



PLANNING BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

November 13, 2017
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. ORDINANCE 2017-28** – An Ordinance of the City of St. Pete Beach modifying the annual Capital Improvements Schedule as illustrated in Exhibit A, as per CH. 163.3177(3)(b) F.S.
 - b. ORDINANCE 2017-30** – An Ordinance of the City of St. Pete Beach modifying the Land Development Code to reflect inconsistencies and changes to the Large Resort District (LR) allowable conditional uses.
 - c. Discussion of Comprehensive Planning –Goal 2.**
- 4. Adjournment**

APPEAL

APPEAL: Florida Statutes 286.0105 Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT: Florida Statutes 286.26. Accessibility of public meetings to the physically handicapped. In accordance with the Americans with Disabilities Act and Florida Statutes, persons needing special accommodations to participate in a meeting should contact City Hall at (727) 367-2735 no later than forty-eight (48) hours prior to the meeting for assistance.

Electronic media must be submitted a minimum of 24 hours in advance to
cityclerk@stpetebeach.org

The public is cordially invited to attend.

All agenda material is available for review at City Hall.



St. Pete Beach Local Planning Agency

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

11/13/2017

Item Number
Ord #2017-28

Type of Application

Ordinance of the City of St. Pete Beach modifying the annual Capital Improvement Schedule as illustrated in Exhibit A, as per CH. 163.3177(3)(b) F.S.

Applicant

City of St. Pete Beach

Location

City wide

Project Planner

Jennifer Bryla, AICP,

Requested Action

Recommendation of Approval to the City Commission for adoption.

Staff

Recommendation

Approval

City Commission

First Reading (12/12/2017)
anticipated

ITEM SUMMARY:

This Ordinance is a result of a City initiated amendment to provide for the annual modification of the Capital Improvement Schedule of the Capital Improvement Element pursuant to 163 FS. The Ordinance is reflecting the City Commission adopted 2017-2018 budget and capital improvement program for fiscal year 18 – 22. As is customary, the Finance and Budget Committee reviewed the complete Capital Improvement Schedule and ranked each project. The Finance and Budget Committee then make a recommendation to the City Commission as a component of the budgeting process. This was done and the Commission adopted the 2018 budget on September 19, 2017. This modification to the previous Capital Improvement Schedule is a component of the annual update to the Capital Improvement Element and not deemed an amendment to the Element itself as provided for in 163.3177(3)(b) F.S.



PUBLIC NOTICE:

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

Findings

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

1. The proposed application is consistent with Florida Statutes.
2. The proposed application is consistent with the Pinellas County Regional Policy Plan.
3. The proposed application is consistent with the intent of the St. Pete Beach Comprehensive Plan.
4. The proposed application is consistent with the intent of the LDC.

COMPREHENSIVE PLAN /LAND DEVELOPMENT CODE:

The proposed Ordinance is consistent with the Comprehensive Plan's Capital Improvements Element. This is evidenced by the following:

Policy 4.1.1

Publicly funded infrastructure inside the coastal high hazard area shall be limited to the following:

- The expenditure for the maintenance, repair or replacement of existing facilities.
- The expenditure for restoration or enhancement of natural resources or public access.
- The expenditure needed to address an existing deficiency identified in the Capital Improvements Element of this plan.
- The expenditure for the retrofitting of storm water management facilities for water quality enhancement of storm water runoff.
- The expenditure for the development or improvement of public roads and bridges identified in the Transportation Element or Capital Improvements Element of this plan.
- The expenditure for a public facility necessary to ensure public health and safety.

And:

Goal I

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

Objective 1.1

Capital improvements will be provided to correct existing deficiencies, to accommodate desired future growth, and to replace worn out or obsolete facilities, as indicated in the five-year schedule of improvements which are designed to correct existing deficiencies identified in this element.

The Ordinance is consistent with the intent strategies of the City's Land Development Code. Specifically:

Sec. 29.1. - Purpose and declaration of public policy.

- (a) The city commission declares as a matter of public policy that the concurrency requirements of the Local Government Comprehensive Planning and Land Development Regulation Act [F.S. § 163.3161 et seq.] are a public necessity, and are important in the protection and enhancement of the quality of life in the city as well as the county and the state.
- (b) The purpose of this division is to ensure the availability of public facilities and the adequacy of those facilities at adopted levels of service concurrent with the impacts of development. This intent is implemented by means of a concurrency management system which shall measure the potential impact of a development permit application upon the adopted minimum acceptable level of services, as provided in the capital improvements element of the Comprehensive Plan.

	FINANCE AND BUDGET COMMITTEE:
	The Finance and Budget Committee has reviewed and prioritized the five-year Capital Improvements Schedule on June 6th, 2017. The prioritization was based on the criteria in the CIE Policy 1.1.4. Their findings are presented in Exhibit “A”. STAFF RECOMMENDATION: Upon review of the City’s guiding documents and those of the County and State, staff recommends approval of Ordinance 2017-0028.

Ordinance 2017-28

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ST PETE BEACH, FLORIDA, MODIFYING THE ANNUAL CAPITAL IMPROVMENTS SCHEDULE AS ILLUSTRATED IN EXHIBIT “A”, AS PER CH. 163.3177(3)(b) F.S.; PROVIDING FOR PUBLICATION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Statutes chapter 163.3177(3)(a) requires the local government to adopt and incorporate a Capital Improvement Element into its Comprehensive Plan; and

WHEREAS, the Florida Statutes chapter 163.3177(3)(b) requires the Capital Improvement Element be reviewed annually and adopt a Capital Improvements Schedule as part of the City’s budgeting process; and,

WHEREAS, the Florida Statutes chapter 163.3177(3)(b) authorizes the modification of its annual Capital Improvements Schedule by ordinance which is not deemed an amendment to the Comprehensive Plan; and

WHEREAS, the list of Capital Improvements shown in the Schedule includes all metropolitan planning organization’s transportation improvement program to the extent that they were used to ensure the City’s transportation levels of service were maintained; and

WHEREAS, the list of Capital Improvements shown in the Schedule, includes coordination with the water management district regarding water supply resources; and

WHEREAS, the City through the Finance and Budget committee reviewed, established priorities, and ranked Capital Improvement projects on June 6, 2017; and

WHEREAS, the City Commission deems this ordinance is in the best interest, health, safety and welfare of the citizens and visitors of the City.

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

SECTION 1. Recitals. The above recitals (“Whereas” clauses) are hereby adopted as legislative findings, purpose and intent of the City Commission.

SECTION 2. The Capital Improvement Schedule for years 2018-2022 is attached as Exhibit “A”.

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

SECTION 4. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5. Publication. This Ordinance shall be published in accordance with the requirements of law.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon final passage and adoption.

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

Alan Johnson, MAYOR

I, Rebecca C. Haynes, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this _____ day of _____, 2017.

Rebecca C. Haynes, City Clerk

APPROVED AS TO LEGAL FORM AND CORRECTNESS:

