirement)

- [E] East front setback area : Gulf Blvd
- [N] North 10' landscape buffer type 'A'
- [W] West 25' landscape buffer type 'A'

SPECIFIC NOTES

- (A) Washed shell mulch, 3" depth
- (B) 1'-0" clear zone - mulch only
- (C) Ex Washington Palm to be removed
- (D) Site Furniture:
(1) 6'-0" Bench and (1) bike rack to match City of St. Pete Beach Master Boulevard or Master Streetscape Plan and Program.

Tampa
1228 East 7th Avenue Tampa
Tel 813-248-0268 Fax 813-
Seagrave
5365 East County Highway 34
Seagrave Beach, FL 32459
Tel 850-231-2057 Fax 850-
www.chanceydesign.com
AAC 001785

JAMES T. KEMPTON
REG NO FL LA 0
LANDSCAPE ARCH

THIS PLAN IS NOT
UNLESS SIGNED,
& RAISED SEAL

HARDEMAN-KE
& ASSOCIATES

Landscape Architect
& Civil Engineer

2207 W. North A St
Tampa, Florida 33606
Tel 813-248-0268
www.jtko-design.com

POST CARE PARKING GARAGE

6300 GULF BL.

ST. PETE BEACH, FLOR

1 5-2-16 SITE CHA

2 6-3-16 SITE CHA

3 8-30-16 SITE CHA

MARK DATE DESCRIP

DATE ISSUED

PROJECT NO

DRAWN BY

DATE PRINTED: September 28, 2016

© CHANCEY DESIGN PART

SHEET TITLE UPGRADI

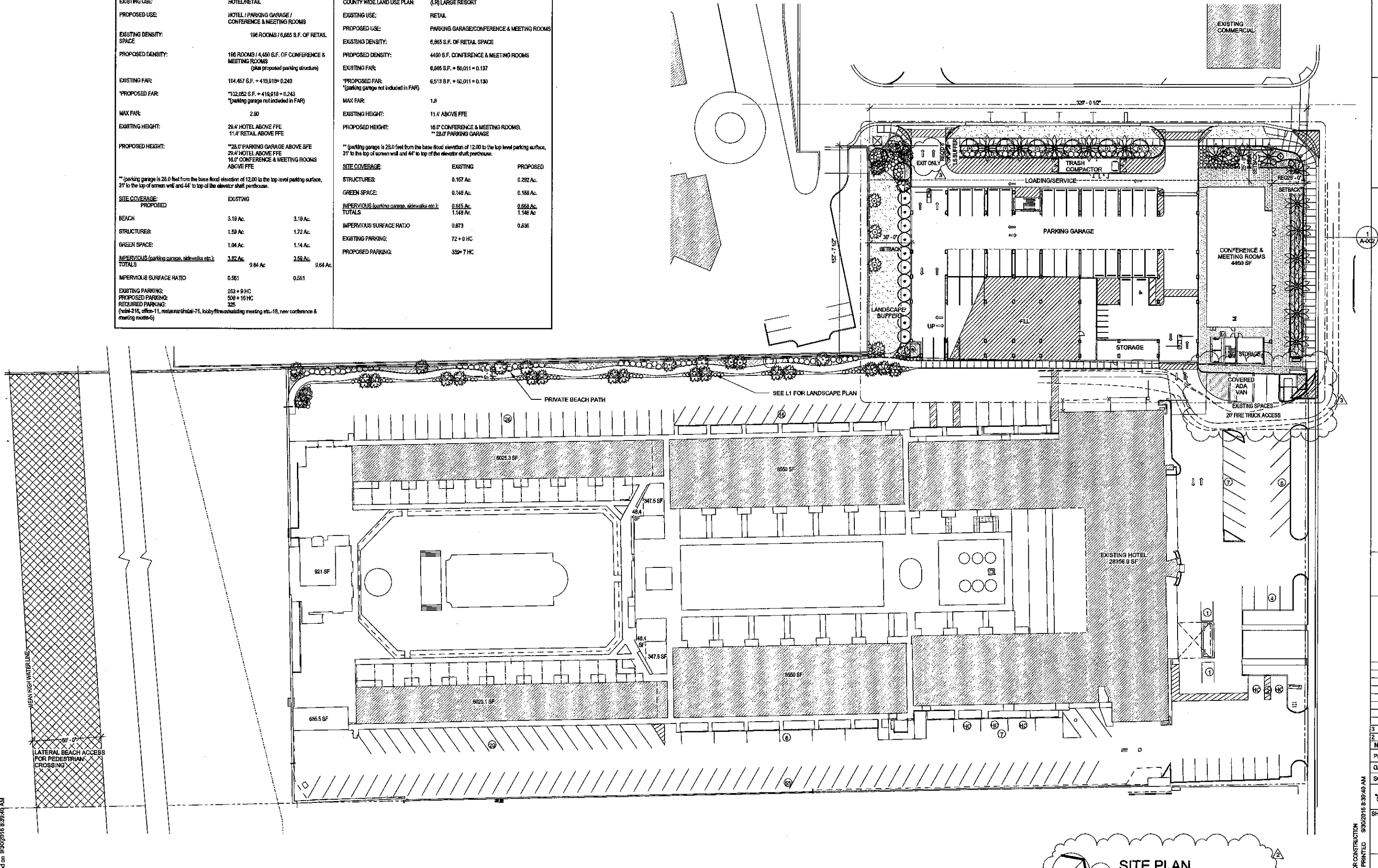
LANDSCAP

80% CONSTRUCTION DOCUM

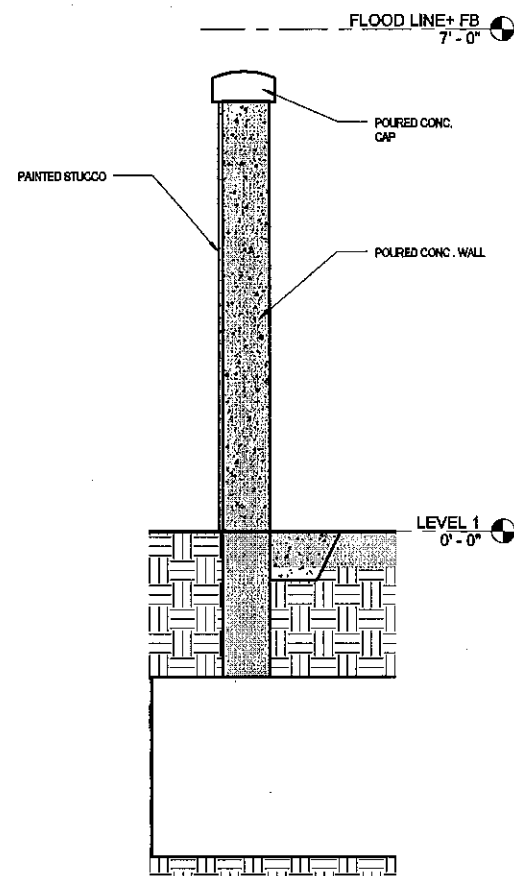
L1

SITE DATA - COMBINED PARCELS			
PROPERTY ADDRESS:	6300 & 6390 GULF BLVD		
FOLIO NO.:	01-32-15-00000-110-0100 36-31-15-78336-008-0010 36-31-15-78336-008-0300	36-31-15-78336-008-0280 36-31-15-78336-008-0270 36-31-15-78336-008-0110 36-31-15-78336-008-0290	
