PLANNING BOARD MEETING
CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, September 20, 2021
4:00 PM

Call to Order
Pledge of Allegiance
Roll Call

REGULAR MEETING

1. Changes to the Agenda -
2. Audience Comments - **Comments shall be limited to 3 minutes per person**
3. Approval of Minutes
   a. Minutes: 8/30/2021
4. Action Items
   a. Ordinance 2021-22: Revised waterfront setbacks within the Pass-a-Grille Overlay District.
   AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR WATERFRONT SETBACK REQUIREMENTS IN THE PASS-A-GRILLE OVERLAY DISTRICT; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

   Action Request: Motion recommend adoption of Ordinance 2021-22.
5. Discussion Items
6. Adjournment - Next Meeting 10/18/2021

APPEAL: In accordance with 286.0105, Florida Statute (Notices of meetings and hearings must advise that a record is required to appeal), if a person decides to appeal any decision made by this committee,

board, agency, or commission with respect to any matter considered at this 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 (ADA): In accordance with the Americans with Disabilities Act and Florida Statutes, if any person with a disability defined by the ADA needs special accommodation to participate in this proceeding, then not later than two business days prior to the proceeding, he or she should contact City Hall at (727) 367-2735.

The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall or www.stpetebeach.org.

DRAFT PLANNING BOARD MEETING MINUTES

August 30, 2021 4:00 PM (Changed from 8/16/21)

PRESENT: Tiffany Secka, Chair
Greg Premer, Vice Chair
Rachel Ciliberti, Member
Bev Jackson, Member

EXCUSED: Tom DeYampert, Member

STAFF PRESENT: Matthew McConnell, Assistant City Attorney
Ginny Keeter-Bodkin, Deputy City Clerk
Wesley Wright, Planning Manager
Mike Clarke, Public Works Director
Lynn Rosetti, Senior Planner
Brandon Berry, Planner II
Jordan Elmore, Planning and Zoning Tech

ALSO PRESENT: Shelby Hughes, Kimley-Horn and Associates

Chair Secka called the meeting to order at 4:00 PM, followed by the Pledge of Allegiance.

1. Changes to the Agenda – There were no changes.

2. Audience Comments - There were no audience comments.

3. Approval of Minutes a. 6/21/2021

Motion: Vice Chair Premer moved, and Member Ciliberti seconded the approval of the minutes from the June 21, 2021 meeting as presented; the motion carried unanimously.

4. Action Items

Chair Secka adjourned the Planning Board and reconvened as the Local Planning Agency (LPA).

5. Discussion Items

Assistant City Attorney Matthew McConnell stated, for public knowledge, that the purpose of these reviews is to update the City's Comprehensive Plan for consistency with Florida Statutes and standards, the Pinellas County Comprehensive Plan, and codifying some of the discrepancies in the City's Comprehensive Plan and Land Development Code. In no way is this generating additional obligations or requirements; this is merely a update and clean up.

Shelby Hughes, Consulting Engineer from Kimley-Horn and Associates encouraged Board members to ask questions during the review.

a. Comprehensive Plan Review - Preface
One of several discussions covering recommended amendments to the Comprehensive Plan.

Ms. Hughes began the review with the Preface; the most significant proposed update was the addition of (C) Private Property Statement of Rights, to reflect a Florida Statutory requirement. The remainder of the proposed changes are to the organization of the information. She indicated that there are noted areas in the document where the City may decide their preferences; the meeting packet is made part of these minutes. Planning Manager Wesley Wright will report back to her regarding the preferences.

b. Comprehensive Plan Review – Element V: Infrastructure
One of several discussions covering recommended amendments to the Comprehensive Plan.