Andrew Dickman, City Attorney

Exhibit A
City of St. Pete Beach
FY 2018 - FY 2022 Capital Improvement Plan

Summary

Project Description	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Total	Score
Wastewater Inflow and Infiltration Repairs	1,300,000	500,000	300,000	300,000	300,000	2,700,000	78.05
Pump Replacement Stock	120,000	-	-	-	-	120,000	77.25
Sub-Aqueous Condition Assessment	175,000	-	-	-	-	175,000	77.25
Boca Ciega Isle Drive Stormwater Improvements	350,000	-	-	-	-	350,000	76.55
Fire Station 22 Facility Improvements	40,000	-	-	-	-	40,000	72.95
Lift Station Repair and Replacement	340,000	240,000	220,000	-	-	800,000	71.80
Alley Improvements	100,000	-	-	-	-	100,000	69.90
ADA Plan	50,000	50,000	50,000	50,000	50,000	250,000	68.50
Gulf Winds Drive Reconstruction	-	400,000	1,500,000	1,500,000	-	3,400,000	65.05
Sewer Expansion North	100,000	-	-	-	-	100,000	64.65
Sewer Expansion South	3,000,000	2,000,000	-	-	-	5,000,000	64.65
Valve Vault Repair	150,000	-	-	-	-	150,000	59.25
Street Rehabilitation	750,000	650,000	650,000	650,000	650,000	3,350,000	58.90
Flow Monitoring System	65,000	-	-	-	-	65,000	56.40
GIS Integration System	80,000	-	-	-	-	80,000	56.00
Library Improvements	100,000	-	-	-	-	100,000	54.60
Reclaimed Water Improvements	200,000	200,000	200,000	200,000	200,000	1,000,000	54.55
Pump Rehabilitation	-	180,000	180,000	180,000	180,000	720,000	54.50
Dune Walkover Replacement	120,000	-	-	-	-	120,000	53.30
Pass-a-Grille Restrooms	120,000	-	-	-	-	120,000	49.20
Playground Equipment Replacement	88,000	60,000	-	-	-	148,000	48.60
Stormwater Improvements	600,000	600,000	600,000	600,000	600,000	3,000,000	48.50
Seawall Rehabilitation	100,000	100,000	100,000	100,000	100,000	500,000	48.15
Fire Department Dock	35,000	-	-	-	-	35,000	48.10
Hurley Field Renovation	-	-	177,500	-	-	177,500	47.65
Blind Pass Stormwater Basin Connections	-	200,000	200,000	200,000	200,000	800,000	47.25
Beach Rinse Stations	70,000	-	-	-	-	70,000	46.75
Facilities Security Assessment and Improvement	30,000	-	-	-	-	30,000	41.05
1st Ave. Jetty and Beach Improvements	100,000	-	-	-	-	100,000	40.75
Don Vista Improvements	100,000	-	-	-	-	100,000	39.25
Facility Improvements	50,000	50,000	50,000	50,000	50,000	250,000	30.80
Public Property Beautification	100,000	50,000	50,000	50,000	50,000	300,000	27.90
Gulf Blvd. Electric Undergrounding	4,500,000	-	-	-	-	4,500,000	25.35
Place Making Improvements	75,000	-	-	-	-	75,000	22.85
Total	\$ 13,008,000	\$ 5,280,000	\$ 4,277,500	\$ 3,880,000	\$ 2,380,000	\$ 28,825,500	
Funding Sources							
Capital Projects Fund (GF Transfer)	1,388,648	640,000	2,077,500	1,900,000	900,000	6,906,148	
Capital Projects Fund (Penny for Pinellas)	369,352	720,000	-	-	-	1,089,352	
Wastewater Fund	4,290,000	920,000	700,000	480,000	480,000	6,870,000	
Reclaimed Water Fund	200,000	200,000	200,000	200,000	200,000	1,000,000	
Stormwater Fund	1,090,000	800,000	1,050,000	1,050,000	800,000	4,790,000	
Debt Proceeds	-	2,000,000	-	-	-	2,000,000	
Interlocal Agreement	4,500,000	-	-	-	-	4,500,000	
Grants	170,000	-	250,000	250,000	-	670,000	
State Appropriation	1,000,000	-	-	-	-	1,000,000	
Total	\$ 13,008,000	\$ 5,280,000	\$ 4,277,500	\$ 3,880,000	\$ 2,380,000	\$ 28,825,500	

VIII. Capital Improvements

GOAL 1:

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

Objective 1.1

Capital improvements will be provided to correct existing deficiencies, to accommodate desired future growth, and to replace worn out or obsolete facilities, as indicated in the five-year schedule of improvements which are designed to correct existing deficiencies identified in this element.

Policy 1.1.1

The City shall evaluate and establish priorities for projects proposed for inclusion in the five-year schedule of improvements.

Policy 1.1.2

The City shall annually develop and update a multi-year Capital Improvement Plan (CIP).

Policy 1.1.3

The City shall adopt a Capital Improvements budget and amend its Five-Year Capital Improvements Schedule on an annual basis.

Policy 1.1.4

Proposed capital improvement projects shall be evaluated and priorities established according to the following guidelines:

- Project is needed to eliminate a proven or obvious hazard to public health and safety;
- Project is needed to fulfill a legal commitment by the City;
- Project is needed to preserve, maintain, refurbish, achieve full use, or replace existing facilities;
- Project will provide or bring an existing facility up to an adopted level of service;
- Project will increase efficiency or use of existing facilities, prevents or reduces future improvement cost, or provides service to all residents equitably;
- Project furthers policies adopted in other elements of this plan;
- Project needed to accommodate facility demands resulting from new development or re-development;
- Project will increase the economic base or quality of life of the residents;
- Budget impact of project, both capital and operating, will be considered and committee will consider financial feasibility of project; and
- Project will be reviewed for consistency with plans of other agencies having responsibility for public facilities within the jurisdiction.

Policy 1.1. 5

As appropriate, efforts shall be made to secure grants or private funds on a continuing basis whenever available to finance capital improvements.

Policy 1.1.6

It is the policy of the City to set a capital improvements cost threshold of \$25,000 for projects to be included in the Capital Improvements Element of the City's adopted Comprehensive Plan.

Policy 1.1.7

Existing and anticipated capacity deficiencies identified in other elements of this Plan may be corrected according to the Capital Improvements adopted via Ordinance, subject to the annual review of the CIE Capital Improvements Element by the City Commission.

City of St. Pete Beach
FY 2018 - FY 2022 Capital Improvement Plan

Summary							
Project Description	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	Total	Score
Wastewater Inflow and Infiltration Repairs	1,300,000	500,000	300,000	300,000	300,000	2,700,000	78.05
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Total	\$13,008,000	\$5,280,000	\$4,277,500	\$3,880,000	\$2,380,000	\$28,825,500	
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Capital Projects Fund (Penny for Pinellas)	369,352	720,000	-	-	-	1,089,352	
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Stormwater Fund	1,090,000	800,000	1,050,000	1,050,000	800,000	4,790,000	
Debt Proceeds	-	2,000,000	-	-	-	2,000,000	
Interlocal Agreement	4,500,000	-	-	-	-	4,500,000	
Grants	170,000	-	250,000	250,000	-	670,000	
State Appropriation	1,000,000	-	-	-	-	1,000,000	
Total	\$13,008,000	\$5,280,000	\$4,277,500	\$3,880,000	\$2,380,000	\$28,825,500	

Objective 1.2

The City shall manage its debt in a manner to retain the integrity of its fiscal resources.

Policy 1.2.1

The City shall not incur any form of indebtedness that would result in reducing its ability to be rated for a bond issue.

Policy 1.2.2

The City shall confine long-term borrowing to capital improvements too large to be financed from current revenues.

Policy 1.2.3

The City Commission will only approve bond issues structured to be paid back within a period not to exceed the expected useful life of the capital project.

Policy 1.2.4

Where possible, special assessment, revenue, or other self-supporting bonds will be used instead of general obligation bonds.

Policy 1.2.5

Total debt service for general obligation debt shall not exceed 10 percent of net operating revenues.

Objective 1.3

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

Policy 1.3.1

The City, through its representative on the Pinellas Planning Council, shall work with other governmental jurisdictions to establish a strategy to ensure that the entire cost of providing necessary capital facilities, at adopted levels of service, for any future development or redevelopment within the jurisdiction shall not be borne by existing residents.

Policy 1.3.2

The City shall coordinate with the County, other state agencies, water management district, and other municipalities that provide public facilities within the City's jurisdiction to ensure projects are funded in a fiscally equitable manner, apportioning the costs of growth among those who are responsible for it.

Policy 1.3.3

The City shall, when appropriate, collect impact fees in cooperation with other levels of government.

Policy 1.3.4

The City shall issue development permits only when required capital facilities are present or will be available concurrent with the impact of development. All new development and

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

Policy 1.3.5

Land use decisions and available or projected fiscal resources shall be coordinated with the Capital Improvements Schedule to ensure that level of service standards will be met.

Policy 1.3.6

The adopted levels of service for public facilities within the jurisdiction of the City shall be those adopted in the other elements of the Comprehensive Plan.

Objective 1.4

In recognition of the fact the community is located within the identified Coastal High Hazard Area, as redefined by Chapter 163.3178(2)(h), Florida Statutes, public expenditures that subsidize development in Coastal High Hazard Areas shall be limited, to the extent practical, to those improvements necessary to existing development or new development that is consistent adopted with the Future Land Use Map.

Policy 1.4.1

The City shall expend funds in Coastal High Hazard Areas only for existing development or new development that is consistent with the adopted Future Land Use Map.

Objective 1.5

Concurrency Management - The City shall use level of service standards to measure the adequacy of existing public facilities and to ensure that future development will be served with adequate public facilities.

Policy 1.5 .1

Pursuant to Chapter 163, F.S the City shall require that the City shall not issue any development permits for development unless the applicant or developer submits an application for concurrency, utilizing best available data and professionally accepted methodologies, as well as documentation from the facility provider, that demonstrates to the City's satisfaction that public facilities required by the subject development will be in place concurrent with the impacts of development. Furthermore, the applicant shall assure the City that the subject development will not reduce the level of service associated with public facilities serving the development below the adopted level of service standards. Public facilities for the purpose of concurrency shall mean facilities related to traffic, drainage, solid waste, potable water, and wastewater.