ACREAGE:	9.64 Ac.		
ZONING:	(LR) LARGE RESORT		
COUNTY WIDE LAND USE PLAN:	(LR) LARGE RESORT		
EXISTING USE:	HOTEL/RETAIL		
PROPOSED USE:	HOTEL / PARKING GARAGE / CONFERENCE & MEETING ROOMS		
EXISTING DENSITY: SPACE	196 ROOMS / 6,865 S.F. OF RETAIL		
PROPOSED DENSITY:	166 ROOMS / 4,450 S.F. OF CONFERENCE & MEETING ROOMS (plus proposed parking structure)		
EXISTING FAR:	104,457 S.F. + 419,919 = 0.249		
*PROPOSED FAR:	*102,052 S.F. + 419,919 = 0.243 *(parking garage not included in FAR)		
MAX FAR:	2.00		
EXISTING HEIGHT:	29.4' HOTEL ABOVE FFE 11.4' RETAIL ABOVE FFE		
PROPOSED HEIGHT:	**28.0' PARKING GARAGE ABOVE BFE 29.4' HOTEL ABOVE FFE 16.0' CONFERENCE & MEETING ROOMS ABOVE FFE		
** (parking garage is 28.0 feet from the base flood elevation of 12.00 to the top level parking surface, 31' to the top of screen wall and 44' to top of the elevator shaft penthouse.			
SITE COVERAGE:	EXISTING		
PROPOSED			
BEACH	3.19 Ac.		3.19 Ac.
STRUCTURES:	1.59 Ac.		1.72 Ac.
GREEN SPACE:	1.04 Ac.		1.14 Ac.
IMPERVIOUS (parking garage, sidewalks etc.):	3.82 Ac.		3.59 Ac.
TOTALS		9.64 Ac	9.64 Ac
IMPERVIOUS SURFACE RATIO	0.561		0.561
EXISTING PARKING:	263 + 9 HC		
PROPOSED PARKING:	538 + 16 HC		
REQUIRED PARKING:	325		
(hotel-216, office-11, restaurant/retail-75, lobby/fitness/auditorium meeting etc.-18, new conference & meeting rooms-6)			

