



PLANNING BOARD MEETING CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, October 18, 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 9-20-2021**
4. Action Items
5. Discussion Items
 - a. **Comprehensive Plan Review - Element II - Future Land Use**
Discussion covering recommended amendments to the Future Land Use Element of the Comprehensive Plan.
 - b. **2022 Planning Board Meeting Dates**
Review the 2022 meeting schedule with the Planning Board.
 - c. **Sign Ordinance - Division 26 of the Land Development Code**
Overview of the upcoming review and revision of the City's Sign Ordinance.
6. Adjournment

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

September 20, 2021 4:00 PM

PRESENT: Tiffany Secka, Chair
Greg Premier, 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
Lynn Rosetti, Senior Planner
Brandon Berry, Planner II
Jordan Elmore, Planning and Zoning Tech

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. 8/30/2021**

Motion: Member Jackson moved, and Vice Chair Premier seconded the approval of the minutes from the August 30, 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).

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

Planning Manager Wesley Wright provided the Board members with a summary of actions that the City Commission took in April of this year, after some problems were identified with waterfront setbacks within the Pass-a-Grille Overlay District. After a 180-day moratorium on new development of single-family homes along the water in Pass-s-Grille was adopted, the City asked Consultant Tara Salmieri, who developed the Overlay standards in 2017, to study the setback issue. He explained that the purpose of the proposed Ordinance is to create a uniform 20-foot setback, whether building to the Overlay or underlying Zoning District.

Planner II, Brandon Berry, reviewed a presentation of the minor changes being suggested for uniformity and the welfare of the community. The presentation is made part of these minutes. The changes included an improved definition of accessory structures within the ‘Accessory Structure Envelope’, and an added definition of ‘waterfront lot.’ The presentation included examples for setbacks in accessory structure envelopes for a large house, a small apartment building, and a medium sized, single, commercial building.

Mr. Berry pointed out that Land Development Code (LDC) Section 20.10 would remain in effect; that Section maintains that proposed additions to contributing structures may be eligible for a reduction in setback requirements if the proposed plans have been reviewed, approved, and issued a certificate of appropriateness by the Historic Preservation Board pursuant to Division 28.

A brief question and answer period followed.

Motion: Vice Chair Premer moved, and Member Jackson seconded the recommendation of the adoption of Ordinance 2021-22 to the City Commission as submitted; the motion carried unanimously.

Chair Secka adjourned as the LPA and reopened the meeting as the Planning Board at 4:11 PM.

5. Discussion Items – There were none.

Mr. Wright mentioned that 9 of 10 elements of the Comprehensive Plan review have been completed; the Future Land Use section is currently under review and will come before this Board on October 18th. A City Commission workshop has been planned for November 10th for a complete Comp Plan review.

Mr. Wright confirmed that a certificate of appropriateness for demolition of a property on 8th Avenue will be considered at the October 7th Historic Preservation Board meeting.

6. Adjournment – Next Meeting 10/18/2021

There being no further business, Chair Secka adjourned the meeting at 4:15 PM.

These minutes will be presented for approval at the October 18, 2021 Planning Board meeting.

PLANNING BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: Comprehensive Plan Review - Element II - Future Land Use

Date: October 18, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Planning Manager

Summary of Issue: Planning Board review of the Comprehensive Plan Future Land Use Element.

Funding: Not Applicable.

Requested Motion: No action is needed at this time.

Attachments:

1. II. Future Land Use Plan Element - Proposed Element Changes
2. II. Future Land Use Plan Element - Review Matrix

II. - Future Land Use Plan Element

GOAL 1:

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

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

Objective 1.1

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

Policy 1.1.1

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

Commented [HS1]: Requested by Andrew: Provide check list, that all statutory requirements are met. Possibly incorporate in the review matrix? All statutory requirements for the comprehensive plan are in 163.3177 and the FLUE/FLUM start at 163.3177(5)(a)

Commented [PD2R2]: Recommended to have legal review. Would request regardless prior to adoption. KH can provide upon City's direction.

Commented [HS3]: Update with Character Districts

Commented [PD4R4]: Completed

Commented [PD5]: Alpha-numeric in place of bullets? City to confirm. If yes, trickle through document.

Commented [HS6R6]: Update all to match formatting

<u>FUTURE LAND USE CATEGORY¹</u>	<u>MAXIMUM DENSITY (PER ACRE)</u>		<u>MAXIMUM INTENSITY</u>		<u>COUNTYWIDE MAP CATEGORY</u>
	<u>RESIDENTIAL UNITS</u>	<u>TEMPORARY LODGING UNITS</u>	<u>FAR</u>	<u>ISR</u>	<u>Category/ Symbol</u>
<u>Residential Urban (RU)</u>	<u>7.5</u>	<u>0</u>	<u>N/A</u>	<u>N/A</u>	<u>RLM</u>
<u>Residential Low Medium (RLM)</u>	<u>10.0</u>	<u>0</u>	<u>N/A</u>	<u>N/A</u>	<u>RLM</u>
<u>Residential Medium (RM)</u>	<u>15.0</u>	<u>0</u>	<u>N/A</u>	<u>N/A</u>	<u>RM</u>
<u>Residential High (RH)</u>	<u>30.0</u>	<u>0</u>	<u>N/A</u>	<u>N/A</u>	<u>RH</u>
<u>Resort Facilities Medium (RFM)</u>	<u>18.0</u>	<u>30.0</u>	<u>0.65</u>	<u>0.85</u>	<u>R</u>
<u>Residential/Office/Retail (R/O/R)</u>	<u>18.0</u>	<u>30.0</u>	<u>0.40</u>	<u>0.85</u>	<u>R&S</u>
<u>Residential/Office General (R/OG)</u>	<u>15.0</u>	<u>0.0</u>	<u>0.50</u>	<u>0.75</u>	<u>O</u>
<u>Resort Facilities Overlay (RFO)</u>	<u>See Underlying Category</u>	<u>167% of Residential Units</u>	<u>See Underlying Category</u>		<u>R</u>
<u>Commercial General (CG)</u>	<u>24.0</u>	<u>40.0</u>	<u>0.55</u>	<u>0.85</u>	<u>R&S</u>
<u>Community Redevelopment District (CRD) Special Planning Area 1 (SPA-1)</u>	<u>See Attachment 2</u>				<u>AC</u>
<u>Community Redevelopment District - Eighth Avenue (CRD-EA) Special Planning Area Area 2 (SPA-2) Eighth Avenue (SPA-EA)</u>	<u>24.0</u>	<u>50.0</u>	<u>1.0 (Single Use)/ 1.5 (Mixed Use)</u>	<u>0.90</u>	<u>AC</u>
<u>Preservation (P)</u>	<u>0.0</u>	<u>0.0</u>	<u>0.100-0</u>	<u>0.200-0</u>	<u>P</u>
<u>Recreation/Open Space (R/OS)</u>	<u>0.0</u>	<u>0.0</u>	<u>0.25</u>	<u>0.60</u>	<u>R/OS</u>
<u>Institutional (I)</u>	<u>12.5</u>	<u>0.0</u>	<u>0.65</u>	<u>0.85</u>	<u>P/SP</u>
<u>Transportation/Utility (T/U)</u>	<u>0.0</u>	<u>0.0</u>	<u>0.70</u>	<u>0.90</u>	<u>P/SP</u>

¹ See Attachment 1 for Additional Information regarding the City's Future Land Use Categories

Policy 1.1.2

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

Policy 1.1.3

The City shall, whenever possible, ensure that opportunities are available for all citizens to purchase or rent decent, safe and sanitary housing which they can afford, free from arbitrary discrimination because of race, ~~gender, disabilities, sex, handicap~~, ethnic background, marital status or household composition.

Policy 1.1.4

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

Policy 1.1.5

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

Policy 1.1.6

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

Policy 1.1.7

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

Policy 1.1.8

No temporary lodging unit shall be occupied as a residential dwelling unit. Temporary lodging uses within ~~Special Planning Area 1 or 2 Community Redevelopment District~~ shall not be occupied for more than thirty (30) consecutive days by the same temporary lodging unit guest or more than thirty days cumulatively on an annual basis for a resort condominium unit owner. In other words, the thirty days is measured beginning on the first day of any occupancy until 365 days from that date. The City of ~~St. Pete Beach~~ may require affidavits of compliance with this policy from each temporary lodging use and/or unit owner. Seller of temporary lodging unit shall be responsible for advising the purchaser of this requirement. In addition, any seller of a resort condominium project or temporary lodging unit shall be required to record a covenant in the public records of Pinellas County agreeing to said restriction prior to conveyance.

Policy 1.1.9

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

Policy 1.1.10

~~The land development regulations~~ **Land Development Code** shall require buffering and open space within residential areas, as appropriate.

Policy 1.1.11

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

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

Policy 1.1.12

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

Objective 1.2

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

Policy 1.2.1

As ~~maintained in~~ administered through the ~~land development regulations~~ **Land Development Code**, multifamily residential and non-residential developments shall be required to undergo a site plan review process.

Policy 1.2.2

The site plan review provisions, as **maintained in the Land Development Code** contained in the LDC shall, at a minimum, address the following:

- a. ~~Allowance for a creative approach for development or redevelopment;~~
- b. ~~A requirement that more open space, if practical, be provided than that called for by the strict application of the minimum requirements of the land development regulations~~ **Land Development Code**;
- c. ~~A harmonious development of the site with consideration given to the surrounding areas and community facilities, while providing for safe and efficient traffic circulation; and~~
- d. ~~The establishment of procedures for the granting of increased structure height not to exceed 50 feet in all areas of the City excluding~~ **Special Planning Area 1 and 2**

Commented [PD7]: Assumes CRD language applied to both CRD-EA (SPA-2) and CRD (SPA-1). Confirm original intent.

Community Redevelopment District which establishes specific height standards by use within each character district; in exchange for increased open space and decreased amounts of impervious surfaces; and

- e. ~~Procedures that would allow increased height or density above the maximum established in each character district located within **Special Planning Area 1 and 2** the Special Area Designation—Community Redevelopment District shall be prohibited; and~~
- f. ~~Other provisions as deemed appropriate by the City in keeping with the intent of the comprehensive plan and land development regulations **Land Development Code**.~~

Objective 1.3

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

Policy 1.3.1

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

Policy 1.3.2

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

Policy 1.3.3

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

Policy 1.3.4

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

Policy 1.3.5

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

Policy 1.3.6

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

Policy 1.3.7

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

Policy 1.3.8

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

Policy 1.3.9

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

Objective 1.4

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

Policy 1.4.1

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

Policy 1.4.2

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

Policy 1.4.3

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

Policy 1.4.4

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

Objective 1.5

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

Policy 1.5.1

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

Policy 1.5.2

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

rendered non-conforming, shall be considered to be grandfathered, as defined in the [LDC-Land Development Code](#).

Objective 1.6

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

Policy 1.6.1

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

Policy 1.6.2

The City shall, where appropriate, establish a Community Redevelopment District [Special Planning Area 1](#) with standards that facilitate re-investment [in a specific area](#) in temporary lodging/ temporary lodging use development [on the west side of Gulf Boulevard, within the Town Center Core as small bed and breakfast inns, within the Upham Beach area where the existing small motels are located, and at either end of Corey Avenue as a catalytic waterfront project that may also include marina facilities.](#)

Policy 1.6.3

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

Policy 1.6.4

The definition of transient occupancy contained in Division 2 of the [LDC-Land Development Code](#) [LDC](#) shall be renamed to "Temporary Occupancy" consistent with Countywide Future Land Use Plan and Rules recently adopted and redefined for temporary lodging uses and temporary lodging units located in the Community Redevelopment District in support of Objective 1.6 and Policy 1.6.3 above:

In addition, consistent with the recent adoption of revised terminology by Pinellas County, the City shall amend its [LDC-Land Development Code](#) [LDC](#) to rename the following terms defined in the [LDC-Land Development Code](#) [LDC](#):

"Transient Accommodation Use" shall be renamed "Temporary Lodging Use."

"Transient Accommodation Unit" shall be renamed "Temporary Lodging Unit."

Objective 1.7.

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

Policy 1.7.1

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

Policy 1.7.2

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

Policy 1.7.3

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

Policy 1.7.4

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

Policy 1.7.5

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

Policy 1.7.6

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

GOAL 2:

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

Objective 2.1

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

Policy 2.1.1.

The City shall initiate an application seeking certification as a Green Local Government to the Florida Green Building Coalition, Inc. as an initial step in formalizing and bringing recognition to this commitment.

Policy 2.1.2

The City shall establish a pilot Green practices program with requirements and incentives for new construction, major renovation, land development or redevelopment that is certified by the Florida Green Building Coalition Inc. (FGBC), DEP Florida Green Lodge, or Leadership in Energy and Environmental Design (LEED); and/ or achieve an Energy Star rating.

Policy 2.1.3

The City shall pursue incentives for location of Green businesses within the community.

Policy 2.1.4

The City shall promote and encourage through redevelopment ~~land development regulations~~ **Land Development Code** clean industries such as tourism-related businesses.

Policy 2.1.5

The City shall develop a Green Building, Green Lodge and Green Development awards and promotions program. This awards and promotions program should include a "Green" page on the City website and partnership with the local Chamber, Tourist Development Council, Convention and Visitors Bureau, and Pinellas County to be part of the County's Sustainable Quality Communities Initiative, a Countywide Green Lodging Tourism Campaign as well as promote a "Rebuilding to be a Coastal Green City" local Campaign.

Policy 2.1.6

The City shall consider participation in Cities for Climate Protection Campaign in support of Executive Order No.: 07-126, issued by the Governor of the State of Florida on July 13, 2007; and in partnership and support of a Resolution adopted by Pinellas County to become a national and state model for innovative and sustainable planning, economic development and Green design, by: (1) implementing strategies such as Livable Communities to increase pedestrian and bicycle travel to reduce auto-dependence; and (2) implement LEED and Energy Star standards for new buildings and major renovations.

Policy 2.1.7

The City shall pursue a partnership with local businesses in the ~~Downtown Redevelopment District, Corey Area~~ to initiate a Florida Main Street designation process and provide business grant assistance for facade improvements.

Policy 1.1.8

~~The City shall pursue the development of a disaster waste management and debris recycling plan.~~

Policy 2.1.8

The City shall implement a pilot incentive ~~maintain a~~ program to fast-track Green building construction ~~by December 2008~~.

Objective 2.2

Transform the City's development and permitting regulations into a Smart Growth and Quality Development Code, promoting flexibility, mixed use, incorporating economic and environmentally sustainable standards and pilot Green practices program incentives.

Policy 2.2.1

~~By 2012, determine~~ **The City shall maintain** a threshold and criteria for requiring a LEED certification standard, or an equivalent standard, in private design to be implemented through the **LDC-Land Development Code**~~LDC~~.

Policy 2.2.2

Commented [PD8]: Has this been implemented. If so, can we delete or modify to "maintain"

Commented [HS9R9]: City to confirm if this is being completed; Revise Language accordingly

The City shall promote mixed use developments that reduce impacts on infrastructure and the environment.

Policy 2.2.3

The City shall identify and promote the use of native and drought tolerant landscape with particular emphasis on Florida-friendly landscaping techniques including use of reclaimed water, and rain sensor irrigation systems to conserve water resources.

Policy 2.2.4

Regulate, maintain and reduce net impervious surfaces, with an emphasis on reducing large expanses of paved parking surfaces, wherever possible, to reduce urban heat and pollution and improve drainage.

Policy 2.2.5

Require energy efficient or solar lighting for all public improvements including LED traffic lights and pedestrian street lighting ~~within the Community Redevelopment District~~; and strongly encourage energy efficient or solar lighting throughout the City for both the private and public sectors.

Policy 2.2.6

Advanced storm water controls and waterfront considerations to minimize and eliminate pollutant run-off into the intracoastal waterways shall be a priority.

Policy 2.2.7

Fountains and water features that promote water conservation methods and technologies shall be encouraged.

Policy 2.2.8

Entrance design features and art in public places that do not consume water shall be encouraged.

Policy 2.2.9

Low flow fixtures and high energy efficient rating construction materials, equipment and appliances shall be strongly encouraged, and minimum standards shall be adopted in the ~~LDC~~ [Land Development CodeLDC](#).

Policy 2.2.10

Environmentally integrated pest management practices that will contribute to the overall improvement of the environment shall be identified and encouraged.

Objective 2.3

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

Policy 2.3.1

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

Commented [PD10]: City-wide or within Special Planning Area?

Commented [HS11R11]: City to confirm the intent is to enforce City-wide

Policy 2.3.2

Encourage and facilitate mass transit ridership subsidies for employees.

Policy 2.3.3

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

Policy 2.3.4

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

GOAL 3:

The promoting of sound coastal management shall be encouraged to ensure that maximum long-term benefits are attained in the use of the coastal zone by the residents of and visitors to the City of St. Pete Beach.

Objective 3.1

The City shall continue to participate with the City of Treasure Island and Pinellas County, and appropriate state and federal agencies in the implementation of a coastal management plan.

Policy 3.1.1

Through the on-going enforcement of the City's Beach Management Regulations, beach areas shall be protected and restored to their natural state to the fullest extent possible, while only encouraging beach re-nourishment projects that are in the overall public interest.

Policy 3.1.2

The ~~land development regulations~~ Land Development Code shall ensure that all development along the coastline is in accordance with the Coastal Construction Control Line (CCCL) as established by the State of Florida.

Policy 3.1.3

~~The Beach Management Regulations shall ensure that all development or any other activities which disturb the coastal dune system are prohibited except when a proper permit has been issued that will include provisions to ensure that the dune system is maintained through restoration and enhancement.~~

Policy 3.1.3

The Beach Management Regulations shall be enforced to ensure the restoration and maintenance of the coastal dune system on new developments or redevelopment projects.

Policy 3.1.4

Sensitive coastal resources shall be protected, through provisions contained in the ~~land development regulations~~ Land Development Code, from degradation and erosion resulting from improper development practices and recreational misuse.

Policy 3.1.5

Beach stabilization projects, using appropriate vegetation as the stabilizing medium, shall be incorporated into development plans, where appropriate.

Policy 3.1.6

The land development regulations **Land Development Code** shall include provisions whereby sand dunes are protected and enhanced, and native vegetation shall be planted to stabilize shorelines and protect upland areas from flooding hazards.

Policy 3.1.7

The City shall protect the public health, safety and welfare by requiring that development in high risk areas, such as the hurricane velocity zone, meets all current construction standards and by fully supporting Coastal Construction Zone limitations.

Objective 3.2

Recognizing its location within a Coastal High Hazard Area (CHHA), the City shall ensure that future development and redevelopment projects are built in accordance with the most recent hazard mitigation techniques and building materials.

Policy 3.2.1

All future development proposals shall be analyzed based upon existing and future interagency hazard mitigation reports.

Policy 3.2.2

In as much as is practical, the City of St. Pete Beach shall encourage property owners to retrofit hazard mitigation techniques and building materials into existing structures and shall require such techniques and materials for all major renovation construction projects.

Policy 3.2.3

All new temporary lodging facilities within the City shall be planned, designed, and constructed to meet or exceed the minimum wind-loading and structural requirements of the Florida and Local Building Code in effect at the time of permitting. All new construction shall comply with Federal Emergency Management Agency and National Flood Insurance Program requirements for protection from and mitigation of flood hazards.

Objective 3.3

The City shall assure that future developments are compatible with the topography, soil conditions and the availability of facilities and services.

Policy 3.3.1

The City shall require elevation certificates for all new development proposals.

Policy 3.3.2

The City shall require that building foundations be designed appropriately for the soil conditions of the building site.

Policy 3.3.3

The City shall permit no new developments where ~~the facilities and services~~ public facilities are not available or planned to be available in accordance with the Concurrency Management System as set forth under Division 29 of the City of St. Pete Beach Land Development Code.

Objective 3.4

The City may consider increases in density or intensity via Future Land Use Map Amendments, within the Coastal High Hazard Area (CHHA), consistent with the Countywide plan.

Policy 3.4.1

The City shall deny an amendment to the Future Land Use Map within the Coastal High Hazard Area (CHHA) which results in an increase of density or intensity; except that they may, consider approving such amendment based upon a balancing of the following criteria, as are determined applicable and significant to the subject amendment:

- a. ~~a-~~ Access to Emergency Shelter Space and Evacuation Routes – The uses associated with the requested amendment will have access to adequate emergency shelter space as well as evacuation routes with adequate capacities and evacuation clearance times.
- b. ~~b-~~ Utilization of Existing and Planned Infrastructure – The requested amendment will result in the utilization of existing infrastructure, as opposed to requiring the expenditure of public funds for the construction of new, unplanned infrastructure with the potential to be damaged by coastal storms.
- c. ~~c-~~ Utilization of Existing Disturbed Areas – The requested amendment will result in the utilization of existing disturbed areas as opposed to natural areas that buffer existing development from coastal storms.
- d. ~~d-~~ Maintenance of Scenic Qualities and Improvement of Public Access to Water – The requested amendment will result in the maintenance of scenic qualities, and the improvement of public access, to the Gulf of Mexico, inland waterways (such as Boca Ciega Bay), and Tampa Bay.
- e. ~~e-~~ Water Dependent Use – The requested amendment is for uses which are water dependent.
- f. ~~f-~~ Part of Community Redevelopment Plan – The requested amendment is included in a Community Redevelopment Plan, as defined by Florida Statutes for a downtown or other designated redevelopment areas.
- g. ~~g-~~ Overall Reduction of Density or Intensity – The requested amendment would result in an increase in density or intensity on a single parcel, in concert with corollary amendments which result in the overall reduction of development density or intensity in the surrounding CHHA.
- h. ~~h-~~ Clustering of Uses – The requested amendment within the CHHA provides for the clustering of uses on a portion of the site outside the CHHA.

Policy 3.4.2

Nothing in these Countywide Rules should be construed as superseding or otherwise modifying the local plan amendment requirements of Section 163.3178(8), Florida Statutes and are subject to the Countywide Map Amendment requirements.

GOAL 4:

The City, in cooperation with Pinellas County and neighboring communities, shall establish an effective and workable hurricane evacuation plan.