Policy 1.5 .2

The following criteria shall be used to determine when concurrency has been satisfied for potable water, sanitary sewer, solid waste, and drainage:

- a. The necessary facilities and services are in place at the time the development order is issued;
- b. A development order is issued subject to the conditions that the necessary facilities and services will be in place when the impacts of development occur; or

- c. At the time the development order is issued, the necessary facilities and services are guaranteed in an enforceable development agreement, to be available when the impacts of development occur.

Policy 1.5 .3

The following criteria shall be used to determine when concurrency has been satisfied for roads:

- a. The necessary facilities and services are in place or under construction at the time the development permit is issued;
- b. A development permit is issued subject to the condition that the necessary facilities and services needed to serve the new development are scheduled to be in place or under construction not more than three (3) years after the issuance of the development order, and the facilities and services are included in the City's five (5)-year schedule of capital improvements. The schedule of capital improvements may recognize and include transportation projects included in the first three (3) years of the Florida DOT five (5)-year work program; or
- c. At the time a development permit is issued, the necessary facilities and services are guaranteed in an enforceable development agreement to be available or under construction not more than three (3) years after the development permit is issued.

Policy 1.5.4

As part of the preparation of the five (5)-year schedule of capital improvements, the City shall prepare an annual report that details the capacity or deficiency of the following public facilities: roads, sanitary sewer, solid waste, drainage, potable water, based on best available data from the service provider. The annual report shall, at a minimum, include the following information for each facility:

- a. Adopted level of service standard;
- b. Existing deficiency or capacity;
- c. Reserved capacity for approved, but un-built, development;
- d. Improvements to be made by all approved developments; and
- e. Improvements to be made by the City or any other governmental agency.

Policy 1.5.5

The City shall not issue a development permit within those areas of the City where public facilities do not meet the adopted level of service standards. The areas to be evaluated to determine whether public facilities meet the adopted level of service standard are described for each type of public facility, as follows:

- a. Roads -City-wide
- b. Sanitary sewer-City-wide;
- c. Solid waste- City-wide;
- d. Drainage- City-wide;
- e. Potable water-City-wide;

Policy 1.5.6

The City shall establish a monitoring system to monitor the remaining capacity and deficiencies of the public facilities addressed in the Capital Improvements Element and to determine whether concurrency certificates shall be issued.

Policy 1.5.7

A concurrency certificate shall be required prior to the issuance of any final development permit. Final development permits shall contain a specific site plan for development including the densities and intensities of development.

DRAFT

	St. Pete Beach Local Planning Agency 155 Corey Avenue St. Pete Beach, FL 33706 727-367-2735
11/13/17	
Item Number Ordinance #2017-30 Type of Application Amendment to the Land Development Code Applicant City of St. Pete Beach Location City wide Project Planner Jennifer Bryla, AICP Requested Action Recommendation of approval of "Ordinance 2017-30" Staff Recommendation Approval Planning Board November 13th, 2017 anticipated City Commission First Reading December 12th, 2017 anticipated	ITEM SUMMARY: This City-initiated amendment to the Land Development Code is in response to Commission directives to further evaluate code language that is inconsistent with the Comprehensive Plan or that does not reflect the optimal living conditions of the citizens and business owners of St. Pete Beach. The items presented are either a result of consistent requests for variances, outdated development patterns or Staff taking a proactive approach regarding development review. These requested changes are consistent with the City's Comprehensive Plan as required by FS 163.3201. PUBLIC NOTICE: Notice of public hearing has been advertised as required by State Statutes. As of the date of this report, several verbal comments of support have been heard; no written comments have been received. Oral and written comments may be presented at the public hearing. COMPREHENSIVE PLAN and LAND DEVELOPMENT CODE: The proposed amendment is consistent with the City of St. Pete Beach Comprehensive Plan. GOAL 2: The City shall ensure that the residential character of the City of St. Pete Beach is 

Findings

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

1. The proposed amendments are consistent with Florida Statutes.
2. The proposed amendments are consistent with the Countywide Plan.
3. The proposed amendments are consistent with the St. Pete Beach Comprehensive Plan.
4. The proposed amendments are consistent with the intent of the LDC.

maintained and protected while:

- Maximizing the potential for economic benefit resulting from the tourist trade and the enjoyment of natural and man-made resources by residents and visitors alike.
- Minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.
- Maintaining the community's recreation, open space and beaches.

Objective 2.1

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

Objective 2.4

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

The proposed amendment serves to respond to business owners initiatives and remedy outdated development patterns consistent with the Comprehensive Plan directive.

JUSTIFICATION / TECHNICAL REVIEW:

The Community Development Department has researched the industry standards, development patterns, and consistent variance request information to arrive at the most consistent code language that supports the direction of the City's Comprehensive Plan. The proposed changes have been vetted through the Technical Review Committee (TRC) for review and comment. The results of that effort are presented in the Ordinance. The specifics of each code change is presented as follows:

- **Sec. 2.1 – Definitions** *Mixed use development means a development on one zoning lot that combines any of the following uses, including but not limited to: residential, transient accommodation, commercial, office, or industrial residential or transient accommodation uses with commercial and/or office uses, and may consist of one or more buildings. Change would provide for all types of uses to compose a mixed use development.*
- **Sec. 2.1 – Definitions** *Special Events: - Definition of Special Events is found in Section 26-31 of the Code of Ordinances. Change would provide that all information concerning special events is found in one place in the code.*

- **Sec. 6.12.h Beach concession standards** – *Change is consistent with discussions with businesses and vendors that would allow a Beach Concession Hut for every 200' of beach or fraction thereof but no closer than 200' to the next hut.*
- **Sec. 6.22.b Yards and measurements of required yards.** *Encroachment of open balconies and stairs. Open balconies and stairs may be permitted to encroach into required front or rear yards a distance of three feet. Open balconies and stairs, without independent roof or overhang systems, may be permitted to encroach into any required ~~front or rear~~ yards a distance of three feet provided that no resulting setback shall be less than 2 feet from any property line. *Change would allow the encroachment into the side yard as well as front and rear without independent roof systems to that encroachment will not affect the adjacent property owners.**
- **Sec. 6.24. - Outdoor dining and outdoor drinking areas** – *Change is to provide clarity and consistency with the more specific criteria found in the zoning district language.*
- **Sec. 22.4(f)** Ground covers. Ground covers in lieu of grass, in whole or in part, shall be planted in such a manner as to present a finished appearance and reasonably complete coverage. In no instance shall stone or gravel be utilized for more than 20 percent of the ~~allowable ground cover area~~ minimum required pervious area. A recommended list of ground covers to be used includes but is not limited to, the following: *Change is for clarity of terms.*
- **Sec. 23.4 (h)** Be so arranged that no vehicle shall be required to back from such facilities directly onto arterial or collector public streets as defined by the ITE Manual. *If code were to be taken literally no one could back out of there driveway.*
- **Sec. 33.2. - Permitted uses.** Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the CC2 Commercial Corridor Gulf Blvd are as follows. *Change is for consistency with the Comprehensive Plan. No new single family residential is permitted in CC-2*
- **Sec. 35.3. Permitted principal and secondary uses and structures** *Change will allow existing businesses to expand with conditional use approval.*
- **Sec. 37.7. - Density and intensity.** *Change is made for consistency with the Comprehensive Plan.*
- **Sec. 39.8.a - Design, scale and mass of buildings.** *Change is made for the Community Redevelopment District(CRD) language for clarity and ease of implementation. Developers have had difficulty in interpreting the language.*
- **Sec. 39.10. - Streetscape design required elements.** *Change is*

	<i>being requested for enhancement to the public realm standards through the island consistently.</i> • Sec. 40.9. - Setbacks. For structures that front 8th, 9th or Gulf <u>Way</u> Winds Avenue. <i>Change is a correction of a typographical error.</i> • Allowable conditional uses for zoning districts ROR, RFM, CG-1, CG-2, TC-1, TC-2, CC-1, CC-2, and AC. <i>Change to give greater development control for large commercial development.</i> STAFF RECOMMENDATION: Upon review of the above guiding documents for the City of St. Pete Beach, Staff recommends approval of Ordinance 2017-30.
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Ordinance 2017-30