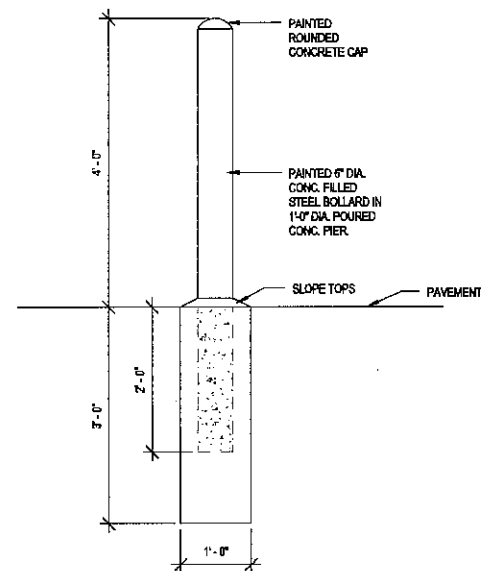
SITE DATA – CONFERENCE & MEETING ROOMS/PARKING GARAGE PARCEL		
PROPERTY ADDRESS:	6390 GULF BLVD	
FOLIO NO.:	36-31-15-78336-008-0010 36-31-15-78336-008-0300 36-31-15-78336-008-0290 36-31-15-78336-008-0280 36-31-15-78336-008-0270 36-31-15-78336-008-0110	
ACREAGE:	1.149 Ac.	
ZONING:	(LR) LARGE RESORT	
COUNTY WIDE LAND USE PLAN:	(LR) LARGE RESORT	
EXISTING USE:	RETAIL	
PROPOSED USE:	PARKING GARAGE/CONFERENCE & MEETING ROOMS	
EXISTING DENSITY:	6,865 S.F. OF RETAIL SPACE	
PROPOSED DENSITY:	4450 S.F. CONFERENCE & MEETING ROOMS	
EXISTING FAR:	6,865 S.F. + 50,011 = 0.137	
*PROPOSED FAR:	6,513 S.F. + 50,011 = 0.130	
*(parking garage not included in FAR)		
MAX FAR:	1.8	
EXISTING HEIGHT:	11.4' ABOVE FFE	
PROPOSED HEIGHT:	16.0' CONFERENCE & MEETING ROOMS; ** 28.0' PARKING GARAGE	
** (parking garage is 28.0 feet from the base flood elevation of 12.00 to the top level parking surface, 31' to the top of screen wall and 44' to top of the elevator shaft penthouse.		
<u>SITE COVERAGE:</u>	EXISTING	PROPOSED
STRUCTURES:	0.157 Ac.	0.292 Ac.
GREEN SPACE:	0.148 Ac.	0.186 Ac.
<u>IMPERVIOUS (parking garage, sidewalks etc.):</u>	<u>0.845 Ac.</u>	<u>0.658 Ac.</u>
TOTALS	1.149 Ac.	1.146 Ac.
IMPERVIOUS SURFACE RATIO	0.873	0.636
EXISTING PARKING:	72 + 0 HC	
PROPOSED PARKING:	339 + 7 HC	