In this Element section, Ms. Hughes spoke regarding some of the following proposed changes:

- Added Definition section
- Level of Service Standards (suggested to update to reference 'per Pinellas County')
- Sanitary Sewer Level of Service Standard may be changed, per data
- Reclaimed water policies added as outlined by Pinellas County
- Stormwater Management and Drainage System Plan; proposing a more comprehensive Watershed Management Master Plan to include sea level and resiliency
- Proposing a Stormwater Drainage Manual for the Land Development Code

Public Works Director Mike Clarke added comments that many of these recommendations come from studies currently being conducted, including Water Threats Analysis, FEMA map system (and seawalls), and the new Florida Vulnerability Assessment. The Vulnerability Analysis has requirements must be fulfilled according to State Statute by June to seek new grant funding for infrastructure or resiliency improvements. There are multiple layers and moving parts being bought together. His next presentation to the City Commission on water threats will be in October or November.

- Goal 3 has been added that the City maintain safe, comfortable streets for vehicles and pedestrians efficiently and cost effectively

c. Comprehensive Plan Review - Element VI: Coastal and Conservation
One of several discussions covering recommended amendments to the Comprehensive Plan.

Ms. Hughes explained the addition of several definitions and text changes to this Element. Other areas she highlighted were:

- Added policy for excess use of reclaimed water to prevent runoff into the Bay
- Added cooperation with Pinellas County and Tampa Bay Water for conservation programs and support in the event of a water shortage
- Objective 1.2, regulation for development within the 100-year flood plain, is currently defined by FEMA; further evaluation will be made to adopt the County's Vulnerability Assessment
- Encouraging development and structures that minimize coastal erosion
- Identify conservation areas within the Future Land Development map series
- Encourage reduction of pollution including use of electric vehicles
- Limiting new point sources of discharge into Boca Ciega Bay, to be reviewed by the City
- Added the consistent implementation of resiliency efforts

- Added post-disaster planning consideration for the City
- Added a Coastal High Hazard Area map; this can be updated after the Vulnerability Assessment

Ms. Hughes explained that the City Manager has asked that the proposed changes, including language, section, and associated documents are tracked, so nothing is lost. Mr. Wright will circle back to Ms. Hughes if the Board would like to maintain anything in Objective 3.3 or Policy 3.3.1 regarding permitting, reconstruction or redevelopment in post-disaster circumstances.

d. Comprehensive Plan Review - Element VIII: Capital Improvements
One of several discussions covering recommended amendments to the Comprehensive Plan.

Ms. Hughes reviewed Element VIII; some of the areas she highlighted were:

- Added City review of impact fees to ensure new development pays proportionate shares
- Added concurrency certificate requirement prior to issuance of final development permits

Ms. Hughes asked for further questions or discussion.

Chair Secka adjourned as the LPA and reopened the meeting as the Planning Board at 4:54 PM.

The September 20th meeting will include discussion of the expiration of the moratorium on development permits for waterfront properties in Pass-a-Grille area, with rear and side yard setbacks..

6. Adjournment – Next Meeting 9/20/2021

There being no further business, Chair Secka adjourned the meeting at 4:46 PM.

These minutes will be presented for approval at the September 20, 2021 Planning Board meeting.

PLANNING BOARD MEETING
CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Ordinance 2021-22: Revised waterfront setbacks within the Pass-a-Grille Overlay District.

Date: September 20, 2021

Prepared By: Brandon Berry, Planner II

Through: Wesley Wright, Planning Manager

Summary of Issue: Over the past 180 days, the City has worked with planning consultant Tara Salmieri, of Planactive Studio.com, in reviewing the method of calculation for the side and rear setbacks of the "building types" of the Pass-a-Grille Overlay District as they apply to waterfront residential construction. On April 27th, 2021 the City Commission implemented a temporary moratorium on the review or approval of any application for a waterfront property to utilize the side or rear setbacks provided for in Land Development Code Section 20.10 or 20.15. Ms. Salmieri was involved in the development of the PAG Overlay District regulations.