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR AN AMENDMENT TO THE ST. PETE BEACH LAND DEVELOPMENT CODE AS FOLLOWS: SECTION 2.1 – DEFINITIONS - TO PROVIDE DEFINITIONS FOR MIXED USE DEVELOPMENT AND SPECIAL EVENTS, SECTION 6.12h – BEACH CONCESSION – TO PROVIDE CLARITY ON HUT PLACEMENT, SECTION 6.22- YARDS AND MEASUREMENTS OF REQUIRED YARDS TO PROVIDE FOR BALCONY ENCROACHMENT, SECTION 6.24 – OUTDOOR DINING AND OUTDOOR DRINKING AREAS TO CLARIFY REQUIREMENTS, SECTION 22.4(f) – GROUNDCOVERS TO CLARIFY PERVIOUS AREA, SECTION 23.4 – GENERAL PARKING REQUIREMENTS TO PROVIDE FOR BACKING OUT ONTO PUBLIC STREETS, 33.2 CC-2 PERMITTED USES, TO PROVIDE FOR CONSISTENCY WITH THE COMPREHENSIVE PLAN, SECTION 35.3(b) LR PERMITTED CONDITIONAL USES TO ALLOW FOR ADDITIONAL SUPPORTIVE COMMERCIAL USES, SECTION 37.7(a) TC-1 DENSITY AND INTENSITY TO PROVIDE FOR CONSISTENCY WITH THE COMPREHENSIVE PLAN, SECTION 39.8(a) CRD – DESIGN, SCALE AND MASS OF BUILDINGS TO PROVIDE FOR CLARITY, SECTION 39.10 CRD – STREETSCAPE DESIGN REQUIREMENTS TO PROVIDE CLARITY, SECTION 40.9 CRD-EA SETBACKS TO CORRECT A SCRIVENER’S ERROR, SECTIONS 13.4 ROR, SECTION 14.4 RFM, SECTION 15.4 CG-1, SECTION 16.4 CG-2, SECTION 30.4 TC-1, SECTION 32.4 CC-1, SECTION 33.4 CC-2, SECTION 37.5 TC-1, SECTION 38.4 AC TO PROVIDE FOR ADDITIONAL CONDITIONAL USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS, SEVERABILITY, CONSTRUCTION, PUBLICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Pete Beach periodically finds sections in its Land Development Code which require clarification, updating and/or amending ; and

WHEREAS, the City’s Land Development Code also serves to maintain an environment conducive to the health, safety, welfare of the City’s residents, and preserves and enhances property values within the City; and

40 **WHEREAS**, after due public notice, the Planning Board held a public hearing on September 18,
41 2017, to consider the proposed Land Development Code changes and provided recommendations
42 to the City Commission as the local planning agency; and

43
44 **WHEREAS**, on October 10, 2017, the City Commission conducted a duly noticed initial public
45 hearing on the proposed Land Development Code amendments and

46
47 **WHEREAS**, on October 24, 2017, the City Commission conducted a duly noticed second public
48 hearing on the proposed Land Development Code amendments and the City Commission
49 approved the amendments.

50
51 **NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH**
52 **FLORIDA, HEREBY ORDAINS:**

53
54 SECTION 1. Recitals. The above recitals (“Whereas” clauses) are hereby adopted as legislative
55 findings, purpose and intent of the City Commission.

56
57 SECTION 2. The listed sections of the City’s Land Development Code are hereby amended as
58 follows:

59 * * * *

60 **Sec. 2.1 – Definitions**

61
62
63 Mixed use development means a development on one zoning lot that combines any of the
64 following uses, including but not limited to: residential, transient accommodation,
65 commercial, office, or industrial residential or transient accommodation uses with
66 commercial and/or office uses, and may consist of one or more buildings.

67 * * * *

68 * * * *

69 **LDC 6.12.h BEACH CONCESSION STANDARDS**

70 Minor Structures that currently exist as of the date of the adoption of this
71 ordinance may be maintained by a transient lodging business that has beach
72 frontage along the Gulf of Mexico, in accordance with the following, after

approval by the Technical Review Committee (TRC), otherwise a conditional use permit must be obtained in accordance with Division 4 of the Land Development Code in addition to a Department of Environmental Protection permit for minor structures.

1. Concession Huts

i. Concession Huts shall be for the rental of beach equipment, and/or watersports.

ii. One Concession Hut structure is permitted per transient lodging facility or one for every 200 linear feet of sand beach, or fraction thereof, as measured along the property line adjacent to the sand beach. Huts may be arranged on the sand beach as desired by the property owner.

iii. Concession Huts shall maintain a minimum side setback of 20' or 10% of the lot width whichever is less. A minimum separation of 200' between Concession Huts must be maintained. For lots with a width less than 200', one hut shall be allowed and shall be located within the center one-third of the lot.

* * * *

Sec. 6.22 - Yard and measurement requirements

(a) *Encroachment of open balconies and stairs.* Open balconies ~~and stairs~~ may be permitted to encroach into required front or rear yards a distance of three feet. Open ~~balconies and stairs~~, without independent roof or overhang systems, may be permitted to encroach into any required front or rear yards a distance of three feet provided that no resulting setback shall be less than 2 feet from any property line.

* * * *

(d) *Encroachment of eaves.* Roof eave projections with gutters shall extend no more than two feet into ~~the~~ any required ~~side~~ yards.

* * * *

Sec. 6.24. - Outdoor dining and outdoor drinking areas.

A full or limited service restaurant may establish an outdoor dining area and a bar/lounge may establish an outdoor drinking area pursuant to the requirements of this

section ~~and~~ or as outlined within each zoning district. If an outdoor drinking and/or dining area is required to obtain conditional use approval as outlined in the zoning districts herein, it shall be pursuant to the review and approval procedures provided under Division 4 of this Code. If public consumption of alcohol is proposed to occur on any public street, sidewalk or private sand beach area in connection with the outdoor dining or outdoor drinking area, approval by the City Commission is required pursuant to Chapter 6 of the City Code of Ordinances.

* * * *

Sec. 22.4(f)

(f) Ground covers. Ground covers in lieu of grass, in whole or in part, shall be planted in such a manner as to present a finished appearance and reasonably complete coverage. In no instance shall stone or gravel be utilized for more than 20 percent of the ~~allowable ground cover area~~ minimum required pervious area. A recommended list of ground covers to be used includes but is not limited to, the following:

* * * *

Sec. 23.4 – General Parking Requirements

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

(h) Be so arranged that no vehicle shall be required to back from such facilities directly onto arterial or collector public streets as defined by the ITE Manual.

* * * *

Sec. 33.2. - Permitted uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the CC2 Commercial Corridor Gulf Blvd are as follows.

- (a) Clinics;
- (b) Eating and drinking establishments—with or without outdoor seating;
- (c) Financial institutions with or without drive-through service;
- (d) Laundries, self-service;

- (e) Office uses;
- (f) Printing and copying services;
- (g) Retail uses;
- (h) Personal service businesses such as barbershops, beauty shops, tailoring, garment alteration and repair, shoe repair, dry cleaning pick-up and drop-off and other personal service uses similar in character and impact;
- (i) Veterinarians, dog grooming establishments;
- (j) Multi-family residential uses as a component of mixed-use development only. Multi-family residential uses shall not be allowed on the ground level of any structure;
- ~~(k) Single family, detached residential uses (Only on parcels which do not directly abut Gulf Boulevard);~~
- ~~(k)~~ Artist studios and galleries with retail and/or wholesale distribution space for artist's original handmade works, excluding mass produced or manufactured products;
- ~~(m)~~ Grocery stores, pharmacies, markets;
- ~~(n)~~ Commercial recreation, public parks and/or recreational facilities;
- ~~(o)~~ Sales, rentals, and/or service of bicycles, mopeds, motorcycles, segways, and scooters;
- ~~(p)~~ Other commercial uses similar in character, nature and impact to permitted uses listed above.

* * * *

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

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

(b) Primary uses requiring conditional use approval. Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable primary uses requiring conditional use approval in the LR District are as follows.

- (1) Temporary lodging uses, including hotels, motels, resort condominium hotels greater than 50 feet in building height or a density above 30 temporary lodging units per acre.

(2) Eating and drinking establishments, full-service restaurant only, subject to section 6.24 of this Code as may be applicable

(3) Commercial Parking lot/structure

* * * *

Sec. 37.7. - Density and intensity.

(a) Residential densities of 24 units per acre as a component of mixed-use projects developed on sites of a minimum of 1.8 acres. Commercial, office retail, or non-habitable portions of temporary lodging uses shall only be located on the first floor accessible at street level.

(b) Maximum Floor Area Ratio for exclusively commercial/office/retail projects shall be limited to 0.55.

(c) Temporary Lodging Use - Density and Intensity shall be approved by Conditional use only and shall not exceed fifty (50) temporary lodging units per acre located on a minimum ~~two~~ 1.8 acre buildable site and shall also not exceed a cumulative total of 150 units per project subject to the requirements, restrictions and limitations for the TLU Density Pool for the Town Center Corey Circle and Coquina West Districts. Temporary lodging uses shall not exceed an aggregate floor area of 750 square feet per temporary lodging unit allocated by Ordinance, excluding indoor amenities, common areas and structured parking. Indoor amenities and common areas shall not exceed an additional 0.2 floor area ratio combined. For example: 50 units × 750 square feet = 38,500 square feet plus 0.2 × total parcel square feet for common areas and indoor amenities = total building square footage, excluding structured parking.

