



PLANNING BOARD MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

February 24, 2020
4:00 PM

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** – Three minutes per person to issues not on the agenda.
3. **Approval of Minutes**
 - a. **01/27/2020**
4. **Action Items**

None.
5. **Discussion Items**
 - a. **Comprehensive Plan Density Pool Language Amendments** – Discussion of proposed clarifications in the Comprehensive Plan regarding rationale for awarding density pool units to projects.
 - b. **Land Development Code Definition Amendment – “Density Pool”**

Proposal to add a definition for “density pool” to the Land Development Code.

- c. **Land Development Code Density Pool Criteria Amendment**
Discussion of merit-based criteria for judging projects that request allocation from a density pool.
- d. **Allocation of Residential Density Pool**
Discussion of unit allocation from the residential density pool through evaluation of three scenarios.

6. Adjournment – Next Meeting: 03/16/2020

The public is cordially invited to attend.

APPEAL: Florida Statutes Chapter 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.

CODE OF ORDINANCES, SECTION 1-15: Award of attorney's fees and other costs. In all instances where a lawsuit is instituted or defended on behalf of the city to enforce any provision of the Code of Ordinances, to collect fees, liens, assessments or fines, or otherwise secure compliance with any provision of the Code of Ordinances, the city shall be entitled to recover all costs incurred, including reasonable attorney's fees and court costs through the trial and appellate levels. This section shall apply to all instances where the city is required to defend an appeal from any order, notice or determination by the city or its officials.

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

All agenda material is available for review at City Hall.

PLANNING BOARD MINUTES

January 27, 2020

4:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Tiffany Secka, Chairwoman
Marvin Shavlan, Vice Chairman
Mark Grill, Member
Bev Jackson, Member
Tom DeYampert, Member

ALSO PRESENT:

Alex Rey, City Manager
Andrew Dickman, City Attorney
Ginny Keeter-Bodkin, Deputy City Clerk
Bill Palmer, Building Official
Wesley Wright, Community Development Director
Lynn Rosetti, Senior Planner
Brandon Berry, Planner I

1. Changes to the Agenda

There were no changes to the agenda.

2. Audience Comments

There were no audience comments.

3. Approval of Minutes

a. 11/18/2019

Member Jackson made a motion to approve the 11/18/2019 minutes as presented. The motion was seconded by Member Grill and approved by a unanimous roll call vote.

b. 12/16/2019

Vice Chair Shavlan made a motion to approve the 12/16/2019 minutes as presented. The motion was seconded by Member Jackson and approved by a unanimous roll call vote.

4. Action Items

There were no action items.

5. Discussion Items

a. Density Pool Allocations

Brandon Berry, Planner I, gave a presentation on Temporary Lodging and Residential Density Pools as part of the continuation of discussion from the previous meeting. He reviewed the four TLU pool statistics and indicated that staff are reviewing options for moving from “first come, first serve” allocation to evaluating additional public benefits proposed and provided examples.

Alex Rey, City Manager, added comments regarding expected new development and interpreting the rules to provide the City Commission with recommendations and guidelines for awarding units to create high quality development.

Board discussion followed on keeping allocations transparent and rationally related to projects and whether TLUs are transferable. Andrew Dickman, City Attorney commented that the city is striving for managed growth. Mr. Berry followed with a brief review of the General Residential Unit Density Pool.

b. Floodplain Management Issue

Lynn Rosetti, Senior Planner gave a presentation on the FEMA 50% Rule, CRS ratings, and the time required between successive building permits with respect to the same property. The city currently has no waiting period. Board discussion followed. City Manager Rey commented that coastal resiliency must be a consideration for property improvements; future sustainability is a factor based on current projections. Bill Palmer, Building Official, added that FEMA leaves it to communities to put provisions into their process and ordinances to avoid circumventing substantial improvement regulations and related effects on flood resiliency. Ms. Rosetti welcomed Board discussion on how the code might be changed to monitor and control successive permits.

c. Introduction to Coastal Resiliency and Sea Level Rise

Ms. Rosetti gave a brief presentation explaining Coastal Resilience as defined by NOAA and described national and local water threats. She reviewed a vulnerability assessment and existing action plan through 2020. The Board agreed that they would like to have Mike Clarke, Public Works Director, give the full presentation he had given to the City Commission and Q&A at an upcoming meeting.

d. Comprehensive Plan and Land Development Code Regulation

Wesley Wright, Community Development Director, stated that the city is working with Kimley-Horn and Associates to review the Land Development Code and the

Comprehensive Plan for completeness and compliance with state guidelines and the Countywide plan. Shelby Hughes and Sarah Ecker of Kimley-Horn were in attendance.

6. Adjournment – Next Meeting: 02/24/2020

There being no further business to come before the Board, the meeting was adjourned at 5:30 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Tiffany Secka, Chairwoman

Minutes approved on: _____

City of St. Pete Beach – Comprehensive Plan

II. – Future Land Use Plan Element

Special Designation – Community Redevelopment District (CRD)

B. Community Redevelopment District

Community Redevelopment District general redevelopment guidelines, standards and initiatives

[...]

(b) Temporary Lodging Unit Density Pools ("TLU Density Pools") - Generally .

1. General Purpose. The TLU Density Pools are intended to provide adequate and available temporary lodging unit density to those existing temporary lodging use properties to redevelop as economically viable resort facilities in the areas of the City where they have traditionally existed for decades. The initial base density provided for the temporary lodging uses in the Gulf Boulevard Redevelopment District are intended to bring almost every existing resort hotel property back into conformity which will allow them to rebuild as a resort hotel in the event of a natural disaster or other catastrophic event. The density provided above the base level, including reserve or density pools, is intended to provide economic incentives to redevelop existing temporary lodging properties as resort projects rather than multi-family residential projects.
2. Limiting Overall Density. Realistically, not all existing resort properties can or will be redeveloped as such. In some cases, the existing density is not only higher than the 30 units per acre allowed under the existing land use designation is higher than the density allowed in the character districts providing for increased density for temporary lodging uses within the Community Redevelopment District. Therefore, rather than allowing every existing property the maximum potential density which would overestimate the need for density, and further, to ensure that almost every existing property first and foremost has the opportunity to become a conforming property in terms of use, TLU Density Pools shall be created to allow density to be utilized in meaningful ways in the areas of the City where temporary lodging uses currently exist. The goal and intent is to promote economic redevelopment but also provide an absolute overall maximum density cap to ensure that the overall approved density for the Community Redevelopment District is not exceeded and overdevelopment does not occur. Each TLU Density Pool shall have a maximum cap on the allocation of density on a project by project basis to ensure the redevelopment occurs on an orderly basis over time throughout each character district. and This is to avoid a potential overdevelopment scenario that could arise without a cap and a program that evaluates projects on a case-by-case basis first-come first-serve.

3. TLU Density Pools Established. TLU Density Pools shall be established in the following seven specific character districts*:
 - a. Boutique Hotel/Condo*
 - b. Town Center Core*
 - c. Upham Beach Village*
 - d. Town Center Core Corey Circle**
 - e. Town Center Core Coquina West**
 - f. Activity Center **
 - g. Bayou Residential**

The total number of temporary lodging units approved in 2005 as part of transient unit density pools for the three character districts designated with one asterisk* was 350 units. That 350 unit total for those three designated character districts* remains unchanged in this plan.

In the 2007 amendment, temporary lodging use density was reduced in the Large Resort District from 80 to 75 units per acre over 65.16 acres. The total temporary lodging unit decrease in the Large Resort District is 325 units. Therefore, these 325 units are available for redistribution to character districts with the potential for temporary lodging use redevelopment. These 325 available units are redistributed for potential use in the Town Center Core Corey Circle, Coquina West, Activity Center, and Bayou Residential Districts** upon approval of a conditional use request and on a first come, first serve case-by-case basis through evaluation of criteria established in the Land Development Code. These two additional character districts are identified as having temporary lodging use redevelopment potential as a result of their location at either terminus of the Corey Avenue main street corridor and proximity to waterfront.

The TLU Density Pool for each character district was determined based upon the following factors:

- a. The existing number of temporary lodging units in each district.
- b. The degree of existing non-conforming densities.
- c. The base temporary lodging density allowed in the specific character district.
- d. The realistic number of units that may be potentially utilized to promote temporary lodging use redevelopment balancing both acreage and the actual number of existing temporary lodging facilities.
- e. The potential to maintain waterfront access and views for the public.
- f. The potential to redevelop temporary lodging uses in close proximity to entertainment, shopping, dining and activity centers.

4. TLU Density Pool Allocation. Any units allocated under this provision shall be by conditional use approval and shall be specific to each character district's existing temporary lodging use classifications (i.e., hotel, boutique hotel, motel, resort condominium, and bed & breakfast inn). The allocation of TLU density shall only be by ordinance of the City Commission approving a conditional use on a project by project basis. Such allocations shall not exceed the maximum allocation cap per project and further, shall not exceed total available remaining density in each TLU Density Pool for each of the character districts listed in subsection (b) 3 above. This limitation on density is absolute.
5. Large Resort District Not Eligible. Temporary lodging uses in the Large Resort District shall not be eligible for any TLU Density Pool allocations.

City of St. Pete Beach – Comprehensive Plan

II. – Future Land Use Plan Element

Special Designation – Community Redevelopment District (CRD)

D. Downtown Redevelopment District

Upham Beach Village District (UBV)

[...]

Permitted Uses and Standards

- (a) **Primary uses** - Residential; Temporary lodging uses - hotel, motel, resort condominium, bed & breakfast inn.
- (b) **Secondary uses** - None.
- (c) **Density/Intensity and Height Standards** .
 - 1. Residential use shall not exceed:
 - a. 7.5 dwelling units per acre for single family homes and duplexes; or
 - b. 18 dwelling units per acre for multi-family residential use on a minimum 1/3 acre buildable site; or
 - c. 21 dwelling units per acre for multi-family residential use on a minimum 1/2 acre buildable site; or
 - d. 24 dwelling units per acre for multi-family residential use on a minimum 3/4 acre buildable site.
 - e. Variances to exceed the maximum density above as established in this Future Land Use Plan shall be prohibited.
 - 2. **Temporary Lodging use** - motel and bed & breakfast inn - Temporary lodging units shall be allocated on a ~~first come first serve~~ case-by-case basis utilizing the Temporary Lodging Unit Density Pool established below, and evaluated through criteria established in the Land Development Code.
 - 3. **Temporary Lodging Unit Density Pool ("TLU Density Pool")** : Density for temporary lodging uses in the Upham Beach Village District shall be regulated as follows:
 - a. The City shall establish a TLU Density Pool not to exceed 175 total units for the entire Upham Beach Village District; and
 - b. The TLU Density Pool shall be allocated by ordinance of the City Commission upon request of an individual property owner; and
 - c. Any TLU Density Pool allocation by ordinance per project shall not exceed the number of existing licensed temporary lodging units located on the development site; and

- d. The remaining number of available TLU Density Pool units shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no units beyond those remaining in the TLU Density Pool shall be allocated to any subsequent temporary lodging use project in the Upham Beach Village District; and
 - e. This limitation shall be absolute and shall apply regardless of the proposed size or density of the project requesting such allocation. Such units shall be established exclusive of any other use provided for in the District.
4. Height shall not exceed, but shall be permitted up to the following, subject to any height limitations contained in the City's LDC:
- a. Thirty-five (35) feet above base flood elevation, inclusive of structured parking, for single family homes, duplexes and multi-family uses 18 dwelling units per acre or less; or
 - b. Forty-five (45) feet above base flood elevation, inclusive of parking, for multi-family residential use exceeding 18 dwelling units per acre and all temporary lodging uses; and
 - c. Any increases to, including variances to increase, the maximum height for each type of use set forth above for this Upham Beach Village character district shall be prohibited.
5. Impervious Surface Ratio shall not exceed:
- a. 0.85 for temporary lodging use; or
 - b. 0.70 for residential use; and
 - c. Variances to exceed the maximum impervious surface ratio established in the Future Land Use Plan shall be prohibited.