Objective 4.1

Recognizing its vulnerability to the effects of tropical storms, the City shall maintain an up-to-date hurricane evacuation plan.

Policy 4.1.1

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

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

Policy 4.1.2

~~The Hurricane Evacuation Plan will set forth hurricane clearance times which will either be maintained or reduced. The City should adopt levels of service for both evacuation times to shelter and out-of-county for a Category 5 storm event.~~

Policy 4.1.3

~~The risk of exposure of human life and public and private property to natural disasters shall be reduced through preparedness planning and implementation of hazard mitigation measures. The City should coordinate with Pinellas County and the TBRPC to develop mitigation strategies including possibly the adoption of a Mitigation Fee.~~

Policy 4.1.4

~~The City shall coordinate plans for evacuation of coastal area populations with appropriate local or regional hurricane evacuation plans. The City should adopt levels of service for both evacuation times to shelter and out-of-county for a Category 5 storm event.~~

Policy 4.1.5

~~All new temporary lodging uses developed within the City shall prepare and file a Hurricane Closure and Evacuation Plan with the City and with the County's Director of Emergency Management at the time of building permit that complies with all applicable local and County emergency management procedures and requirements.~~

Policy 4.1.6

~~The City should determine how to address areas within its boundaries that are now no longer part of the CHHA in order to provide protection for these isolated areas as well.~~

GOAL 4:

The ~~LDC~~ Land Development Code ~~LDC~~ shall be amended and adopted to implement the goals, objectives and policies of this comprehensive plan, as amended.

Objective 4.1

Recognizing that the City of St. Pete Beach is located on a barrier island, future growth and development shall be managed through the preparation, adoption, implementation and enforcement

of land development regulations ~~the Land Development Code~~ consistent with this adopted Comprehensive Plan, as amended, in accordance with applicable timeframes established herein or State law, whichever is more restrictive.

Policy 4.1.1

The City shall adopt and implement ~~land development regulations~~ ~~a Land Development Code~~ which recognize the limitations of development on a barrier island, including its location in the 100-year flood plain, its vulnerability to tropical storms, and its topography and soil conditions.

Policy 4.1.2

The City shall adopt and implement ~~land development regulations~~ ~~a Land Development Code~~ that contain specific and detailed provisions required to implement this comprehensive plan, as amended, which, at a minimum shall:

- a. ~~Regulate the subdivision of land;~~
- b. ~~Protect the limited amount of marine wetlands, including sea grass and turtle nesting grounds remaining in the community, and those lands designated as Preservation on the Future Land Use Map;~~
- c. ~~Regulate signs;~~
- d. ~~Ensure that all future development is consistent with Federal Emergency Management Agency and National Flood Insurance Program regulations;~~
- e. ~~Ensure that all future development is consistent with any coastal construction control regulations as may be adopted and/or amended by the State of Florida;~~
- f. ~~Ensure the compatibility of adjacent land uses by requiring adequate and appropriate buffering between potentially incompatible uses, temporary lodging uses and existing residential uses in particular when located in separate but adjoining character districts or plan categories;~~
- g. ~~Ensure that development permits are issued only when it has been documented that such development is consistent with the level-of-service LOS standards for the affected public facilities adopted by this comprehensive plan;~~
- h. ~~Provide for improved drainage and storm water management by requiring compliance with the minimum criteria established by the Southwest Florida Water Management District, City drainage ordinances the City of St. Pete Beach Drainage Ordinance, the regulations of other appropriate governmental agencies and the Pinellas County Master Drainage Plan;~~
- i. ~~Provide requirements for the provision of open space safe and convenient on-site traffic flow and parking requirements and encourage share access driveways, internal connectivity between compatible adjacent parcels to reduce curb cuts to reduce vehicular conflict with pedestrians and bicycles;~~
- j. ~~Encourage the use of Waterwise Florida Landscapes and drought-tolerant vegetation, reclaimed water and rain sensor irrigation systems in the landscaping of all development projects;~~
- k. ~~Provide regulations requiring the control of erosion and storm water or pollutant runoff from construction sites;~~

Commented [PD12]: City to confirm that this is still utilized

- l. • Encourage land development which highlights scenic amenities and ensures public access to the waterfront;
- m. • Adopt Green building and site design standards;
- n. • Provide regulations and design standards that require internal and external pedestrian and bicycle pathway linkages to create a safe alternative mobility network throughout the City; and
- o. • Provide regulations that promote mass transit use.

Policy 4.1.3

The City shall adopt land development regulations a Land Development Code that shall prohibit the re-platting of existing recorded platted lots for the purpose of increasing the development density within existing single-family residential areas.

Policy 4.1.4

land development regulations A Land Development Code shall be adopted which implement the provisions of the Future Land Use Element policies within the mandatory timeframes specified herein or pursuant to State law, whichever is more restrictive.

GOAL 5:

Full compliance with Chapter 88-464, Laws of Florida, as amended, by participating in the Countywide planning process through representation on and coordination with the Forward Pinellas Pinellas Planning Council and by ensuring consistency between the City and Countywide comprehensive plans.

Objective 5.1

The Future Land Use Element of the City of St. Pete Beach Comprehensive Plan shall be consistent with the Countywide Future Land Use Plan and Rules.

Policy 5.1.1

Through continued maintenance of the Future Land Use Element, the City shall maintain consistency with the Countywide Future Land Use Plan and Rules by:

- a. • Identifying any inconsistencies between the future land use element and plan maps of the City of St. Pete Beach and the Countywide Future Land Use Plan and Rules.
- b. • Processing for action by Forward Pinellas the Pinellas Planning Council and the Board of County Commissioners, acting in their capacity as the Countywide Planning Authority, all land use plan amendments required to reconcile outstanding inconsistencies between the respective land use plans.

ATTACHMENT 1
THE FUTURE LAND USE CATEGORIES

SUMMARY OF CLASSIFICATIONS

More detailed statements describing each classification follow this summary.

FUTURE LAND USE CATEGORY ²	MAXIMUM DENSITY (PER ACRE)		MAXIMUM INTENSITY		COUNTYWIDE MAP CATEGORY
	RESIDENTIAL UNITS	TEMPORARY LODGING UNITS	FAR	ISR	Category/ Symbol
<u>Residential Urban (RU)</u>	<u>7.5</u>	<u>0</u>	<u>N/A</u>	<u>N/A</u>	<u>RLM</u>
<u>Residential Low Medium (RLM)</u>	<u>10.0</u>	<u>0</u>	<u>N/A</u>	<u>N/A</u>	<u>RLM</u>
<u>Residential Medium (RM)</u>	<u>15.0</u>	<u>0</u>	<u>N/A</u>	<u>N/A</u>	<u>RM</u>
<u>Residential High (RH)</u>	<u>30.0</u>	<u>0</u>	<u>N/A</u>	<u>N/A</u>	<u>RH</u>
<u>Resort Facilities Medium (RFM)</u>	<u>18.0</u>	<u>30.0</u>	<u>0.65</u>	<u>0.85</u>	<u>R</u>
<u>Residential/Office/Retail (R/O/R)</u>	<u>18.0</u>	<u>30.0</u>	<u>0.40</u>	<u>0.85</u>	<u>R&S</u>
<u>Residential/Office General (R/OG)</u>	<u>15.0</u>	<u>0.0</u>	<u>0.50</u>	<u>0.75</u>	<u>O</u>
<u>Resort Facilities Overlay (RFO)</u>	<u>See Underlying Category</u>	<u>167% of Residential Units</u>	<u>See Underlying Category</u>		<u>R</u>
<u>Commercial General (CG)</u>	<u>24.0</u>	<u>40.0</u>	<u>0.55</u>	<u>0.85</u>	<u>R&S</u>
<u>Special Planning Area 1 (SPA-1)</u>	<u>See Attachment 2</u>				<u>AC</u>
<u>Special Planning Area 2 Eighth Avenue (SPA-2EA)</u>	<u>24.0</u>	<u>50.0</u>	<u>1.0 (Single Use)/ 1.5 (Mixed Use)</u>	<u>0.90</u>	<u>AC</u>
<u>Preservation (P)</u>	<u>0.0</u>	<u>0.0</u>	<u>0.010</u>	<u>0.020</u>	<u>P</u>
<u>Recreation/Open Space (R/OS)</u>	<u>0.0</u>	<u>0.0</u>	<u>0.25</u>	<u>0.60</u>	<u>R/OS</u>
<u>Institutional (I)</u>	<u>12.5</u>	<u>0.0</u>	<u>0.65</u>	<u>0.85</u>	<u>P/SP</u>
<u>Transportation/Utility (T/U)</u>	<u>0.0</u>	<u>0.0</u>	<u>0.70</u>	<u>0.90</u>	<u>P/SP</u>

² See Attachment 1 for Additional Information regarding the City's Future Land Use Categories

~~• Residential Urban (RU), with a maximum residential density of 7.5 residential units per acre.~~

A. ~~Residential Urban (RU), with a maximum residential density of 7.5 residential units per acre.~~

B. ~~Residential Low Medium (RLM), with a maximum residential density of 10.0 residential units per acre.~~

C. ~~• Residential Medium (RM), with a maximum residential density of 15.0 residential units per acre.~~

D. ~~• Residential High (RH), with a maximum residential density of 30.0 residential units per acre.~~

E. ~~• Resort Facilities Medium (RFM), with a maximum residential density of 18.0 units per acre or 30.0 temporary lodging units per acre; non-residential uses shall not exceed neither a floor area ratio (FAR) of 0.45 to 0.65 nor an impervious surface ratio (ISR) of 0.65 to 0.85.~~

F. ~~• Residential/Office/Retail (R/O/R), with a maximum residential density of 18.0 units per acre or 30 temporary lodging units per acre; non-residential uses shall not exceed neither a floor area ratio (FAR) of 0.20 to 0.40 nor an impervious surface ratio (ISR) of .65 to .85.~~

G. ~~• Residential/Office General (R/OG), with a maximum residential density of 15 units per acre; non-residential uses shall not exceed neither a floor area ratio (FAR) of 0.30 to 0.50 nor an impervious surface ratio (ISR) of 0.55 to 0.75.~~

H. ~~• Resort Facilities Overlay (RFO), where the density of residential units shall not exceed the maximum number of dwelling units per acre determined by the underlying residential plan category temporary lodging units shall not exceed a ratio of 1.67 temporary lodging units to the permitted number of underlying residential units; and non-residential uses shall not exceed neither the floor area ratio (FAR) nor the impervious surface ratio (ISR) of the underlying plan category.~~

I. ~~• Commercial General (CG), where the density of residential units shall not exceed 24 units per acre; temporary lodging units shall not exceed 40 units per acre; non-residential units shall not exceed neither a floor area ratio (FAR) of 0.35 to 0.55 nor an impervious surface ratio (ISR) of 0.70 to 0.85.~~

J. ~~• Community Redevelopment District (CRD) Special Planning Area 1 (SPA-1), where the densities and intensities shall be as determined within Special Planning Area 1 Community Redevelopment District as specified in each designated character district pursuant to the provisions set forth in the Special Planning Area 1 Special Area Designation – Community Redevelopment District section of this Future Land Use Element to encourage economic revitalization and redevelopment of properties and uses located within the SPA-1 CRD, with a particular emphasis on commercial, temporary lodging and mixed uses along the City's main transportation corridors, adjacent to waterfront or located within major community activity centers.~~

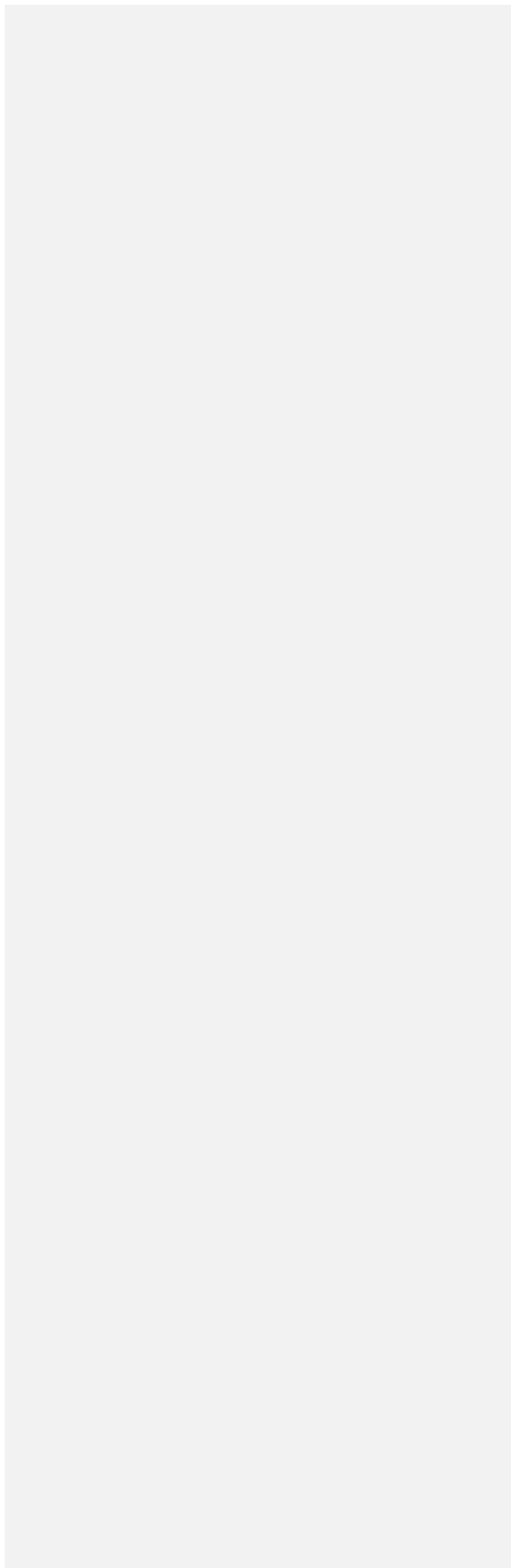
K. ~~• Community Redevelopment District – Eighth Avenue (CRD-EA) Special Planning Area 2 Eighth Avenue (SPA-2EA), the following uses are proposed for the new Special Planning Area 2 Eighth Avenue (SPA-2EA) Community Redevelopment District – Eighth Avenue (CRD-EA) land use classification:~~

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

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

Density/Intensity Standards shall include the following:

- a. Density and intensity of use for commercial and residential components shall be inclusive, i.e. the same land area may be used to support both use types without proration.
- b. Residential use - Shall not exceed 24 dwelling units per acre.
- c. Residential equivalent use - Shall not exceed an equivalent of 2.0 to 3.0 beds per permitted dwelling unit at 24 dwelling units per acre.
- a. Non-residential use - Shall not exceed a floor area ratio (FAR) of 1.0 for single use commercial structures or 1.5 for mixed-use development, nor an impervious surface ratio (ISR) of .90. The standard for the purpose of establishing relative intensity and potential impacts shall be an FAR of .75 and an ISR of .75.
- d. Transient accommodation use - Shall not exceed 50 units per acre.
- e. Other standards shall include the following: Public/semi-public; ancillary non-residential use - shall not exceed a maximum area of three (3) acres. Any such use, alone or when added to existing contiguous like uses, which exceeds this threshold shall require a plan amendment which shall include such use and all contiguous like uses.
- L. Preservation (P), applied to the beaches seaward of the Florida Coastal Construction Control Line (CCCL), Fuller Island and other environmentally significant natural resource areas; such designated areas shall not be developed except to provide beach access dune walkovers from adjacent developed properties under the provisions of the City's Beach Management Regulations.
- M. Recreation/Open Space (R/OS), uses permitted in this category are limited to public and private open spaces, public/private parks, public recreation facilities and public beach or water access points; no use shall exceed neither a floor area ratio (FAR) of 0.05 to 0.25 nor an impervious surface ratio (ISR) of 0.40 to 0.60.
- N. Institutional (I), density of residential units shall not exceed 12.5 units per acre; non-residential uses shall exceed neither a floor area ratio (FAR) of 0.45 to 0.65 nor an impervious surface ratio (ISR) of 0.65 to 0.85; uses within this category are limited to the following:
 - Primary Uses - Public/private schools; Hospital; Medical clinic; Church, other religious institution; Social/public service agency; Child day care; Fraternal or civic organization; Municipal offices/public buildings; Public safety facility; Emergency medical service building.
 - Secondary Uses - Residential; Residential equivalent; Recreation/open space; Public/semi-public; Ancillary non-residential.
- O. Transportation/Utility (T/U), residential uses not permitted; non-residential uses shall not exceed neither a floor area ratio (FAR) of 0.50 to 0.70 nor an impervious surface ratio of 0.70 to 0.90; uses within this category shall be limited to the following:
 - Primary Uses - Marina; Municipal water/wastewater facility; Public works garage/storage; Electric power substation; Telephone switching station.
 - Secondary Uses - Storage/warehouse; Recreation/open space; Public/semi-public; Ancillary non-residential.



ATTACHMENT 2
SPECIAL PLANNING AREA 1 (SPA-1)

General Provisions and Maps .

(a) Geographic Location . This Future Land Use Plan and Map Amendment contains a Special Designation named **Special Planning Area 1 Community Redevelopment District (CRD)** that is an area containing approximately 248.25 acres or approximately 20% of the total land area of the City. **Special Planning Area 1 Community Redevelopment District** is shown on Map 1 and includes two major redevelopment areas (shown on Maps 2 and 3) as follows:

I. Gulf Boulevard Redevelopment District; and

II. Downtown Redevelopment District.

There are a combined total of eleven designated character districts within **Special Planning Area 1 Community Redevelopment District** as a whole, including: four (4) character districts in the Gulf Boulevard Redevelopment District; and seven (7) character districts in the Downtown Redevelopment District as follows:

aI. The overall Gulf Boulevard Redevelopment District boundary is shown on Map 2, the following character districts within this Redevelopment District are shown:

1) Large Resort District

2) Boutique Hotel/Condo District

3) Activity Center District

4) Bayou Residential District

bII. The overall Downtown Redevelopment District boundary is shown on Map 3, the following character districts within this Redevelopment District are shown:

1) Town Center Core District

2) Town Center Corey Circle District

3) Town Center Coquina West District

4) Downtown Core Residential District

5) Upham Beach Village District

6) Commercial Corridor Blind Pass Road District

7) Commercial Corridor Gulf Boulevard District

The above designated character districts are intended to replace the conventional land use plan categories adopted in 1989 and 1998 that provided for medium and high density and intensity uses ranging up to forty (40) units per acre for temporary Lodging uses (Commercial General land use category) and up to thirty (30) units per acre for residential use (High Density Residential land use category) within the boundaries of **Special Planning Area 1 Community Redevelopment District**.

Map

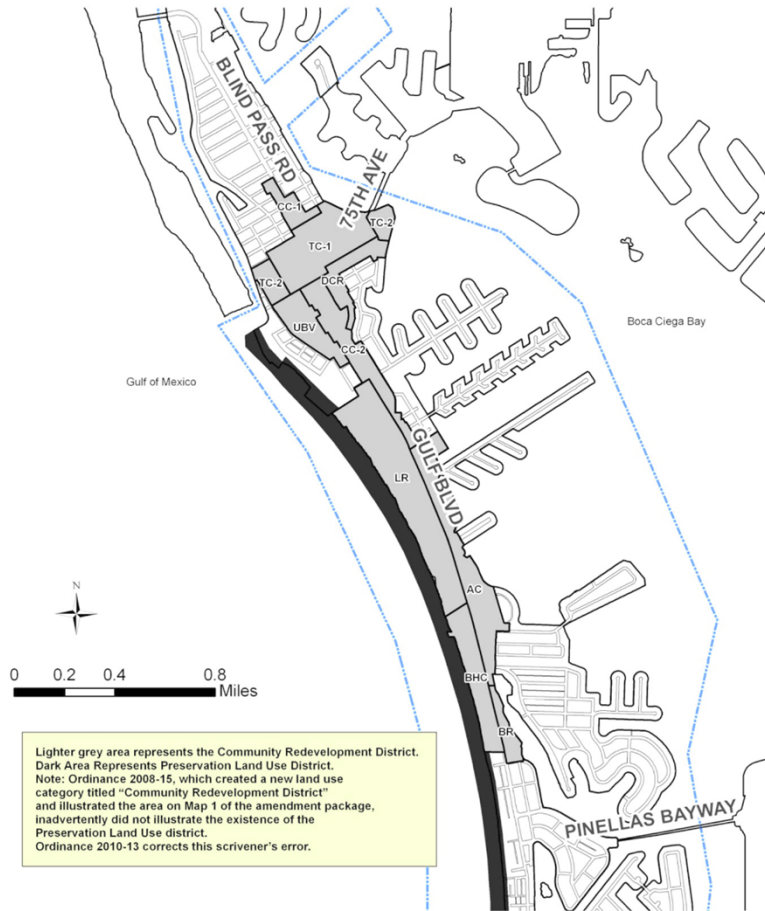
Community Redevelopment Districts **Special Planning Area 1 Location**

1.

Commented [PD13]: These individual character districts maintain specific land development code regulatory language (within their GOPS). It is recommended that the regulations associated with the character districts be moved/ maintained into/ within the LDC. The GOPS associated with these character districts are not being carried over into the new FLUE (but will be in the new LDC).