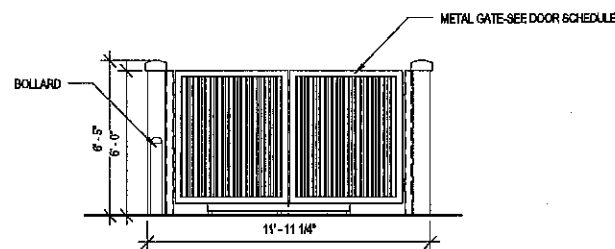




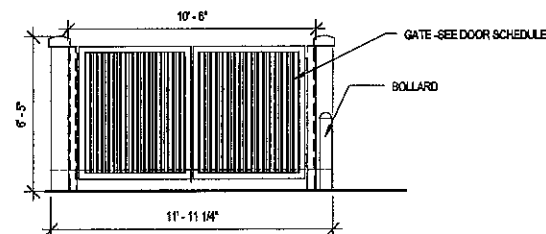
7 WALL SECTION DETAIL
 SCALE: 3/4" = 1'-0"



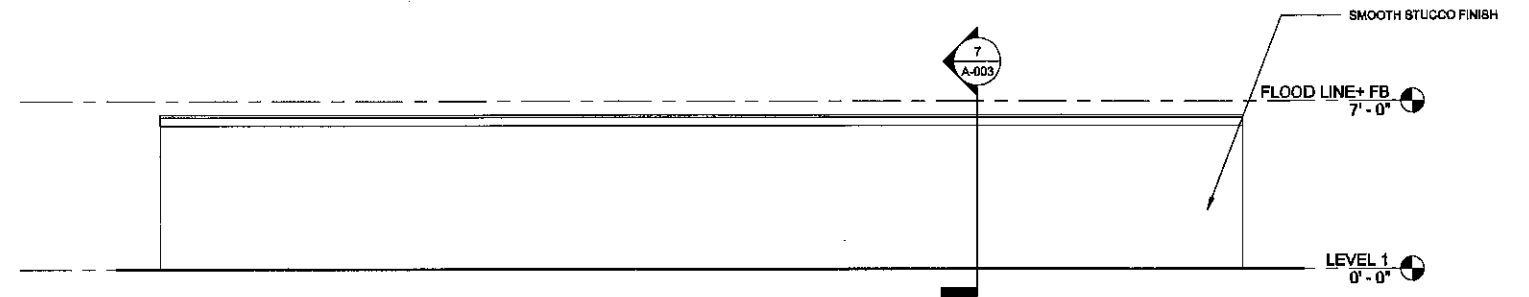
5 BOLLARD DETAIL
 SCALE: 3/4" = 1'-0"