Land Development Code

DIVISION 2 – DEFINITIONS

Sec. 2.1. – Words, terms and phrases defined.

[...]

Density pool means a finite quantity of temporary lodging or residential units allocated for specified districts in the Comprehensive Plan that may allow a property to develop with additional units than would be otherwise permitted or conditionally permitted under the property's district regulations.

[...]

Land Development Code

DIVISION 4 – CONDITIONAL USE PERMITS

Sec. 4.12. - Criteria for review of conditional use applications.

- (a) Conditional use applications within the community redevelopment district shall be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and 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 telecommunications services;
 - (2) Transportation infrastructure, including ingress and egress from public rights-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;
 - (3) Hydrological features and storm water management infrastructure;
 - (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 views and vistas;
 - (5) Site landscaping, open space provision and impervious surface limitations;
 - (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;
 - (7) Fire suppression and facility security;
 - (8) Emergency management and hurricane evacuation provisions; and
 - (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; and
 - 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.
- (b) Any of the foregoing elements may be omitted from the conditional use application upon agreement of the city commission.
- (c) Content additional to the foregoing may be included in the application, so long as such content is consistent with the applicable requirements of this Code.

(d) The allocation of temporary lodging units from a density pool established in the Comprehensive Plan shall be only through a conditional use permit and ordinance of the City Commission on a case-by-case basis, with evaluation through relevant criteria specified in this division and Code generally. The allocation of residential units from a density pool established in the Comprehensive Plan shall only be through a conditional use permit and resolution of the City Commission on a case-by-case basis, with evaluation through relevant criteria specified in this

division and Code generally. In addition to these criteria, the Commission may consider a proposal to draw from any density pool on a merit basis to include, but not be limited to, the provision of public benefits such as the following:

- (1) Surplus on-site parking to be reserved for the public, or a payment into a fund to provide public parking elsewhere;
- (2) Public beach access with an easement made to the City for Gulf-front properties that are not otherwise required to provide access, or wider or multiple public beach accesses for properties required to provide access;
- (3) Additional public art or amenities in the landscape frontage zone;
- (4) Public boat slips;
- (5) Workforce housing;
- (6) Integration of additional green building principles, or other principles such as wellness, into new development or redevelopment projects;
- (7) For Gulf-front properties not otherwise required to provide such, an unimproved public access easement landward of the mean high water line;
- (8) Other viable public benefits proposed by citizens or the applicant at community meetings.

Supplemental Documents

**2015 Density Analysis
February Meeting Presentation**



DENSITY ANALYSIS

City of St. Pete Beach Community Redevelopment District

Prepared by:

CALVIN, GIORDANO & ASSOCIATES, INC.

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Clearwater, Florida 33762

JUNE 8, 2015



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONSSM

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EXECUTIVE SUMMARY

The purpose of this Density Analysis is to identify and compare each the number of temporary lodging and residential units available under both the 1998 and 2013 City Comprehensive Plans, within the Community Redevelopment District (CRD), as compared to the number of each type of unit that exists at the present time. The difference between the number of each type of unit potentially available, and the number that exist at present, identifies and establishes the mutually exclusive maximum total number for each type of unit achievable under the previous 1998 Comprehensive Plan and the current 2013 Comprehensive Plan.

In brief, the analysis was performed in the interest of determining two key pieces of information:

- Was there a change in the number of either temporary lodging or residential units that could be built in the CRD based on amendments to the Comprehensive Plan between 1998 and 2013?; and
- What is the potential number of each type of unit that may be built within the CRD, above the number existing at present, under the current 2013 Comprehensive Plan as amended through Ordinance 2015-05?

The answers to these two questions are summarized below and explained in the accompanying narrative and tables.

- At present there are 2,829 temporary lodging units and 1,750 residential dwelling units in the CRD.
- The allowable densities under the 1998 Comprehensive Plan categories within the CRD provided for a potential 5,369 temporary lodging or 3,910 residential

units - indicating the ability to construct an additional 2,540 temporary lodging units, 2,160 residential units, or some share of each.

- The allowable densities under the 2013 Comprehensive Plan categories within the CRD provide for a potential 5,289 temporary lodging units or 3,836 residential units - indicating the ability to construct an additional 2,460 temporary lodging units, 2,086 residential units, or some share of each.
- The analysis indicates that 80 fewer temporary lodging units and 74 fewer residential units can be built under the 2013 Comprehensive Plan, as compared to the 1998 Comprehensive Plan.
- Thus, the number of potentially available temporary lodging or residential units under the 2013 Comprehensive Plan did not increase, nor did the corresponding impacts on infrastructure or hurricane evacuation, as compared to the 1998 Comprehensive Plan in the CRD.

The total number of additional available units under the current 2013 Comprehensive Plan – 2,460 temporary lodging units or 2,086 dwelling units - is the potential total number of each respective type of use, or the representative share of each, that are available within the CRD under the terms of the Compliance Agreement approved by Resolution No. 2015-02, and the 2013 Comprehensive Plan as amended by Ordinance No. 2015-05. This shall be the total number of each type of use that may be permitted in the CRD, until and unless the Comprehensive Plan is subsequently amended in a manner that would alter the respective enumerated allowable number of units, based on and consistent with the requirements of law.

PREFACE

This Density Analysis has been performed to identify and compare the number of temporary lodging or residential units available under each the 1998 and 2013 Comprehensive Plans for the Community Redevelopment District, in relationship to the number existing at the present time, to determine the number of each type of unit potentially available for development. The analysis will be used to evaluate Comprehensive Plan amendments, development orders, and infrastructure needs.

The potential number of units available for temporary lodging or residential units is mutually exclusive and not cumulative - meaning that the number of each that could be built is limited by the total acreage available and the respective density applicable to each type of use. For example, to the extent that a given property chooses to develop based on its full complement of temporary lodging use, the potential for that same property to be used for residential use is eliminated and thus the total potential number of residential units is reduced by the maximum number of units that could have otherwise been achieved under the permitted density for the property.

The potential number of each type of unit available may also be increased by the removal of existing units that might occur in the process of redevelopment - meaning that for every existing temporary lodging or residential unit eliminated from the current inventory, the potential available number of like units is increased by the number removed. This net number of units available to be built is calculated for the CRD as a whole, such that the removal of a certain number of existing units on a given site

increases the total number of that type of unit available in the CRD as a whole, whether rebuilt on the site from which they were removed or another site in the CRD.

It is important to understand that the methodology employed here is to identify a hypothetical maximum based on total acreage in the CRD and maximum achievable density for each temporary lodging and residential use. It is an accepted methodology for determining maximum potential development, but does not purport to suggest that the maximum potential can or will be achieved, given existing committed uses that may choose not to change, market preferences, or other variables.

The remedial action as set forth in Exhibit “B” to the Compliance Agreement provides that no development order shall be issued which permits development in the CRD under the currently effective 2013 Comprehensive Plan in excess of the number of available units supported by the Density Analysis unless and until an amendment to the CRD is approved pursuant to the requirements for comprehensive plan amendments, consistent with the data and analysis required in support thereof.

1998 COMPREHENSIVE PLAN ANALYSIS

Table 1 – 1998 Future Land Use Plan Categories, identifies the plan categories that were in place under the 1998 Comprehensive Plan, the acreage and percentage of area attributed to each, and the maximum density allowed for each category for both temporary lodging and residential uses – from which is derived the maximum potential number of units for each temporary lodging and residential use that could have been built under the 1998 Comprehensive Plan

The total maximum potential number of units under this scenario is 5,369 temporary lodging units or 3,910 dwelling units.

Map 1, 1998 Future Land Use Plan, portrays the geographic extent of the Future Land Use Plan categories within the CRD boundaries under the 1998 Comprehensive Plan from which the calculations in Table 1 were derived.

TABLE 1 - 1998 FUTURE LAND USE PLAN CATEGORIES						
FUTURE LAND USE PLAN CATEGORY (1998)	ACRES ¹		MAXIMUM DENSITY ²		POTENTIAL UNITS ³	
	NUMBER	PERCENT	TLU/A	DU/A	TLU'S	DU'S
RESIDENTIAL URBAN	2.4	1%	0	7.5	0	18
RESIDENTIAL LOW MEDIUM	25.5	12%	0	10.0	0	255
RESIDENTIAL MEDIUM	17.9	8%	0	15.0	0	269
RESIDENTIAL/OFFICE/RETAIL	1.9	1%	0	18.0	0	34
RESORT FACILITIES MEDIUM	78.7	36%	30	18.0	2,361	1,417
COMMERCIAL GENERAL	75.2	34%	40	24.0	3,008	1,805
INSTITUTIONAL	9.0	4%	0	12.5	0	113
TRANSPORTATION UTILITY	2.8	1%	0	0.0	0	0
RECREATION/OPEN SPACE	5.1	2%	0	0.0	0	0
TOTAL	218.5	100%	N/A	N/A	5,369	3,910

NOTES:

¹ Land area (in acres) is the total land area of parcels within each respective plan category excluding land area seaward of the State of Florida Coastal Construction Control Line.

²Represents the maximum Temporary Lodging Units (TLU's) or Dwelling Units (DU) allowed per acre by each respective 1998 Plan Category

³Potential units is the maximum number of TLU's or DU's authorized by the Plan Category and is based on the total acreage multiplied by the maximum density for each respective Plan Category.

Table 2 - Existing Unit Count, identifies the existing number of residential dwelling units and temporary lodging units in place in February 2015 – based on data obtained from the Pinellas County parcel base data in shapefile format and differentiated by type using Property Use Descriptions in Pinellas County Property Appraiser Office data further analyzed and refined by the Consultant and the City.

The analysis reveals that 2,829 temporary lodging units and 1,750 residential dwelling units exist within the CRD at the time of this analysis

Map 2, Existing Unit Count, shows the number and location of existing units by type and current property use as of February 2015.