The City staff, with the assistance of the consultant, have reviewed the LDC standards, conducted an aerial, field, and site plan examination of existing setbacks along the PAG waterfront. After conducting this review, it was determined that it is in the best interest of the citizens of the City to ensure all development permits are uniformly applied to all waterfront properties in the PAG Overlay District. It is being recommended that a 20-foot waterfront setback in the PAG Overlay District would provide the most uniform and consistent waterfront setback in the PAG Overlay District. Furthermore, this 20-foot waterfront setback requirement would be in the best interest of the health, safety, and general welfare of the community and the residents of the City.

Funding: N/A

Requested Motion: "I move to recommend adoption of Ordinance 2021-22 to the City Commission as submitted."

Attachments:

1. Consultant Review by PlanActive Studio c/o Tara Salmieri, AICP
2. PAG Setback Amendments PB Draft

Memorandum

To: City of St Pete Beach

From: Tara Salmieri, AICP

Date: July 23, 2021

Re: **Pass-A-Grille Site Plan and Code Review**

The consultant reviewed the following site plans for new single-family residential homes that have been constructed in the last three years:

- 109 17th Avenue
- 203 Gulf Way
- 1002 Pass-a-Grille Way
- 1405 Pass-a-Grille Way
- 1407 Pass-a-Grille Way
- 2401 Pass-a Grille Way
- 2504 Sunset Way
- 2803 Sunset Way

The Consultant toured the PAG area, reviewed the overall LDC, the Pass-a-Grille Overlay and Site Plans provided by staff. The following categories were assessed and a preliminary recommendation provided.

1) **Site Plan Review.** Is there enough information for a site plan to be reviewed effectively?

   Assessment: The staff is reviewing the pertinent information. It would be helpful to create an application for the PAG overlay that is easier to evaluate. The site plan's the consultant reviewed did not have all the information that is requested for the evaluation of mass & scale: some applications did not identify the primary and secondary massing, most applications did not provide specific information for private frontages.

   Recommendation: Create an application that better identifies the overlay requirements and requires the applicant to provide dimensions, examples to support meeting the overlay.

2) **Design Criteria**. A review of the design criteria for single family homes should be done that also looks at the design standard for porch's and the breaking of mass & scale.

   Assessment: The overlay provides basic design criteria that is being vetted by the City's Historic Preservation Review Board. The applicant provides an architect's assessment of the design which can create some uncertainty for the city.

Recommendation: The city could retain architectural consultant review that the applicant would be required to pay (similar to how the city handle's concurrency review. This is typical in smaller cities that do not have this expertise in house and it is more cost effective to contract out the review). Additional design standards and criteria could also be added to the overlay.

3) **Waterfront Rear Setbacks.** The rear setbacks, from the water's edge was reviewed against site plans provided to the consultant. The following summarizes all the code standards for development within PAG. Some standards are in the overlay and others are in the overall code as provided:
    - Overlay-Building Type: Front yard Setback has a maximum setback unless adjacent to the water.
    - Overlay and Underlying Rear Setback Requirements- Building Type: Rearyard setback 15', waterfront rearyard setbacks have the same rearyard setbacks as non-waterfront parcels. In addition, the underlying zoning district requires a 20' rearyard setback and also has the same setback for waterfront and non-waterfront parcels.
    - LDC- Pool Setback-Sec 6.13.(c) (1)The required rear yard shall be 3 feet waterside and 5 feet interior lot; however, on a waterfront property when the pool is proposed closer than 20 feet to the seawall, the application shall be accompanied by plans and specifications prepared and sealed by a registered engineer showing how the seawall will be protected.
    - LDC- Pool enclosure Sec. 6.13 (c) 2. Permits pool enclosure to be same as the height of the primary structure. Water side enclosure has to be within 8' vs. 3'
    - LDC- Porch Setback Sec 6.13.(c) (3) (may encroach up to 5')

    The following chart provides a comparison to the underlying zoning district and the PAG overlay against two parcels that are waterfront: 1407 and 1405 Pass-a-grille Way