Commented [HS14R14]: Bring in Character District Regs

Ordinance 2010-13
Map 1
Community Redevelopment District



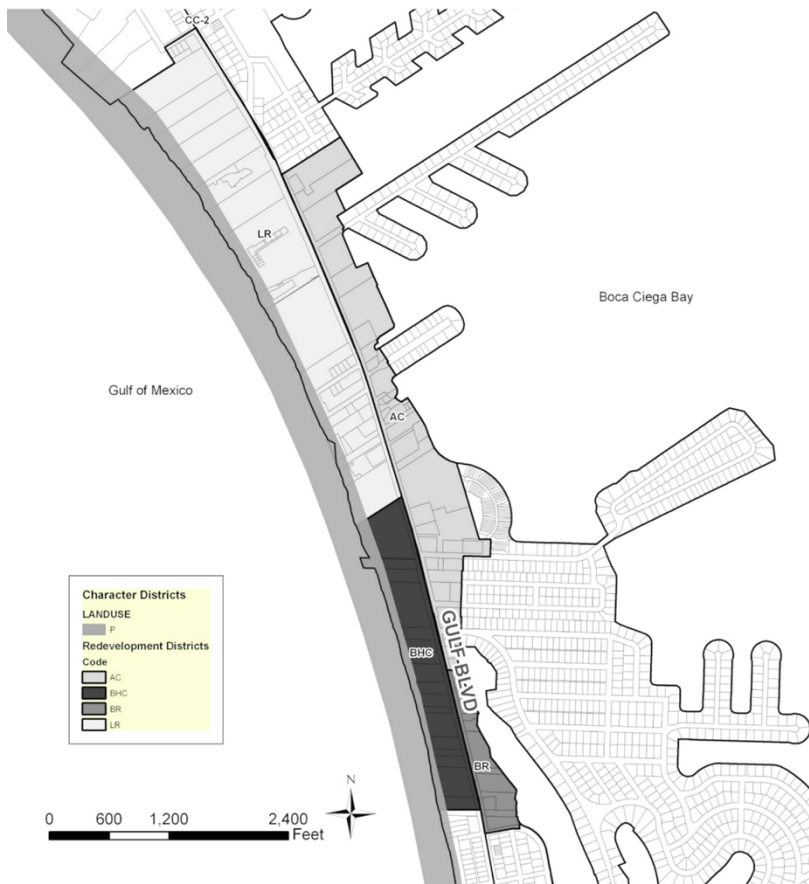
Map

Gulf Boulevard Redevelopment District Character Districts

2.

Commented [PD15]: Strike and update map series with SPA language

Ordinance 2010-13
 Map 2
 Gulf Boulevard Redevelopment District
 Character Districts



Map **3.**
Downtown Redevelopment District

Ordinance 2010-13
 Map 3
 Downtown Redevelopment District
 Character Districts



(b) Locational Characteristics. This **Special Planning Area** CRD land use plan category:

1. Is generally appropriate to those community areas designed to serve as local retail, office, temporary lodging uses, financial, governmental, and multi-family residential focal points for a community.
2. Shall target those neighborhoods and core areas of the community in a manner that is designed to encourage development and redevelopment in one or more combinations of uses as identified above and set forth in each specific character district plan.

(c) Purpose. It is the purpose of this CRD land use plan category to:

1. Depict those areas of the City that are now designated, or appropriate to be designated, as community core areas and certain defined and limited neighborhoods adjacent to these core areas that contain non-residential and residential uses, for development and redevelopment in accordance with the specific plan for each character district within the overall **Special Planning Area** Community Redevelopment District.
 2. To encourage and promote quality sustainable development and redevelopment throughout each character district and the **Special Planning Area** Community Redevelopment District as a whole, that provides quality of life, economic and aesthetic benefits to the residents throughout the City as well as its visitors.
- (d) Use Characteristics. Those uses appropriate to and consistent with this CRD land use plan category include:
- Primary Uses* : Temporary lodging uses, including large resorts, boutique hotels, motels, resort condominiums and bed & breakfast inns; Residential; Commercial; Office; Institutional; Marina; and Transportation/ Utility uses as specifically designated for each character district within the Community Redevelopment District.
- Secondary Uses* : Commercial; Office; Residential; Temporary lodging uses - bed & breakfast inns as specifically designated for each character district within the Community Redevelopment District; Marina.

Goals, Objectives and Policies for Special Planning Area 1 ~~Community Redevelopment District~~

GOAL 1:

To support achieving a quality sustainable community through livable community design standards as well as Green building, site design and operation strategies.

Objective 1.1

Promote a sustainable community by requiring the use of Green standards and practices for all development and redevelopment ~~within the Community Redevelopment District~~ by **establishing** minimum Green building and site design standards that benefit the quality and sustainability of the environment and:

- a. ~~•~~ Conserve water and other natural resources.
- b. ~~•~~ Reduce energy consumption.
- c. ~~•~~ Improve air quality by reducing Greenhouse gas emissions.
- d. ~~•~~ Reduce impacts on infrastructure by participating in ride sharing and shuttle service programs.
- e. ~~•~~ Reduce urban heat by reducing paved surfaces, reduce the need for parking by participating in shared parking plans, employer ride-share and shuttle service programs.
- f. ~~•~~ Reduce urban heat and encourage pedestrian mobility by planting additional shade trees.
- g. ~~•~~ Reduce waste through efficient design and recycling programs.
- h. ~~•~~ Promote a walkable environment by providing on-site pedestrian pathways that link to adjacent properties and off-site sidewalks to reduce traffic impacts and Greenhouse gas emissions.
- i. ~~•~~ Provide trolley stops or improve existing trolley stops as a comfortable, safe, convenient and attractive experience that encourages mass transit use.

Policy 1.1.1

Require minimum Green standards and encourage the use of Green redevelopment practices that exceed minimum standards for public and private development.

Policy 1.1.2

The City shall establish an incentive program for the implementation of Green standards, practices and technologies for new construction, major renovation and redevelopment within **Special Planning Area 1** ~~Community Redevelopment District~~ that exceed minimum requirements.

Policy 1.1.3

The City shall adopt and implement Green standards and an incentive program Citywide.

Policy 1.1.4

~~Encourage~~ Site design that promotes safe, comfortable pedestrian pathways internally within the site and provides externally pedestrian pathway linkages to activity centers, shopping, dining and entertainment **shall be maintained within the Land Development Code**.

Policy 1.1.5

Encourage employer-sponsored ride-share programs, mass transit subsidies for employees, shuttle services for employees, patrons and guests for work travel, and airport and off-site recreational, parks, entertainment and other tourist destinations.

Policy 1.1.6

Encourage temporary lodging facilities to have bicycles available for guest use.

Policy 1.1.7

Encourage construction waste management and recycling.

Policy 1.1.8

Encourage the use of fountains and water features that promote water conservation.

Policy 1.1.9

Encourage the use of low flow fixtures and high energy efficient rating construction materials, equipment and appliances.

Policy 1.1.10

Encourage the use of Waterwise Florida landscapes and drought tolerant plant material.

Policy 1.1.11

Encourage the use of reclaimed water and rain sensor irrigation systems.

Policy 1.1.12

Encourage the use of energy efficient and solar lighting.

Policy 1.1.13

Encourage the use of advanced storm water controls and waterfront considerations to minimize and eliminate pollutant run-off.

GOAL 2:

To meet the needs of residents and further the ideal of quality communities as a function of living, working, and recreation opportunities, the design and functionality of [Special Planning Area 1 Community Redevelopment District](#) will have a renewed focus on livable community strategies that focus more on people and less on the auto with community improvements and site design that values connectivity, safe and attractive gathering places, functional and attractive design, and alternative safe mobility options.

Objective 2.1

Create livable, healthy streets that are designed and oriented towards safe pedestrian and bicycle movement.

Policy 2.1.1

Where appropriate, development and redevelopment should include the following pedestrian-friendly design features:

- a. Continuous sidewalks with a minimum width of ten feet, buffered from traffic by on-street parking and/or landscaping, and that include pedestrian amenities such as benches, trash receptacles, trolley shelters, and pedestrian-scale street lighting.
- b. Street trees to provide pedestrian-scale as well as shade and comfort to the pedestrian.
- c. Buildings should be served by primary walkways that directly link the main building entrance to the street, parking structure and parking areas.
- d. Pedestrian walkways should be visually distinct from parking lot and driveway surfaces and may include textured or colored materials.

- e. Permanent structures such as utility poles and traffic control poles within the sidewalk that restrict pedestrian movement should be discouraged.
- f. Direct routes between destinations, especially between adjacent parcels, to create walking and bicycling connections between neighborhoods and neighborhood (activity) centers.
- g. Additional sidewalk width and distinctive interesting sidewalk patterns for outdoor cafe; seating.
- h. Internal vehicular access between adjacent properties that allows vehicular movement between properties without returning to the street to reduce curb cuts and improve traffic flow on roadways.
- i. Shared access driveways to reduce curb cuts and pedestrian-vehicular conflict.

Policy 2.1.2

The following livable roadway strategies and features shall be pursued wherever appropriate within **Special Planning Area 1** Community Redevelopment District and all features shall meet or exceed ADA requirements:

- a. Sidewalks on both sides of the street.
- b. Bike lanes.
- c. Pedestrian roadway crossing treatments such as bulb-outs, crossing islands, pedestrian refuge islands in the median, in-pavement pedestrian lights, textured or other distinctive crosswalk paving patterns, countdown signals, mid-block signals, "hot response" signals, pedestrian bridges over Gulf Boulevard at critical activity areas, signals that are consistent with the international symbols, and crosswalk signals that assist the visually and hearing impaired and wheelchair bound citizens, with particular emphasis on Gulf Boulevard, Corey Avenue, 75th Avenue, Blind Pass Road, and Sunset Way.
- d. Use of mid-block crossings, for blocks more than 800 linear feet in length.
- e. Signage that is clear, easily readable, user-friendly, is consistent with international signage rules and symbols, does not create visual clutter and is part of an overall comprehensive branding signage program for St. Pete Beach.

Policy 2.1.3

Where feasible, provide trolley transit stops in conjunction with pedestrian crosswalks, bike lanes and pedestrian pathways in conjunction with amenities such as pedestrian-scale decorative lighting, landscaping, secured bicycle storage, benches, trash receptacles, public art and other elements that provide comfort and weather protection for the waiting trolley passenger.

Policy 2.1.4

The provision of landscaping near the trolley stop in the form of shade or ornamental/palm trees is encouraged to maximize passenger comfort.

Policy 2.1.5

The City shall establish an off-site public improvements review and approval process for eligibility for community improvement impact fee credits.

Objective 2.2

Parking lots and driveways should be designed to support pedestrian safety, connections and comfort by reducing the number of curb cuts and providing interconnectivity between and through sites.

Policy 2.2.1

Allow a parking requirement reduction for properties that share both cross access and a common entrance drive that utilize shared-parking agreements and cross-access agreements.

Policy 2.2.2

New commercial, office, and retail buildings and centers should be planned to reduce the number of curb cuts and driveways. Where possible, projects should share driveways and parking access with adjacent sites to provide an interconnected system of auto and service access points.

Policy 2.2.3

The location and width of driveways should be reviewed through local site plan review processes to identify opportunities for shared driveways with neighboring properties and to reduce access points on the surrounding road network to the extent possible.

Policy 2.2.4

Parking lots and driveways should provide pedestrian connections to entrances. Dedicated walkways through parking lots should be included in the design.

Policy 2.2.5

Parking lots should include trees to provide shade and reduce temperature for pedestrians.

Policy 2.2.6

In furtherance of pedestrian safety, Pinellas County will coordinate with the Pinellas County Metropolitan Planning Organization and the FDOT to encourage the construction of traffic control/pedestrian crossings on Gulf Boulevard near beach access points.

Objective 2.3

The City will encourage and promote public art and design, and seek ways to increase opportunities for public art and design throughout ~~Special Planning Area 1 Community Redevelopment District~~ as part of a Public Art and Design Master Plan that identifies opportunities, locations and priorities for public art and establishes an implementation/funding strategy and schedule.

Policy 2.3.1

The City will integrate art into City project designs, as appropriate.

Policy 2.3.2

The City will investigate revising building and land development regulations ~~the Land Development Code~~ to create incentives to encourage private development to integrate public art into project designs, where appropriate.

GOAL 3:

To rebuild the core commercial and resort areas of the City utilizing Green practices, strategies and technologies.

Objective 3.1

Implement building and site design construction and operation practices that support long-term environmental sustainability by: protecting and conserving water resources; constructing energy efficient buildings; using Florida waterwise and native landscape plant materials and design; recycling construction materials and debris; reducing urban heat through innovative building and site design;

reducing pollutant run-off; protecting further degradation of the beach dune system and coastal wildlife species habitat and restoring or enhancing existing conditions through dune restoration measures, lighting and refuse controls and other measures.

Policy 3.1.1

All development within Special Planning Area 1 Community Redevelopment District shall comply with a minimum of two environmental standards that will be established in Division 39.

Policy 3.1.2

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

Policy 3.1.3

All development within Special Planning Area 1 Community Redevelopment District shall be encouraged to implement as many livable community design and operation strategies to promote safe and comfortable pedestrian, bicycle and mass transit mobility that will reduce the consumption of nonrenewable resources, reduce the need for parking and thus reduce urban heat and polluted run-off, and reduce greenhouse gas emissions.

Community Redevelopment District Special Planning Area 1 general redevelopment guidelines, standards and initiatives

(a) **Designation of Densities and Intensities in General** . Densities and intensities shall be designated for each classification of use in each character district within Special Planning Area 1 Community Redevelopment District. The City Commission shall amend its the LDC-Land Development Code LDC and adopt densities and intensities for each character district which shall be consistent with, and implement Special Planning Area 1 Community Redevelopment District guidelines, standards, goals, objectives and policies as established herein. Further, the City shall amend its LDC-Land Development Code LDC to include densities and intensities for each character district that shall:

1. Not exceed the overall density approved within Special Planning Area 1 Community Redevelopment District and the City limits; and
2. Ensure that a comprehensive redevelopment strategy can be and shall be implemented through land development regulations a Land Development Code that maintain the City's heritage of quality residential living complemented by resort facilities and supported by a tourist-based economy that includes temporary lodging uses, local retail, restaurants and local pubs and bars; and
3. Recognize that successful redevelopment of each character district is interdependent upon the implementation of successful redevelopment strategies in each of the other character districts; and
4. Require the adoption and implementation of land development regulations a Land Development Code by the City Commission for each character district that shall be consistent with and allow the implementation of an economically feasible strategy that promotes comprehensive redevelopment of consistent quality for Special Planning Area 1 Community Redevelopment District as a whole and within each designated character district; and
5. Not be exceeded by approval of variances.

(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 Special Planning Area 1 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 Special Planning Area 1 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. 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.
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 case-by-case basis through evaluation of criteria specified 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.
- (c) **Height Standards, Restrictions and Limitations** . Height standards, restrictions and limitations are:
1. Established in response to the residents':
 - a. Strong objection to the potential for overdevelopment of the community that could create a dense urban high-rise City;
 - b. Strong desire to restrict height increases generally to the minimum necessary to implement the desired redevelopment goals, objectives and policies; and
 - c. Strong desire to prohibit high-rise residential development throughout the City, particularly along the Gulf beaches.
 2. Intended to preserve the City's heritage of quality residential living complemented by resorts and supported by a tourist-based economy in acknowledgement of the following:
 - a. That a significant number of high-rise residential condominiums exceeding ten (10) stories in height exist from just north of 38th Avenue northward to the northernmost boundary of the City abutting Treasure Island; and
 - b. That a substantial majority of residents desire to prohibit more such high-rise residential condominiums that do not contribute to maintaining the diverse tourist-based economy of the City and will potentially "privatize" the City's our-local beaches and waterfronts by denying public access and views to the water; and
 - c. That socio-economic needs support:
 - (i) Increased building height for large-scale resort redevelopment only.
 - (ii) Limited height increases for small-scale resort redevelopment, boutique hotels, and Upham Beach Village motels.
 3. Defined and described in each character district to promote the preservation of the City's diverse residential resort community by allowing the redevelopment of existing temporary lodging uses throughout the areas of the City that have traditionally provided such resort and temporary lodging facilities because:

- a. Socio-economic needs support limited height increases for mixed use development projects in a few select core commercial areas within **Special Planning Area 1** Community Redevelopment District including the Dolphin Village Shopping Center and the east and west ends of Corey Avenue to anchor the Corey Avenue main street that will act as a catalyst for revitalization of the City's historic downtown area; and
- b. Socio-economic reasons at this time support discouraging or strictly limiting height increases in the City's land development regulations **Land Development Code**, including prohibiting variances for increased height for residential condominium development.
- 4. Established in **Special Planning Area 1** Community Redevelopment District to:
 - a. Acknowledge the residents' objections and desires as well as existing conditions and the socio-economic needs of the community as set forth above to promote and support the future sustainability of a quality residential and resort community;
 - b. Provide that only certain height increases will be allowed and are limited both in actual height as well as select core areas within only 5 of the 11 character districts that represent approximately 8.5 % of the total land area of the City;
 - c. Provide the necessary catalyst for quality reinvestment of these core areas that will enhance the overall value and opportunity for reinvestment by residents, local retail, hotel and motel owners, and investors alike;
 - d. Selectively target those limited areas that will minimize or avoid any encroachment upon existing residential neighborhoods and provide maximum protection and opportunity for compatibility with existing uses; and
 - e. Selectively targets only those uses that contribute significantly to ~~the~~ our local economy and quality of life.
- 5. Specified in each character district within the Community Redevelopment District and shall be:
 - a. Consistent with and allow the implementation of the redevelopment strategy for the respective types of uses provided for in each character district; and
 - b. Subject to the height limitations contained in the City's **LDC-Land Development Code**~~LDC~~.
- 6. Established in each character district to set a mandatory maximum height for each type of use within each character district within **Special Planning Area 1**. Community Redevelopment District. These height standards are mandatory only for the purposes of establishing maximum permissible heights in both the Comprehensive Plan and the **LDC-Land Development Code** ~~LDC~~ and shall not be construed as requiring that a developer build the maximum height allowed, only that they may build up to, but not exceed, the maximum height for each use as established in each character district.
- 7. Variances to increase the maximum height allowed for any use or structure shall be prohibited.
- (d) **Public Safety Standards** . Shall be required, implemented and updated as necessary in the City Land Development and Building Codes to provide the maximum flood, hurricane and tropical cyclone protection and mitigation; and further, to proactively improve public safety and emergency procedures in the event of a natural disaster with particular emphasis on emergency evacuation plans and procedures. All new construction shall comply with Federal Emergency Management Agency and National Flood Insurance Program rules and regulations as may be further restricted by local rules, regulations, ordinances, building codes or other governing laws. All temporary lodging uses shall comply with closure and evacuation procedures in accordance with State, County and local rules.
- (e) **Traffic Generation Characteristics** . The Comprehensive Plan standard for the purpose of calculating typical traffic impacts relative to a plan amendment for this land use category shall be based upon the actual mix and intensity of land use proposed in the **Special Planning Area 1** Community Redevelopment District plan map area and represents the maximum trip generation rate potential, calculated by using the appropriate traffic generation characteristics for each corresponding category of land use, adjusted to account for proposed density/intensity of said land use. Actual implementation

of the comprehensive plan will not result in the maximum potential densities and intensities permitted herein. Actual implementation of land development regulations on a project by project basis will require transportation management plans and strategies. As a result, the maximum trip generation rate calculated under the maximum potential build out under this plan will further be reduced.

(f) Infrastructure Systems & Facilities Characteristics and Standards

1. Major findings:

- a. Generally, with few exceptions, the design and materials of existing potable water, sanitary sewer, and storm water within the designated Special Planning Area 1 GRD are characteristic of 40-50 year old facilities.
- b. That new development and redevelopment will create additional impacts on existing and future infrastructure systems and facilities.
- c. There is a need to continue to modernize and improve infrastructure, maintain or improve levels of service provided to residents and visitors, including safety and aesthetic improvements, where practical and feasible.
- d. Physical constraints, as well as safety and aesthetic considerations affecting the feasibility and practicality of widening existing roads, require a greater emphasis on increasing mobility through strategies that do not involve road expansion and include alternative mobility strategies.
- e. That used on its own, an established letter grade system for measuring levels of service on roadways which is based primarily on travel speed, can be misleading as an indicator of roadway performance. Roadway congestion and duration of congestion also need to be considered to more accurately assess roadway performance.
- f. Escalating cost of right-of-way is cost-prohibitive.

2. Concurrency Management System and Transportation Management Plan Requirements:

- a. Concurrency Statement. All new development or redevelopment that increases density or intensity on a site shall be required to prepare and submit a Concurrency Management Statement to the City, at its sole expense, to determine the sufficiency of capacity and any potential adverse impacts or degradation of the levels of service below acceptable levels established by the City or County, as applicable, on existing or future infrastructure systems and facilities except transportation which shall be required to submit a Transportation Management Plan. At a minimum, Concurrency Management Statement(s) shall be submitted for the following:
 - (i) Potable water;
 - (ii) Sanitary sewer;
 - (iii) Solid waste;
 - (iv) Transportation facilities;
 - (v) Stormwater
 - (vi) Parks and recreation facilities (for residential development only); and
 - (vii) Educational facilities (for residential development only).
- b. Infrastructure Study. An infrastructure study shall be required on one or more of the above-listed systems or facilities to determine the extent of any degradation of the infrastructure below the adopted levels of service unless determined to be unnecessary by the City's Technical Review Committee based on an evaluation of potential impact relative to the nature, size, type, and location of the proposed development project or land use amendment application. Mitigation fees and/or physical or operational improvements determined to be reasonably required and in proportion to the impacts caused by the increased density and

Commented [PD16]: In settlement agreement (to be added)

intensity of new development, in consideration of the long-term concurrency management plan of the local government who owns and operates the facility or system, shall be stipulated as conditions of approval as part of the development order. The Technical Review Committee shall document its findings pertaining to its review.