TABLE 2 - EXISTING UNITS BY PLAN CATEGORY		
FUTURE LAND USE PLAN CATEGORY (1998)	EXISTING UNITS¹	
	TLU'S	DU'S
RESIDENTIAL URBAN	0	27
RESIDENTIAL LOW MEDIUM	119	501
RESIDENTIAL MEDIUM	7	319
RESIDENTIAL/OFFICE/RETAIL	0	27
RESORT FACILITIES MEDIUM	2,626	787
COMMERCIAL GENERAL	77	88
INSTITUTIONAL	0	1
TRANSPORTATION UTILITY	0	0
RECREATION/OPEN SPACE	0	0
TOTAL	2,829	1,750

NOTES:

¹Existing units taken from Pinellas County parcel base data in shapefile format and differentiated by type using Property Use Description in Pinellas County Property Appraiser Office data by CGA, February 2015

Table 3 - Available Units Under the 1998 Comprehensive Plan, identifies the numerical difference between the maximum potential number of temporary lodging or residential dwelling units identified in Table 1 (the 1998 Comprehensive Plan) and the respective number and type of units that exist as of February, 2015 as provided in Table 2, by each of the 1998 Future Land Use Plan categories and in total.

The analysis indicates that the available number of units (allowed under the 1998 Comprehensive Plan and not built) was 2,540 temporary lodging units or 2,160 residential dwelling units.

TABLE 3 - AVAILABLE UNITS UNDER 1998 COMPREHENSIVE PLAN		
FUTURE LAND USE PLAN CATEGORY (1998)	AVAILABLE UNITS - BY TYPE ¹	
	TLU'S	DU'S
RESIDENTIAL URBAN	0	-9
RESIDENTIAL LOW MEDIUM	-119	-246
RESIDENTIAL MEDIUM	-7	-51
RESIDENTIAL/OFFICE/RETAIL	0	7
RESORT FACILITIES MEDIUM	-265	630
COMMERCIAL GENERAL	2,931	1,717
INSTITUTIONAL	0	112
TRANSPORTATION UTILITY	0	0
RECREATION/OPEN SPACE	0	0
TOTAL	2,540	2,160

NOTES:

¹Available Units by Type represents the difference between potential units in Table 1 and existing units in Table 2.

2013 COMPREHENSIVE PLAN ANALYSIS

Table 4 – 2013 Character District Categories, identifies the character district categories as delineated in the Special Area Plan for the CRD as adopted in Ordinance No. 2013-13, the acreage and percentage of area attributed to each, and the maximum density allowed for each category for both temporary lodging and residential uses – from which is derived the maximum potential number of units for each temporary lodging and residential use. It is important to note that this Density Analysis assumes that the requisite criteria (i.e. minimum parcel size, mix of uses, etc.) for achieving the maximum development potential within each character district can be met and therefore analyzes the highest use potential that could theoretically be achieved.

The 325 temporary lodging units designated as “pool” units by the Plan for the entire Town Center – 2 (Corey Circle and Coquina West), Bayou Residential, and Activity Center character districts are allocated on a prorated basis by percent of total acreage of these Character Districts; i.e., the total potential number of units cannot exceed 325, irrespective of the permitted density. Moreover, this Density Analysis assumes that at some future date the City Commission will amend the City’s Land Development Code to implement the Residential Unit (RU) Reserve program as contemplated by the Comprehensive Plan. The RU Reserve authorizes two dwelling units per acre above the base maximum in the Downtown Core Residential District and three dwelling units per acre above the base maximum in the Commercial Corridor-1 and Commercial Corridor-2 Districts. The Plan also provides for a General Residential

Unit (RU) Density Pool Reserve of up to 195 units for properties within the CRD which, for the purposes of this Density Analysis, are allocated on a prorated basis by the area percentage of each Character District relative to the CRD as a whole. Again, the City Commission will need to implement this density pool through the Land Development Code setting forth allocation procedures and density limitations to ensure the available reserve density is not exceeded prior to this provision being operable.

Assuming the maximum densities can be achieved, that the temporary lodging unit pool is fully utilized, and the residential unit reserve provision is implemented and utilized, the total maximum potential number of each type of unit that could be achieved under this scenario is 5,289 temporary lodging units or 3,836 dwelling units.

Map 3, Character Districts, portrays the geographic extent of the character districts within the Community Redevelopment District boundaries as enumerated in Tables 4, 5, and 6.

CITY OF ST PETE BEACH DENSITY ANALYSIS OF THE COMMUNITY REDEVELOPMENT DISTRICT

TABLE 4 - 2013 CHARACTER DISTRICT CATEGORIES (COMMUNITY REDEVELOPMENT DISTRICT)

CHARACTER DISTRICT CATEGORY (2013)	ACRES ¹		MAXIMUM DENSITY ²				POTENTIAL UNITS ⁴						
							TEMPORARY LODGING UNITS			RESIDENTIAL DWELLING UNITS			
	NUMBER	PERCENT	TLU/A	TLU DENSITY POOL ³	DU/A	DEDICATED RU RESERVE (DU/A)	BASE TLU'S	TLU DENSITY POOL	TOTAL TLU'S	BASE DU'S	DEDICATED RU RESERVE ⁶	CRD-WIDE RU DENSITY POOL RESERVE ⁷	TOTAL DU'S
LARGE RESORT (LR)	51.7	24%	75	0	15.0	0.0	3,876	0	3,876	775	0	46	821
BOUTIQUE HOTEL/CONDO (BHC)	14.8	7%	50	125	18.0	0.0	738	125	863	266	0	13	279
ACTIVITY CENTER (AC)	44.4	20%	40	230	18.0	0.0	0 ⁵	230	230	799	0	40	839
BAYOU RESIDENTIAL (BR)	7.8	4%	0	40	18.0	0.0	0 ⁵	40	40	141	0	7	148
TOWN CENTER (TC-1)	32.8	15%	0	50	15.0	0.0	0	50	50	493	0	29	522
TOWN CENTER COREY CIRCLE (TC-2)	4.5	2%	50	23	24.0	0.0	0 ⁵	23	23	108	0	4	112
TOWN CENTER COQUINA WEST (TC-2)	6.1	3%	50	32	24.0	0.0	0 ⁵	32	32	147	0	5	153
DOWNTOWN CORE RESIDENTIAL (DCR)	11.7	5%	0	0	10.0	2.0	0	0	0	117	23	10	151
UPHAM BEACH VILLAGE (UPV)	15.6	7%	0	175	24.0	0.0	0	175	175	375	0	14	389
COMMERCIAL CORRIDOR -1 (CC-1)													
Single-Family or Duplex Lots not Abutting Blind Pass Road	3.4	2%	0	0	7.5	3.0	0	0	0	26	10	3	39
Remainder	3.4	2%	0	0	12.0	3.0	0	0	0	41	10	3	54
COMMERCIAL CORRIDOR -2 (CC-2)													
Single-Family or Duplex Lots not Abutting Blind Pass Road	5.5	3%	0	0	7.5	3.0	0	0	0	42	17	5	63
Remainder	16.7	8%	0	0	12.0	3.0	0	0	0	200	50	15	265
TOTAL	218.6	100%	N/A	675	N/A	N/A	4,614	675	5,289	3,530	111	195	3,836

NOTES:

¹ Land area (in acres) is the total land area of parcels within each respective plan category excluding land area seaward of the State of Florida Coastal Construction Control Line.

²Represents the maximum Temporary Lodging Units (TLU's) or Dwelling Units (DU's) allowed per acre under each respective Character District in the 2013 Plan.

³Represents the number of temporary lodging units allocated in the "TLU Density Pool". For this Density Analysis, the 325 units provided for the entire TC-2, BR, and AC districts are allocated on a prorated basis by percent of total acreage of these Character Districts.

⁴Potential units is the maximum number of TLU's or DU's authorized under the 2013 Plan and is based on the total acreage multiplied by the maximum density for each respective Character District plus potential units available from TLU or RU Reserve Pools.

⁵Permitted uses and standards for the TC-2, BR and AC character districts establish maximum density limits for individual projects governed by the number of units available in the density pool. Put another way, the density pool is not added to what's allowed on a per acre basis in these Character Districts.

⁶Represents potential residential units available in the Downtown Core Residential District, Commercial Corridor 1 and 2 Districts predicated upon the City Commission amending the City's Land Development Code as determined necessary based upon available data and analysis.

⁷Represents the number of Residential Unit (RU) Reserves authorized for the Community Redevelopment District by the Comprehensive Plan predicated upon City Commission amending the City's Land Development Code to establish an allocation procedure with absolute density limitations. For this Density Analysis, the 195 units reserved in the General Residential Unit "RU" Density Pool Reserve are allocated on a prorated basis by percent of total acreage of these Character Districts.

Table 5 - Existing Unit Count, uses the same source data and methodology as the existing unit count for the 1998 Comprehensive Plan, providing existing unit counts by type of use for each character district. The overall total number of existing units (2,829 temporary lodging units and 1,750 dwelling units) remains the same for each type of unit.

TABLE 5 - EXISTING UNIT COUNT		
CHARACTER DISTRICT CATEGORY (2013)	EXISTING UNITS ¹	
	TLU'S	DU'S
LARGE RESORT (LR)	2,199	267
BOU TIQUE HOTEL/CONDO (BHC)	357	217
ACTIVITY CENTER (AC)	37	389
BAYOU RESIDENTIAL (BR)	50	115
TOWN CENTER (TC-1)	25	50
TOWN CENTER COREY CIRCLE (TC-2)	0	0
TOWN CENTER COQUINA WEST (TC-2)	33	68
DOWNTOWN CORE RESIDENTIAL (DCR)	20	148
UPHAM BEACH VILLAGE (UPV)	99	345
COMMERCIAL CORRIDOR -1 (CC-1)		
Single-Family or Duplex Lots not Abutting Blind Pass Road	0	50
Remainder	0	9
COMMERCIAL CORRIDOR -2 (CC-2)		
Single-Family or Duplex Lots not Abutting Blind Pass Road	0	62
Remainder	9	30
TOTAL	2,829	1,750
NOTES: ¹ Existing units taken from Pinellas County parcel base data in shapefile format and differentiated by type using Property Use Description in Pinellas County Property Appraiser Office data by CGA in February 2015		

Table 6 - Available Units, identifies the numerical difference between the maximum potential number of temporary lodging or residential dwelling units identified in Table 4 (the 2013 Comprehensive Plan) and the respective number and type of existing units as of February 2015 as provided in Table 5.