* * * *

Sec. 39.8.a - Design, scale and mass of buildings.

~~(a) Buildings with a footprint of greater than 5,000 square feet or a single dimension of greater than 100 feet will be constructed so that no more than two of the three building dimensions in the vertical or horizontal planes are equal in length. For purposes of this section, equal in length means that the two lengths vary by less than 40 percent of the shorter of the two lengths. The horizontal plane measurements relate to the footprint of the building.~~

~~(a)~~ (b) No plane of a building may continue uninterrupted for greater than 100 linear feet. For the purpose of this standard, interrupted means an offset of greater than five feet.

~~(b)~~ (c) At least 60 percent of any elevation will be covered with windows or architectural decoration. For the purpose of this standard, an elevation is that portion of a building that is visible from a particular point outside the parcel proposed for development.

(c) The height and mass of buildings will be correlated to: (1) the dimensional aspects of the parcel proposed for development and (2) adjacent public spaces such as streets and parks.

(d) Buildings may be designed for a vertical or horizontal mix of permitted uses.

(Ord. No. 2008-12, § 1, 6-3-08)

* * * *

Sec. 39.10. - Streetscape design required elements.

(a) A ten-foot sidewalk shall be constructed that will allow for safe, unobstructed and efficient pedestrian flow and the potential for sidewalk cafes and outdoor eating areas, as appropriate, in front of all development projects within the Community Redevelopment District along Gulf Boulevard or Blind Pass Road and within the Town Center Core areas. ~~The city manager may reduce~~ This requirement may be reduced to six feet when warranted through TRC site plan review. This is imperative to ensure pedestrians feel comfortable on the sidewalk as well as important to meet the current American with Disabilities Act standards. Distinctive and visually interesting paving patterns are encouraged, particularly to define an entrance, a gathering place, a pedestrian crosswalk link, or a sidewalk cafe area. Patterns, cooler, materials and constructions standards shall be coordinated with the city manager and his staff to ensure a cohesive and unified streetscape.

(b) On all streets not designated a Main street or a street type "A" in section 39.2, a minimum eight-foot wide private landscape zone shall be installed along the property between the sidewalk and the building face; minimum building setbacks may be increased in accordance with the width of the landscape zone. The landscape zone proposal shall be reviewed for compliance during the design review/site plan approval process by the TRC, and may be reduced to five feet during that process ~~by the city manager~~ when warranted, in order to coordinate and integrate new development into an overall streetscape plan.

* * * *

(6) Pedestrian-scale decorative lighting fixtures are required every 30 feet on the main commercial corridor within the landscape/pedestrian zone. Where there are physical restrictions, spacing of lighting standards shall be adjusted, provided the adjustment is the minimum needed to avoid the obstruction. ~~subject to approval by the city manager. The lighting shall be a style approved by the city manager as part of an overall Master Boulevard or Master Streetscape Plan and Program. In addition to providing the pedestrian-scale decorative lighting, An adequate two-foot by two-foot easement shall be dedicated to the City, adjacent to the public right-of-way shall be provided to allow adequate maintenance by the city of the lighting fixtures. Energy efficient or solar lighting is required.~~

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Sec. 40.9. - Setbacks.

For structures that front 8th, 9th or Gulf ~~Way~~ ~~Winds Avenue~~...

* * * *

ROR - Sec. 13.4. - Allowable conditional uses.

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

- (a) Assisted living facilities.
- (b) Places of worship.
- (c) Commercial developments with a gross square footage of greater than 25,000.
- ~~(de)~~ Communications facilities.
- ~~(ed)~~ Daycare centers/kindergartens.
- ~~(fe)~~ Docks, commercial—Class C only.
- ~~(gf)~~ Eating and drinking establishment—Bar (cocktail lounge, saloon); restaurant, outdoor.
- ~~(hg)~~ Laundries, dry cleaning.
- ~~(ih)~~ Parking lots, off-premise.
- ~~(ji)~~ Recreational—Public parks and/or recreational facilities.

RFM - Sec. 14.4. - Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the RFM Resort Facilities Medium District are as follows:

- (a) Assisted living facilities.
- (b) Places of worship.
- (c) Commercial developments with a gross square footage of greater than 25,000.
- ~~(de)~~ Commercial water sports, non-motorized vessels of 16 feet or less in length only.
- ~~(ed)~~ Communications facilities.
- ~~(fe)~~ Daycare centers/kindergartens.
- ~~(gf)~~ Docks, commercial—Classes A, B and C.
- ~~(gh)~~ Eating and drinking establishment—Fast food, beach bar and outdoor restaurant.
- ~~(hi)~~ Financial institutions with drive-through service.
- ~~(ji)~~ Laundry, dry cleaning.
- ~~(kj)~~ Parking lots, commercial and/or off-premise.
- ~~(lk)~~ Recreational—Commercial recreation; public parks and/or recreational facilities.

- (~~ml~~) Recycling centers.
(~~nm~~) Schools—Public, private and/or commercial.
(~~on~~) Utility substations and/or rights-of-way.
(~~pe~~) Vessel for hire businesses.

CG-1 - Sec. 15.4. - Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the CG-1 Commercial District are as follows:

- (a) Assisted living facilities.
(b) Adult entertainment establishments—See also [Chapter 10](#), St. Pete Beach Code of Ordinances.
(c) Automotive rental agencies.
(d) Automotive sales lots.
(e) Automotive services and repairs.
(f) Automotive service stations.
(g) Boat sales and repair facilities.
(h) Car wash facilities.
(i) Commercial boat docking facilities.
(~~j~~) Commercial developments with a gross square footage of greater than 25,000.
(~~k~~) Commercial water sports, non-motorized vessels of 16 feet or less in length only.
(~~l~~) Communication facilities.
(~~m~~) Docks, commercial—Classes A, B, C, and D.
(~~nm~~) Eating and drinking establishment—Fast food restaurant, nightclub or outdoor restaurant.
(~~on~~) Financial institutions with drive-through services.
(~~pe~~) Kennels with outdoor runs.
(~~qp~~) Laundries, dry cleaning.
(~~r~~) Marinas.
(~~s~~) Parking lots, commercial and/or off-premise.
(~~t~~) Printing, general.
(~~u~~) Recreational—Commercial recreation; public parks and/or recreational facilities.
(~~v~~) Recycling centers.
(~~w~~) Schools, public or private and/or commercial.
(~~x~~) Services, commercial/business.
(~~y~~) Storage facilities with outdoor storage.
(~~z~~) Storage, self-service.
(~~aa~~) Theatres.
(~~b~~) Utility substations and/or rights-of-way.
(~~c~~) Vehicle for hire businesses.

(~~dee~~) Vessel for hire businesses.

CG-2 - Sec. 16.4. - Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the CG-2 Commercial District are as follows:

(a) Adult entertainment establishments—See also [Chapter 10](#), St. Pete Beach Code of Ordinances.

(b) Automotive service stations.

(c) Commercial boat docking facilities.

(d) Commercial developments with a gross square footage of greater than 25,000.

(~~ed~~) Commercial water sports, non-motorized vessels of 16 feet or less in length only.

(~~fe~~) Communications facilities.

(~~gf~~) Commercial docks—Classes A, B and C only.

(~~hg~~) Eating and drinking establishments restaurant with drive-through service, take-out only restaurant, bar/lounge, subject to [Section 6.24](#) of this Code as may be applicable.

(~~ih~~) Mortuaries.

(~~ji~~) Parking lots—Commercial and/or off-premise.

(~~kj~~) Recreational—Commercial recreation; public parks and/or recreational facilities.

(~~lk~~) School, commercial.

(~~ml~~) Theaters.

(~~nm~~) Utility substations and/or rights-of-way.

(~~on~~) Vessel for hire businesses.

TC-1 - Sec. 30.4. - Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the TC-1 Town Center Core District are as follows:

(a) Automotive retail stores and automotive service stations with related services. Such uses shall only be allowed on lots which front directly on 75th Avenue.

(b) Car washes.

(c) Commercial developments with a gross square footage of greater than 25,000.

(~~de~~) Convenience stores without the sale of gasoline or other fuels.

(~~ed~~) Cigar shops and cigar bars

(~~fe~~) Financial institutions with drive-through service.

(~~gf~~) Pharmacies with drive-through service.

(~~hg~~) Public or private parking structures.