- c. Transportation Management Plan. All new development, excluding single-family and duplex residential, shall be required to prepare and submit a Transportation Management Plan (TMP) to the City, at its sole expense, to determine the extent of the impacts on existing transportation systems based upon adopted levels of service and concurrency management standards to address impacts caused by any increases to density or intensity on the development site. The TMP shall determine any necessary physical or operational improvements, alternatives and other mitigation strategies that can be implemented to maintain the adopted levels of service and address a long-term concurrency management program. A TMP that includes one or more strategies to reduce external trip generation, improve traffic flow, reduce Greenhouse gas emissions, and/or emphasizes safe and comfortable pedestrian, bicycle and mass transit mobility, will be required. TMP strategies may include, but are not limited to:
- (i) Physical and operational improvements.
 - (ii) Expanding and improving mass transit and trolley stops with amenities that provide protection from sun and rain and are aesthetically pleasing to encourage increased mass transit/trolley rider-ship.
 - (iii) Employer-sponsored employee ridesharing and vanpooling programs.
 - (iv) Employer-subsidized mass transit passes for employees.
 - (v) Implementation of a temporary lodging shuttle service to the Tampa International and St. Petersburg/Clearwater Airports shall be mandatory for all Large-scale temporary lodging uses and encouraged for all other temporary lodging uses. Shuttle service to area attractions, parks and entertainment venues may be included as part of a TMP but shall not be required. Shuttle services for guests of temporary lodging facilities may be operated for one resort or as part of a shared shuttle service program with participating member resorts.
 - (vi) Bicycle and/or segway rental or complimentary programs for temporary lodging guests.
 - (vii) Provision of on-site pedestrian and bicycle linkages to external pathways to expand, improve and enhance a safe, continuous pedestrian, bicycle and segway network throughout the City.
 - (viii) Expansion, improvement or enhancement of off-site bike/segway lanes and sidewalks to form a continuous safe and comfortable network Citywide.
 - (ix) On-site secured bicycle storage areas.
 - (x) Additional tree canopy adjacent to sidewalks to provide shade and comfort to the pedestrian that will increase pedestrian mobility.
 - (xi) Pedestrian-scale decorative street lighting and street furniture along pedestrian pathways to create a safe and comfortable experience to encourage pedestrian mobility.
 - (xii) Monetary contributions towards a City-owned and operated Looper Trolley fleet operated solely within the City limits and fueled by alternative fuels or electrically-charged batteries.
 - (xiii) Construction of crosswalks and related crosswalk features that facilitate safe movement across roadways.
 - (xiv) Dedication of easements for pedestrian and non-motorized pathways.
 - (xv) Right-of-way donation for turn lanes and/or wider bike/segway lanes.

(xvi) Construction or monetary contributions towards a pedestrian bridge over Gulf Boulevard linking major activity areas.

d. Governing laws. Mitigation or elimination of impacts shall comply with applicable State, County and City concurrency and proportionate share requirements, and shall also implement the goals, objectives and policies of the redevelopment and character district where the development is located.

(g) **Transportation Concurrency Management Standard for Large-scale Temporary Lodging Development** . In accordance with the Countywide transportation concurrency management rules and regulations, each project developed or redeveloped within Special Planning Area 1 Community Redevelopment District shall be consistent with the Metropolitan Planning Organization's (MPO) countywide approach to the application of a concurrency management system and implementation of a Transportation Management Plan requirement and shall:

1. Recognize standard data sources as established by the MPO;
2. Identify LOS standards for state and county roads as established by the MPO;
3. Utilize the proportionate fair share requirements consistent with Ch. 163, F.S., and the MPO model ordinance;
4. Utilize the MPO Traffic Impact Study Methodology; and
5. Recognize the MPO designation of "Constrained Facilities" as set forth in the most current MPO Annual Level of Service Report.

(h) **Environmental and Conservation Standards** . The City shall ~~amend~~ maintain within its LDC-Land Development Code LDC to provide minimum Green building and development standards. All development, redevelopment and major renovation projects shall be required to meet a minimum of two Green building and development standards that will be established by the City in the LDC-Land Development Code LDC and shall be strongly encouraged to implement Green practices in building and site design that exceed the minimum standards. All development shall be encouraged to utilize fixtures, equipment and best practices in water, energy and waste efficiency standards during and after construction is completed to support the City goal of becoming the first Coastal Green City in Pinellas County. In addition, the City shall amend its LDC-Land Development CodeLDC, Building Code, application procedures and processes, as applicable and appropriate, to implement a pilot Green practices incentive program in accordance with GOAL 42 of the overall Future Land Use Element and Goal 3 above and Section (j)3 below of this Community Redevelopment District Future Land Use Element.

(i) **Community Involvement** . A minimum of one (1) community meeting shall be held at least thirty (30) days prior to submitting an application for administrative approval of a development or redevelopment site plan proposed to be built within Special Planning Area 1 Community Redevelopment District. Single family homes, duplexes and projects less than ½ acre in size, may, but shall not be required, to host a community meeting. The purpose of the community meeting shall be to present the development project site plan to interested City residents and business owners, answer questions and solicit comments. All attendees shall be given at least three minutes to comment or ask questions on the subject matter under consideration. The public shall be allowed to take notes and video record the community meeting. A sign-in sheet and comment cards shall be provided to all attendees and a copy shall be provided to the City Clerk within three (3) days of the meeting. At least one City Staff person from the Community Development Services Department shall attend the community meeting. The City shall consider the written comments submitted by attendees during its administrative site plan review process, and may implement such public comment as appropriate that are consistent with and not contrary to law and local land development regulations Land Development Code, and are in the best interests of the public health, safety and welfare of the community.

Densities Reserved for Special Planning Area 1 Community Redevelopment District

(a) **Coastal High Hazard Limitations** . State, County and local laws discourage an increase to the overall density within the City limits as a result of the State designation of the City as a Coastal High Hazard

community. The following reserves are restricted to ensure that the overall density in Special Planning Area 1 Community Redevelopment District and the City is not increased.

(b) **Residential Unit Reserves ("RU Reserve")**. RU Reserves are established for the following three designated character districts in accordance with each district's specific redevelopment plan:

- Downtown Core Residential District for two (2) units per acre for a total of 23 reserved residential units.
- Commercial Corridor Blind Pass Road District for three (3) units per acre for a total of 22 reserved residential units.
- Commercial Corridor Gulf Boulevard District for three (3) units per acre for a total of 64 reserved residential units.

1. Purpose and Intent. The purpose of the RU Reserve in any character district where such a reserve is established is to balance the need for redevelopment in certain diverse neighborhoods of the community against a strong desire not overdevelop these same neighborhoods in acknowledgement of the conditions set forth in sections (b)2 and (b)3 below.

2. Existing Physical & Economic Conditions. There are two primarily commercial character districts and one mixed residential/temporary lodging use character districts where the RU Reserve will be established. The following describes their respective existing conditions:

- a. The Downtown Core Residential is a very diverse neighborhood with residential and non-residential uses, including a mix of housing types ranging from single family to higher density aging multi-family apartment complexes and temporary lodging densities.
- b. The two Commercial Corridor districts, one located on the south end of Blind Pass Road and the other located at the north end of Gulf Boulevard have narrow lot depths abutting residential neighborhoods that need redevelopment in a manner that will be more compatible with the residential neighborhoods located behind these character districts.
- c. Several of the aging apartment complexes have already been or may be converted to condominium ownership at higher densities than allowed by current Land Development Code if the existing regulatory scheme is not updated to encourage redevelopment in lieu of remodeling that does not require compliance with current building, safety, FEMA and LDCs and regulations-Land Development Code.

3. Consequences of Existing Built Densities that Exceed Densities Allowed under Current LDC-Land Development Code regulationsLDC are:

- a. Maintenance and repair only. Aging properties are maintained, repaired and at best cosmetically remodeled and renovated instead of rebuilt to current site design, building code and FEMA regulations. This consequence impedes the City's ability to improve overall public safety through the implementation of current building codes and FEMA flood regulations, as well as improve the overall quality of life of its residents through the implementation of more stringent site and building design standards.
- b. Decline in Material Reinvestment. If current safety, building, flood protection and design standards cannot be implemented because landowners find it more economically viable to remodel than to rebuild to current standards, these diverse neighborhoods will continue to see a decline in reinvestment, property value and overall quality of life from a public safety, building safety, aesthetic, and environmental perspective.

4. Implementation of RU Reserves in Three Character Districts.

- a. FLUE Implementation. The maximum permitted residential density for land designated in Future Land Use Plan and Map is as follows:
 - (i) Commercial Corridor Gulf Boulevard District and the Commercial Corridor Blind Pass Road District shall be fifteen (15) residential units per acre without further need to amend this Future Land Use Plan and Map.

(ii) Downtown Core Residential District shall be twelve (12) residential units per acre without further need to amend this Future Land Use Plan and Map.

b. ~~LDC Land Development Code LDC~~ Implementation. Future City Commissions may increase the residential density permitted in each of the three character districts as established immediately above by amending the land development regulations ~~Land Development Code~~, but only if such increase is determined necessary by a future City Commission based upon available data and analysis.

(c) **General Residential Unit "RU" Density Pool Reserve** is established for the entirety of ~~Special Planning Area 1~~ Community Redevelopment District by reducing the previously allowed maximum residential density of 18 dwelling units per acre in the Large Resort character district by three dwelling units per acre to a maximum of 15 dwelling units per acre over the entire 65.16 acres. The total residential density reduction in the Large Resort district equals 195 residential dwelling units.

1. Purpose and intent. For the same purposes stated in Section 3 above relating to residential reserves for specific character districts, these 195 residential units previously permitted in the Large Resort character district shall be reserved for future use within ~~Special Planning Area 1~~ CRD, as may be necessary and warranted.

2. FLUE Implementation. 195 residential dwelling units shall automatically become available as a residential density reserve for any property located within the boundaries of ~~Special Planning Area 1~~ Community Redevelopment District that permits residential use without further need to amend this Future Land Use Plan and Map.

3. ~~LDC Land Development Code LDC~~ Implementation. Future City Commissions may implement the residential density pool through the ~~LDC Land Development Code LDC~~ with proper allocation procedures and absolute density limitations to ensure that the cumulative total of allocations does not exceed the available reserve density.

Other Standards for ~~Special Planning Area 1~~ Community Redevelopment District (CRD)

Shall include the following:

(a) **Countywide Amendment CRP Approval** . The utilization of this Comprehensive Plan Future Land Use Element land use plan category and corresponding Future Land Use Map change to provide for a Community Redevelopment District shall require the subject area to be formally designated as a community or neighborhood redevelopment area and a special area plan. Thereafter, tThe process for the Countywide Future Land Use Plan amendment to employ or alter this land use plan category shall require recommendation by ~~Forward Pinellas~~ the Pinellas Planning Council and approval by the Countywide Planning Authority for the special area plan and any substantive amendments thereto. Minor plan changes that are not considered substantive shall not constitute an amendment to the Future Land Use Plan, and shall be submitted to ~~Forward Pinellas~~ the Pinellas Planning Council and the Countywide Planning Authority for receipt and acceptance. Where such comprehensive plan amendment is prepared pursuant to Chapter 163, Part III, F.S. all applicable provisions of that process will be complied with prior to or simultaneous with the review of the Community Redevelopment Plan under the Countywide Rules.

(b) **Countywide Amendment CRP Content/Criteria**. The Community Redevelopment Plan prepared in support of this land use plan category and amendment to the City's Comprehensive Plan Future Land Use Element and Future Land Use Map shall include at a minimum that information for such special area designation determined necessary by ~~Forward Pinellas~~ the Pinellas Planning Council to evaluate the proposed amendment in relationship to the policies of the Countywide Future Land Use Plan, the assessment of infrastructure impacts and the adequacy of provision therefore and the relationship of the proposed special area plan to the Countywide Future Land Use Plan and affected local government plans.

(c) **Review and Approval of Conditional Uses** . In order to ensure compatibility with adjoining existing uses, to fully evaluate impact on the City's infrastructure, and to ensure the entire development project meets City standards, the City shall amend its Land Development Code to require conditional use

approval subject to quasi-judicial public hearings before the Planning Board and City Commission, for any temporary lodging use in Special Planning Area 1 Community Redevelopment District proposed to have a building height greater than fifty (50) feet or a density greater than 30 temporary lodging units per acre as may be allowed by this plan and the City's Land Development Code. This review process shall include, but not be limited to, considerations of:

- a. ~~Utility infrastructure, including sanitary sewer, reclaimed water, potable water electric, fire, law enforcement, and natural gas services, and data transmission and telecommunications services;~~
- b. ~~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;~~
- c. ~~Hydrological features and storm water management infrastructure;~~
- d. ~~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;~~
- e. ~~Site landscaping, open space provision and impervious surface limitations;~~
- f. ~~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;~~
- g. ~~Fire suppression and facility security;~~
- h. ~~Emergency management and hurricane evacuation provisions;~~
- i. ~~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~~
- j. ~~The proximity of any adjacent residential building to the Florida Coastal Construction Control Line (CCCL) 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.~~

Cl. Gulf Boulevard Redevelopment District

General Provisions

- (a) **Location and Character** . The Gulf Boulevard Redevelopment District contains approximately 148.20 acres of land shown on Map 2. This District represents approximately 11.5% of the total land area of the City.
 - (b) **Purpose and Intent; Redevelopment Incentives & Deterrents** . This District is one of two core redevelopment districts and this District is designed to:
 1. ~~1. Encourage revitalization and redevelopment of primarily:~~
 - (i) ~~Temporary lodging uses -resorts, hotels, resort condominiums and boutique hotels on the west side of Gulf Boulevard; and~~
 - (ii) ~~Commercial and mixed-use retail/residential projects on the east side of Gulf Boulevard with an emphasis on the central core Activity Center character district.~~
 2. ~~Discourage residential condominium development on the west side of Gulf Boulevard.~~
 3. ~~Prohibit exclusive residential use projects exceeding current height and density restrictions contained within the City's LDC-Land Development Code.~~
- ~~2. Discourage residential condominium development on the west side of Gulf Boulevard.~~
- ~~3. Prohibit exclusive residential use projects exceeding current height and density restrictions contained within the City's LDC.~~

Goals, Objectives and Policies for the Gulf Boulevard Redevelopment District

GOAL 1:

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

Objective 1.1

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

Objective 1.2

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

Objective 1.3

The Gulf Boulevard Redevelopment District shall maintain, and where practical, expand parks and recreational activities, including waterfront recreation that serves residents and visitors.

Objective 1.4

The Gulf Boulevard Redevelopment District shall be a safe environment for both residents and visitors, and real and perceived public safety issues will be addressed including improved lighting, improved pedestrian circulation on the east and west sides of Gulf Boulevard and crossing Gulf Boulevard, improved bicycle lanes for safer circulation for all modes of non-vehicular transportation, and shall consider traffic flow devices and improvements to assist in daily traffic flow and emergency evacuation.

Objective 1.5

The City shall recognize the unique features of Gulf Boulevard and shall implement the Gulf Boulevard Improvement Program or develop a Master Boulevard plan that promotes uniform beautification landscape standards, provides a pedestrian and bicyclist-friendly and safe environment that minimizes pedestrian-vehicular conflict and bicycle-vehicular conflict.

Objective 1.6

Public beach access will be preserved and expanded through redevelopment of temporary lodging uses.

Objective 1.7

All new building construction shall comply with current Building and Safety Codes, FEMA and National Flood Insurance program regulations to maximize protection of the City's built infrastructure from all manner of hazards, natural disasters and flooding. The City shall ensure compliance not only through the building permit process but through Code Enforcement and inspections as necessary to maintain the highest FEMA rating achievable for a coastal barrier island.

Objective 1.8

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

GOAL 2:

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

Objective 2.1

Gulf Boulevard shall be reclaimed as a functioning local street to the maximum extent permitted by FDOT to operate within the Gulf Boulevard Redevelopment District for vehicular, non-vehicular and pedestrian circulation.

Objective 2.2

Temporary lodging redevelopment shall be required to file an enforceable mandatory closure and evacuation plan that complies with County Emergency evacuation and management procedures and local emergency management rules and procedures, which shall be updated and amended as may be required by the County and/or City, from time to time.

Objective 2.3

A Master Boulevard Plan shall be implemented to enhance the pedestrian and vehicular environment, invite residents and visitors into the Gulf Boulevard Redevelopment core resort area, improve traffic circulation and encourage private reinvestment and investment, subject to FDOT approval.

Objective 2.4

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

Objective 2.5

Large-scale temporary lodging redevelopment shall be required to develop and implement a Transportation Management Plan that includes shuttles to and from the airport and may include shuttles to off-site amenities and attractions, an employee ridesharing or vanpooling program and a guest bicycle program.

Objective 2.6

Public and private sector development shall create and contribute to pedestrian and bicycle linkages throughout the Gulf Boulevard Redevelopment District for safety, as part of the Green practices initiative to reduce Greenhouse gas emissions.

Objective 2.7

Development of on-site and off-site public parking, as well as additional and enhanced trolley stops, shall be pursued in proximity to public beach access points, pedestrian crosswalks and major retail and entertainment areas.

GOAL 3:

Maintain and improve Gulf Boulevard as a memorable place to be enjoyed by residents and visitors that emphasizes pedestrian mobility, waterfront and Gulf beach access, a quality built environment that focuses on retail services and entertainment.

Objective 3.1

The existing parks shall be improved to provide residents and visitors a memorable experience.

Objective 3.2

Public beach access points will be preserved, expanded and improved through redevelopment and coordinated with pedestrian crosswalks, bike lanes and sidewalks, trolley stops and entrances to major residential neighborhoods on the east side of Gulf Boulevard to the maximum extent practical and feasible.

Objective 3.3

Redevelopment is encouraged to create a vibrant Gulf Boulevard core resort environment containing a variety of building forms and styles of exceptional architectural design and high quality finishes that respect the Gulf Boulevard resort character and heritage, increase Green space, reduce paved surface parking, increase side yard setbacks, increase setbacks from Gulf Boulevard, and provide amenities, retail services, restaurants and waterfront beach bars that serve guests and residents alike.

Policies

Policy 1:

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

Policy 2:

The character of each district shall be reinforced through the site plan review and approval process. Projects shall be consistent with and contribute positively to the vision of the character district in which they are located.

Policy 3:

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

Policy 4:

On-site overhead utilities shall be placed underground as part of all development projects.

Policy 5:

Utility and sidewalk easements along Gulf Boulevard may be required as part of all development projects if the existing site conditions and redevelopment plans permit the location of such easements that can be integrated into the redevelopment site plan without undue hardship to the property owner. The City may also require the construction of a sidewalk along Gulf Boulevard in a location that can be coordinated with existing off-site sidewalks and integrated with the proposed site plan to provide a continuous safe pedestrian pathways.

Policy 6:

Property owners/developers are encouraged to meet with area neighborhood associations/business groups prior to submitting a major redevelopment project for City review.

Policy 7:

Residential developments shall provide on-site recreational opportunities wherever possible.

Policy 8:

Shared parking for commercial, office and mixed uses shall be accomplished wherever possible.

Policy 9:

All new development and redevelopment shall mitigate potential flood, hurricane and tropical cyclone hazards.

Policy 10:

To improve traffic flow and reduce pedestrian/bicyclist - vehicular conflict, vehicular curb cuts to access Gulf Boulevard shall be minimized, shared access driveways should be pursued, and internal connectivity between adjacent properties should be encouraged, to the practical extent feasible to allow reasonable, adequate and safe ingress and egress to new development.

Policy 11:

A Transportation Management Plan (TMP) shall be required on all development and redevelopment that increases density or intensity of development on a site. Physical and operational improvements and strategies should be considered as part of any project Transportation Management Plan.

Policy 12:

Pedestrian bridges over Gulf Boulevard shall be pursued at critical intersections along Gulf Boulevard to ensure safe and continuous pedestrian linkages between major activity core areas such as Dolphin Village and the County Park/Resort Districts as well as East and West Corey Avenue shopping, business and entertainment districts.

Policy 13:

Increased setbacks from Gulf Boulevard for any building exceeding fifty (50) above based flood elevation.

Policy 14:

The assembly of smaller parcels into larger development sites will be encouraged.

Policy 15:

All new development or redevelopment shall be required to obtain administrative site plan approval prior to construction.

I.1 Gulf Redevelopment District – Large Resort District (LR)

- (a) **Location and Character** . The Large Resort character district is a 0.9 mile strip of land, illustrated on the Future Land Use Map, containing 65.16 acres of land or approximately 5% of the total land area of the City. This District is devoted almost exclusively to larger resort temporary lodging uses that occupy approximately 84% of the land area within the District. There are five (5) existing high-rise multi-family residential condominiums in the District that likely will not be redeveloped in the foreseeable future. In addition, there are a very limited number of properties along this 0.9 mile strip of Gulf Boulevard that could potentially redevelop as Large-scale temporary lodging uses that may be eligible for increased height and density.
- (b) **Purpose and Intent; Redevelopment Incentives & Deterrents** . Hotel redevelopment is encouraged by increasing permitted density and height for temporary lodging use only. Exclusive residential use development is strongly discouraged by decreasing permitted density and prohibiting any increases to allowable height for this type of use. It is the goal and intent of the City to limit height and density in this District to the minimum that will provide comparatively equal market value between multi-family residential use and temporary lodging use for the reasons discussed below.

Pinellas County has lost 5,000 of its 40,000 hotel rooms and has lost thousands of tourism-related jobs from 2002 -2006. Hundreds of those rooms and jobs were lost here in St. Pete Beach with an imminent risk of losing more that would adversely impact the socio-economic quality of life the City has enjoyed for more than 50 years. Vacancy rates have remained stagnant for several years even with the loss of thousands of hotel rooms. This is a strong indicator that the resort community on St. Pete Beach is losing its market share as a result of aging properties and facilities that cannot compete with other regional, National and global resort destinations despite the fact our beaches are consistently listed within the Top 5 beaches in the Country. The purpose of the Large Resort character district redevelopment plan is to provide an economically feasible choice to pursue resort reinvestment and redevelopment as an alternative to high-rise residential development overtaking the City's Gulf beaches as it has in most other beach communities in the State.

Creating an economically viable commercial reinvestment opportunity instead of a residential redevelopment opportunity will not only stimulate the local economy, it will correct the disproportionate tax burden allocation between commercial and residential properties that exists in 2007. The disproportionate tax burden allocation is a direct result of the lack of commercial reinvestment. Substantial commercial reinvestment has not occurred in the past 25 to 30 years. By contrast, new residential construction and renovation has steadily increased residential property values for the past decade, slowing only recently due to temporary market conditions.

A decline in commercial reinvestment results in a decline in commercial property value. When combined with the increase in residential property values as a result of market conditions and new construction, the overall effect is a disproportionate tax burden shift from the commercial property tax base to the residential property tax base.

In 2007, that local tax revenue is allocated at approximately 88% residential and 12% commercial. As commercial property reinvestment remains stagnant, values will continue to decline and the tax burden shift will become increasingly progressive rather than lineal. This trend must be reversed to re-establish a sustainable and healthy economy or eventually, residents will shoulder nearly 100% of the City's operating and capital costs with no alternative revenue sources except property taxes, special assessments and user fees. Cuts in City services may also result if a shortfall in property tax revenue is not otherwise funded. To achieve a balanced and healthy local economy in a City of this size and population, a minimum of 25% of the local tax revenue should be derived from commercial properties. Ideally, for the healthiest economy, approximately 30% to 40% of local tax revenue should be generated by commercial properties while only occupying 15%-20% of the total land area or less. Increased commercial property tax revenue plus sales tax create a long-term stable economy that reduces the tax burden on residents.