The analysis indicates that the available number of units (allowed under the 2013 Comprehensive Plan and not yet built) is 2,460 temporary lodging units or 2,086 residential dwelling units

TABLE 6 - AVAILABLE UNITS		
CHARACTER DISTRICT CATEGORY (2013)	AVAILABLE UNITS - BY TYPE ¹	
	TLU'S	DU'S
LARGE RESORT (LR)	1,677	554
BOU TIQUE HOTEL/CONDO (BHC)	506	62
ACT IVITY CENTER (AC)	193	450
BAYOU RESIDENTIAL (BR)	-10	33
TOWN CENTER (TC-1)	25	472
TOWN CENTER COREY CIRCLE (TC-2)	23	112
TOWN CENTER COQUINA WEST (TC-2)	-1	85
DOWNTOWN CORE RESIDEN TIAL (DCR)	-20	3
UPHAM BEACH VILLAGE (UPV)	76	44
COMMERCIAL CORRIDOR -1 (CC-1)		
Single-Family or Duplex Lots not Abutting Blind Pass Road	0	-11
Remainder	0	45
COMMERCIAL CORRIDOR -2 (CC-2)		
Single-Family or Duplex Lots not Abutting Blind Pass Road	0	1
Remainder	-9	235
TOTAL	2,460	2,086
NOTES:		
¹ Available Units by Type represents the difference between potential units in Table 4 and existing units in Table 5 .		

**NET CHANGE IN AVAILABLE UNITS BETWEEN THE 1998 AND 2013
COMPREHENSIVE PLANS**

Table 7 - Difference in Available Units, shows the net change in available units in Table 3 (1998 Comprehensive Plan) and Table 6 (2013 Comprehensive Plan) for the CRD. The analysis indicates that 80 fewer temporary lodging units and 74 fewer residential dwelling units have the potential to be built under the 2013 Comprehensive Plan as compared to the 1998 Comprehensive Plan.

SUMMARY

The total number of available units – 2,460 temporary lodging units or 2,086 dwelling units - is the potential total number of each respective type of use, or some share of each, that are potentially available within the CRD under the 2013 Comprehensive Plan as amended by Ordinance No. 2015-05. This shall be the mutually exclusive total number of each type of use that may be permitted in the Community Redevelopment District, until and unless the Comprehensive Plan is subsequently amended in a manner that would alter the respective enumerated allowable number of units, based on and consistent with the requirements of law.

TABLE 7 - DIFFERENCE IN AVAILABLE UNITS ¹		
COMMUNITY REDEVELOPMENT DISTRICT	TLU'S	DU'S
1998 PLAN CATEGORIES	2,540	2,160
2013 CHARACTER DISTRICT CATEGORIES	2,460	2,086
TOTAL	-80	-74

NOTES:

¹Represents the difference in available units between the 1998 Comprehensive Plan (Table 3) and the 2013 Comprehensive Plan (Table 6) in the CRD.

RECOMMENDATIONS

Based on the foregoing analysis, and in furtherance of its purpose and utilization, the following recommendations are offered:

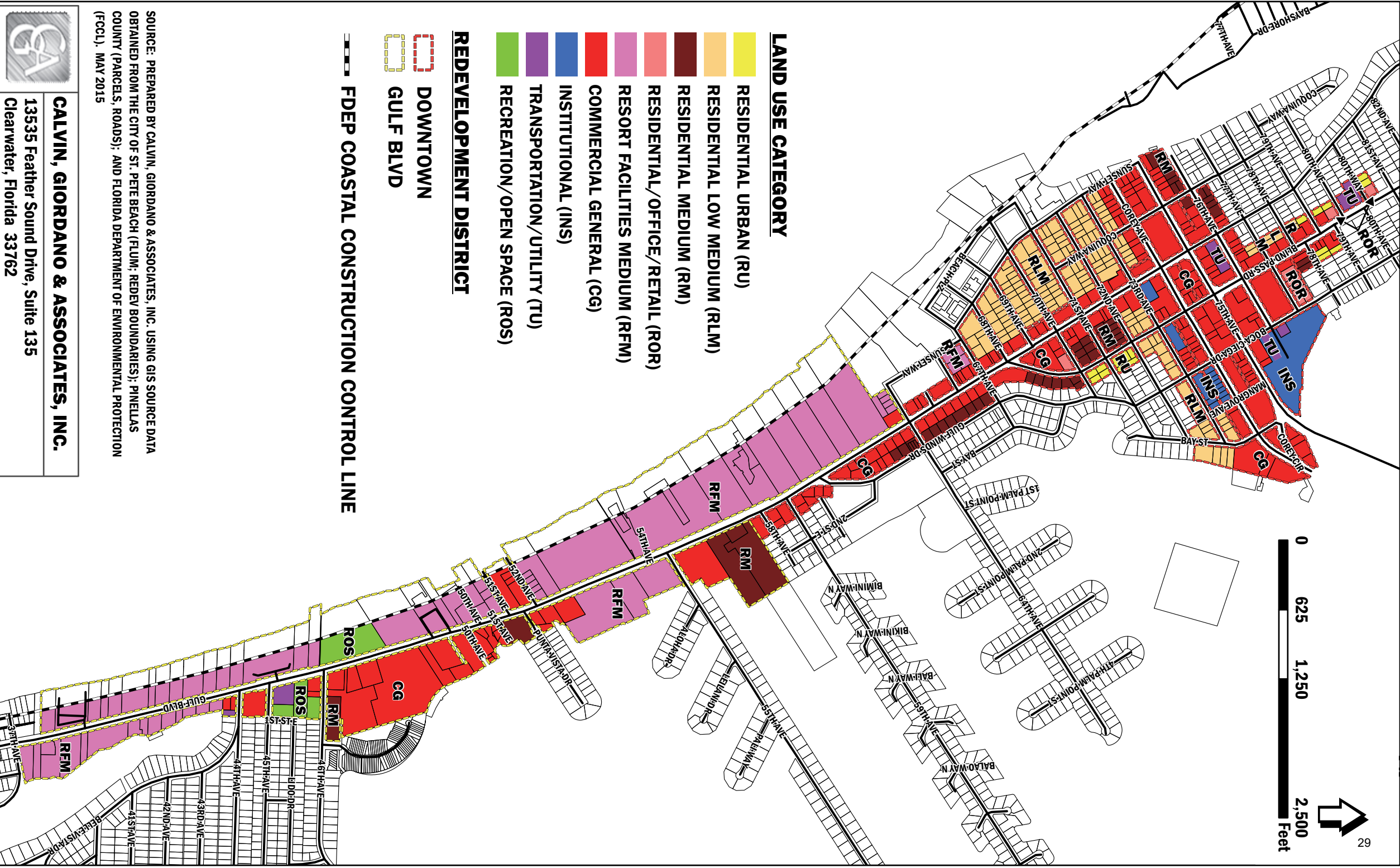
- (1) This analysis be forwarded to and formally received and accepted by the City Commission in satisfaction of the provisions identified in this Compliance Agreement, Exhibit B - Remedial Actions, Support Documents: 1) Density Analysis.
- (2) The City establish an administrative process to record and track each net additional temporary lodging and residential dwelling unit for which a permit is issued within the CRD, by character district, to assure that the net additional number of each such type of use not exceed the respective number of each identified as available under this analysis for the CRD.
- (3) The City Commission decide whether to amend the City's Land Development Code to implement the Residential Unit Reserves in the Downtown Core Residential District and the Commercial Corridor-1 and Commercial Corridor-2 Districts as well as the General Residential Unit Density Pool Reserve program for the CRD based on this Density Analysis and the relevant strategies of the CRD plan.
- (4) The administrative process established by the City provide that the total number of available temporary lodging and residential dwelling units are to be permitted on a "first- come, first-served" basis within the CRD, without distinction as to the character districts, such units to be allocated only at the

time of site plan approval, which allocation shall be subject to the time limits authorized for permitting and construction thereof.

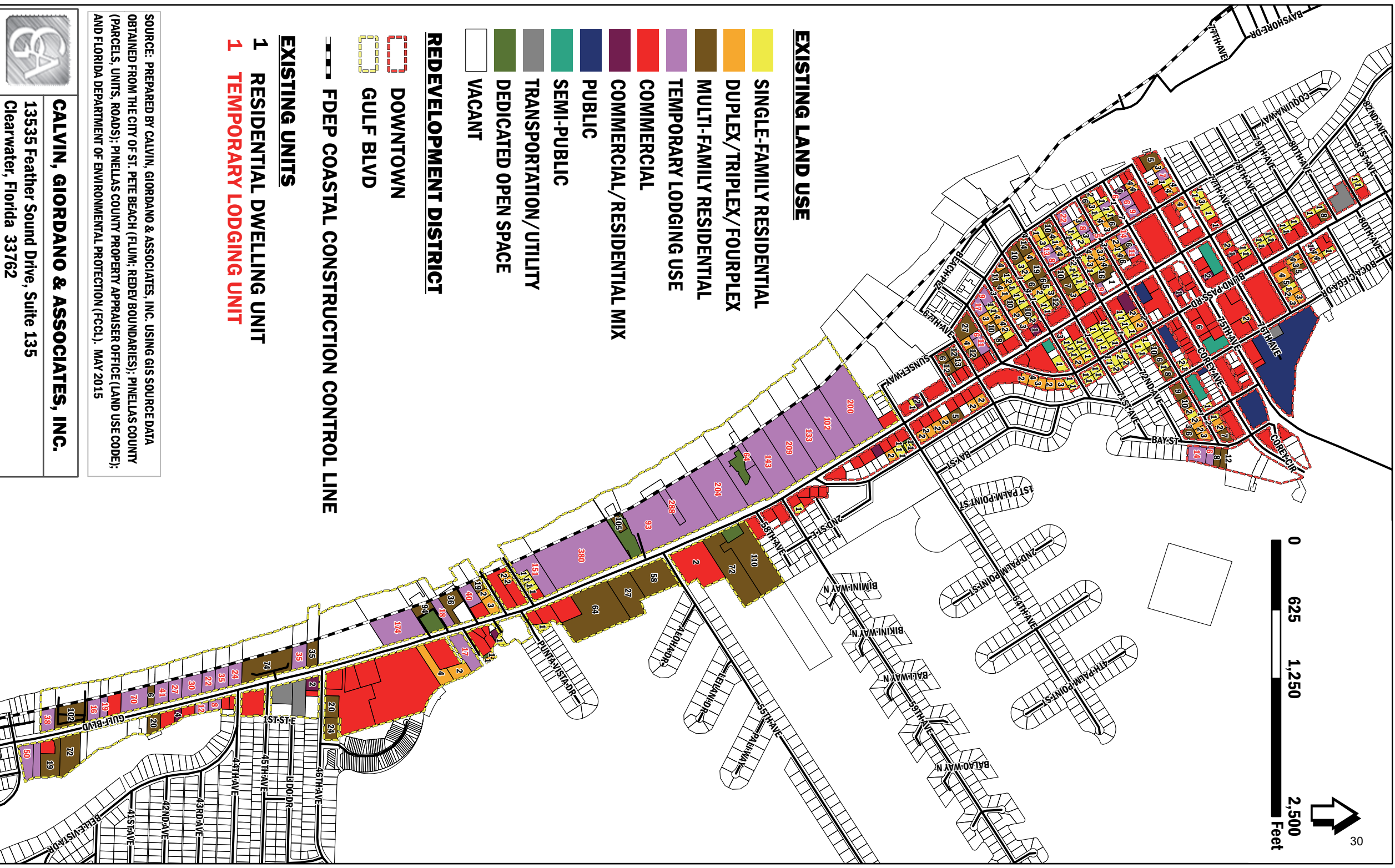
- (5) The process for the allocation of available units shall be consistent with all of the otherwise applicable requirements of the City's Comprehensive Plan and Land Development Code governing development in the CRD and the respective character districts within the CRD.
- (6) The established process for the allocation of available temporary lodging and residential dwelling units shall remain in place until and unless the Comprehensive Plan is amended, pursuant to state law in such a manner that would cause this Density Analysis to be amended or to no longer apply.
- (7) The City periodically review the results of the administrative tracking system measuring the number of net new temporary lodging and residential units approved, to determine whether the number of available units identified in this Density Analysis continues to be consistent with the policies and standards of the Comprehensive Plan and Land Development Code pertaining to the CRD.