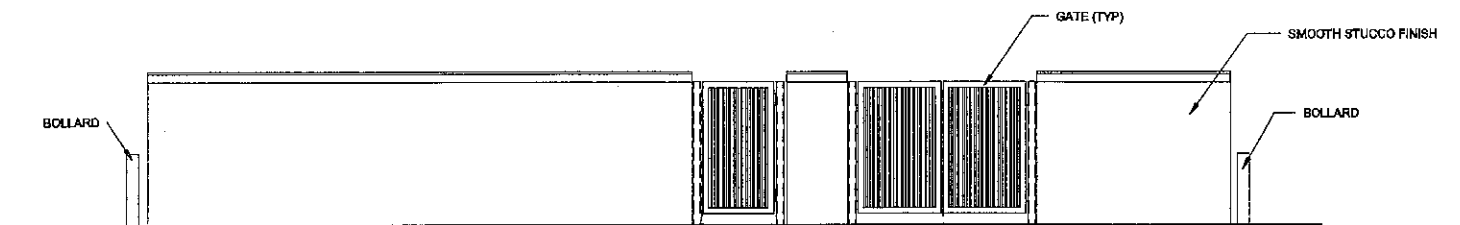
6 DUMPSTER ELEV EAST



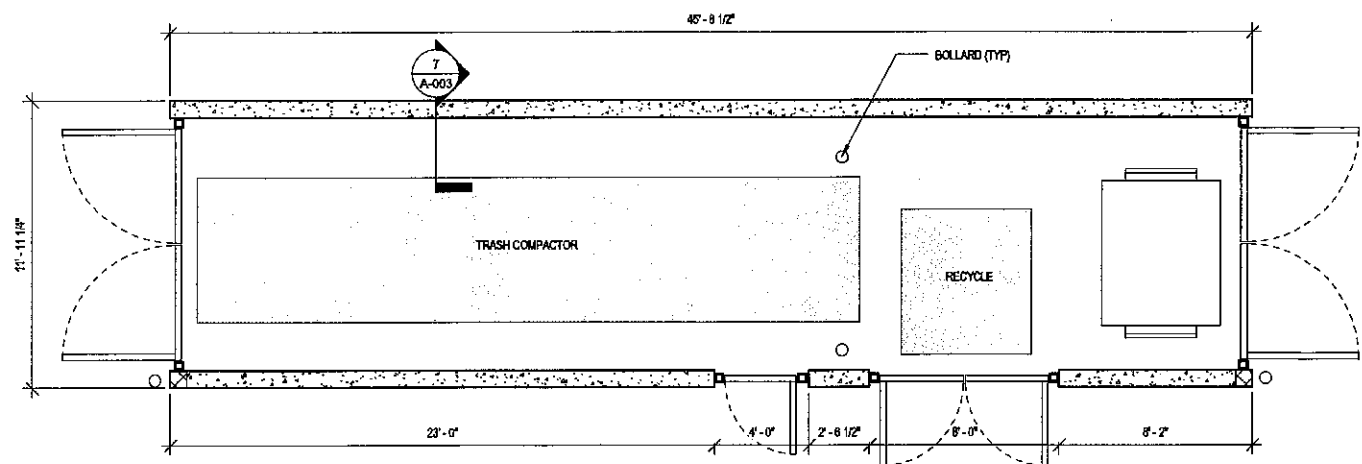
4 DUMPSTER ELEV WEST



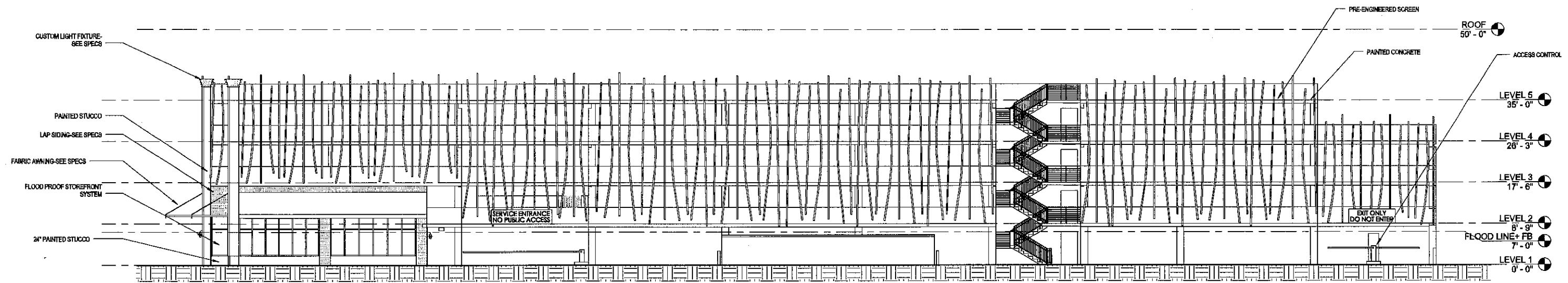
3 DUPSTER ELEV NORTH
 SCALE: 1/4" = 1'-0"