To achieve this tax allocation correction and shift a greater tax burden back to commercial properties and away from residents, commercial reinvestment and redevelopment must be encouraged through regulatory means. As a result of the disparate regulatory density scheme between residential condominiums and

Commented [PD17]: Character Districts have been maintained in Future Land Use Element per City direction on 9/22.

temporary lodging uses that has existed in the community at least since 2001, there is a significant opportunity to accomplish a tax burden correction simply by adjusting the outdated land development regulations. By increasing density only for temporary lodging use, this will stimulate reinvestment and revitalization of tourist lodging uses and discourage or limit the redevelopment of residential uses. This regulatory correction should rebalance the current disproportionate tax burden on residents by increasing commercial property values, and as a result, increase the percentage share of local tax revenue collected from commercial properties.

This type of redevelopment has several additional advantages over residential condominium development. These advantages include: 1) reduced daily vehicular travel demand; 2) improved evacuation procedures; 3) decreased number of residents needing to evacuate in the event of a hurricane watch or warning; 4) reduced demands on public facilities and services by hotel guests as compared to residents since full service resorts provide most of the services and amenities otherwise needed by a resident; 5) increased assessed property valuations that are not subject to homesteading; 6) increased sales tax that helps fund Penny for Pinellas projects that has included several parks and a portion of the Community Center in St. Pete Beach; and 7) and bed tax revenue paid only by temporary lodging uses that currently is the only source of revenue to provide the local matching funds needed for beach renourishment projects within the City and County.

(c) **Economic Disparity** . The only way to eliminate all or most of the existing economic disparity between the development of a residential condominium and a temporary lodging use is to level the economic playing field through increased density for hotels only. Many recent studies, including the Opportunities Assessment & Strategies Analysis dated May 2003 prepared by Owen Beitsch, a nationally renowned economist with Real Estate Research Consultants, Inc., found that in today's modern economy there is roughly a 5 or 6: 1 ratio of hotel rooms needed to equal the value of one Gulf front condominium. The existing Comprehensive Plan Resort Facilities Medium land use designation and zoning category provide only a 2:1 ratio of permitted temporary lodging units compared to permitted residential condominium unit density allowed.

For example, the current Resorts Facilities Medium (RFM) land use category permits up to 30 temporary lodging units per acre or up to 18 residential multi-family units per acre. The current zoning regulations allow up to 30 temporary lodging units per acre and up to 15 residential multi-family units per acre. This existing comparative ratio gives a landowner the choice of building only two (2) hotel units for every one (1) residential condo. The existing regulatory choice clearly favors the residential condominium market over the resort hotel market.

Thus, to encourage temporary lodging use redevelopment and simultaneously discouraging multi-family residential development along the Gulf beaches, the density standards approved in 1998 must be updated and modified to synchronize with current market conditions and remove the artificial regulatory barrier to normal cycles of reinvestment and redevelopment pattern experienced over time in any aging community. The regulatory correction needed is density modifications that includes a simultaneous decrease in permitted residential density with an increase in temporary lodging density to create a 5:1 ratio of hotels: residential condominiums.

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.

(d) **Nonconforming Densities** . Further exacerbating the economic disparity described above, the existing temporary lodging properties located within the Large Resort District lost approximately 16.5 acres to the City's implementation of the Countywide Preservation designation in 2003. Prior to 2003, those 16.5 acres were calculated by the City for density purposes at thirty (30) temporary lodging units per acre. As a result, 495 potential temporary lodging units were lost after November 2003.

In addition, the reduction of acreage by government regulation for every property abutting the Gulf beaches in 2003 created a significant disconnect between the number of units actually built on the ground as compared to the number of units that are potentially allowed under the current land development regulations. This circumstance is referred to as non-conforming density for a permitted land use.

The existing as-built density on the ground in the Large Resort district averages approximately 50 hotel units per acre, some properties are more, some just slightly less. One hotel property is already over 80 units per acre as it is built today. However, the current land use and zoning classifications only allow thirty (30) units per acre, or roughly 60% or less of the number of units actually built. The result is that every single existing hotel and motel along the west side of Gulf Boulevard has a non-conforming density.

Non-conforming density status prohibits the rebuilding of the existing number of units in the event of a natural disaster, and also precludes or severely limits financing or refinancing needed for reinvestment in these aging properties. Reinvestment into non-conforming properties is not practical or feasible unless a portion of the property is sold off as residential condominiums to raise capital for reinvestment. The non-conforming status of these temporary lodging properties as they continue to age and reach functional obsolescence, only serves to encourage redevelopment as residential condominiums, unless a regulatory remedy is adopted.

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water side of buildings. Blank wall facades shall be prohibited.

Policy 2:

At least one functional public beach access a minimum of ten (10) feet average width shall be provided on all temporary lodging use development projects if: (a) the buildable site is at least three gross acres in size; and (b) new construction exceeds 67% or more of the total aggregate floor area located on the buildable site; and (c) the buildable site has a westerly boundary abutting the Gulf beaches or is part of an overall unified development that has a westerly boundary abutting the Gulf beaches. Abutting resort owners will be encouraged to combine public beach access on adjacent boundaries in the site plan approval process to maximize the width and meaningful public access to the Gulf beaches wherever possible. Any combined public beach access shall be an average fifteen (15) feet in width. Further, wherever practical and feasible, public beach access will be encouraged and pursued in coordination with trolley stops, crosswalks, bike and pedestrian pathways.

Policy 3:

A functional public beach access may be required that shall not exceed seven (7) feet average width for temporary lodging use redevelopment projects if: (a) new construction is 67% or less but exceeds 50% of the total aggregated floor area located on the buildable site; (b) the site has a westerly property boundary abutting the Gulf beaches; and (c) only if the conditions of site redevelopment permit its location without causing undue hardship on the property owner as a result of existing site conditions that may impede the reasonable location of an easement for the public that can be integrated with the overall site development. Abutting resort owners will be encouraged to combine public beach access on adjacent boundaries in the site plan approval process to maximize the width and meaningful public access to the Gulf beaches wherever possible. Further, wherever practical and feasible, public beach access will be encouraged and pursued in coordination with trolley stops, crosswalks, bike and pedestrian pathways.

Policy 4:

Public beach access will be by foot traffic and wheelchair only and shall be directed to marked paths or dune walkovers in order to protect the dune system. Emergency police, fire rescue and lifeguard response

vehicles, or bicycles will be allowed access in a manner that minimizes adverse impacts to the dune system to the maximum extent possible.

Policy 5:

All large scale development and redevelopment projects approved under Scenario 2 as defined under Permitted Uses & Standards for this Large Resort character district category may be required to provide an easement to the City for unimproved public access landward of the mean high water line to provide a continuous, uninterrupted pedestrian beach system along the Gulf of Mexico prior to a building permit being issued.

Policy 6:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be required on the entire building site where any large-scale development or development of an entire site occurs, with particular emphasis on the Gulf Boulevard frontage.

Policy 7:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required for all redevelopment projects that are not redeveloping the entire buildable site for those areas of the development site being redeveloped only; and may be required where practical and feasible on the remainder of the development site if new construction exceeds 50% of the total buildable site area; all with particular emphasis on the Gulf Boulevard frontage. All landscape design including the type and quantity of plant material as well as hardscape design, shall be of exceptional quality and consistent with the character and vision of a high quality tropical resort destination.

Policy 8:

Temporary lodging facilities shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Policy 9:

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

Permitted Uses & Standards

- (a) **Primary uses** - Temporary lodging uses - hotel, motel, resort condominium; medium density multifamily residential.
- (b) **Secondary uses** - Commercial and office; provided, however, any commercial and/or office use on property located within one-hundred and fifty (150) feet of the westerly right-of-way line of Gulf Boulevard may be under separate ownership from the primary use when approved by the City as part of an overall site plan incorporating the primary and secondary uses as an integrated project.
- (c) **Density/Intensity Standards** - Density and intensity shall be calculated on the basis of those portions of the site which are landward of the Florida Coastal Construction Control Line and shall be permitted as follows:
 - A. **Scenario 1: Existing development, and all development that does not qualify as Large-scale development under subsection B. Scenario 2 below:**
 - 1. **Density** - shall not exceed the following:
 - a. 50 temporary lodging units per acre; or

- b. 15 residential dwelling units per acre; and
 - c. Variances to exceed the maximum density above as established in this Future Land Use Plan shall be prohibited.
2. Intensity Standards for Temporary Lodging Use - shall include indoor amenities and shall exclude structured parking, and outdoor amenities including but not limited to tennis courts, pools, and the like. The floor area ratio for Scenario 1 shall not exceed the following:
 - a. 1.8 floor area ratio; and
 - b. Shall not include additional floor area for freestanding non-residential facilities; and
 - c. Variances to exceed the maximum floor area ratio above as established in this Future Land Use Plan shall be prohibited.
- B. Scenario 2 Large-scale Development: shall mean development of a parcel that is at least three gross acres in size or greater.
 1. Density - shall not exceed the following:
 - a. 75 temporary lodging units per acre; or
 - b. 15 residential units per acre; or
 - c. A combination of residential and temporary lodging units which shall be prorated on an acreage basis allocated to each use, provided that a minimum of 200 temporary lodging units are provided; and
 - d. Variances to exceed the maximum density above as established in this Future Land Use Plan shall be prohibited.
 2. Intensity Standards for Temporary Lodging Use - shall include indoor amenities and shall exclude structured parking and outdoor amenities including but not limited to tennis courts, pools and the like. The maximum floor area ratio for Scenario 2 shall not exceed the following:
 - a. 2.6 floor area ratio; and
 - b. As a bonus, street level retail and restaurant uses facing Gulf Boulevard that are accessible by pedestrians along Gulf Boulevard and serve the general public, may be constructed but shall not exceed an additional floor area ratio of 0.15 of the building site; and
 - c. The preceding intensities may include the normal ancillary residential for on-site security, maintenance and management, and normal ancillary non-residential guest facilities; and
 - d. Variances to exceed the maximum floor area ratio above as established in this Future Land Use Plan shall be prohibited.
 4. Impervious Surface Ratio Standards. In both Scenarios 1 and 2, the maximum impervious surface ratio shall not exceed:
 - a. 0.85 for temporary lodging uses only;
 - b. 0.70 for residential use only; and
 - c. A combination of residential and temporary lodging units not to exceed the floor area ratio for each use set forth above, which shall be prorated on an acreage basis allocated to each use, and
 - d. Variances to exceed the maximum impervious surface ratios above as established in this Future Land Use Plan shall be prohibited.

(d) **Height Standards** - The maximum building height for each use within the Large Resort (LR) District shall not exceed:

- A. Residential use only, any temporary lodging use mixed with residential in same building. Building height shall not exceed 50 feet.
- B. Any temporary lodging or commercial use building located within 200 feet of a property occupied by an existing residential use located outside Special Planning Area 1 ~~the Community Redevelopment District~~. Building height shall not exceed 50 feet or the height of the adjacent residential building located outside Special Planning Area 1 ~~the Community Redevelopment District~~, whichever is greater.
- C. Temporary lodging use only. Building height shall not exceed 116 feet not including any decorative features or rooftop amenities extending twelve feet or less in height above the roof line.
- D. Any variance to increase the maximum height for each type of use set forth above for this Large Resort character district shall be prohibited.
- E. Building height for the above uses shall be measured in accordance with the "height" definition as set forth under the definition section of the Special Designation — Community Redevelopment District in this plan.

(e) **Setback Standards** — Any new building construction or building addition within the Large Resort (LR) District shall comply with the following setbacks:

- A. Front Yard. The minimum front yard setback for buildings 50 feet in height or lower shall be 25 feet. The minimum front yard setback for that portion of a building rising above 50 feet in height shall be equal to the height of the building unless a lesser setback is approved by the City through the conditional use process to provide for increased compatibility with adjoining properties.
- B. Side Yards. The minimum side yard setback shall equal ten (10) percent of the lot width of the subject property, or thirty (30) feet on one side, whichever is less, not to exceed sixty (60) feet combined for both setbacks. Provided, however, when the subject property is adjacent to an existing residential use located outside the Large Resort District, the minimum side yard setback shall equal twenty (20) percent of the lot width of the subject property or 60 feet, whichever is less, provided that in no event shall the setback be less than 30 feet, for that side yard abutting the existing residential use. The City Commission may increase the minimum side yard setback for that portion of a proposed building rising above 50 feet in height when determined to be in the public interest upon evaluating a conditional use permit request.
- C. Rear Yard. For non-waterfront parcels, the minimum rear yard setback shall be 20 feet. For waterfront parcels, the minimum rear yard setback shall be the Florida Coastal Construction Control Line, provided, however, when the subject property is adjacent to an existing residential use located outside the Large Resort District, the minimum rear yard setback shall be increased as follows:
 - 1. 50 feet landward of the Florida Coastal Construction Control Line or in alignment with the existing rear yard setback of the adjacent residential use, whichever is less, for buildings 50 feet in height or lower.
 - 2. 50 feet landward of the Florida Coastal Construction Control Line plus an additional one-half foot of rear yard setback for every one-foot in building height for that portion of the building above 50 feet.

(f) **Required Buffering** - New construction of a temporary lodging use that exceeds 50 feet in building height or adjoins an existing residential property located outside the Large Resort District shall provide a minimum 30 foot wide landscape buffer along the entire length of a required side yard with the specific landscape plan to be reviewed and approved as part of the conditional use permitting process. The landscape buffer may contain any required public access to the beach, but no accessory uses. New construction of a temporary lodging use adjoining an existing residential property located outside the Large Resort District shall include the same buffer for rear yard along the adjoining residential

property line, if applicable. The City Commission may reduce the width of the required buffer by up to 50 percent based upon its design and compatibility review of the project and any superior alternatives presented unless it adjoins an existing residential use located outside the Large Resort District, in which case there shall be no reduction to the required buffer width.

I.2 Boutique Hotel/Condo District (B-HC)

- (a) **Location and Character** . The Boutique Hotel/Condo District contains 22.5 acres and less than 2% of the total land area of the City. This District is illustrated on the Future Land Use Map. Several multifamily residential condominiums exist and several more are currently under construction or have been recently constructed in this District. It is anticipated that only approximately two or three boutique hotel projects potentially could be developed or redeveloped in the Boutique Hotel/Condo District that will qualify for increased height and density under this proposed plan and map amendment.
- (b) **Purpose and Intent; Redevelopment Incentives & Deterrents** . The following policies shall govern development and redevelopment in the Boutique Hotel/Condo District and are intended to preserve the remaining inventory of Boutique Hotels to the maximum extent possible within this District by increasing density for temporary lodging uses and prohibiting height and density increases for residential condominium development.

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground levels are equally important for both the street and waterside of buildings. Blank wall facades shall be prohibited.

Policy 2.1:

At least one functional public beach access a minimum of seven (7) feet average width shall be provided on all new development projects that redevelop more than 75% of the buildable site unless a hardship exists resulting from a property width that is less than 150 feet.

Policy 2.2:

Public beach access will be by foot traffic and wheelchair only and shall be directed to marked paths or dune walkovers in order to protect the dune system. Emergency police, fire rescue and lifeguard response vehicles, or bicycles will be allowed access in a manner that minimizes adverse impacts to the dune system to the maximum extent possible.

Policy 3:

All development and redevelopment projects may be required to provide an easement to the City for unimproved public access landward of the mean high water line to provide a continuous, uninterrupted pedestrian beach system.

Policy 4:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required on the entire building site for new development that exceeds 75% of the buildable site, with particular emphasis on the Gulf Boulevard frontage and screening from any adjacent low-rise residential use that may include landscaping and privacy walls. Landscape design, including the type and quantity of plant material as well as creative tropical hardscape designs, shall be consistent with the quality and character of a high quality tropical resort destination

Policy 5:

Increased building setbacks from Gulf Boulevard shall be required for increases to building height allowed for temporary lodging uses.

Policy 6:

Temporary lodging uses shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Policy 7:

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

Permitted Uses and Standards

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

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

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

1. Density - Shall not exceed the following:

- a. 50 temporary lodging units per acre unless approved by ordinance of the City Commission to provide additional temporary lodging units from the TLU Density Pool established below; or
- b. 18 residential units per acre; and
- c. Any increases to temporary lodging unit density is subject to the restrictions and limitations in Section (2) below - Temporary Lodging Unit Reserve; and
- d. Variances to exceed the maximum residential density above as established in the Future Land Use Plan shall be prohibited.

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

- a. The TLU Density Pool shall be allocated to individual projects by ordinance of the City Commission upon request of an individual property owner; and
- b. Such allocation may be up to but shall not exceed twenty (20) temporary lodging units per acre and further, the cumulative allocation shall not exceed sixty (60) units per development project; and
- c. The number of available temporary lodging units remaining after such project allocation shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no units beyond those TLU Density Pool units remaining available to the Boutique Hotel/ Condo District shall be allocated to any subsequent temporary lodging use project; and
- d. This limitation shall be absolute and shall apply regardless of the proposed size or density of the project requesting such allocation. Such units shall be established exclusive of any other use provided for in the District.

(d) **Intensity Standards** .

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

2. Variances to exceed the maximum floor area ratio above as established in the Future Land Use Plan shall be prohibited.
- (e) Height shall not exceed, but shall be permitted up to the following, subject to height limitations contained in the LDC:
1. Seventy-six (76) feet above base flood elevation for any building that exclusively contains only temporary lodging uses with a minimum setback of one hundred (100) feet from Gulf Boulevard; or
 2. Sixty-five (65) feet above based flood elevation for any building that exclusively contains only temporary lodging uses with a minimum setback of seventy-five (75) feet from Gulf Boulevard; or
 3. Fifty (50) feet above base flood elevation for any buildings containing multi-family residential dwelling units, or any temporary lodging facility that does not comply with the minimum setbacks required for additional height established in sections (e)1 and (e)2 above, subject to a minimum setback of fifty (50) feet from Gulf Boulevard; and
 4. Any increases to, including variances to increase, each of the maximum heights set forth above for this Boutique Hotel/Condo Resort character district shall be prohibited.
- (f) **Impervious Surface Ratio Standards** - shall not exceed:
1. 0.85 impervious surface ratio for any exclusive temporary lodging uses; or
 2. 0.70 impervious surface ratio for any residential use or combined residential and temporary lodging use; and
3. Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Plan shall be prohibited.

I.3 Activity Center District (AC)

- (a) **Location and Character** . The Activity Center District contains 52.68 acres or approximately 4% of the total land area of the City. This District is illustrated on the Future Land Use Map. It includes the Dolphin Village Shopping Center which is the hub of commercial activity in the Gulf Boulevard area and is located across from the County Park to the west.
- (b) **Purpose and Intent; Redevelopment Incentives and Deterrents** . The following policies shall govern development in the Activity Center District and are intended to encourage commercial revitalization through reinvestment and redevelopment throughout the District. The primary focus of commercial redevelopment is Dolphin Village Shopping Center which is the most significant commercial hub on Gulf Boulevard.

The Activity Center is a primary commercial core of the City in need of revitalization, not a change of core character. Therefore, exclusive residential use is prohibited in this district. Commercial redevelopment will be encouraged in a manner that will serve the retail services needs of residents and visitors alike for several decades into the future.

As a result, a more comprehensive and unified approach to commercial redevelopment will be encouraged by allowing a secondary residential component if certain minimum standards are met. One important requirement is the assembly of land to reduce the existing number of smaller lots and provide opportunities for unified redevelopment that reduces curb cuts on Gulf Boulevard that will result in improved traffic flow and reduced vehicular-pedestrian conflict.

Parcel assembly combined with mixed use redevelopment also enables other livable community strategies such as increased open space and buffering opportunities from residential neighborhoods to the east and increased opportunities for pedestrian linkages to neighborhood services that will reduce vehicular trip generation and greenhouse gas emissions.

These policies and development standards are also needed from a public safety standpoint to encourage and facilitate modern utilization of land along the east side of Gulf Boulevard that includes buildings that comply with current Building and Safety Codes, FEMA regulations, as well as architectural, landscaping and drainage standards.

In addition, encouraging commercial redevelopment through the use of regulatory tools and incentives will provide the best opportunity to implement Green building and site design standards and strategies that not only benefit the landowner but also patrons and the community-at-large.

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground levels are equally important for both the street and water side of buildings. Blank wall facades shall be prohibited. Street-level retail facades shall have a storefront character. Architectural elements that provide protection to the pedestrian from weather elements shall be encouraged.

Policy 2:

Parking shall be integrated into the principal building and hidden from public view to the maximum extent feasible and practical on all commercial redevelopment projects. The substantial majority of parking required for mixed-use development projects shall be integrated into the principal buildings and hidden from public view for projects that are four acres in size or greater. Surface parking for freestanding non-residential use shall be permitted for any development or redevelopment.

Policy 3:

The first habitable floor of any principal building of any development or redevelopment project shall be retail uses only accessible from street level and connected to pedestrian walkways to provide easy public access.

Policy 4:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required on the entire building site where any development will occur, with particular emphasis on the Gulf Boulevard frontage, and screening and buffering from adjacent residential uses that may include landscaping and privacy walls.

Policy 5:

Encourage commercial waterfront properties to have slips available for public use.

Permitted Uses and Standards

(a) **Primary uses** - Commercial and office.

(b) **Secondary uses** - Multi-family Residential or temporary lodging as part of a mixed use retail project only. Exclusive residential or tourist lodging uses shall be prohibited, however, the site may be horizontally mixed as long as pedestrian, bicycle, and vehicular accessibility is maintained within the site.