MAP 1: 1998 FUTURE LAND USE PLAN

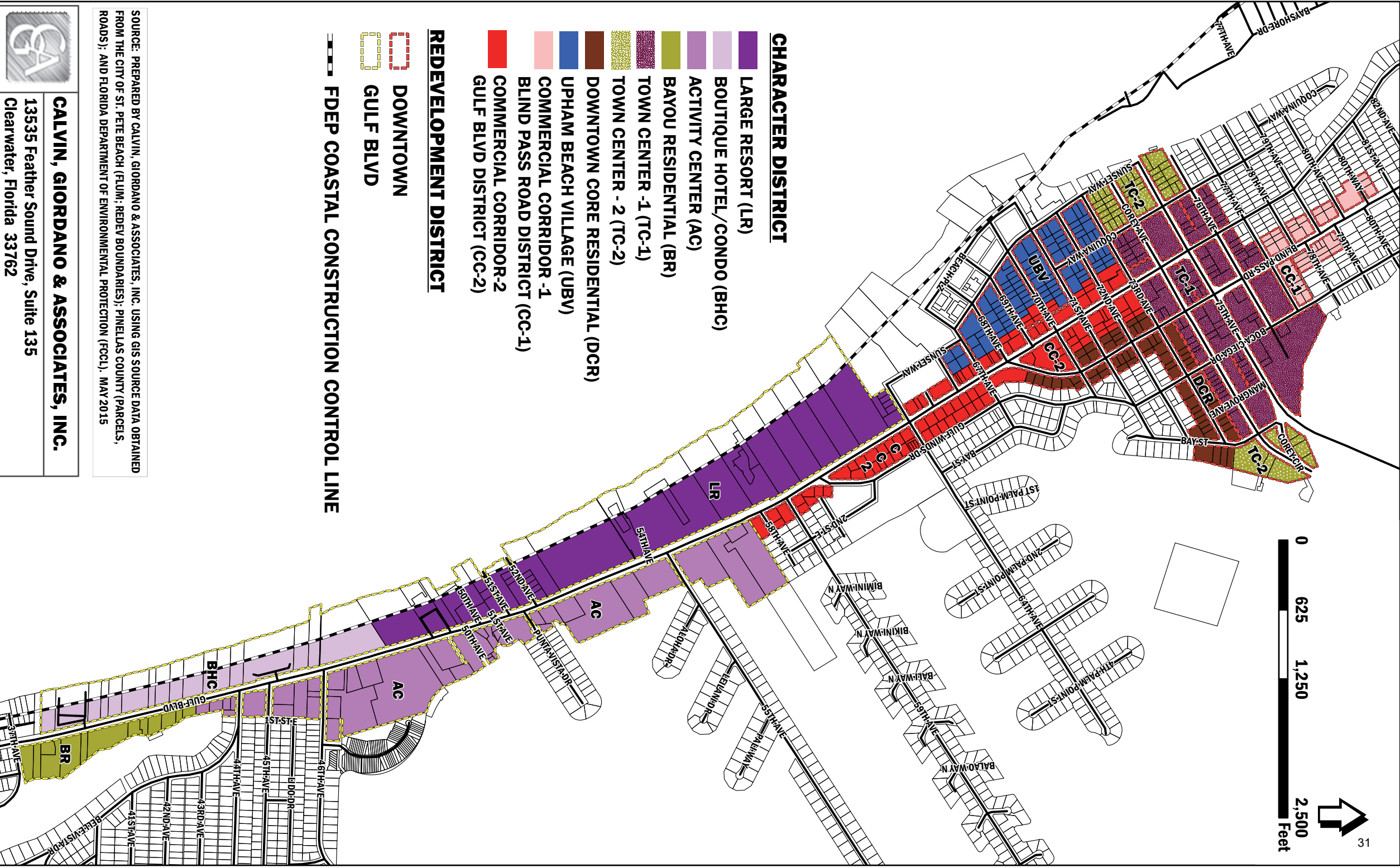
(A-1)



(A-2)



MAP 3: 2013 CRD CHARACTER DISTRICTS (A-3)





Planning Board Meeting 02/24/2020

Items:

Comprehensive Plan Density Pool Language Amendments
Land Development Code Definition Amendment – “Density Pool”
Land Development Code Density Pool Criteria Amendment
Discussion – Allocation of Residential Density Pool

Comprehensive Plan Density Pool Language Amendments

Comprehensive Plan Density Pool Language Amendments - Summary

Purpose: To better define the ability of the City Commission to allocating density pool units to projects that advance the goals of the Comprehensive Plan.

Proposed Changes: Altering language from “first come, first serve” to “on a case-by case basis” based on standards found in Land Development Code.

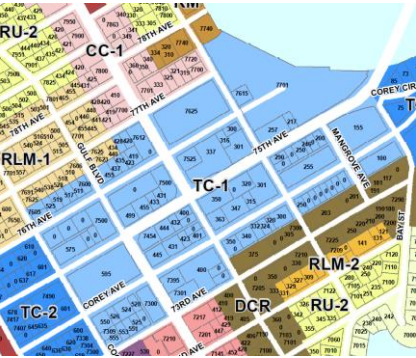
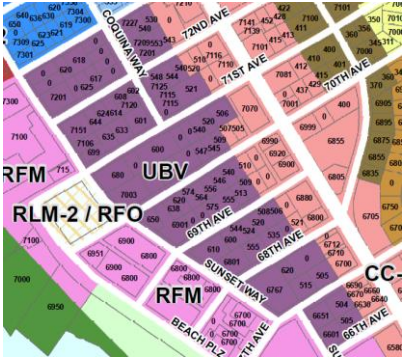
Density Pools Established

Temporary Lodging Density Pools

District(s)	Units Established	Units Remaining
TC-2, AC, BR	325	261
BHC	125	125
UBV	175	175
TC-1	50	50

Residential Density Pool

District(s)	Units Established	Units Remaining
All districts in CRD	195	195



Comprehensive Plan

II. - Future Land Use Plan Element

Special Designation – Community Redevelopment District (CRD)

B. Community Redevelopment District

Community Redevelopment District general redevelopment guidelines, standards and initiatives

(b) Temporary Lodging Unit Density Pools (“TLU Density Pools”) – Generally.

[...]

2. Limiting Overall Density. Realistically, not all existing resort properties can or will be redeveloped as such. In some cases, the existing density is not only higher than the 30 units per acre allowed under the existing land use designation is higher than the density allowed in the character districts providing for increased density for temporary lodging uses within the Community Redevelopment District. Therefore, rather than allowing every existing property the maximum potential density which would overestimate the need for density, and further, to ensure that almost every existing property first and foremost has the opportunity to become a conforming property in terms of use, TLU Density Pools shall be created to allow density to be utilized in meaningful ways in the areas of the City where temporary lodging uses currently exist. The goal and intent is to promote economic redevelopment but also provide an absolute overall maximum density cap to ensure that the overall approved density for the Community Redevelopment District is not exceeded and overdevelopment does not occur. Each TLU Density Pool shall have a maximum cap on the allocation of density on a project by project basis to ensure the redevelopment occurs on an orderly basis over time throughout each character district, and This is to avoid a potential overdevelopment scenario that could arise without a cap and a program that evaluates projects on a case-by-case basis of first-come first-serve.

Comprehensive Plan

II. - Future Land Use Plan Element

Special Designation – Community Redevelopment District (CRD)

B. Community Redevelopment District

Community Redevelopment District general redevelopment guidelines, standards and initiatives

(b) Temporary Lodging Unit Density Pools (“TLU Density Pools”) – Generally.

3. TLU Density Pools Established.

[...]

In the 2007 amendment, temporary lodging use density was reduced in the Large Resort District from 80 to 75 units per acre over 65.16 acres. The total temporary lodging unit decrease in the Large Resort District is 325 units. Therefore, these 325 units are available for redistribution to character districts with the potential for temporary lodging use redevelopment. These 325 available units are redistributed for potential use in the Town Center Core Corey Circle, Coquina West, Activity Center, and Bayou Residential Districts** upon approval of a conditional use request and on a first-come, first-serve case-by-case basis through evaluation of criteria established in the Land Development Code. These two additional character districts are identified as having temporary lodging use redevelopment potential as a result of their location at either terminus of the Corey Avenue main street corridor and proximity to waterfront.

City of St. Pete Beach – Comprehensive Plan

II. – Future Land Use Plan Element

Special Designation – Community Redevelopment District (CRD)

D. Downtown Redevelopment District

Upham Beach Village District (UBV)

Permitted Uses and Standards

[...]

2. **Temporary Lodging use** - motel and bed & breakfast inn - Temporary lodging units shall be allocated on a ~~first come first serve~~ case-by-case basis utilizing the Temporary Lodging Unit Density Pool established below, and evaluated through criteria established in the Land Development Code.

Land Development Code Definition Amendment – “Density Pool”

DIVISION 2 – DEFINITIONS

Sec. 2.1. – Words, terms and phrases defined.

[...]

Density pool means a finite quantity of temporary lodging or residential units allocated for specified districts in the Comprehensive Plan that may allow a property to develop with additional units than would be otherwise permitted or conditionally permitted under the property's district regulations.

[...]

Land Development Code Density Pool Criteria Amendment

Land Development Code Density Pool Criteria Amendment - Summary

Purpose: To better define that density pool units are to be provided on a “case by case” basis, and suggest non-definitive examples of public benefits that could be integrated into a project to justify allocation of a limited supply.

DIVISION 4 – CONDITIONAL USE PERMITS

Sec. 4.12. - Criteria for review of conditional use applications.

[...]

(d) The allocation of temporary lodging or residential units from a density pool established in the Comprehensive Plan shall be only through ordinance and issuance of a conditional use permit by the City Commission on a case-by-case basis, with evaluation through relevant criteria specified in this division and Code generally. In addition to these criteria, the Commission may consider a proposal to draw from any density pool on a merit basis to include, but not be limited to, the provision of public benefits such as the following:

- (1) Surplus on-site parking to be reserved for the public, or a payment into a fund to provide public parking elsewhere;
- (2) Public beach access with an easement made to the City for Gulf-front properties that are not otherwise required to provide access, or wider or multiple public beach accesses for properties required to provide access;
- (3) Additional public art or amenities;
- (4) Public boat slips;
- (5) Workforce housing;
- (6) Integration of additional green building principles, or other principles such as wellness, into new development or redevelopment projects;
- (7) For Gulf-front properties not otherwise required to provide such, an unimproved public access easement landward of the mean high water line;
- (8) Other viable public benefits proposed by citizens or the applicant at community meetings.