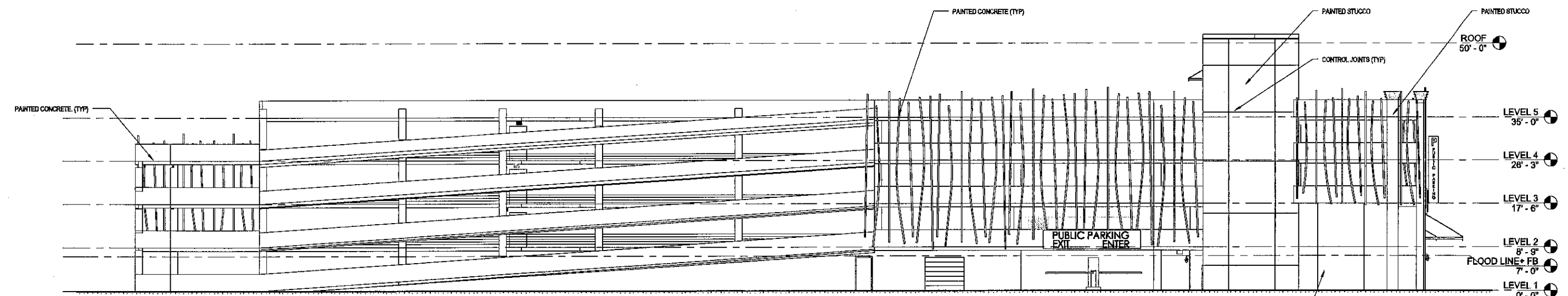
2 DUMPSTER ELEV SOUTH
 SCALE: 1/4" = 1'-0"