(c) **Density/Intensity and Height Standards**

1. Intensity for Commercial and Office Uses shall not exceed:

a. A floor area ratio of 0.75; and

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

2. Density & Intensity for a Mixed Use Commercial, Office, Residential, Temporary Lodging Use project shall not exceed:

a. 15 dwelling units per acre combined or 40 temporary lodging uses per acre, not to exceed a total of 50 units per project nor the density pool allocated, with a maximum 1.0 floor area ratio on a minimum one (1) acre buildable site. To qualify for mixed use densities and intensities, a minimum of four (4) residential units, or 10 temporary lodging units, mixed with a minimum of 0.35 floor area ratio for commercial or office uses shall be required; or

b. 18 dwelling residential units per acre combined with a maximum 1.0 floor area ratio on a minimum four (4) acre buildable site; and

c. The combination of commercial, office, temporary lodging, and/or residential uses shall not exceed the preceding density and intensity which shall be prorated on an acreage basis allocated to each use; and further, provided that the commercial and office uses are the primary use of the property and residential use is secondary; and

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

3. Impervious Surface Ratio shall not exceed:

a. 0.85 impervious surface ratio for any exclusive commercial/office use; or

b. 0.70 impervious surface ratio for any residential use or combined residential or temporary lodging use mixed with a commercial or office use; and

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

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. Twenty-eight (28) feet for exclusively commercial or office development; or
 - b. Forty (40) feet for a building containing nonresidential uses on the first floor mixed with a secondary residential use above and located on a minimum one (1) acre parcel; or
 - c. Eighty-six (86) feet, inclusive of structured parking, for a building containing non-residential uses on the first floor mixed with a secondary residential use above and located on a minimum parcel size of four (4) acres or more; and
 - d. Commercial mixed with residential or temporary lodging uses may be mixed horizontally under the following conditions:
 - Neither the commercial nor the residential/temporary lodging use may exceed 40 feet in height;
 - The development site is a minimum of one acre in size;
 - The commercial and residential uses shall have internal pedestrian, bicycle, and vehicular circulation.
 - e. Any increases to, including variances to increase, the maximum height for each type of use set forth above for this Activity Center character district shall be prohibited.
5. Temporary Lodging Unit Density Pool ("TLU Density Pool") - The City shall establish a TLU Density Pool not to exceed a total of 325 units for the entire TC-2, Bayou Residential, and Activity Center districts and the following shall govern the allocation of density from the TLU Density Pool:
- a. The TLU Density Pool shall be allocated to individual projects by ordinance of the City Commission upon request of an individual property owner; and
 - b. Such allocation may be up to but shall not exceed forty (40) temporary lodging units per acre and further, the cumulative allocation shall not exceed fifty(50) units per development project; and
 - c. The number of available temporary lodging units remaining after such project allocation shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no units beyond those TLU Density Pool units remaining available to the TC-2 and Activity Center districts shall be allocated to any subsequent temporary lodging use project; and
- d. This limitation shall be absolute and shall apply regardless of the proposed size or density of the project requesting such allocation. Such units shall be established exclusive of any other use provided for in the District.

I.4 Bayou Residential District (BR)

- (a) **Location and Character** . The Bayou Residential District is a small narrow strip of land containing 7.86 acres or approximately 6/10ths of 1% of the total land area of the City. This District is illustrated on the Future Land Use Map. The lot depths are extremely narrow and preclude the potential of redeveloping prior existing temporary lodging uses that have long-since closed and have been demolished. Redevelopment options are limited to primarily multi-family residential as a result of the lot depths; however, to encourage parcel assembly and a more unified redevelopment opportunity because of and the District's direct access to Gulf Boulevard, a small bonus commercial component will be allowed on a limited basis. Several properties are currently vacant and demolished.
- (b) **Purpose and Intent; Redevelopment Incentives and Deterrents** . The following policies shall govern development in the Bayou Residential District to encourage redevelopment in a physically constrained area that is primarily vacant and is a transition area between higher intensity commercial uses along Gulf Boulevard and lower density residential neighborhoods to the east. High-rise residential development is prohibited. Height for exclusive residential use is decreased over existing permitted heights. Increased building setbacks are required from Gulf Boulevard. The maximum allowable density is permitted only for mixed use projects located on parcels assembled that contain two or more acres to encourage more comprehensive and unified redevelopment, reduce trip generation, increase pedestrian linkages to neighborhood services and reduce curb cuts along Gulf Boulevard.

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water-side of buildings. Blank wall facades shall be prohibited.

Policy 2:

Increased setbacks from Gulf Boulevard will be required for increases in building height.

Policy 3:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required on the entire building site where any development will occur, with particular emphasis on the Gulf Boulevard frontage.

Permitted Uses and Standards

- (a) **Primary uses** - Residential and Temporary Lodging Uses.
- (b) **Secondary uses** - Commercial uses only as a component of a mixed use residential or temporary lodging development.
- (c) **Density/Intensity and Height Standards** .
1. **Residential and Temporary Lodging use** - shall not exceed:
 - a. 15 dwelling units per acre for an exclusively residential use.
 - b. 18 dwelling units per acre for multifamily residential mixed with a commercial use. The maximum floor area ratio for the commercial portion of the mixed use project is 0.3; or
 - c. 40 temporary lodging units per acre not to exceed the density pool allocated. The temporary lodging use can be mixed with a commercial use. The maximum floor area ratio for the commercial portion of a mixed use project is 0.3.

- d. Variances to exceed the maximum density or intensity above as established in this Future Land Use Plan shall be prohibited.
- 2. Height shall not exceed, and 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 for an exclusively residential use;
 - b. Fifty-four (54) feet above base flood elevation all other uses.
 - c. Any increases to, including variances to increase, any of the maximum heights set forth above for this Bayou Residential character district shall be prohibited.
- 3. The maximum impervious surface ratio shall not exceed:
 - a. 0.70 for exclusively residential uses. Maximum impervious surface ratio (ISR) for all other uses: 0.85; and
 - b. Variances to exceed the maximum impervious surface ratio above.
- 4. Temporary Lodging Unit Density Pool ("TLU Density Pool") - The City shall establish a TLU Density Pool not to exceed a total of 325 units for the entire TC-2, Bayou Residential, and Activity Center districts and the following shall govern the allocation of density from the TLU Density Pool:
 - a. The TLU Density Pool shall be allocated to individual projects by ordinance of the City Commission upon request of an individual property owner; and
 - b. The number of available temporary lodging units remaining after such project allocation shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no units beyond those TLU Density Pool units remaining;

D. II. Downtown Redevelopment District

General Provisions

- (a) **Location and Character** . The Downtown Redevelopment District contains approximately 100.05 acres in the Downtown Core area shown on Map 3 and represents approximately 8% of the total land area of the City. This District is comprised of 391 parcels, with approximately 40% developed as existing commercial and office uses, 11% temporary lodging uses, 33% supporting residential uses of a variety of densities and housing types, and the remaining 16% devoted to government uses. This District also contains the adjacent downtown core neighborhoods that contain a mix of residential and nonresidential uses including the smaller mom and pop motels located in the Upham Beach Village District.
- (b) **Purpose and Intent; Redevelopment Incentives & Deterrents** . This Downtown Core Redevelopment District is one of the two core areas within **Special Planning Area 1 Community Redevelopment District** that emphasizes pedestrian mobility over vehicular mobility and is designed to recreate a more traditional main street core gathering area by encouraging revitalization that will provide:
1. Quality neighborhood, government and commercial services in the City's traditional historic shopping district by creating a live, work, shop, dine and play main street;
 2. Quality residential neighborhoods surrounding the core commercial areas by reducing commercial encroachment into those residential neighborhoods and by establishing increased open space and buffering between residential and nonresidential uses;
 3. A traditional village community where the focus is on safe and comfortable pedestrian mobility and a "sense of place" or a "sense of community" where residents come together to live, play, work and share recreational activities; and
 4. Increased pedestrian linkages to neighborhood services that will reduce vehicular dependence, reduce trip generation and improve the overall traffic flow, pedestrian circulation, and safety throughout the downtown area.

Goals, Objectives and Policies for the Downtown Redevelopment District

GOAL 1:

The downtown commercial core of the District shall be a community gathering place that attracts people to the area with living, working, shopping, entertainment and recreational opportunities. The City shall encourage revitalization through redevelopment that is designed to attract residents and visitors to Downtown core community destination. The downtown residential neighborhoods surrounding and within walking distance of the Downtown core area, are encouraged to redevelop in a manner that enhances pedestrian and non-vehicular mobility.

Objective 1.1

All development and redevelopment within the Downtown Redevelopment District shall further the goals, objectives and policies of **Special Planning Area 1** Community Redevelopment District where applicable, and development and redevelopment shall be consistent with the policies for the character district within which the development occurs and shall comply with the design guidelines and the applicable ~~land development regulations~~ **Land Development Code** for each respective character district.

Objective 1.2

Residential uses in the Downtown are encouraged only as part of a mixed use commercial project with a variety of densities, housing types and affordability, consistent with the character districts. Exclusively residential use projects shall be prohibited in the Town Center Core Districts located along Corey Avenue Corey Circle East, and Coquina West as well as the small commercial corridors located near Corey Avenue on Blind Pass Road and Gulf Boulevard.

Objective 1.3

A variety of incentives shall be available to encourage commercial revitalization through various redevelopment prototypes in the Town Center Core Districts located along Corey Avenue, on Corey Circle East and Coquina West as well as the small commercial corridors located near Corey Avenue on Blind Pass Road and Gulf Boulevard that also promote a pedestrian-friendly, safe, comfortable, aesthetically pleasing village-like environment.

Objective 1.4

The City shall use all existing incentives to encourage an affordable mix of housing types and varieties that are located within walking distance of the downtown Corey Avenue core area integrated with retail, commercial, office and entertainment uses at street level to create a live, shop, work and play environment in the Corey downtown area that will revitalize the traditional main street as a vibrant center of activity for residents and visitors.

Objective 1.5

Parks shall be maintained and expanded and recreational activities that serve residents and visitors shall be encouraged.

Objective 1.6

Public waterfront access shall be pursued and expanded.

Objective 1.7

Downtown shall be a safe environment for both residents and visitors, and real and perceived public safety issues will be addressed.

Objective 1.8

The City shall recognize the unique features of Downtown neighborhoods and shall continue to expand neighborhood retail, business, and recreation services.

Objective 1.9

The Downtown Core areas located at either end of Corey Avenue on the waterfront shall consider temporary lodging uses in conjunction with a comprehensive mixed use redevelopment project that will act as a catalyst project to stimulate reinvestment and redevelopment of the historic core neighborhood main street shopping and entertainment district.

Objective 1.10

Public or private small-scale marina facilities with transient boat slips to encourage alternative non-vehicular modes of transportation and attract visitors to the core main street shopping, restaurant and entertainment district shall be encouraged and pursued, where appropriate.

GOAL 2:

Create a livable community environment where safe and comfortable pedestrian, bicycle and other non-vehicular mobility is emphasized over vehicular transportation in a manner that ensures that pedestrians, bicyclists and vehicles circulate together throughout the Downtown safely, comfortably and efficiently.

Objective 2.1

The Downtown street grid should be maintained to provide multiple access points in and through Downtown to assist in dispersing traffic on various routes that will contribute to improved traffic flow and safety.

Objective 2.2

Blind Pass Road and Gulf Boulevard within the Downtown Redevelopment District shall be reclaimed as local streets to operate within the Downtown not only for vehicular circulation, but more importantly, for safe and comfortable pedestrian and bicycle circulation.

Objective 2.3

A Master Streetscape Plan shall be implemented to enhance the comfort and safety of the pedestrian environment in the Downtown area, provide for bicycle or other non-vehicular parking and safe circulation, improve traffic circulation and provide traffic calming, improve lighting, landscaping, and streetscape, and consider placement of public art wherever possible.

Objective 2.4

A variety of parking solutions for motorized and non-motorized transportation systems shall be pursued to support development and redevelopment while maintaining ease of access and parking throughout the Downtown Redevelopment District.

Objective 2.5

Development and redevelopment will be encouraged to provide public improvements that create and contribute to pedestrian and bicycle linkages throughout the Downtown Redevelopment District.

Objective 2.6

A joint use public/private parking garage, including public restroom facilities, as centrally located as practical and feasible, shall be pursued in the Downtown Redevelopment District.

GOAL 3:

Create a downtown core community that has a "sense of place" that is a vibrant and memorable place for residents and visitors that will provide neighborhood services, and opportunities for living, working, recreation and entertainment that showcases the City's waterfront, main street environment and history.

Objective 3.1

The Community Center site shall continue to be redeveloped and expanded as a waterfront park accessible to all residents and visitors containing active and passive open space that will be a venue for local and regional outdoor activities and entertainment; a pedestrian waterfront boardwalk access to Corey Avenue, public boat slips and a kayak launch ramp will be encouraged and pursued; and a public marina for daily transient slips only should be considered.

Objective 3.2

Sunset and Sunrise parks for public use and enjoyment shall be pursued as an integral element of development and redevelopment at either end of Corey Avenue as focal points for these areas.

Objective 3.3

Development and redevelopment are encouraged to create a vibrant Downtown environment containing a variety of building forms and styles that respect the Downtown village-like character and heritage along the Corey Avenue main street and provide building designs that relate to the human scale at the street level.

Objective 3.4

All new building construction shall comply with current Building and Safety Codes, FEMA and National Flood Insurance Program regulations to maximize protection of the City's built infrastructure from all manner of hazards, natural disasters and flooding. The City shall ensure compliance not only through the building permit process but through Code Enforcement and inspections as necessary to maintain the highest FEMA rating achievable for a coastal barrier island.

Policies

Policy 1:

All projects shall be consistent with building and site design guidelines and standards that establish the quality design features expected for renovation, redevelopment and new construction in the Downtown Redevelopment District.

Policy 2:

The character of each district within Downtown shall be reinforced through the site plan review and approval process. Projects shall be consistent with and contribute positively to the vision of the character district in which it is located.

Policy 3:

The design of all projects in the Downtown Redevelopment District shall make meaningful contributions to the pedestrian environment through site and building design.

Policy 4:

New development and redevelopment shall be compatible with the human scale of the area and contribute to a pedestrian-friendly and safe environment.

Policy 5:

On-site overhead utilities shall be placed underground as part of all development projects.

Policy 6:

All development projects shall contribute their pro rata share to the Community Improvements Fund, as may be required at the time of building permit or before.

Policy 7:

Property owners/developers are encouraged to meet with residents, area neighborhood associations/business groups prior to submitting major development and redevelopment projects for City review.

Policy 8:

Shared parking for commercial, office and mixed use developments should be accomplished wherever possible.

Policy 9:

All new development and redevelopment shall mitigate potential flood, hurricane and tropical cyclone hazards.

Policy 10:

Internal connectivity and shared driveway access points between adjoining properties of compatible uses should be pursued wherever practical and feasible to further reduce curb cuts to improve traffic flow on adjacent roadways as well as reduce vehicular conflict with pedestrians and bicyclists.

Policy 11:

A Transportation Management Plan (TMP) shall be required on all development that increases density or intensity of development on the site. All physical and operational improvements and strategies, including mitigation, as may be required by the TMP approved by the City, shall be a condition of site plan approval.

Policy 12:

A pedestrian bridge over Gulf Boulevard connecting the east and west areas of Corey Avenue shopping and entertainment district shall be pursued.

Policy 13:

The assembly of smaller parcels into larger buildable sites will be encouraged.

Policy 14:

All new development or redevelopment shall be required to obtain administrative site plan approval prior to construction.

II.1 Town Center Core District (TC-1)

- (a) **Location and Character** . The Town Center Core District contains 32.54 acres or approximately 2.5% of the total land area of the City. This District is illustrated on the Future Land Use Map. Corey Avenue between Gulf Boulevard and Mangrove Avenue has served as the "downtown" shopping area for almost 50 years and is experiencing a high rate of vacancies.
- (b) **Purpose and Intent; Redevelopment Incentives and Deterrents** . The following policies shall govern development in the Town Center Core District and are intended to revitalize the historic "downtown" shopping area and expand the City's "Main street" from the waterfront edge of Corey Circle to the east, through downtown westward to Sunset Way and Blind Pass Channel on the west end of Corey Avenue, and includes 75th Avenue from the Corey Causeway westward to Blind Pass Channel. The primary focus shall be to encourage revitalization and redevelopment where the focus is on safe and comfortable pedestrian mobility and a "sense of place" or a "sense of community" where residents come together to live, play, work and share recreational activities.

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water-side of buildings. Blank wall facades shall be prohibited. Street-level retail facades shall have a storefront character. Architectural elements that provide protection to the pedestrian from weather elements shall be encouraged.

Policy 2:

Vehicular curb cuts and driveways shall be discouraged and minimized on Corey and 75th Avenues to ensure a pedestrian-friendly, comfortable and safe environment as well as minimize pedestrian-vehicular conflict.

Policy 3:

Non-residential uses only shall be allowed on the ground floor of any building fronting Corey Avenue or 75th Avenue and shall be the primary use component of every new development or redevelopment in the Downtown area.

Policy 4:

Residential uses shall be permitted only as a secondary use to an overall mixed use retail redevelopment project and shall be allowed only above the first floor.

Policy 6:

On-site parking shall be located to the side or rear of properties. A portion of required parking may be on-street parking, off-site shared-use parking or located within an off-site public parking facility.

Policy 7:

Temporary lodging facilities shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Policy 8:

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

Policy 9:

A centrally located public, private or joint public/private shared parking facility, including public restroom facilities, for the Town Center Core District shall be pursued to improve the accessibility, convenience and comfort of residents and visitors to the Downtown area.

Permitted Uses and Standards

(a) **Primary uses** - Commercial and office.

(b) **Secondary uses** - Residential use as a component of a mixed use retail and/or office redevelopment project only; Temporary lodging use - bed and breakfast inns.

(c) **Density/Intensity and Height Standards** .

1. Commercial and office uses - shall not exceed:
 - a. A floor area ratio of 1.00 with no residential component; and
 - b. A floor area ratio bonus of 0.45 shall be permitted for a mixed use retail/office/residential development project; and
 - c. Variances to exceed the maximum floor area ratios above as established in this Future Land Use Plan shall be prohibited.
2. Residential use as part of a Mixed Use project - shall only be allowed as a secondary component to a mixed use retail/office/residential development project and shall not exceed 15 dwelling units per acre in addition to the preceding floor area allowed for commercial and office uses as part of the mixed use project. Variances to exceed the maximum density established in the Future Land Use Plan shall be prohibited.
3. Temporary Lodging Unit Density Pool ("TLU Density Pool"): In addition to any density and intensity which may be allowed in the Town Center Core District, the City shall also establish a TLU Density Pool, not to exceed a total of fifty (50) units for the entire Town Center Core District. The following shall govern the implementation of the TLU Density Pool:
 - a. The TLU Density Pool shall be allocated by Ordinance of the City Commission upon request of an individual property owner; and
 - b. Such allocation shall not exceed ten (10) temporary lodging units per acre or a cumulative total of ten (10) units per development project; and
 - c. The remaining number of available units shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no temporary lodging units beyond those remaining in the TLU Density Pool available for the Town Center Core District shall be allocated to any subsequent project; and
 - d. This limitation shall be absolute and shall apply regardless of the proposed size or density of the project requesting such allocation. Such units shall be established exclusive of any other use provided for in the District.
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. Twenty-eight (28) feet for an exclusively nonresidential development; or
 - b. Forty (40) feet for a building containing nonresidential uses on the first floor mixed with a secondary residential use located above the first habitable floor; and
 - c. Any increases to, including variances to increase, the maximum height for each use set forth above for this Town Center Core character district shall be prohibited.
5. Impervious Surface Ratio shall not exceed:
 - a. 0.90 for all development; and

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

II.2 Town Center Corey Circle District (TC-2)

- (a) **Location and Character** . The Town Center Corey Circle District contains 4.67 acres or less than 4/10ths of 1% of the total land area of the City. This District is illustrated on the Future Land Use Map. The entire area has become vacant, unsafe and in disrepair except for one restaurant and an automotive service shop. Corey Circle is clearly visible from the Corey Causeway main entrance to the City.
- (b) **Purpose and Intent; Redevelopment Incentives & Deterrents**. The following policies shall govern development in the Town Center Corey Circle District and are intended to encourage redevelopment of the area as one or two comprehensive mixed use residential/commercial projects to anchor the east terminus of the Corey Avenue Main street that will act as a catalyst for revitalizing the entire Corey Avenue area as well as create a safer environment and attractive entrance to the City.

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water side of buildings. Blank wall facades shall be prohibited. Street-level retail facades shall have a storefront character. Architectural elements that provide protection to pedestrians from weather elements shall be encouraged.

Policy 2:

Parking shall be integrated into the principal building and hidden from public view to the maximum extent feasible and practical.

Policy 3:

Retail/Restaurant uses shall be located on the first floor or accessible from street level and near the pedestrian walkways to provide easy public access.

Policy 4:

Publicly or privately-owned small-scale marina facilities with transient boat slips will be encouraged in locations and quantities that attract visitors to the Downtown core and minimize adverse environmental impacts.

Policy 5:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required on the entire building site where any new development will occur, with particular emphasis on screening and buffering from adjacent residential uses that may include landscaping and privacy walls.

Policy 6:

Temporary lodging uses shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Policy 7:

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

Permitted Uses and Standards

(a) **Primary uses** - Commercial and office use; Temporary lodging use - hotel, motel, resort condominium; Residential use but only as part of a mixed-use development on a minimum 1.8 acre buildable site.

(b) **Secondary uses** - Commercial and office as a component of a mixed use project; Marina.

(c) **Density/Intensity and Height Standards.**

1. Residential use

a. Shall only be permitted as part of mixed-use residential development project located on a minimum 1.8 acre buildable site and shall not exceed 24 dwelling units per acre. Commercial, office or temporary lodging uses only shall be located on the first habitable floor accessible at street level; and

b. Exclusive residential development shall be prohibited; and

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

2. Commercial and office use only - shall not exceed:

a. A floor area ratio of 0.55; and

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

3. Temporary Lodging Use. Density and Intensity shall be approved by Conditional use only and shall not exceed fifty (50) temporary lodging units per acre located on a minimum 1.8 acre buildable site and shall also not exceed a cumulative total of 150 units per project subject to the requirements, restrictions and limitations established below for the TLU Density Pool for the Town Center Core Corey Circle Coquina West, Activity Center, and Bayou Residential Districts.