Dimensional Requirements	RLM Zoning District	1407 (used underlying zoning) (LS-53'x 117')	PAG Overlay (House medium)	1405 (LS-52' x 116')
Front Yard	20' (no max)	20.2	Min 10'- 15' Max	20' (1)
Sideyard	10%	5- 12'	5	5
Rearyard	20'	34.8	15'	29.8'
Rearyard encroachment	15'	26.5 deck	10'	20' (covered Lanai)
Height	30'	30'	28'- 32'	31'-4", midpoint 27-8 (met the

				underlying zoning)
ISR	.70	.59	.70	63.75

(1) homes adjacent to the bay/beach are allowed to exceed the maximum front setback.

Assessment, Site Plan: The two homes assessed, 1407 and 1405 were assessed against both the underlying zoning and the PAG overlay along with a site visit. It does appear that 1405 Pass-a-Grille used the PAG overlay, although the dimensions provided would not have required the overlay. This property met all the underlying zoning standards: setbacks and height. The applicant provided additional mass/scale that is required in the PAG in order to gain height and have a larger buildable envelope. In addition, the lanai has been measured as part of the primary building which is 20' from the seawall. The PAG overlay would have permitted 15' and a 10 from a porch. The appearance of 1407 sitting closer to the water would not have changed regardless of which standards were applied (underlying zoning or PAG overlay). 1407 development provided a rear setback of 34.8' vs. 20' requirement for the primary structure. In addition, the porch on property 1407 is at 26.5' vs the permitted allowance of 15'. Most of the sight views are a result of 1407 opting to setback farther from the code requirement.

Assessment, PAG Overlay: the overlay relies on the regulation of residential accessory structures setbacks and height in the overall City's LDC as provided above. The potential to create perceived water view constraints will be highlighted as a result of the 1- pool setback (3'), 2- pool enclosures (within 8' of rear setback) and 3- porch encroachment (5' from the rear yard). The two site plans reviewed met the underlying code requirements.

Recommendations: The city could update the rear setbacks for water side development to provide larger setbacks from the water. The underlying code provides the most restrictive of a rear setback of 20' vs. 15'. The option could be water side development would not be permitted to use the porch encroachment of 5'. However, the pool setback that has just been updated will potentially obstruct adjacent development if the structure is enclosed. Options to preserve a specific setback from the water could be done that would need to include pool enclosures and patios.

4) **Height.** Changes in how height is measured should be reviewed against the PAG overlay

Assessment: The most recent updates measuring allowable height from BFE+1' (required DFE) have not resulted in any conflicts within the PAG Overlay.

Recommendations: No changes to the height are needed.

Ordinance 2021-22

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR WATERFRONT SETBACK REQUIREMENTS IN THE PASS-A-GRILLE OVERLAY DISTRICT; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER'S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Pete Beach desires to adopt waterfront yard setback requirements within the Pass-a-Grille Overlay District.

WHEREAS, The City Commission of the City of St. Pete Beach passed Resolution 2021-10 on April 27, 2021, indicating its desire to review the calculation method for rear and side yard setback Land Development Codes (LDC) of the Pass-a-Grille Overlay Zoning District for only those residential waterfront properties located in the Pass-a-Grille Overlay Zoning District and make any necessary amendments for the uniform application of the City's LDC.

WHEREAS, The City Commission wanted to preserve the status quo by not accepting, reviewing and approving any development permit implementing any rear and side yard setback LDCs of the Pass-A-Grille Overlay Zoning District, for only those waterfront properties located within the Pass-A-Grille Overlay Zoning District, while reviewing and analyzing the LDC for said properties and initiating any LDC amendments as needed.

WHEREAS, the City Commission found that a one hundred and eighty (180) days temporary moratorium on the acceptance, review and approval of any development permits implementing any rear and side yard setback LDCs of the Pass-A-Grille Overlay Zoning District for only those waterfront properties located within the Pass-A-Grille Overlay Zoning District was a reasonable period of time.