1 ENLARGED DUMPSTER PLAN



1 NORTH
SCALE: 3/32\"/>

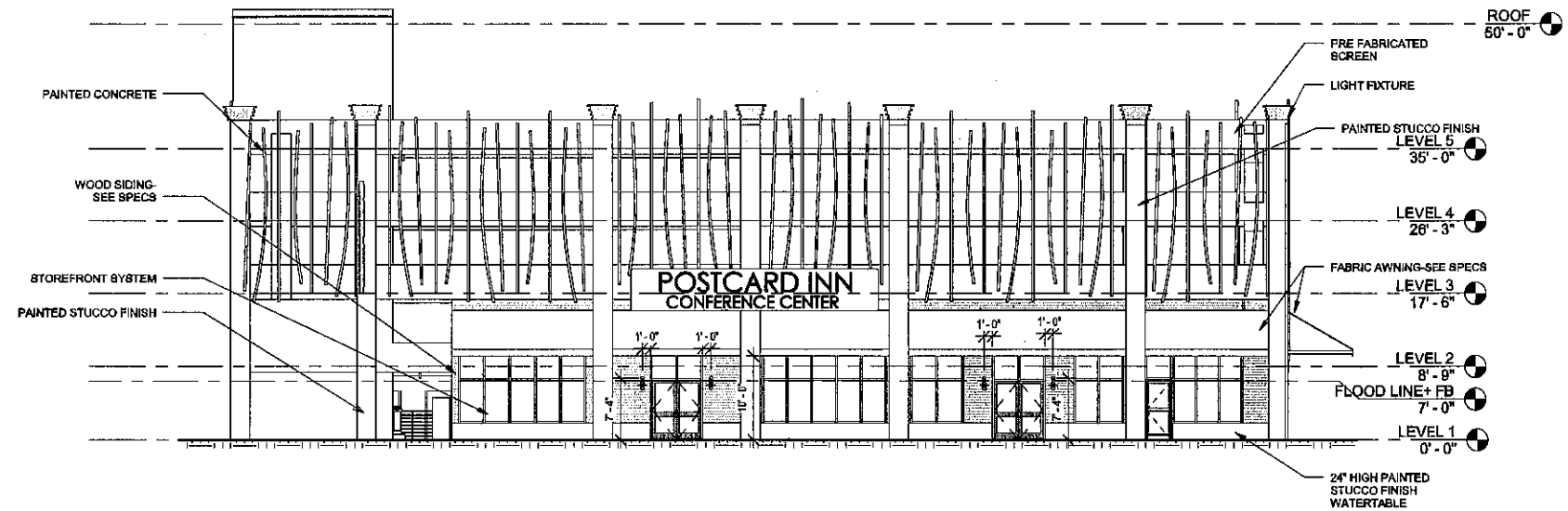


2 SOUTH
SCALE: 3/32\"/>

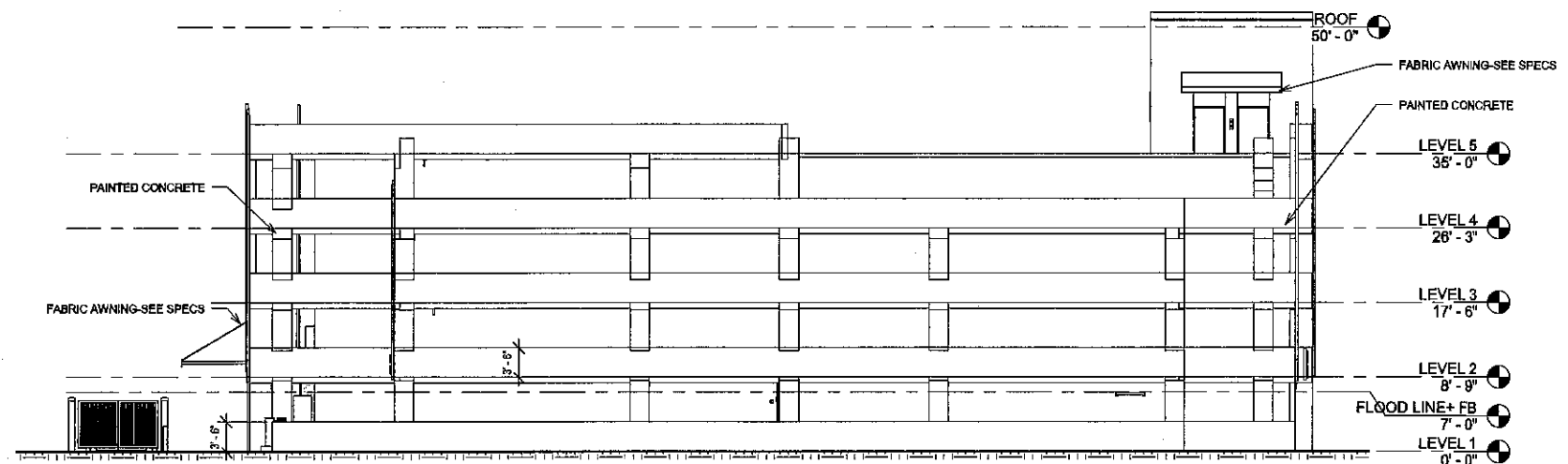
Fig. C:\Users\jyoung\Documents\15430 PCI Garage A18_cdyyoung.rvt
x1 on 8/26/2016 2:45:12 PM

THE CARLYLE GROUP		
PCI Garage		
6300 GULF BLVD. ST. PETE BEACH, FLORIDA		
No.	Date	Desc
PROJECT NO		
DATE ISSUED		
SCALE		
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SHEET TITLE		
EXTERIOR BUILDING ELEVATIONS		
A-20		

FOR CONSTRUCTION
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1 EAST
SCALE: 3/32" = 1'-0"



2 WEST
SCALE: 3/32" = 1'-0"