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. Twenty-eight (28) feet for exclusively nonresidential uses; or

b. Seventy-six (76) feet above base flood elevation for buildings containing non-residential uses on the first habitable floor accessible at street level mixed with a primary residential and temporary lodging use; or

c. Seven Eighty-six (86) feet above base flood elevation for buildings containing nonresidential uses on the first habitable floor accessible at street level and either a minimum of fifty (50) temporary lodging units or a primary residential use above the first floor or all three uses in one or more buildings as part of a unified development project, provided that the main principal building provides retail/commercial uses at street level; and

d. Any increases to, including variances to increase, the maximum height for each type of use set forth above for this Town Center Corey Circle character district shall be prohibited.

5. Impervious Surface Ratio shall not exceed:

a. 0.70 for all new development; and

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

II.3 Town Center Coquina West District (TC-2)

- (a) **Location and Character** . Town Center Coquina West contains 6.11 acres or less than ½% of the total land area of the City. This District is consists of a three block area that currently is a mix of existing residential, light industrial, small motel and commercial restaurant/bar uses.
- (b) **Purpose and Intent; Redevelopment Incentives and Deterrents**. The following policies shall govern development in the Town Center Coquina West District and are intended to encourage redevelopment of the area as one or two comprehensive mixed use residential/commercial projects to anchor the west terminus of the Corey Avenue Main street and to act as a catalyst for revitalizing the entire Corey Avenue Main street.

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water-side of buildings. Blank wall facades shall be prohibited. Street-level retail facades shall have a storefront character. Architectural elements that provide protection to the pedestrian from weather elements shall be encouraged.

Policy 2:

Structured parking that can be integrated into the principal building and hidden from public view will be encouraged and pursued.

Policy 3:

Retail/Restaurant uses shall be located on the first floor or accessible from street level and near the pedestrian walkways to provide easy public access.

Policy 4:

Publicly or privately-owned small-scale marina facilities with transient boat slips will be encouraged in locations and quantities that attract visitors to the Downtown core and minimize adverse environmental impacts.

Policy 5:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required on the entire building site where any new development will occur, with particular emphasis on screening and buffering from adjacent residential uses that may include landscaping and privacy walls.

Policy 6:

Temporary lodging uses shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Policy 7:

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

Permitted Uses and Standards

- (a) Primary uses - Commercial and office; Temporary lodging use - hotel, motel, resort condominium; Residential use but only as part of a mixed use development project located on a minimum two acre buildable site.
- (b) Secondary uses - Commercial and office as a secondary component of a mixed use residential/commercial development project; Marina.
- (c) Density/Intensity and Height Standards .
 - 1. Residential use
 - a. Shall only be permitted as part of mixed-use development project located on a minimum two acre buildable site and shall not exceed 24 dwelling units per acre. Commercial, office or temporary lodging uses only shall be located on the first habitable floor accessible at street level; and
 - b. Exclusive residential development shall be prohibited; and
 - c. Variances to exceed the maximum density above as established in this Future Land Use Plan shall be prohibited.
 - 2. Commercial and office use only - shall not exceed:
 - a. A floor area ratio of 0.55; and
 - b. Variances to exceed the maximum floor area ratio established in this Future Land Use Plan shall be prohibited.
 - 3. Temporary Lodging Use. Density and Intensity shall be approved by Conditional use only and shall not exceed fifty (50) temporary lodging units per acre located on a minimum 1.8 acre buildable site and shall also not exceed a cumulative total of 150 units per project subject to the requirements, restrictions and limitations established below for the TLU Density Pool for the Town Center Core Corey Circle, Coquina West, Activity Center, and Bayou Residential Districts.
 - 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. Twenty-eight (28) feet for an exclusively nonresidential use; or
 - b. Seventy-six (76) feet above base flood elevation for buildings containing non-residential uses on the first habitable floor accessible at street level mixed with a primary residential component above; or
 - c. Eighty-six (86) feet above base flood elevation buildings containing nonresidential uses on the first habitable floor accessible at street level and either a minimum of fifty (50) temporary lodging units or a primary residential use above the first floor or all three uses in one or more buildings as part of a unified development project, provided that the main principal building provides retail/commercial uses at street level; and
 - d. Any increases to, including variances to increase, the maximum height for each type of use set forth above for this Town Center Coquina West character district shall be prohibited.
 - 5. Impervious Surface Ratio shall not exceed:
 - a. 0.70 for all new development; and
 - b. Variances to exceed the maximum impervious surface ratio established in the Future Land Use Plan shall be prohibited.

TC-2 Temporary Lodging Use

(a) **Density** - TC-2 Temporary Lodging Unit Density Pool ("TC-2 TLU Density Pool"): The City shall establish a TC-2 TLU Density Pool, not to exceed a total of three-hundred and twenty-five (325) units for the entire Town Center Corey Circle and Coquina West Districts (TC-2). These density pool units may also be allocated to the Activity Center and Bayou Residential Districts. The following shall govern the allocation of temporary lodging units from the TLU Density Pool:

1. The TC-2 TLU Density Pool shall be allocated by Ordinance of the City Commission upon request of an individual property owner; and
2. Such allocation shall not exceed fifty (50) temporary lodging units per acre; and;
3. Such allocation shall not exceed a cumulative total of one hundred fifty (150) temporary lodging units per development project; and
4. The remaining number of available temporary lodging units in the TLU Density Pool shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no temporary lodging units beyond those remaining in the TC-2 TLU Density Pool for the TC-2 Districts shall be allocated to any subsequent project; and
5. 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.

(b) **Intensity Standards.**

1. Temporary lodging use shall not exceed an aggregate floor area of 750 square feet per temporary lodging unit allocated by Ordinance, excluding indoor amenities, common areas and structured parking. Indoor amenities and common areas shall not exceed an additional 0.2 floor area ratio combined. For example: 50 units x 750 square feet = 38,500 square feet plus 0.2 x total parcel square feet for common areas & indoor amenities = total building square footage, excluding structured parking.
2. Variances to exceed the maximum floor area ratio above as established in the Future Land Use Plan shall be prohibited.

II.4 Downtown Core Residential District (DCR)

- (a) **Location and Character** . Downtown Core Residential District contains 11.65 acres or less than 1% of the total land area of the City. This District is illustrated on the Future Land Use Map.
- (b) **Purpose and Intent; Redevelopment Incentives and Deterrents**. The following policies shall govern development in the Downtown Core Residential District to encourage quality residential redevelopment that supports the downtown core shopping and entertainment area and acts as a transition area from downtown core mixed commercial and residential uses to lower density residential neighborhoods to the south and west.

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground levels are equally important for both the street and water side of residential homes, town homes and multi-family structures. Blank wall facades shall be prohibited.

Policy 2:

Development and redevelopment shall be compatible with the existing developments that remain in the neighborhood.

Permitted Uses and Standards

- (a) **Primary uses** - Residential.
- (b) **Secondary uses** - None.
- (c) **Density/Intensity and Height Standards** .
 - 1. Residential use - Shall not exceed:
 - a. Ten (10) dwelling units per acre; and
 - b. Variances to exceed the maximum density above as established in the Future Land Use Plan shall be prohibited.
 - 2. Height for residential buildings shall not exceed:
 - a. Thirty-five (35) feet above base flood elevation inclusive of structured parking; and
 - b. Any increases to, including variances to increase, the maximum height set forth above for this Downtown Core Residential character district shall be prohibited.
 - 3. Impervious Surface Ratio shall not exceed:
 - a. 0.70 for all development; and
 - b. Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Plan shall be prohibited.

II.5 Upham Beach Village District (UBV)

(a) **Location and Character** . The Upham Beach Village District contains 16.10 acres or approximately 1-¼% of the total land area of the City. This District is illustrated on the Future Land Use map.

The neighborhood is a mixture of residential and motel temporary lodging uses that are at or near functional obsolescence. There is a diverse mixture of densities and intensities of existing development in this neighborhood, ranging from single family homes to motels that have an existing density of 78 units per acre, and include aging apartment complexes that are being converted to residential condominiums that will preclude redevelopment anytime in the foreseeable future. This diversity of uses, densities and intensities within this character district gives rise to unique compatibility issues that must be sensitively addressed.

(b) **Purpose and Intent; Redevelopment Incentives and Deterrents** . The following policies shall govern development in the Upham Beach Village District and are intended to allow redevelopment of residential uses as well as allow existing motel temporary lodging uses that are part of the heritage of this Upham neighborhood to redevelop as temporary lodging uses at the same density as exists. Such redevelopment shall be subject to height limitations and design standards that protect existing and future neighborhood residential uses as well as improve safety, circulation and drainage:

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water- side of buildings. Blank wall facades shall be prohibited. Street-level facades shall integrate architectural elements that provide protection to the pedestrian from weather elements shall be encouraged.

Policy 2:

Only existing temporary lodging uses may be redeveloped and new temporary lodging uses shall be strictly prohibited.

Policy 3:

A mixture of residential and temporary lodging uses throughout the district shall be encouraged to be preserved and redeveloped.

Policy 4:

Redevelopment of existing temporary lodging uses shall provide the minimum necessary vehicular curb cuts and driveways to provide reasonable, adequate and safe ingress and egress to the development site and ensure a pedestrian-friendly and safe environment by minimizing pedestrian-vehicular conflict.

Policy 5:

Structured parking that can be integrated into the principal building and hidden from public view will be encouraged and pursued.

Policy 6:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required on the entire building site where any development will occur, with particular emphasis on screening and buffering from adjacent residential uses that may include landscaping and privacy walls.

Policy 7:

Development and redevelopment shall be compatible with the existing neighboring residential uses that immediately surround the development site.

Policy 8:

Temporary lodging uses shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Policy 9:

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

Permitted Uses and Standards

(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 basis utilizing the Temporary Lodging Unit Density Pool established below.

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.

II.6 Commercial Corridor Blind Pass Road District (CC-1)

- (a) **Location and Character** . The Commercial Corridor Blind Pass Road District contains 7.4 acres or approximately 1/2% of the total land area of the City. This District is illustrated on the Future Land Use Map. Nearly all of the parcels fronting Blind Pass Road lost frontage property during the widening of the Road in 2003 expanding it from 2 lanes to 5 lanes. As a result, many of the parcels lost parking and are too shallow to provide standard parking and buffers from the residential neighborhoods causing commercial encroachment into almost exclusively single-family residential neighborhoods.
- (b) **Purpose and Intent; Redevelopment Incentives and Deterrents** . The following policies shall govern development in the Commercial Corridor Blind Pass Road District and are intended to facilitate assembly and redevelopment of commercial frontage parcels to increase lot depth and reduce non-residential encroachment into the existing residential neighborhoods, increase buffering between residential and nonresidential uses, redevelop sites to current code design and safety standards, as well as reduce curb cuts to reduce pedestrian/bicyclist - vehicular conflict and improve traffic flow.

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at street level is important for any facade facing street frontage. Blank walls shall be prohibited on any street facing or residential facing facade. Any street-level retail facades shall have a storefront character. Both street-level retail and office facades should be designed to integrate architectural elements that provide protection to the pedestrian from weather elements wherever possible.

Policy 2:

Commercial redevelopment of property that does not have direct access to Blind Pass Road shall be prohibited.

Policy 3:

Frontage properties along Blind Pass Road shall be permitted to assemble properties and expand to the limits of the District boundaries only. Encroachment into the residential neighborhoods beyond the District boundaries is expressly prohibited.

Policy 4:

A physical buffer that may include landscaping and privacy walls adjacent to existing residential properties shall be required for all new non-residential development and redevelopment or renovation, whether or not the development site is expanded by assembling parcels of land.

Policy 5:

Vehicular access from side streets shall be encouraged for residential development provided such access is not incompatible with the residential neighborhood abutting the redevelopment.

Policy 6:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required on the entire building site where any new development will occur, with particular emphasis on screening and buffering from adjacent residential uses.

Permitted Uses and Standards

- (a) **Primary uses** - Commercial and office; Mixed Use Residential/Commercial/Office; Residential.
- (b) **Secondary uses** - Commercial and office.

(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 for lots that do not access Blind pass Road; or
 - b. 12 dwelling units per acre for a multi-family residential use as part of a mixed use residential/commercial/office project on a minimum ½ acre buildable site with commercial or office on the first floor at street level and residential use permitted on the second and third floors only; and
 - c. Variances to increase the density above as established in the Future Land Use Plan shall be prohibited.
2. Intensity - Commercial and office - shall not exceed a floor area ratio of:
 - a. 0.7 as an exclusive nonresidential use; or
 - b. 0.9. as part of a mixed use residential/commercial/office project on a minimum ½ acre buildable site with commercial or office on the first floor at street level and residential use permitted on the second and third floors only; and
 - c. Variances to exceed the maximum density or floor area ratio established in this Future Land Use Plan shall be prohibited.
3. Height shall not exceed, but shall be permitted up to, the following, subject to any height limitations contained in of the City's LDC:
 - a. Twenty-eight (28) feet for an exclusively nonresidential use only; or
 - b. Forty (40) feet for mixed-use development projects located on a minimum ½ acre buildable site with a retail or office component on the first floor at street level and the residential use located above the first floor; and
 - c. Any increases to, including variances to increase, the maximum height for each type of use set forth above for this Commercial Corridor Blind Pass Road character district shall be prohibited.
4. Impervious Surface Ratio shall not exceed:
 - a. 0.70 for all new development; and
 - b. Variances to exceed the maximum impervious surface ratio above as established in this Future Land Use Plan shall be prohibited.

II.7 Commercial Corridor Gulf Boulevard District (CC-2)

- (a) **Location and Character** . Commercial Corridor Gulf Boulevard District contains 21.58 acres or less than 2% of the total land area of the City. This District is illustrated on the Future Land Use Map. This District also has substandard parking, narrow-depth lots that encroach into adjacent residential neighborhoods and too many curb cuts that create pedestrian-vehicular conflict and impede traffic flow on Gulf Boulevard.
- (b) **Purpose and Intent; Redevelopment Incentives and Deterrents** . The following policies shall govern development in the Commercial Corridor Gulf Boulevard District and are intended to allow for the assembly of land to increase lot depth and reduce nonresidential encroachment into adjacent residential neighborhoods, increase buffering between residential and non-residential uses, as well as redevelop to current code design and safety standards, reduce curb cuts that will improve traffic flow on Gulf Boulevard and reduce pedestrian/bicyclist-vehicular conflict:

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at street level for any facade facing street frontage. Blank walls shall be prohibited on any street facing or residential facing facade. Any street-level retail facades shall have a storefront character. Both street-level retail and office facades should be designed to integrate architectural elements that provide protection to the pedestrian from weather elements wherever possible.

Policy 2:

Commercial redevelopment of property that does not have direct access to Gulf Boulevard shall be prohibited.

Policy 3:

Frontage properties along Gulf Boulevard shall be permitted to assemble properties and expand to the limits of the District boundaries only. Encroachment into the residential neighborhoods beyond the District boundaries is expressly prohibited.

Policy 4:

Utility Easements and sidewalks shall be required on all development projects if existing conditions permit the construction of a sidewalk and location of a utility easement that can be integrated into the redevelopment site plan without undue hardship to the property owner.

Policy 5:

A physical buffer that may include landscaping and privacy walls adjacent to existing residential properties shall be required for all new nonresidential development and redevelopment or renovation, whether or not the development site is expanded by assembling parcels of land.

Policy 6:

Vehicular access from side streets shall be encouraged for residential development provided such access is not incompatible with the residential neighborhood abutting the redevelopment.

Policy 7:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required on the entire building site where any development will occur, with particular emphasis on screening and buffering from adjacent residential uses and on Gulf Boulevard frontage.

Permitted Uses and Standards

(a) Primary uses - Commercial and office; Mixed Use Residential/Commercial/Office.

(b) Secondary uses - Commercial and office.

(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 for lots that do not access Gulf Boulevard; or
- b. 12 dwelling units per acre for a multi-family residential use as part of a mixed- use residential/commercial/office project located on a minimum ½ acre buildable site with commercial or office on the first floor at street level and residential use permitted on the second and third floors only; and
- c. Variances to increase the density above as established in the Future Land Use Plan shall be prohibited.

2. Commercial and office - shall not exceed a floor area ratio of:

- a. 0.7 as an exclusive nonresidential use; or
- b. 0.9. as part of a mixed use residential/commercial/office project on a minimum ½ acre buildable site with commercial or office on the first floor at street level and residential use permitted on the second and third floors only; and
- c. Variances to exceed the maximum density or floor area ratio above as established in this Future Land Use Plan shall be prohibited.

3. Height shall not exceed, but shall be permitted up to, the following, subject to any height limitations contained in the City's LDC:

- a. Twenty-eight (28) feet for an exclusively nonresidential use only; or
- b. Forty (40) feet for a mixed-use development project located on a minimum ½ acre buildable site with a retail or office component on the first floor at street level and the residential use located above the first floor; and
- c. Any increases to, including variances to increase, the maximum height for each type of use set forth above for this Commercial Corridor Gulf Boulevard character district shall be prohibited.

4. Impervious Surface Ratio shall not exceed:

- a. 0.70 for all new development; and
- b. Variances to exceed the maximum impervious surface ratio above as established in this Future Land Use Plan shall be prohibited.

(Ord. No. 2015-05, § 1(Exh. A), 3-9-2015)

1

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
Footnotes	Remove			Remove			
	1 Remove			Remove			
Green Mission Statement	Remove- narrative not necessary for the comprehensive plan			Remove			
Quality Community Planning to Stay (General Provisions)	Remove- standard language that should be included within a data inventory and analysis (DIA). The intent of these general provisions are maintained within the goals, policies, and objectives			Remove			
— a	Remove			Remove			
— b	Remove			Remove			
	1 Remove			Remove			
	2 Remove			Remove			
	3 Remove			Remove			
	4 Remove			Remove			
	5 Remove			Remove			
— e	Remove			Remove			
Goal I	Renumbered, previously Goal II			Modify			
a.	Changed to alpha-numeric characters			Modify	Change bullets to alpha numeric characters (typ.)		
b.	Changed to alpha-numeric characters			Modify			
c.	Changed to alpha-numeric characters			Modify			
Objective 1.1	Renumbered, previously Objective 2.1 Updated narrative			Modify			
Policy 1.1.1	Renumbered, previously Policy 2.1.1 Table added, Updated narrative			Modify	Preservation: current comp plan allows for 0.2 ISR and 0.1 FAR. Currently Institutional has an 0.80 ISR in the LDC, should be updated to 0.85 ISR. SPA-2 = SPA-EA (specify that it is eighth avenue)		
— RU	Moved to Attachment 1			Relocate			
— RLM	Moved to Attachment 1			Relocate			
— RM	Moved to Attachment 1			Relocate			
— RH	Moved to Attachment 1			Relocate			
— RFM	Moved to Attachment 1			Relocate			
— R/O/R	Moved to Attachment 1			Relocate			
— R/OG	Moved to Attachment 1			Relocate			
— RFO	Moved to Attachment 1			Relocate			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
CG	Moved to Attachment 1			Relocate			
CRD	Moved to Attachment 1			Relocate			
CRD-EA	Moved to Attachment 1			Relocate			
Primary Uses	Moved to Attachment 1			Relocate			
Secondary	Moved to Attachment 1			Relocate			
Density/Intensity Standards	Moved to Attachment 1			Relocate			
I	Moved to Attachment 1			Relocate			
II	Moved to Attachment 1			Relocate			
III	Moved to Attachment 1			Relocate			
IV	Moved to Attachment 1			Relocate			
V	Moved to Attachment 1			Relocate			
VI	Moved to Attachment 1			Relocate			
P	Moved to Attachment 1	Conservation Element		Relocate			
R/OS	Moved to Attachment 1			Relocate			
I	Moved to Attachment 1			Relocate			
Primary Uses	Moved to Attachment 1			Relocate			
Secondary	Moved to Attachment 1			Relocate			
T/U	Moved to Attachment 1			Relocate			
Primary Uses	Moved to Attachment 1			Relocate			
Secondary	Moved to Attachment 1			Relocate			
Policy 1.1.2	Renumbered, previously Policy 2.1.2 Updated narrative			Modify			
Policy 1.1.3	Renumbered, previously Policy 2.1.3 Updated narrative			Modify			
Policy 2.1.4	Remove			Remove			
Policy 1.1.4	Renumbered, previously Policy 2.1.5 Updated narrative			Modify			
Policy 1.1.5	Renumbered, previously Policy 2.1.6 Updated narrative			Modify			
Policy 1.1.6	Renumbered, previously Policy 2.1.7			Modify			
Policy 1.1.7	Renumbered, previously Policy 2.1.8			Modify			
Policy 1.1.8	Renumbered, previously Policy 2.1.9 Updated narrative			Modify		Reference to Community Redevelopment District removed and replaced with Special Planning Area 1 and Special Planning Area 2 (typ.)	