(~~ih~~) Bed and breakfast inns, subject to the following:

- (1) In addition to any density and intensity which may be allowed, the city shall also establish a reserve of units, not to exceed 50 total temporary lodging units for

the entire Town Center Core District, which shall be allocated by ordinance of the city commission upon request of an individual property owner on a first come, first serve basis. Such allocation shall not exceed ten units per acre, or a total of ten units per redevelopment project. The remaining number of available reserve temporary lodging units shall be specified in each city commission ordinance allocating such units and each such ordinance shall provide that no units beyond those remaining available shall be allocated to any subsequent project. This limitation shall be absolute and shall apply regardless of the proposed size or density of the project requesting such allocation.

CC-1 - Sec. 32.4. - Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this code, allowable conditional uses in the CC1 Commercial Corridor Blind Pass Road Districts are as follows.

- (a) Automotive rental agencies;
- (b) Automobile services—repair;
- (c) Automotive service stations, with or without a carwash and/or a convenience store;
- (d) Commercial developments with a gross square footage of greater than 25,000;
- (e) Communication facilities;
- (f) Parking lots, commercial and/or off-premise.

CC-2 - Sec. 33.4. - Conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this code, allowable conditional uses in the CC2 Commercial Corridor Gulf Boulevard District are as follows.

- (a) Automotive rental agencies;
- (b) Automobile services—repair;
- (c) Automotive service stations, with or without a carwash and/or a convenience store;
- (d) Commercial developments with a gross square footage of greater than 25,000;
- (e) Communication facilities;
- (f) Parking lots, commercial and/or off-premise.

TC-2 - Sec. 37.5. - Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the TC-2 Town Center Corey Circle and Coquina West Districts are as follows.

(a) Temporary lodging facilities hotel, motel and resort condominium, awarded on a first come, first serve basis, to come from the density pool established in the Comprehensive Plan.

(b) Commercial developments with a gross square footage of greater than 25,000.

~~(c)~~ Commercial kitchen.

~~(d)~~ Commercial docks-Class A, B, C and D.

~~(e)~~ Eating and drinking establishment — take-out only restaurant.

~~(f)~~ Vessel for hire (water taxis).

AC - Sec. 38.4. - Allowable conditional uses.

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

(a) Assisted living facilities;

(b) Charter and tour boat operations;

(c) Commercial developments with a gross square footage of greater than 25,000;

~~(d)~~ Communication facilities;

~~(e)~~ Docks, commercial-Classes A, B, C, and D;

~~(f)~~ Eating and drinking establishments with outdoor seating;

~~(g)~~ Kennels with outdoor runs;

~~(h)~~ Off-premise parking lot and/or structure;

~~(i)~~ Commercial parking structure;

~~(j)~~ Theatres;

~~(k)~~ Vessel for hire businesses; and

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

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

SECTION 6. Conflicts. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

SECTION 7. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 8. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

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

SECTION 10. Effective Date. This ordinance shall take effect immediately upon adoption.

FIRST READING: _____

PUBLISHED: _____

SECOND READING: _____

PUBLIC HEARING: _____

Alan Johnson, Mayor

I, Rebecca C. Haynes, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this _____ day of _____, 2017.

APPROVED AS TO LEGAL FORM AND CORRECTNESS:

484 City Attorney
485 Andrew Dickman, Esq.
486

8-18-17 DRAFT

Objective 1.3

The City's Land Development Code shall be amended to encourage implementation of transportation and alternative mobility and management strategies, including mixed use projects, that reduce dependence on automobiles, reduce greenhouse gas emissions and consumption of non-renewable energy sources.

Policy 1.3.1

Support and encourage public and private sector ride-share, vanpooling and shuttle service programs.

Policy 1.3.2

Encourage and facilitate mass transit ridership subsidies for employees.

Policy 1.3.3

Encourage alternative mobility options through safe, comfortable and continuous pedestrian and bicycle pathways linked to the downtown area, recreational facilities, activity and entertainment centers and public beach access points to reduce reliance on the auto.

Policy 1.3.4

The City shall develop and implement Land Development Standards which preserve and promote the continuance of the existing development pattern and architectural aesthetic of the Eighth Avenue commercial district in the Pass-a-Grille area of St. Pete Beach. Such standards may include Special Area Plans consistent with the requirements of the Pinellas County-Wide Plan as administered by the Pinellas Planning Council.

GOAL 2:

The City shall ensure that the residential character of the City of St. Pete Beach is maintained and protected while:

- Maximizing the potential for economic benefit resulting from the tourist trade and the enjoyment of natural and man-made resources by residents and visitors alike.
- Minimizing the threat to health, safety, and welfare posed by hazards, nuisances, incompatible land uses, and environmental degradation.
- Maintaining the community's recreation, open space and beaches.

Objective 2.1

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

Policy 2.1.1

The following land use categories, including the stated residential densities and non-residential intensities of use standards, as administered through the land development regulations, shall be adopted for the City of St. Pete Beach:

- Residential Urban (RU), with a maximum residential density of 7.5 residential units per acre.
- Residential Low Medium (RLM), with a maximum residential density of 10.0 residential units per acre.
- Residential Medium (RM), with a maximum residential density of 15.0 residential units per acre.
- Residential High (RH), with a maximum residential density of 30.0 residential units per acre.
- Resort Facilities Medium (RFM), with a maximum residential density of 18.0 units per acre or 30.0 temporary lodging units per acre; non-residential uses shall not exceed neither a floor area ratio (FAR) of 0.45 to 0.65 nor an impervious surface ratio (ISR) of 0.65 to 0.85.
- Residential/Office/Retail (R/O/R), with a maximum residential density of 18.0 units per acre or 30 temporary lodging units per acre; non-residential uses shall not exceed neither a floor area ratio (FAR) of 0.20 to 0.40 nor an impervious surface ratio (ISR) of .65 to .85.
- Residential/Office General (R/OG), with a maximum residential density of 15 units per acre; non-residential uses shall not exceed neither a floor area ratio (FAR) of 0.30 to 0.50 nor an impervious surface ratio (ISR) of 0.55 to 0.75.
- Resort Facilities Overlay (RFO), where the density of residential units shall not exceed the maximum number of dwelling units per acre determined by the underlying residential plan category temporary lodging units shall not exceed a ratio of 1.67 temporary lodging units to the permitted number of underlying residential units; and non-residential uses shall not exceed neither the floor area ratio (FAR) nor the impervious surface ratio (ISR) of the underlying plan category.
- Commercial General (CG), where the density of residential units shall not exceed 24 units per acre; temporary lodging units shall not exceed 40 units per acre; non-residential units shall not exceed neither a floor area ratio (FAR) of 0.35 to 0.55 nor an impervious surface ratio (ISR) of 0.70 to 0.85.
- Community Redevelopment District (CRD), where the densities and intensities shall be as determined within the Community Redevelopment District as specified in each designated character district pursuant to the provisions set forth in Special Area Designation - Community Redevelopment District section of this Future Land Use Element to encourage economic revitalization and redevelopment of properties and uses located within the CRD, with a particular emphasis on commercial, temporary lodging and mixed uses along the City's main transportation corridors, adjacent to waterfront or located within major community activity centers.
- Community Redevelopment District - Eighth Avenue (CRD-EA), the following uses are proposed for the new Community Redevelopment District - Eighth Avenue (CRD-EA) land use classification:

Primary Uses - Residential; Office; Retail Commercial; Personal/Business Service; Commercial/Business Service; Temporary Lodging.

Secondary Uses - Residential equivalent; public/semi-public; ancillary non-residential; recreation/open space.

Density/Intensity Standards shall include the following:

- Density and intensity of use for commercial and residential components shall be inclusive, i.e. the same land area may be used to support both use types without proration.
- Residential use - Shall not exceed 24 dwelling units per acre.

- Residential equivalent use - Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 24 dwelling units per acre.
- Non-residential use - Shall not exceed a floor area ratio (FAR) of 1.0 for single use commercial structures or 1.5 for mixed-use development, nor an impervious surface ratio (ISR) of .90. The standard for the purpose of establishing relative intensity and potential impacts shall be an FAR of .75 and an ISR of .75.
- Transient accommodation use - Shall not exceed 50 units per acre.
- Other standards shall include the following: Public/semi-public; ancillary non-residential use - shall not exceed a maximum area of three (3) acres. Any such use, alone or when added to existing contiguous like uses, which exceeds this threshold shall require a plan amendment which shall include such use and all contiguous like uses.
- Preservation (P), applied to the beaches seaward of the Florida Coastal Construction Control Line, Fuller Island and other environmentally significant natural resource areas; such designated areas shall not be developed except to provide beach access dune walkovers from adjacent developed properties under the provisions of the City's Beach Management Regulations.
- Recreation/Open Space (R/OS), uses permitted in this category are limited to public and private open spaces, public/private parks, public recreation facilities and public beach or water access points; no use shall exceed neither a floor area ratio (FAR) of 0.05 to 0.25 nor an impervious surface ratio (ISR) of 0.40 to 0.60.
- Institutional (I), density of residential units shall not exceed 12.5 units per acre; non-residential uses shall exceed neither a floor area ratio (FAR) of 0.45 to 0.65 nor an impervious surface ratio (ISR) of 0.65 to 0.85; uses within this category are limited to the following:

Primary Uses - Public/private schools; Hospital; Medical clinic; Church, other religious institution; Social/public service agency; Child day care; Fraternal or civic organization; Municipal offices/public buildings; Public safety facility; Emergency medical service building.