WHEREAS, the City Commission found that it was in the best interest of the citizens of the City to ensure all development permits are uniformly applied and to quickly take steps to amend the LDC when the City determines that the LDC, as written, causes a significant arbitrary application of the LDC to properties within the same area.

WHEREAS, the City Commission found that a one hundred and eighty (180) days temporary moratorium would allow the City sufficient time to perform stated review would be in the best interest of the City to ensure all development permits are uniformly applied.

WHEREAS, the City staff with the assistance of the consultant who developed the PAG Overlay District regulations reviewed the LDC standards, conducted an aerial, field, and site plan examination of existing setbacks along the PAG waterfront.

WHEREAS, after conducting this review by City staff and consultant, it was determined that a 20-foot waterfront setback in the PAG Overlay District would provide the most uniform and consistent waterfront setback in the PAG Overlay District. Furthermore, this 20-foot waterfront setback requirement would be in the best interest of the health, safety, and general welfare of the community and the residents of the City.

WHEREAS, the City Commission desires to adopt uniform and consistent waterfront setback requirements in the PAG Overlay District.

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. Language in the City's Land Development Code is to be amended as follows:

Sec. 20.02. Definitions.

(a) *Accessory structure envelope* means provisions for the setbacks and maximum building footprints permitted for accessory structures that are not specifically named and regulated under sections 6.12 or 6.13, which shall prevail. The following are provided as a non-exhaustive list of accessory structures subject to this envelope: carriage houses, pool houses, detached living quarters, and detached storage buildings that exceed standards for residential or commercial storage buildings found in the aforementioned sections.

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(i) *Lot, waterfront:* A zoning lot which abuts any artificial or natural body of water. A zoning lot which abuts the beach shall not be construed as waterfront. All lots not considered waterfront shall be considered interior for rear setback purposes.

(~~i~~j) *Mass, primary*: largest shape of a building.

(~~j~~k) *Mass, secondary*: additional shapes that form the façade of the building

(~~k~~l) *Parking provisions*: The amount of parking shall be determined by Division 23 of the Land Development Code. Parking provisions provide zones where parking is permitted. The parking zone refers to any uncovered parking area located on the parcel. Driveways are permitted in any zone provided the frontage requirements have been met as required by building type. The diagram illustrates a primary and secondary street. Primary streets are streets that are addressed to the parcel of land. Secondary streets may or may not have access to the parcel. Zones are defined and illustrated by the lot area between the principal building frontage and:

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

(~~l~~m) *Private frontages*, refers to the area that is attached or integrated into the primary building.

(~~mn~~)*Proportion* means the relationships of one part of a façade to the whole. A house that is correctly proportionate establishes a visual relationship between all parts of its exterior. The voids, primary, and secondary masses should all be proportional to one another in order maintain architectural harmony.

(~~n~~o) *Proximity* means that objects that are close together should complement each other.

(~~o~~p) *Rhythm* means the use of repetitive elements in order to establish architectural harmony. It is based off of three main principles: the principle of Proximity, the principle of Similarity, and the principle of Continuation. These principles are part of a larger set known as *Gestalt Principles.*

(~~p~~q) *Similarity* means how our eyes are easily able to group objects together that share common textures, colors, or features

(~~q~~r) *Voids* means windows, doors, or other openings that create negative space allowing for breaks within a primary or secondary mass.

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Sec. 20.15. Permitted building types.