Discussion – Allocation of Residential Density Pool

Summary

- Residential Density Pool:
195 “bonus” units available to
properties in Community
Redevelopment District
 - Established in Comprehensive Plan
 - Requires amendments to LDC only
 - Requires proper allocation
procedures and “absolute density
limitations”



Residential Density Pool Established

Comprehensive Plan

Future Land Use Plan Element

Special Designation – Community Redevelopment District

Gulf Boulevard Redevelopment District

Large Resort District

“This density readjustment needed to create economic equilibrium and balance is accomplished by increasing density for exclusive temporary lodging use from 30 units per acre to 50 - 75 units per acre at the same time as decreasing the multi-family residential density from 18 units per acre to 15 units per acre. The result will provide an economically feasible choice for hotel owners and operators to redevelop as a resort facility as an alternative to selling existing resort properties for redevelopment as a residential condominium project.”

Scenario Examples

Scenario #1: “Free for all”

Scenario #2: Allocation by District Size

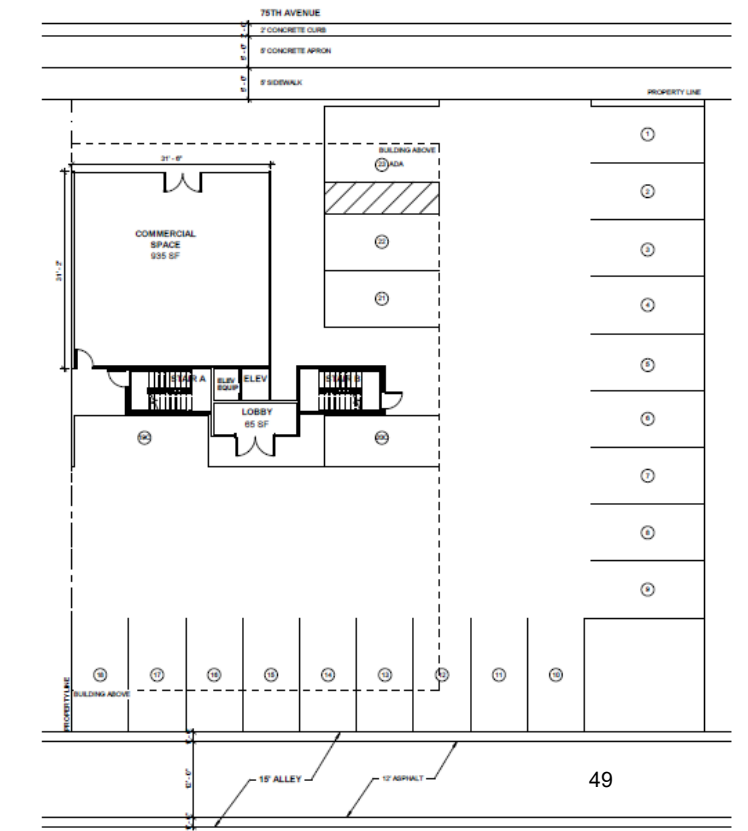
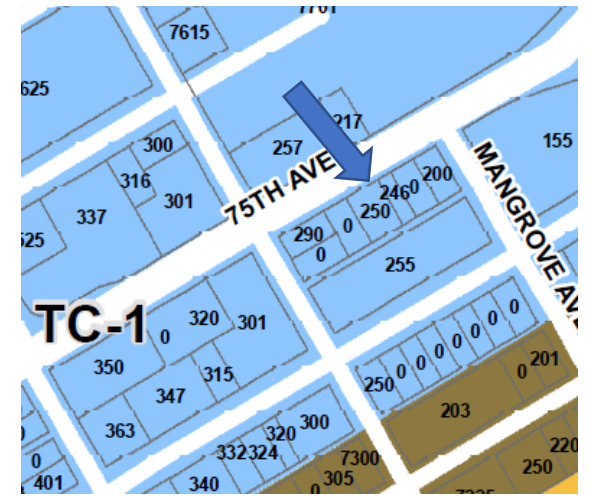
Scenario #3: Density Bonus

Scenario #1: “Free for all”

- 195 residential units are available to any property within CRD, with no cap per project or district.
 - Bonus units allocated by City Commission through public hearing
 - Requires Ordinance to ensure that 195 units are accounted for
 - May result in substantially-higher per-project density than anywhere else in the City
 - However, total bonus unit allocation could still not exceed 195 unit cap established in Comprehensive Plan

Example: TC-1 Town Center Proposal

- Mixed-use proposal for a 10,000 SF (0.23 ac) downtown property with 15 residential units
- Base density is 15 residential units/acre in TC-1
 - Permitted 3 residential units “by-right”
- Proposal would request:
 - 3 residential units “by right”
 - + 12 residential units from density pool
 - = 15 residential units
 - Would result in approximately 65 units/acre density on site



Scenario #1: “Free for all”

Strengths

- Might hasten redevelopment;
- Might allow for City to ask for more substantial public benefits from larger projects;
- Allows for substantially-nonconforming properties to redevelop

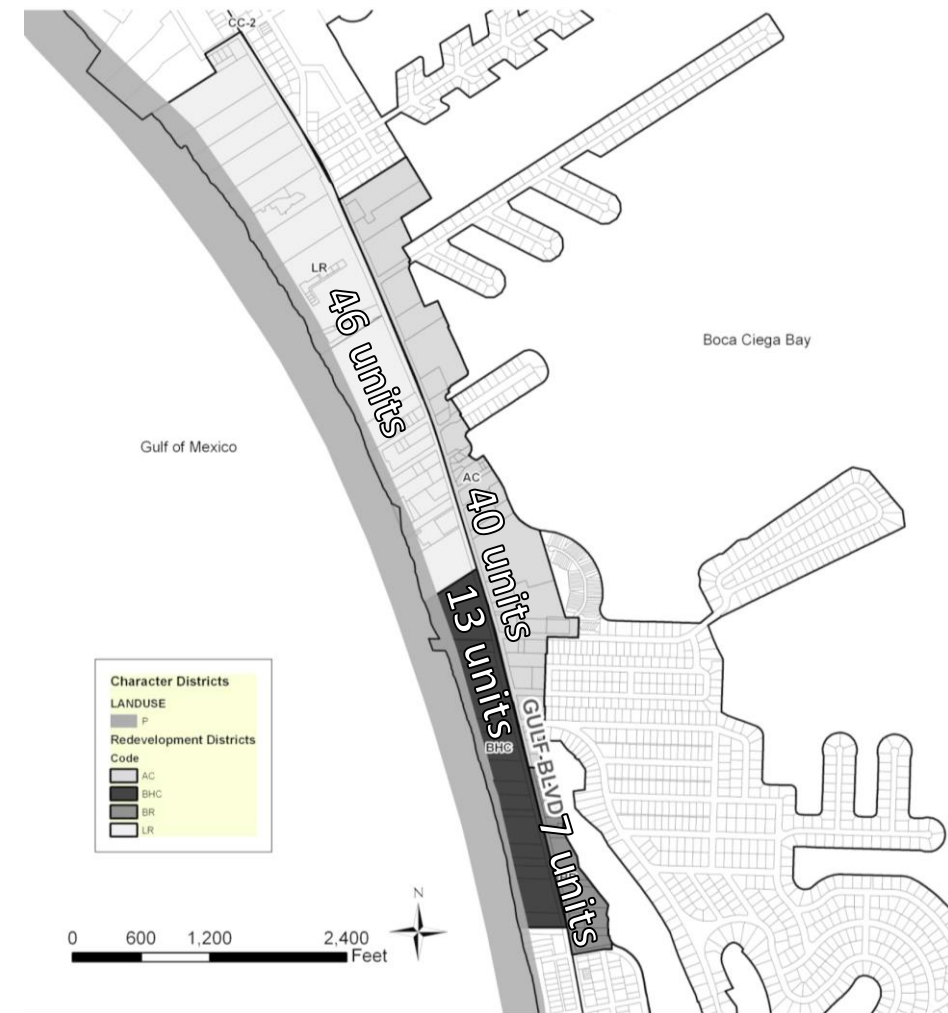
Weaknesses

- Might cause development proposals to be overbuilt if poorly-defined;
- Might alter “intensity centers” of districts;
- Could result in quick allocation of all bonus units, with none for future re/development

Scenario #2: Allocation by District Size

- Suggested in 2015 study
- Each district in CRD gets a certain % of 195 units based on acreage:
 - 195 bonus residential units available
 - 218 acres in CRD
 - About 9 bonus units for every 10 acres in district
- Bonus units allocated by City Commission through public hearing
- Requires Ordinance to ensure that overall CRD and district-specific unit caps are not exceeded

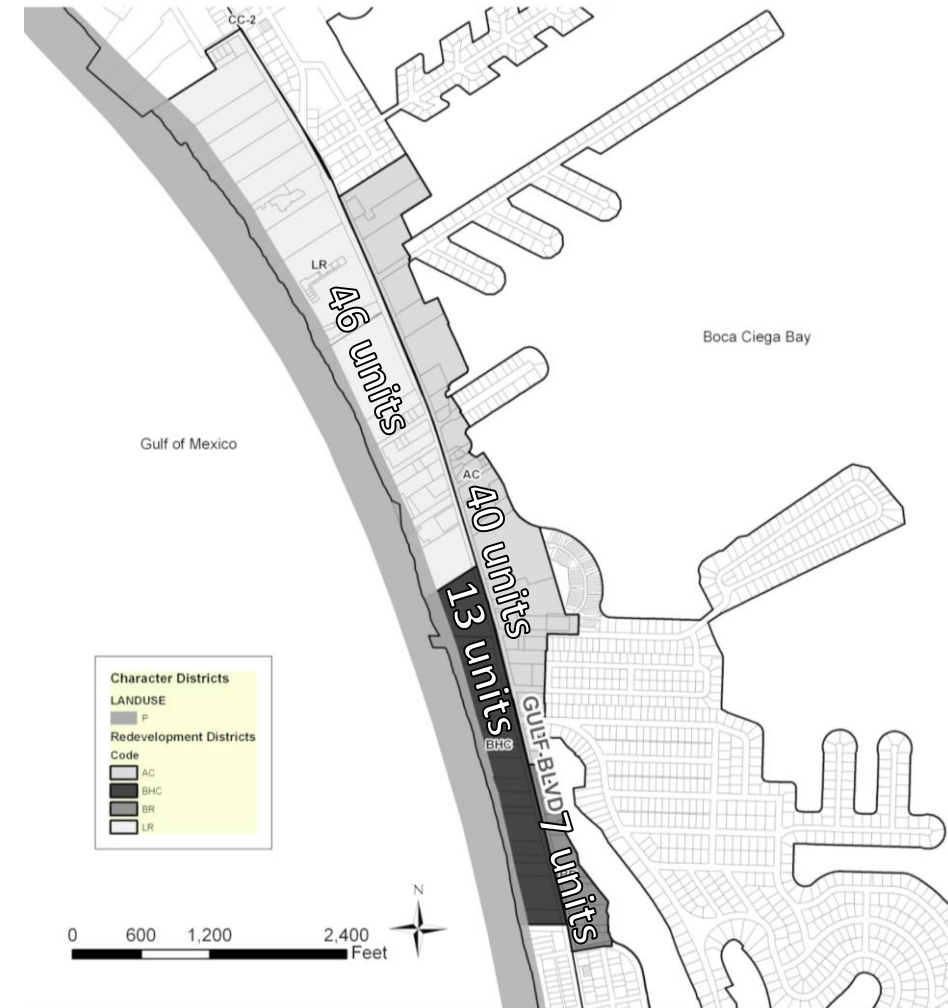
Example – 2015 Study Allocations (195 units)