Secondary Uses - Residential; Residential equivalent; Recreation/open space; Public/semi-public; Ancillary non-residential.
- Transportation/Utility (T/U), residential uses not permitted; non-residential uses shall not exceed neither a floor area ratio (FAR) of 0.50 to 0.70 nor an impervious surface ratio of 0.70 to 0.90; uses within this category shall be limited to the following:

Primary Uses - Marina; Municipal water/wastewater facility; Public works garage/storage; Electric power substation; Telephone switching station.

Secondary Uses - Storage/warehouse; Recreation/open space; Public/semi-public; Ancillary non-residential.

Policy 2.1.2

The City shall, through the land development regulations, encourage a balanced land use mix providing a variety of housing styles, densities and open space.

Policy 2.1.3

The City shall, whenever possible, ensure that opportunities are available for all citizens to purchase or rent decent, safe and sanitary housing which they can afford, free from arbitrary

discrimination because of race, sex, handicap, ethnic background, marital status or household composition.

Policy 2.1.4

The City will continue to encourage the construction of residential units suitable for families with children.

Policy 2.1.5

Through the enforcement of the land development regulations, existing residential areas shall be protected from the encroachment of incompatible uses; likewise, other land use areas shall be protected from the encroachment of incompatible residential uses.

Policy 2.1.6

The conservation, maintenance and rehabilitation of existing residential areas shall be encouraged through provisions contained in the land development regulations and other applicable City codes.

Policy 2.1.7

Existing permanent residential dwellings and existing temporary lodging units shall be exempt from the density requirements.

Policy 2.1.8

All temporary lodging units shall be prohibited from conversion to permanent residential dwelling units that exceed the maximum permitted density and intensity standards applicable to the property.

Policy 2.1.9

No temporary lodging unit shall be occupied as a residential dwelling unit. Temporary lodging uses within the Community Redevelopment District shall not be occupied for more than thirty (30) consecutive days by the same temporary lodging unit guest or more than thirty days cumulatively on an annual basis for a resort condominium unit owner. In other words, the thirty days is measured beginning on the first day of any occupancy until 365 days from that date. The City of St. Pete Beach may require affidavits of compliance with this policy from each temporary lodging use and/or unit owner. Seller of temporary lodging unit shall be responsible for advising the purchaser of this requirement. In addition, any seller of a resort condominium project or temporary lodging unit shall be required to record a covenant in the public records of Pinellas County agreeing to said restriction prior to conveyance.

Policy 2.1.10

The land development regulations shall contain provisions which ensure that new residential areas are located and designed to protect life and property, as much as possible, from natural and man-made hazards such as flooding, excessive traffic, noxious odors, noise and deterioration of structures.

Policy 2.1.11

The land development regulations shall require buffering and open space within residential areas, as appropriate.

Policy 2.1.12

Consistent with this comprehensive plan, as amended, the standards and densities set forth herein will be maintained.

Policy 2.1.13

The land development regulations shall contain minimum buffering standards which will protect single-family residential uses from new abutting residential projects developed in excess of 15 units per acre and any new abutting non-residential projects. Such buffering regulations shall contain the following minimum standards:

- Construction of an ornamental wall sufficient in height according to the provisions of the land development regulations to provide for sound and aesthetic buffering;
- Minimum setback requirements;
- Minimum landscaping requirements sufficient to provide visually aesthetic shielding.

Policy 2.1.14

The City shall adopt land development regulations that encourage parcel assembly to remedy defective or inadequate street layout and parking facilities; improve traffic flow on roadways; faulty site design layout and inadequate buffering, open space and drainage in relation to size, adequacy, usefulness; unsanitary or unsafe conditions; deterioration of a site or other improvements; inadequate and outdated building patterns.

Objective 2.2

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

Policy 2.2.1

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

Policy 2.2.2

The site plan review provisions, as contained in the LDC shall, at a minimum, address the following:

- Allowance for a creative approach for development or redevelopment;
- A requirement that more open space, if practical, be provided than that called for by the strict application of the minimum requirements of the land development regulations;
- A harmonious development of the site with consideration given to the surrounding areas and community facilities, while providing for safe and efficient traffic circulation; and
- The establishment of procedures for the granting of increased structure height not to exceed 50 feet in all areas of the City excluding the Community Redevelopment District which establishes specific height standards by use within each character district; in exchange for increased open space and decreased amounts of impervious surfaces; and
- Procedures that would allow increased height or density above the maximum established in each character district located within the Special Area Designation - Community Redevelopment District shall be prohibited; and
- Other provisions as deemed appropriate by the City in keeping with the intent of the comprehensive plan and land development regulations.
- Land survey within the last twelve (12) months.

Objective 2.3

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

Policy 2.3.1

Within any mixed use development, as appropriate, proper separation and buffering between residential and non-residential land uses shall be maintained through the administration of the LDC.

Policy 2.3.2

Neighborhood commercial facilities shall be located so as to serve residential areas without disrupting the residential quality of the area.

Policy 2.3.3

In order to minimize incompatibilities when residential and non-residential land uses share a common boundary, buffering shall be required, as appropriate.

Policy 2.3.4

The land development regulations shall ensure that commercial land uses are located in a manner which ensures their compatibility with the type and scale of surrounding land uses and where existing or programmed public facilities shall not be overburdened.

Policy 2.3.5

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

Policy 2.3.6

The conversion or development of temporary lodging units for use as permanent residential dwellings shall be prohibited within the Resort Facilities Medium and Resort Facilities High land use categories.

Policy 2.3.7

The City shall, through the LDC, ensure that commercial areas are located and designed so as to enhance safety by providing adequate off-street parking and loading areas and by separating pedestrian and vehicular traffic.

Policy 2.3.8

Through administration of the LDC, strip commercial development that compounds traffic and land use conflicts shall be strongly discouraged.

Policy 2.3.9

The City, through administration of the LDC and in cooperation with the Florida Department of Transportation and Pinellas County, shall minimize the amount of direct access onto major roads by controlling the number and location of curb cuts.

Objective 2.4

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

Policy 2.4.1

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

Policy 2.4.2

The City shall, through administration of the LDC, encourage the adaptive re-use or mixed use redevelopment incentives of no longer viable commercial properties, including the implementation of Community Redevelopment Districts, where appropriate.

Policy 2.4.3

The City shall, while emphasizing residential uses in residential neighborhoods, encourage the creative redevelopment of non-viable properties by allowing for a mixture of compatible residential and non-residential uses within a single development site.

Policy 2.4.4

In order to ensure the continued maintenance of its beach residential character, the City, through administration of its LDC shall encourage the rehabilitation and/or revitalization of existing residential structures.

Policy 2.4.5

In order to encourage economic redevelopment, the City, through its authority as a Community Redevelopment Agency that has been delegated to the City by Resolution 06-191 approved by Pinellas County Board of County Commissioners, in accordance with to Part III Chapter 163, Florida Statutes, shall actively pursue and shall take all reasonable measures to seek adoption and approval of a Ch. 163 Community Redevelopment Plan for the area approved by the County as a community redevelopment area, including implementation and funding of a Redevelopment Trust Fund to funding capital improvements, programs and programs approved as part of a Community Redevelopment Area Plan.

Objective 2.5

Existing land uses or structures which are either incompatible or inconsistent with the adopted Future Land Use Element shall be deemed non-conforming as of the effective date of this comprehensive plan and be encouraged to be eliminated through redevelopment of such uses or structures; however, existing residential and temporary lodging use densities and intensities shall be grandfathered except when abandoned voluntarily as defined by the LDC.

Policy 2.5.1

Those residential uses and structures existing as of the effective date of this comprehensive plan, as amended, which were built and were conforming prior to such adoption, and which are hereby rendered non-conforming, shall be considered to be grandfathered, as defined in the LDC.

Policy 2.5.2

Those temporary lodging uses and structures existing as of the effective date of this Comprehensive Plan, as amended, which were built prior to such adoption, and which are

hereby rendered non-conforming, shall be considered to be grandfathered, as defined in the LDC.

Objective 2.6

As of the effective date of this comprehensive plan, as amended, development activities shall be required to ensure the protection of historic and architecturally significant structures and resources.