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

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BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback	7	—
F - Side Setback (ft)	7	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	50	—

Words ~~stricken~~ through shall be deleted. Words underscored constitute the amendment proposed. The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
I - Street Setback (ft)	10	—
J - Side Setback (ft)	25	—
K - Rear Setback (ft) (interior lot)	—	80
Rear Setback (ft) (waterfront lot)	20	—
L - Building Footprint (sf)	—	800

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

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BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback	5	—
F - Side Setback (ft)	5	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	50	—
ACCESSORY STRUCTURE ENVELOPE	**MIN**	**MAX**
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	—
K - Rear Setback (ft) (interior lot)	10	—
Rear Setback (ft) (waterfront lot)	20	—
L - Building Footprint (sf)	—	800

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

Words ~~stricken~~ through shall be deleted. Words underscored constitute the amendment proposed. The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

***

BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	5	10
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	3	—
G - Rear Setback (ft) (interior lot)	10	—
Rear Setback (ft) (waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	50	—
ACCESSORY STRUCTURE ENVELOPE	**MIN**	**MAX**
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	—
K - Rear Setback (ft) (interior lot)	10	—
Rear Setback (ft) (waterfront lot)	20	—
L - Building Footprint (sf)	—	400

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AH	APARTMENT HOUSE
A building lot located and designed to accommodate a detached building which resembles a large house but which contains multiple dwellings above and beside each other. A maximum of 4 units are permitted in this building lot. (The units have to be existing prior to redevelopment as stated in section 20.07 Density, intensity and assembly of parcels).	

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BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	5	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	60	—
ACCESSORY STRUCTURE ENVELOPE	**MIN**	**MAX**
I - Street Setback (ft)	30	

J - Side Setback (ft)	10	—
K - Rear Setback (ft) (interior lot)	10	—
Rear Setback (ft) (waterfront lot)	20	—
L - Building Footprint (sf)	—	800

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AS	APARTMENT BUILDING-SMALL
A building lot located and designed to accommodate multiple dwellings above or beside each other in a building that occupies most of its building lot width and is placed close to the sidewalk. (The units have to be existing prior to redevelopment as stated in section 20.07 Density, intensity and assembly of parcels).	

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BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	15	20
Secondary Street Setback (ft)	7	—
F - Side Setback (ft)	7	—
G - Rear Setback (ft) (interior and waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	60	—
ACCESSORY STRUCTURE ENVELOPE	**MIN**	**MAX**
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	—
K - Rear Setback (ft) (interior lot)	10	—
Rear Setback (ft) (waterfront lot)	20	—
L - Building Footprint (sf)	—	800

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AM	APARTMENT BUILDING-MEDIUM
A building lot located and designed to accommodate multiple dwellings above or beside each other in a building that occupies most of its building lot width and is placed close to the sidewalk. (The units have to be existing prior to redevelopment as stated in section 20.07 Density, intensity and assembly of parcels).	

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BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	15	25
Secondary Street Setback (ft)	10	—
F - Side Setback (ft)	10	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	60	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	—
K - Rear Setback (ft) (interior lot)	10	—
Rear Setback (ft) (waterfront lot)	20	—
L - Building Footprint (sf)	—	800

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CA	COURTYARD APARTMENT
A building lot located and designed to accommodate multiple dwellings arranged around and fronting on a central garden or courtyard that may be partially or wholly open to a street and/or alleyway. (The units have to be existing prior to redevelopment as stated in section 20.07 Density, intensity and assembly of parcels).	

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BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	5	
G - Rear Setback (ft) (interior and waterfront lots)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	60	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	—
K - Rear Setback (ft) (interior lot)	10	—
Rear Setback (ft) (waterfront lot)	20	—
L - Building Footprint (sf)	—	800

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

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BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	0	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Alley	5	—
H - Frontage Buildout (%)	60	—
ACCESSORY STRUCTURE ENVELOPE	**MIN**	**MAX**
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	—
K - Rear Setback (ft) (interior lot)	10	—
Rear Setback (ft) (waterfront lot)	20	—
L - Building Footprint (sf)	—	600

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

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BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	0	—
G - Rear Setback (ft) (interior and waterfront lots)	20	—
Alley	5	—
H - Frontage Buildout (%)	60	—
ACCESSORY STRUCTURE ENVELOPE	**MIN**	**MAX**
I - Street Setback (ft)	30	—

J - Side Setback (ft)	10	—
K - Rear Setback (ft) (interior lot)	10	—
Rear Setback (ft) (waterfront lot)	20	—
L - Building Footprint (sf)	—	800

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BH	BOUTIQUE HOTEL
A building lot located and designed to accommodate lodging. The number of rooms will be confirmed by existing operating hotel rooms. (The units have to be existing prior to redevelopment as stated in section 20.07 Density, intensity and assembly of parcels).	