Scenario #2: Allocation by District Size

Strengths

- Can contextualize unit allocation based on goals for the district;
- Equal chance for residential redevelopment in all areas of the CRD;
- Lower chance of overbuilt projects and disparate transportation burden than Scenario #1;



Scenario #2: Allocation by District Size



Weaknesses

- Very low district caps in certain districts;
- Reduces ability to focus redevelopment in preferred areas of City;
- Might result in medium-term surplus in certain districts

Scenario #3: Density Bonus

- Each district is permitted a certain bonus percentage of their permitted density to be drawn from the density pool
- Might also have a project cap based on existing or new standards
- Bonus units allocated by City Commission through public hearing
- Requires Ordinance to ensure that overall CRD density cap is not exceeded

Example: 2.5 acre TC-2 Coquina West project

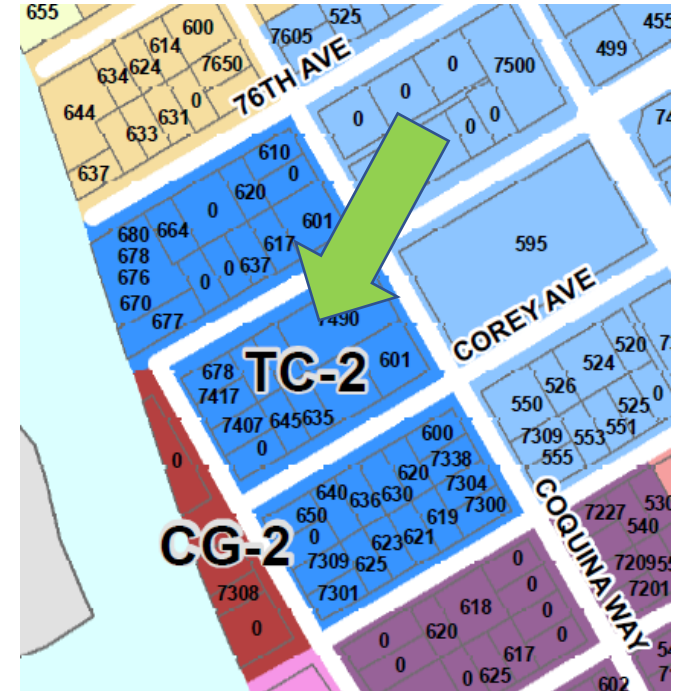
- Existing permitted density in TC-2 is 24 residential units per acre on mixed-use sites two acres or larger;
- The City creates a standard allowing for a 50% residential density bonus from the density pool for the first two acres of the site.

- The developer would be allowed to request:

24 units * 2.5 acres = 60 units by right

$$\underline{12} \text{ units} * \underline{2.0} \text{ acres} = \underline{24} \text{ units from pool}$$

Total: 84 residential units



Scenario #3: Density Bonus

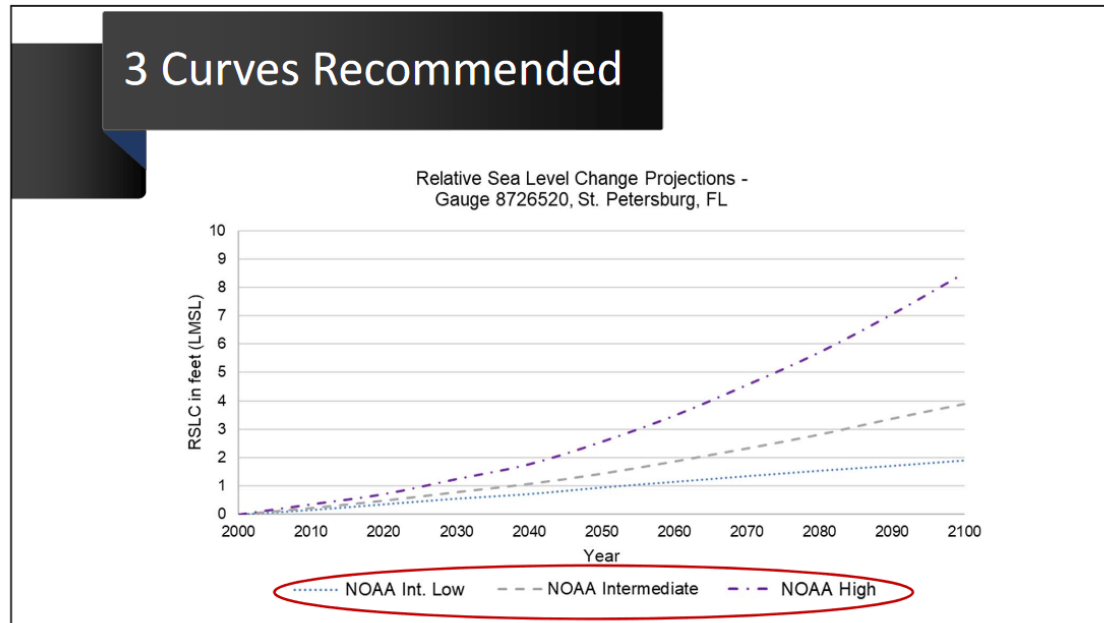
Strengths

- Might allow City to better guide development than in Scenario #2;
- Reduces likelihood of overbuilt projects compared to Scenario #1;
- Moderately incentivizes development and redevelopment;

Weaknesses

- Could lead to faster allocation of all existing residential density pool units compared to Scenario #2;
- Could be more market-driven than goal-driven

Other Considerations – Sea Level Rise



Updated Projections are 1 to 1.5 Feet Higher

Updated Recommendation

Year	NOAA Int-Low (feet)	NOAA Intermediate (feet)	NOAA High (feet)
2000 ³	0	0	0
2030	0.56	0.79	1.25
2040	0.72	1.08	1.77
2050	0.95	1.44	2.56
2060	1.15	1.87	3.48
2070	1.35	2.33	4.56
2080	1.54	2.82	5.71
2090	1.71	3.38	7.05
2100	1.90	3.90	8.50

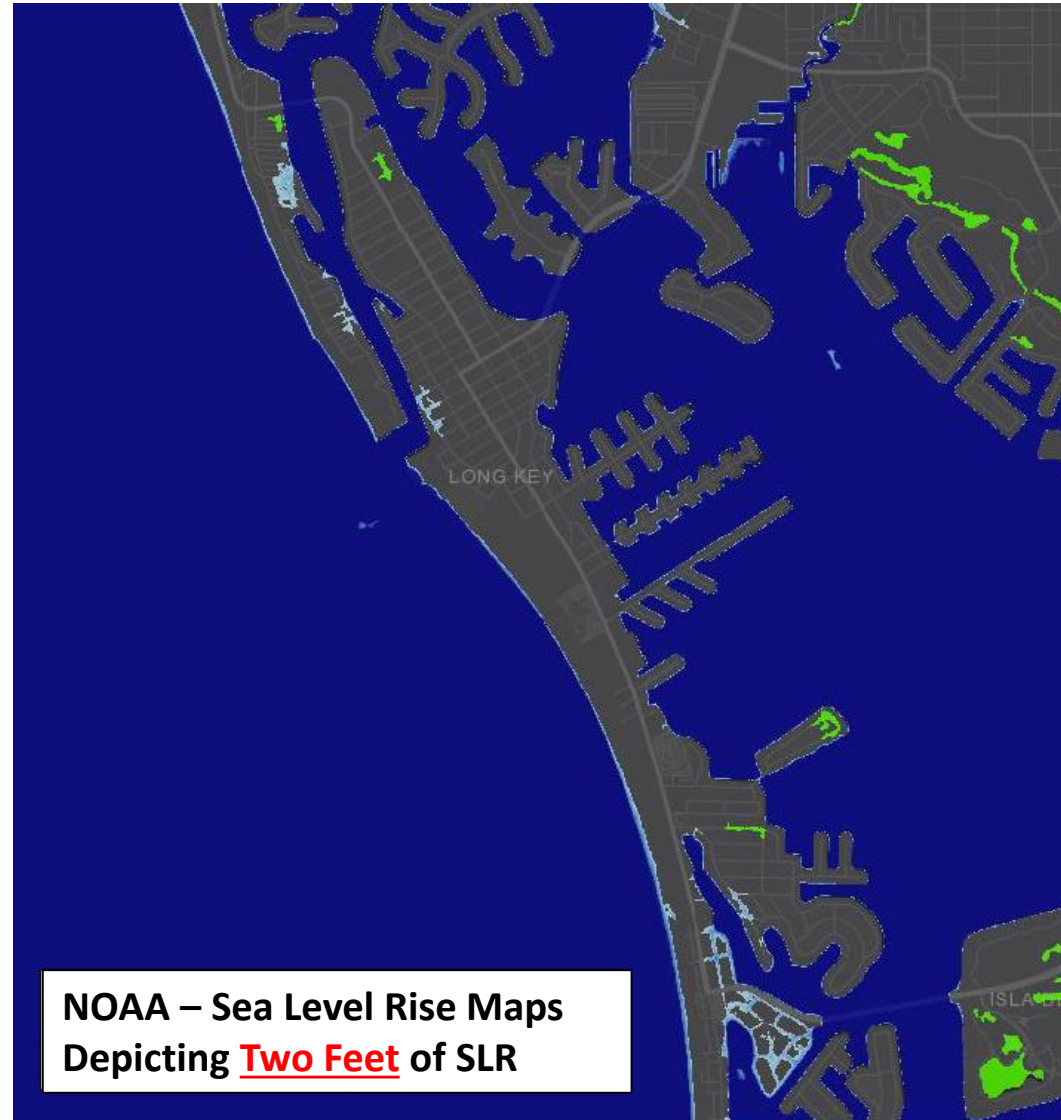
Original Recommendation

Year	NOAA Low (Feet)	NOAA Int Low (Feet)	NOAA Int High (Feet)	NOAA High (Feet)
1992 ¹⁴	0.00	0.00	0.00	0.00
2025	0.28	0.38	0.60	0.84
2035	0.37	0.53	0.90	1.31
2050	0.50	0.80	1.46	2.22
2065	0.63	1.10	2.15	3.35
2075	0.71	1.33	2.68	4.23
2100	0.93	1.97	4.26	6.89