Policy 2.6.1

As appropriate, the City shall encourage owners of historic and architecturally significant structures to seek designation of their properties as historic sites by the federal government, state of Florida or by the City's Aesthetic and Historic Review Board and City Commission.

Policy 2.6.2

The City shall consider adoption of incentives to encourage preservation and enhancement of historic or architecturally significant structures and resources.

Policy 2.6.3

The City shall adopt procedures to be incorporated into the LDC which ensures that new development does not adversely impact designated historic or architecturally significant structures and resources.

Policy 2.6.4

Prior to approving any plans for redevelopment in the Community Redevelopment District, the property proposed for redevelopment shall be reviewed under Federal and State historic guidelines to determine whether the existing buildings(s) have historical significance and determine what measures will be taken to mitigate the impacts of redevelopment on the qualified historic resources.

Objective 2.7

Consistent with this comprehensive plan, as amended, development activities shall be regulated to ensure the protection of natural resources.

Policy 2.7.1

The City shall ensure that land is developed in such a manner as to protect natural resources through encouraging the planting of native vegetation, restoration of dunes, beach re-nourishment, and regulating construction along the Coastal Construction Control line.

Policy 2.7.2

Unique and/or irreplaceable natural resources such as the City's beaches, shores, dunes and mangroves shall be protected from the adverse effects of development. Sand dunes and mangroves may not be disturbed during development and construction activities.

Policy 2.7.3

Development review criteria shall include soil suitability.

Policy 2.7.4

Species of flora and fauna listed in the Coastal and Conservation Element of this comprehensive plan as endangered, threatened or species of special concern, as defined by

federal law or Florida statutes, shall not be removed during development or redevelopment processes.

Policy 2.7.5

Recreational development shall be compatible with the environment and shall be subject to performance standards adopted in the land development regulations.

Policy 2.7.6

As administered through the LDC, the clearing of trees and wetland vegetation shall be prohibited prior to the issuance of a permit by the City.

Policy 2.7.7

Through the administration of the LDC coastal vegetative communities, coastal wildlife habitats and dune systems shall be protected from the adverse effects of development. Restoration of dune systems shall be administered through the City's Beach Management Regulations.

Policy 2.7.8

Through the administration of the LDC, tidal flushing and circulation patterns shall not be significantly altered by development activities.

Policy 2.7.9

The City shall ensure that natural water courses are protected in their natural state and are not subject to alteration. Activities that alter the flow of a watercourse that are expressly prohibited include: Damming, diking, or adding fill for the production of additional land for development purposes.

Policy 2.7.10

As administered through the LDC, land use proposals which could potentially increase point-source air and water pollution shall not be permitted, and Green building and site design standards, strategies, practices and technologies that reduce air and water pollution shall be adopted and implemented in the LDC.

Policy 2.7.11

Dredge and fill activities shall be conducted only when necessary, as determined after review and comment by the appropriate governmental agencies and interested citizens, and in a manner least harmful to the environment.

Policy 2.7.12

The mangrove island located in Little McPherson Bayou shall be designated as a preservation area on the Future Land Use Map.

Policy 2.7.13

The City shall cooperate with Pinellas County, regional and state efforts to monitor and improve the water quality of Boca Ciega Bay.

Policy 2.7.14

The City's limited non-potable water resources shall be conserved and protected from depletion or over-development through the implementation of water conservation site design techniques

including Florida Friendly and waterwise landscapes through the administration of the Future Land Use Map and Future Land Use Element Policies.

Objective 2.8

Consistent with this comprehensive plan, as amended, the City shall seek to improve the storm water drainage system located within its municipal boundaries.

Policy 2.8.1

The City shall ensure that surface cover vegetation loss during construction is minimized and/or replaced to reduce erosion and flooding. A minimum of 10% of the site shall be covered with vegetation post-construction.

Policy 2.8.2

The City shall require that the developer/owner of any new development or redevelopment site to manage storm water runoff in a manner such that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

Policy 2.8.3

Where feasible finished grades shall be designed to direct water flows along natural drainage courses and through natural terrain.

Policy 2.8.4

Impervious surfaces shall be limited through the application of lot coverage standards in the Future Land Use Element.

Policy 2.8.5

The City shall require that future drainage out-falls associated with both new development and redevelopment are designed to prevent the direct discharge of runoff into either Boca Ciega Bay or the Gulf of Mexico.

Policy 2.8.6

The City shall employ stormwater best management practices, such as the use of vegetated swales, rain barrels, rain gardens, pervious parking areas, underground ex-filtration or sand filtration and catchments' systems where the lack of space prohibits the use of retention or detention ponds.

Objective 2.9

Consistent with this comprehensive plan, as amended, level of service standards set forth in this plan will not be degraded.

Policy 2.9.1

As administered by the land development regulations, the City of St. Pete Beach shall not issue any development order (excluding future land use or zoning map amendments) or building permit for any project that results in a reduction of the level of service requirements established and adopted in this comprehensive plan.

Policy 2.9.2

Recognizing the limitations of the potable water supply available to serve this community, the City shall adopt by reference those applicable provisions of water conservation ordinances which may be adopted by Pinellas County or recommended by the Southwest Florida Water Management District and in accordance with Florida Green Local Government standards.

Policy 2.9.3

The development of residential and commercial land shall be timed and staged in conjunction with provision of supporting community facilities, such as streets, utilities, police and fire protection, emergency medical service, public schools.

Policy 2.9.4

The City shall work with the appropriate governmental agencies in an attempt to avoid any unnecessary conflicts between highway traffic and Intracoastal Waterway traffic.

Policy 2.9.5

Public facilities and utilities shall be located so as to maximize the efficiency of services provided; to minimize their cost; and to minimize their adverse impacts on the natural environment.

Policy 2.9.6

Consistent with this Comprehensive Plan, as amended, building permits for new construction, additions, or certificates of occupancy for a change in use shall be issued only if public facilities necessary to meet the level of service standards adopted pursuant to this comprehensive plan are available concurrent with the impacts of the development.

Objective 2.10

The City shall continue to ensure the availability of suitable land for utility facilities necessary to support proposed development.

Policy 2.10.1

As an ongoing policy, the City shall assure that adequate land is available for the maintenance of those public utility facilities necessary to support current and proposed development.

Policy 2.10.2

As an ongoing policy, the City will continue to protect existing rights-of-way and easements.

Objective 2.11

Consistent with this comprehensive plan, the City shall continue to maintain the community's open space and promote greater connectivity through alternative mobility options.

Policy 2.11.1

Those lands lying between the mean high water line and the Florida Coastal Construction Control Line are recognized as protected open spaces, as are any public lands which lie between the mean high water line and the water's edge.

Policy 2.11.2

Where feasible, preservation areas, parks, and other components of the City's open-space system shall be linked by bike paths, jogging trails, and/or pedestrian pathways.

Policy 2.11.3

The City shall continue to administer the land development regulations in a manner aimed at preserving the access to and view of the beach and other recreational facilities for all residents of and visitors to this community.

Policy 2.11.4

The regulation of recreational uses of waterways and water access areas shall be consistent with sound waterway management.

Policy 2.11.5

The City shall work with Pinellas County and other appropriate governmental agencies to ensure and maintain public beach access.

Objective 2.12

The City shall continue to improve communication, cooperation, and coordination with area local governments, districts and agencies.

Policy 2.12.1

The City of St. Pete Beach will continue to ensure that development and redevelopment projects do not adversely impact neighboring governmental jurisdictions including the cities of Treasure Island, St. Petersburg, South Pasadena and Pinellas County by including these communities in the site plan review process, where applicable.

Policy 2.12.2

Recognizing that the impacts of development extend beyond the limits of the community, the City shall ensure that development permits are consistent with the objectives of the Southwest Florida Water Management District, the Tampa Bay Regional Planning Council, and state and federal agencies by including these agencies in the site plan review process, when appropriate.

Objective 2.13

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

Policy 2.13.1

The City shall implement an on-going process of assessing the status of the City's temporary lodging unit inventory through review of zoning and permitting activities.

Policy 2.13.2

The City shall, where appropriate, establish a Community Redevelopment District with standards that facilitate re-investment in temporary lodging/ temporary lodging use development on the west side of Gulf Boulevard, within the Town Center Core as small bed and breakfast inns, within the Upham Beach area where the existing small motels are located, and at either end of Corey Avenue as a catalytic waterfront project that may also include marina facilities.

Policy 2.13.3

The City shall adopt provisions in its LDC which are designed to ensure the continued operation of all temporary lodging/ temporary lodging uses with mandated operational characteristics as temporary lodging facilities principally serving tourists and business travelers, and providing for guest amenities, without regard to ownership scheme as in accordance with State law. Such