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BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	15	20
Secondary Street Setback (ft)	10	—
F - Side Setback (ft)	10	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Garage Adjacent to Alley	5	—
H - Frontage Buildout (%)	60	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	—
J - Side Setback (ft)	10	—
K - Rear Setback (ft) (interior lot)	10	—
Rear Setback (ft) (waterfront lot)	20	—
L - Building Footprint (sf)	—	800

***

SS	SINGLE STORY COMMERCIAL BUILDING-SMALL
A building lot located and designed to accommodate single use office and retail.	

***

BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—

F - Side Setback (ft)	0	—
G - Rear Setback (ft) (interior and waterfront lots)	20	—
Alley	5	—
H - Frontage Buildout (%)	60	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	—
K - Rear Setback (ft) (interior lot)	10	—
Rear Setback (ft) (waterfront lot)	20	—
L - Building Footprint (sf)	—	800

***

SM	SINGLE STORY COMMERCIAL BUILDING-MEDIUM
A building lot located and designed to accommodate single use office and retail.	

***

BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	15
Secondary Street Setback (ft)	5	—
F - Side Setback (ft)	0	—
G - Rear Setback (ft) (interior and waterfront lots)	20	—
Alley	5	—
H - Frontage Buildout (%)	60	—
ACCESSORY STRUCTURE ENVELOPE	MIN	MAX
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	—
K - Rear Setback (ft) (interior lot)	10	—
Rear Setback (ft) (waterfront lot)	20	—
L - Building Footprint (sf)	—	800

***

IN	INSTITUTION BUILDING
A building lot located and designed to accommodate a building containing public or civic uses such as community services, day care, education, government, places of worship, or social services. This typology is only for permitted and exiting institutional buildings.	

***

BUILDING ENVELOPE	MIN	MAX
E - Street Setback (ft)	10	25
Secondary Street Setback (ft)	10	—
F - Side Setback (ft)	10	—
G - Rear Setback (ft) (interior lot)	15	—
Rear Setback (ft) (waterfront lot)	20	—
Alley	5	—
H - Frontage Buildout (%)	50	—
ACCESSORY STRUCTURE ENVELOPE	**MIN**	**MAX**
I - Street Setback (ft)	30	
J - Side Setback (ft)	10	—
K - Rear Setback (ft) (interior lot)	10	—
Rear Setback (ft) (waterfront lot)	20	—
L - Building Footprint (sf)	—	800

***

SECTION 3. Codification. This Ordinance shall be codified in the Code of Ordinance of the City of St. Pete Beach.

SECTION 4. Conflicts. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

SECTION 5. 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 6. Scrivener's Error. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 7. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. Publication**.** This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. Effective Date. This ordinance shall take effect immediately upon adoption.

Words ~~stricken~~ through shall be deleted. Words underscored constitute the amendment proposed. The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.

FIRST READING: _____
PUBLISHED: _____
SECOND READING: _____
PUBLIC HEARING: _____

CITY COMMISSION, CITY OF ST. PETE BEACH, FLORIDA.

_____
Alan Johnson, Mayor

I, Amber LaRowe, 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 _____, 2021.

_____
Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Andrew Dickman, City Attorney

Words ~~stricken~~ through shall be deleted. Words <u>underscored</u> constitute the amendment proposed. The symbol *** constitutes code sections not shown for purposes of brevity. Remaining provisions are now in effect and remain unchanged.