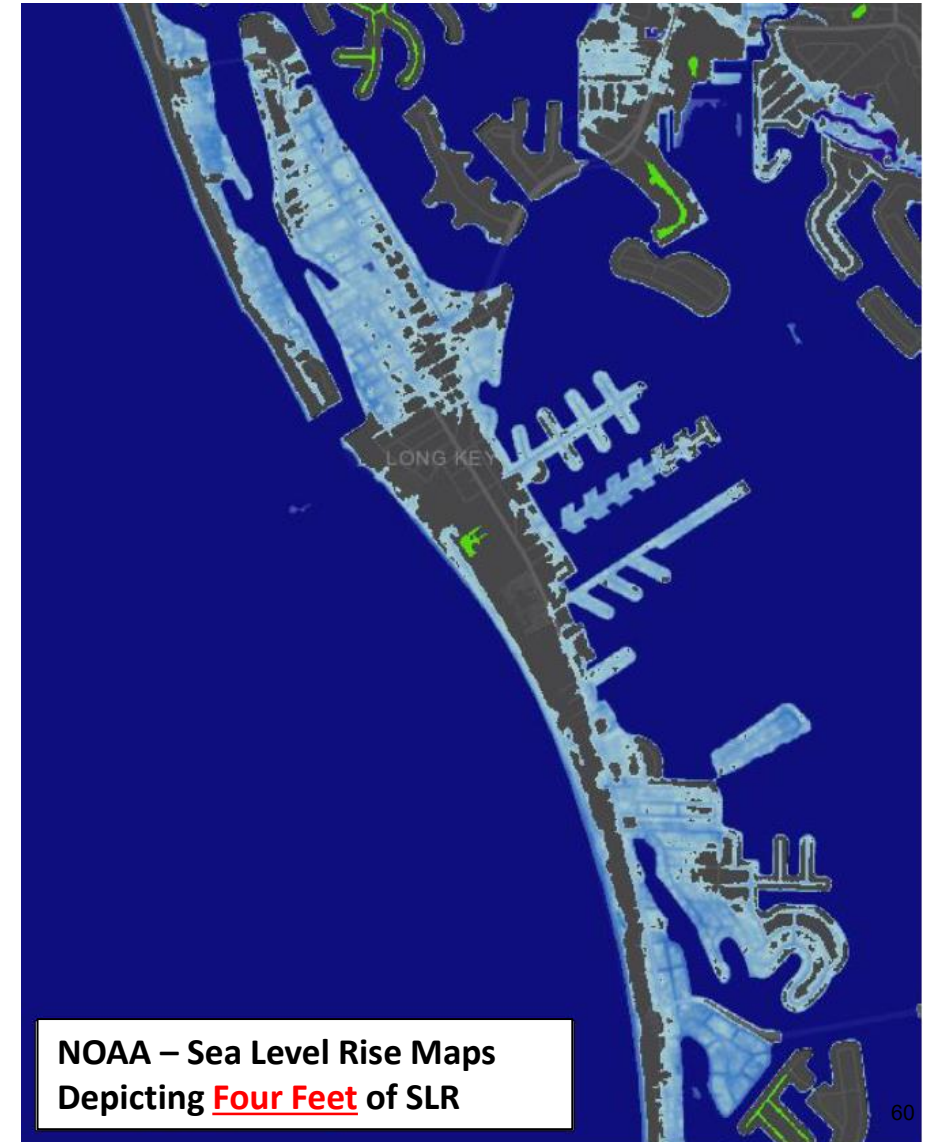
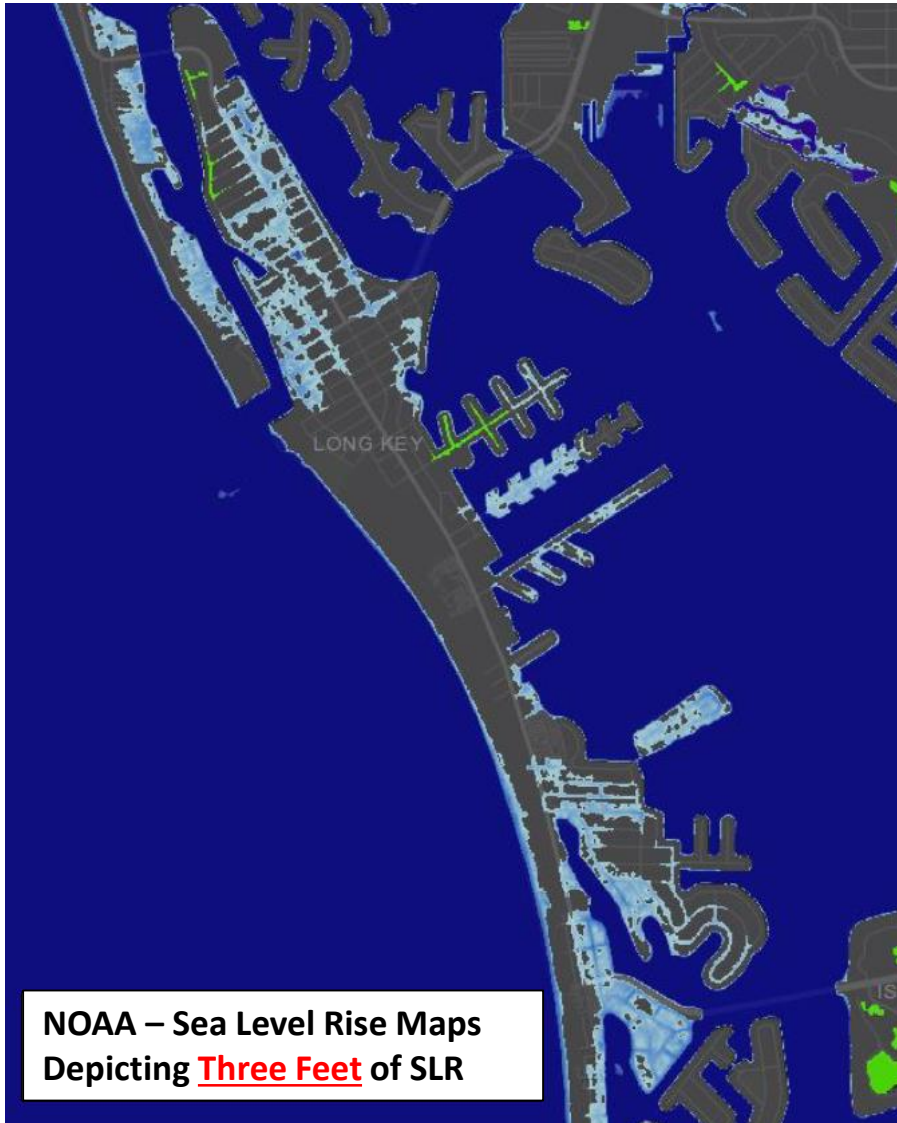
Table 1. Sea Level Change Relative to the Year 2000 for St. Petersburg, Florida in Feet Above Local Mean Sea Level (LMSL).

“Scientists monitoring Tampa Bay have updated the most conservative estimate for the expected rise in the bay during this century. That means they're no longer considering the National Oceanic and Atmospheric Administration's prediction of a 2-foot rise. The conservative estimate now is from three to 3 1/2 feet above current sea levels.”

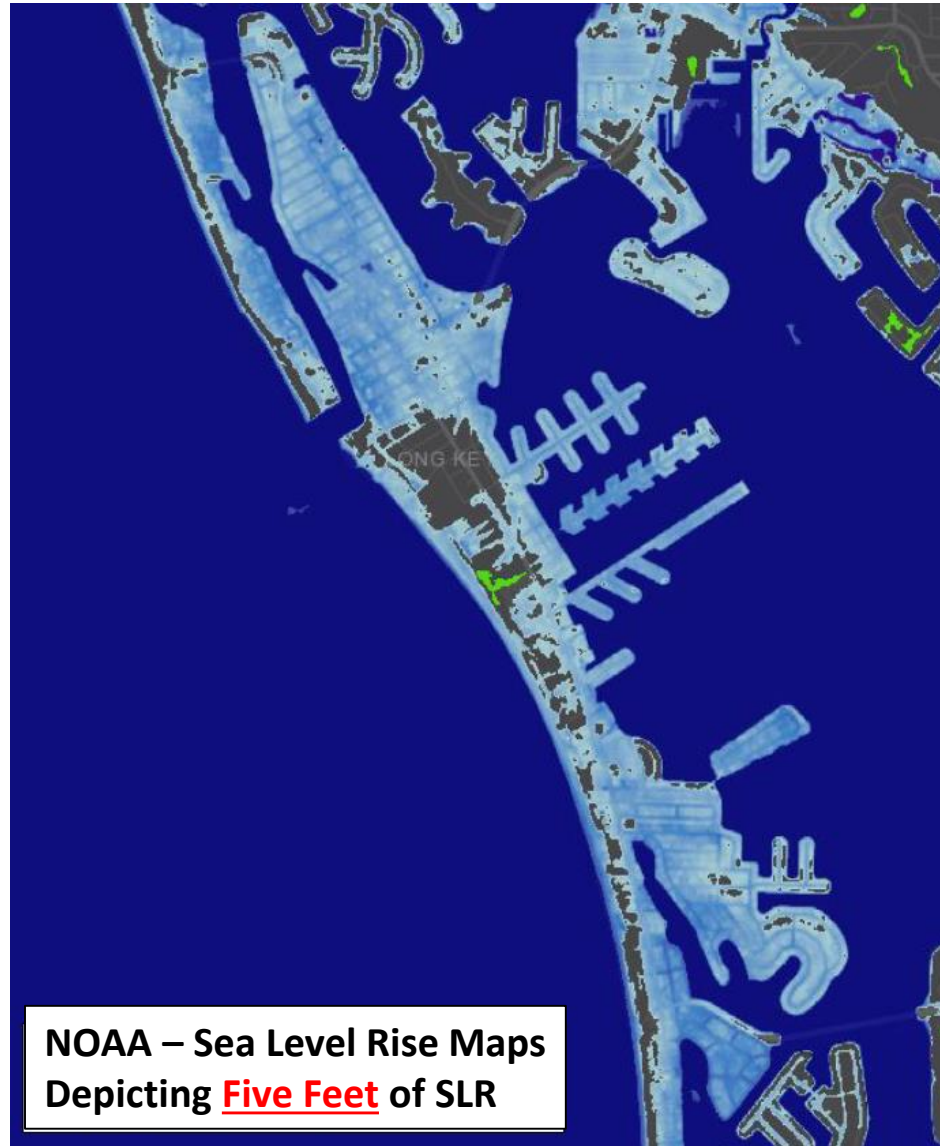
Other Consideration – Sea Level Rise



Other Consideration – Sea Level Rise



Other Consideration – Sea Level Rise



Thoughts or suggestions?