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
Policy 1.1.9	Renumbered, previously Policy 2.1.10 Updated narrative			Modify			
Policy 1.1.10	Renumbered, previously Policy 2.1.11 Updated narrative			Modify			
Policy 2.1.12	Remove			Remove			Redundant with Florida Statute
Policy 1.1.11	Renumbered, previously Policy 2.1.13 Updated narrative			Modify			
a.	Changed to alpha-numeric characters			Modify			
b.	Changed to alpha-numeric characters			Modify			
c.	Changed to alpha-numeric characters			Modify			
Policy 1.1.12	Renumbered, previously Policy 2.1.14 Updated Narrative			Modify			
Objective 1.2	Renumbered, previously Objective 2.2			Modify			
Policy 1.2.1	Renumbered, previously Policy 2.2.1 Updated narrative			Modify			
Policy 1.2.2	Renumbered, previously Policy 2.2.2 Updated narrative			Modify		Included in remedial action changes under Policy 2.2.2	
a.	Changed to alpha-numeric characters			Modify			
b.	Changed to alpha-numeric characters Updated narrative			Modify			
c.	Changed to alpha-numeric characters			Modify			
d.	Changed to alpha-numeric characters Updated narrative			Modify	Delete reference to SPA-2, item only refers to SPA-1		
e.	Changed to alpha-numeric characters Updated narrative			Modify	Delete reference to SPA-2, item only refers to SPA-1		
f.	Changed to alpha-numeric characters Updated narrative			Modify			
Objective 1.3	Renumbered, previously Objective 2.3 Updated narrative			Modify			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
Policy 1.3.1	Renumbered, previously Policy 2.3.1 Updated narrative			Modify			
Policy 1.3.2	Renumbered, previously Policy 2.3.2			Modify			
Policy 1.3.3	Renumbered, previously Policy 2.3.3			Modify			
Policy 1.3.4	Renumbered, previously Policy 2.3.4 Updated narrative			Modify			
Policy 1.3.5	Renumbered, previously Policy 2.3.5			Modify			
Policy 1.3.6	Renumbered, previously Policy 2.3.6			Modify			
Policy 1.3.7	Renumbered, previously Policy 2.3.7 Updated narrative			Modify	Be consistent with either LDC or Land Development Code		
Policy 1.3.8	Renumbered, previously Policy 2.3.8 Updated narrative			Modify			
Policy 1.3.9	Renumbered, previously Policy 2.3.9 Updated narrative			Modify			
Objective 1.4	Renumbered, previously Objective 2.4			Modify			
Policy 1.4.1	Renumbered, previously Policy 2.4.1 Updated narrative			Modify			
Policy 1.4.2	Renumbered, previously Policy 2.4.2 Updated narrative			Modify			
Policy 1.4.3	Renumbered, previously Policy 2.4.3			Modify			
Policy 1.4.4	Renumbered, previously Policy 2.4.4 Updated narrative			Modify			
Policy 2.4.5	Remove		FS 163 Chapter III	Remove			
Objective 1.5	Renumbered, previously Objective 2.5 Updated narrative			Modify			
Policy 1.5.1	Renumbered, previously Policy 2.5.1 Updated narrative			Modify			
Policy 1.5.2	Renumbered, previously Policy 2.5.2 Updated narrative			Modify			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
—Objective 2.6	Remove and consolidate with Housing Element	Housing Element		Remove			
—Policy 2.6.1	Remove and consolidate with Housing Element	Housing Element		Remove			
—Policy 2.6.2	Remove and consolidate with Housing Element	Housing Element		Remove			
—Policy 2.6.3	Remove and consolidate with Housing Element	Housing Element		Remove			
—Policy 2.6.4	Remove and consolidate with Housing Element	Housing Element		Remove			
—Objective 2.7	Remove and consolidate with Conservation Element	Coastal and Conservation Element		Remove			
—Policy 2.7.1	Remove and consolidate with Conservation Element	Coastal and Conservation Element		Remove			
—Policy 2.7.2	Remove and consolidate with Conservation Element	Coastal and Conservation Element		Remove			
—Policy 2.7.3	Remove and consolidate with Conservation Element	Coastal and Conservation Element		Remove			
—Policy 2.7.4	Remove and consolidate with Conservation Element	Coastal and Conservation Element		Remove			
—Policy 2.7.5	Remove and consolidate with Conservation Element	Coastal and Conservation Element		Remove			
—Policy 2.7.6	Remove and consolidate with Conservation Element	Coastal and Conservation Element		Remove			
—Policy 2.7.7	Remove and consolidate with Conservation Element	Coastal and Conservation Element		Remove			
—Policy 2.7.8	Remove and consolidate with Conservation Element	Coastal and Conservation Element		Remove			
—Policy 2.7.9	Remove and consolidate with Conservation Element	Coastal and Conservation Element		Remove			
—Policy 2.7.10	Remove and consolidate with Conservation Element	Coastal and Conservation Element		Remove			
—Policy 2.7.11	Remove and consolidate with Conservation Element	Coastal and Conservation Element		Remove			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
— Policy 2.7.12	Remove and consolidate with Conservation Element	Coastal and Conservation Element		Remove			
— Policy 2.7.13	Remove and consolidate with Conservation Element	Coastal and Conservation Element		Remove			
— Policy 2.7.14	Remove and consolidate with Conservation Element	Coastal and Conservation Element		Remove			
— Objective 2.8	Remove and consolidate with Infrastructure Element	Infrastructure Element		Remove			
— Policy 2.8.1	Remove and consolidate with Infrastructure Element	Infrastructure Element		Remove			
— Policy 2.8.2	Remove and consolidate with Infrastructure Element	Infrastructure Element		Remove			
— Policy 2.8.3	Remove and consolidate with Infrastructure Element	Infrastructure Element		Remove			
— Policy 2.8.4	Remove and consolidate with Infrastructure Element	Infrastructure Element		Remove			
— Policy 2.8.5	Remove and consolidate with Infrastructure Element	Infrastructure Element		Remove			
— Policy 2.8.6	Remove and consolidate with Infrastructure Element	Infrastructure Element		Remove			
— Objective 2.9	Move and consolidate with infrastructure, CIP, or IGC, as needed.	Infrastructure, CIP, or IGC Elements		Remove			
— Policy 2.9.1	Move and consolidate with infrastructure, CIP, or IGC, as needed.	Infrastructure, CIP, or IGC Elements		Remove		Included in remedial action changes	
— Policy 2.9.2	Move and consolidate with infrastructure, CIP, or IGC, as needed.	Infrastructure, CIP, or IGC Elements		Remove			
— Policy 2.9.3	Move and consolidate with infrastructure, CIP, or IGC, as needed.	Infrastructure, CIP, or IGC Elements		Remove			
— Policy 2.9.4	Move and consolidate with infrastructure, CIP, or IGC, as needed.	Infrastructure, CIP, or IGC Elements		Remove			
— Policy 2.9.5	Move and consolidate with infrastructure, CIP, or IGC, as needed.	Infrastructure, CIP, or IGC Elements		Remove			
— Policy 2.9.6	Move and consolidate with infrastructure, CIP, or IGC, as needed.	Infrastructure, CIP, or IGC Elements		Remove		Included in remedial action changes	
— Objective 2.10	Move to Infrastructure Element	Infrastructure Element		Remove			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
Policy 2.10.1	Move to Infrastructure Element	Infrastructure Element		Remove			
Policy 2.10.2	Move to Infrastructure Element	Infrastructure Element		Remove			
Objective 2.11	Remove and consolidate with Recreation and Open Space Element	Recreation and Open Space Element		Remove			
Policy 2.11.1	Remove and consolidate with Recreation and Open Space Element	Recreation and Open Space Element		Remove			
Policy 2.11.2	Remove and consolidate with Recreation and Open Space Element	Recreation and Open Space Element		Remove			
Policy 2.11.3	Remove and consolidate with Recreation and Open Space Element	Recreation and Open Space Element		Remove			
Policy 2.11.4	Remove and consolidate with Recreation and Open Space Element	Recreation and Open Space Element		Remove			
Policy 2.11.5	Remove and consolidate with Recreation and Open Space Element	Recreation and Open Space Element		Remove			
Objective 2.12	Remove and consolidate with IGC; include Forward Pinellas	IGC		Remove			
Policy 2.12.1	Remove and consolidate with IGC; include Forward Pinellas	IGC		Remove			
Policy 2.12.2	Remove and consolidate with IGC; include Forward Pinellas	IGC		Remove			
Objective 1.6	Renumbered, previously Objective 2.13			Modify			
Policy 1.6.1	Renumbered, previously Policy 2.13.1			Modify			
Policy 1.6.2	Renumbered, previously Policy 2.13.2 Updated narrative			Modify	Reference SPA-1 only		
Policy 1.6.3	Renumbered, previously Policy 2.13.3 Updated narrative			Modify			
Policy 1.6.4	Renumbered, previously Policy 2.13.4 Updated narrative		Forward Pinellas Countywide	Modify			
Objective 1.7	Renumbered, previously Objective 2.9 Updated narrative			Modify			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
Policy 1.7.1	Renumbered, previously Policy 2.9.1 Updated narrative			Modify		Included in remedial action changes under Policy 2.9.1	
Policy 1.7.2	Renumbered, previously Policy 2.9.2			Modify			
Policy 1.7.3	Renumbered, previously Policy 2.9.3			Modify			
Policy 1.7.4	Renumbered, previously Policy 2.9.4			Modify			
Policy 1.7.5	Renumbered, previously Policy 2.9.5			Modify			
Policy 1.7.6	Renumbered, previously Policy 2.9.6 Updated narrative			Modify		Included in remedial action changes under Policy 2.9.6	
Goal II	Renumbered, previously Goal I			Modify			
Objective 2.1	Renumbered, previously Objective 1.1			Modify			
Policy 2.1.1	Renumbered, previously Policy 1.1.1			Modify			
Policy 2.1.2	Renumbered, previously Policy 1.1.2			Modify			
Policy 2.1.3	Renumbered, previously Policy 1.1.3			Modify			
Policy 2.1.4	Renumbered, previously Policy 1.1.4 Updated narrative			Modify			
Policy 2.1.5	Renumbered, previously Policy 1.1.5			Modify			
Policy 2.1.6	Renumbered, previously Policy 1.1.6			Modify			
Policy 2.1.7	Renumbered, previously Policy 1.1.7			Modify		Remove reference to CRD (typ.)	
Policy 1.1.8	Remove and relocate to Infrastructure Element	Infrastructure Element		Remove and relocate			
Policy 2.1.8	Renumbered, previously Policy 1.1.9			Modify			
Objective 2.2	Renumbered, previously Objective 1.2			Modify			
Policy 2.2.1	Renumbered, previously Policy 1.2.1 Updated narrative			City to evaluate and advise			City to confirm if this has been completed. If so, revise language accordingly
Policy 2.2.2	Renumbered, previously Policy 1.2.2			Modify			
Policy 2.2.3	Renumbered, previously Policy 1.2.3	Conservation Element		Modify			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
Policy 2.2.4	Renumbered, previously Policy 1.2.4	Conservation Element		Modify			
Policy 2.2.5	Renumbered, previously Policy 1.2.5	Conservation Element		City to evaluate and advise	Implement to be city-wide; City to confirm		City-wide or within special planning area?
Policy 2.2.6	Renumbered, previously Policy 1.2.6	Conservation Element		Modify			
Policy 2.2.7	Renumbered, previously Policy 1.2.7	Conservation Element		Modify			
Policy 2.2.8	Renumbered, previously Policy 1.2.8	Conservation Element		Modify			
Policy 2.2.9	Renumbered, previously Policy 1.2.9 Updated narrative	Conservation Element		Modify			
Policy 2.2.10	Renumbered, previously Policy 1.2.10	Conservation Element		Modify			
Objective 2.3	Renumbered, previously Objective 1.3	Transportation Element		Modify			
Policy 2.3.1	Renumbered, previously Policy 1.3.1	Transportation Element		Modify			
Policy 2.3.2	Renumbered, previously Policy 1.3.2	Transportation Element		Modify			
Policy 2.3.3	Renumbered, previously Policy 1.3.3	Transportation Element		Modify			
Policy 2.3.4	Renumbered, previously Policy 1.3.4 Updated narrative			Modify			
Goal III	No changes recommended	Coastal and Conservation Element		Maintain			
Objective 3.1	No changes recommended	Coastal and Conservation Element		Maintain	All statutory requirements for the comprehensive plan are in 163.3177 and the FLUE/FLUM start at 163.3177(5)(a)		
Policy 3.1.1	No changes recommended	Coastal and Conservation Element		Maintain			
Policy 3.1.2	Updated narrative	Coastal and Conservation Element		Modify		Included in remedial action changes Updated per A. Dickman comments	
Policy 3.1.3	Remove	Coastal and Conservation Element		Remove		Included in remedial action changes	
Policy 3.1.3	Renumbered, previously 3.1.4	Coastal and Conservation Element		Modify			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
Policy 3.1.4	Renumbered, previously 3.1.5	Coastal and Conservation Element		Modify			
Policy 3.1.5	Renumbered, previously 3.1.6	Coastal and Conservation Element		Modify			
Policy 3.1.6	Renumbered, previously 3.1.7	Coastal and Conservation Element		Modify			
Policy 3.1.7	Renumbered, previously 3.1.8	Coastal and Conservation Element		Modify			
Objective 3.2	No changes recommended	Coastal and Conservation Element		Maintain			Forward Pinellas requires local governments include language regarding “balancing criteria” for amendments which increase density or intensity within the CHHA. Included in Objective 3.4
Policy 3.2.1	No changes recommended	Coastal and Conservation Element		Maintain			
Policy 3.2.2	No changes recommended	Coastal and Conservation Element		Maintain			
Policy 3.2.3	No changes recommended	Coastal and Conservation Element		Maintain			
Objective 3.3	No changes recommended	Coastal and Conservation Element		Maintain			
Policy 3.3.1	No changes recommended	Coastal and Conservation Element		Maintain			
Policy 3.3.2	No changes recommended	Coastal and Conservation Element		Maintain			
Policy 3.3.3	Updated narrative	Coastal and Conservation Element		Modify		Included in remedial action changes Updated per A. Dickman comments	
Objective 3.4	Add Objective		Forward Pinellas Countywide Plan	Insert	Do not want to give the impression that we are going to increase the intensity/density of land use		Language reflects Forward Pinellas requirements and is standard language in Countywide Plan
Policy 3.4.1	Add Policy		Forward Pinellas Countywide Plan	Insert			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
a.	Add Policy		Forward Pinellas Countywide Plan	Insert			
b.	Add Policy		Forward Pinellas Countywide Plan	Insert			
c.	Add Policy		Forward Pinellas Countywide Plan	Insert			
d.	Add Policy		Forward Pinellas Countywide Plan	Insert			
e.	Add Policy		Forward Pinellas Countywide Plan	Insert			
f.	Add Policy		Forward Pinellas Countywide Plan	Insert			
g.	Add Policy		Forward Pinellas Countywide Plan	Insert			
h.	Add Policy		Forward Pinellas Countywide Plan	Insert			
Goal IV	Consolidate with Coastal & Conservation Element as appropriate	Coastal and Conservation Element		Move			
— Objective 4.1	Consolidate with Coastal & Conservation Element as appropriate	Coastal and Conservation Element		Move			
— Policy 4.1.1	Consolidate with Coastal & Conservation Element as appropriate	Coastal and Conservation Element		Move		Included in remedial action changes	
— Item 1	Consolidate with Coastal & Conservation Element as appropriate	Coastal and Conservation Element		Move			
— Item 2	Consolidate with Coastal & Conservation Element as appropriate	Coastal and Conservation Element		Move			
— Item 3	Consolidate with Coastal & Conservation Element as appropriate	Coastal and Conservation Element		Move			
— Item 4	Consolidate with Coastal & Conservation Element as appropriate	Coastal and Conservation Element		Move			
— Item 5	Consolidate with Coastal & Conservation Element as appropriate	Coastal and Conservation Element		Move			
— Item 6	Consolidate with Coastal & Conservation Element as appropriate	Coastal and Conservation Element		Move			
— Policy 4.1.1	Consolidate with Coastal & Conservation Element as appropriate	Coastal and Conservation Element		Move			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
Policy 4.1.2	Consolidate with Coastal & Conservation Element as appropriate	Coastal and Conservation Element		Move			
Policy 4.1.3	Consolidate with Coastal & Conservation Element as appropriate	Coastal and Conservation Element		Move			
Policy 4.1.4	Consolidate with Coastal & Conservation Element as appropriate	Coastal and Conservation Element		Move			
Policy 4.1.5	Consolidate with Coastal & Conservation Element as appropriate	Coastal and Conservation Element		Move			
Policy 4.1.6	Consolidate with Coastal & Conservation Element as appropriate	Coastal and Conservation Element		Move			
Goal IV	Renumbered, previously Goal V Updated narrative			Modify			
Objective 4.1	Renumbered, previously Objective 5.1 Updated narrative			Modify			
Policy 4.1.1	Renumbered, previously Policy 5.1.1 Updated narrative			Modify			
Policy 4.1.2	Renumbered, previously Policy 5.1.2 Updated narrative			Modify		Included in remedial action changes under Policy 5.1.2	
a.	Changed to alpha-numeric characters			Modify			
b.	Changed to alpha-numeric characters Updated narrative	Future Land Use Map, Coastal and Conservation Element		Modify			
c.	Changed to alpha-numeric characters	Transportation Element		Modify			
d.	Changed to alpha-numeric characters		FEMA and NFIP	Modify			
e.	Changed to alpha-numeric characters		CCCL	Modify			
f.	Changed to alpha-numeric characters			Modify			
g.	Changed to alpha-numeric characters Updated narrative	Infrastructure Element		Modify			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
h.	Changed to alpha-numeric characters Updated narrative	Coastal and Conservation Element	SWFWMD, City Drainage Ordinance, Pinellas County Master Drainage Plan	Modify	Drainage Ordinance is currently being created. Change reference to "most recently adopted", etc. to be more general		
i.	Changed to alpha-numeric characters	Transportation Element		Modify			
j.	Changed to alpha-numeric characters	Coastal and Conservation Element		Modify			
k.	Changed to alpha-numeric characters			Modify			
l.	Changed to alpha-numeric characters	Recreation and Open Space Element		Modify			
m.	Changed to alpha-numeric characters			Modify			
n.	Changed to alpha-numeric characters	Transportation Element		Modify			
o.	Changed to alpha-numeric characters	Transportation Element		Modify			
Policy 4.1.3	Renumbered, previously Policy 5.1.3 Updated narrative			Modify			
Policy 5.1.4	Remove	Transportation Element	FS Ch. 163 Part III	Remove			
Policy 4.1.4	Renumbered, previously 5.1.5 Updated narrative			Modify			
Goal 5	Renumbered, previously Goal VI Updated narrative			Modify			Update based on applicable statute
Objective 5.1	Renumbered, previously Objective 6.1		Pinellas County Future Land Use Plan	Modify			
Policy 5.1.1	Renumbered, previously Policy 6.1.1 Updated narrative		Pinellas County Future Land Use Plan	Modify			
a.	Changed to alpha-numeric characters		Pinellas County Future Land Use Plan	Modify			
b.	Changed to alpha-numeric characters Updated narrative			Modify			
Attachment 1 - The Future Land Use Categories	Insert attachment			Insert			
Summary of Classifications	Insert table			Insert			
FLU Category Definitions	Relocated from Policy 1.1.1 Updated narrative			Modify			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
A.	Included alpha-numeric characters			Modify			
B.	Included alpha-numeric characters			Modify			
C.	Included alpha-numeric characters			Modify			
D.	Included alpha-numeric characters			Modify			
E.	Included alpha-numeric characters			Modify			
F.	Included alpha-numeric characters			Modify			
G.	Included alpha-numeric characters			Modify			
H.	Included alpha-numeric characters			Modify			
I.	Included alpha-numeric characters			Modify			
J.	Included alpha-numeric characters Updated narrative			Modify			
K.	Included alpha-numeric characters Updated narrative			Modify			
a.	Included alpha-numeric characters			Modify			
b.	Included alpha-numeric characters			Modify			
c.	Included alpha-numeric characters			Modify			
d.	Included alpha-numeric characters			Modify			
e.	Included alpha-numeric characters			Modify			
f.	Included alpha-numeric characters			Modify			
L.	Included alpha-numeric characters			Modify			
M.	Included alpha-numeric characters			Modify			
N.	Included alpha-numeric characters			Modify			
O.	Included alpha-numeric characters			Modify			
Attachment 2 - Special Planning Area 1 (SPA-1)	Insert Attachment			Insert		Included in remedial action changes	

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
Special Designation— Community Redevelopment District	Remove	LDC or DIA		Remove		Included in remedial action changes	Delete or move to DIA
Introduction & Overview	Remove	LDC or DIA		Remove			Delete – as this should be defined in LDC or at a maximum a definition section at beginning of chapter.
A. Definitions	Moved to definitions	LDC or DIA		Relocate		Included in remedial action changes	
— 1. Base flood Elevation	Moved to definitions	LDC or DIA		Relocate			
— 2. City	Moved to definitions	LDC or DIA		Relocate			
— 3. City Commission	Moved to definitions	LDC or DIA		Relocate			
— 4. Character District	Moved to definitions	LDC or DIA		Relocate			
— 5. Comprehensive Plan	Moved to definitions	LDC or DIA		Relocate			
— 6. Community Redevelopment District	Moved to definitions	LDC or DIA		Relocate			
— 7. Density	Moved to definitions	LDC or DIA		Relocate			
— 8. Development	Moved to definitions	LDC or DIA		Relocate			
— 9. Development Site/Building Site	Moved to definitions	LDC or DIA		Relocate			
— 10. Height	Moved to definitions	LDC or DIA		Relocate			
— 11. Intensity	Moved to definitions	LDC or DIA		Relocate			
— 12. Floor Area Ration (FAR)	Moved to definitions	LDC or DIA		Relocate			
— 13. Future Land Use Element	Moved to definitions	LDC or DIA		Relocate		Included in remedial action changes	
— Item a	Moved to definitions	LDC or DIA		Relocate			
— Item b	Moved to definitions	LDC or DIA		Relocate			
— 14. Housing Element	Moved to definitions	LDC or DIA		Relocate			
— 15. Impervious Surface Ratio (ISR)	Moved to definitions	LDC or DIA		Relocate			
— 16. Infrastructure Systems & Facilities	Moved to definitions	LDC or DIA		Relocate			
— 17. Land Development Code (LDC)	Moved to definitions	LDC or DIA		Relocate		Included in remedial action changes	
— 18. Mixed Use Development	Moved to definitions	LDC or DIA		Relocate			
— 19. Multi-family Residential Use	Moved to definitions	LDC or DIA		Relocate			
— 20. Primary Uses	Moved to definitions	LDC or DIA		Relocate			
— 21. Redevelopment	Moved to definitions	LDC or DIA		Relocate			
— 22. Resort Condominium	Moved to definitions	LDC or DIA		Relocate			
— 23. Secondary Uses	Moved to definitions	LDC or DIA		Relocate			
— 24. Temporary Lodging Unit	Moved to definitions	LDC or DIA		Relocate			
— 25. Temporary Lodging Uses	Moved to definitions	LDC or DIA		Relocate			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
26. Temporary Occupancy	Moved to definitions	LDC or DIA		Relocate			
27. Vacation of Right-of-Way	Moved to definitions	LDC or DIA		Relocate			
B. Community Redevelopment District (CRD)	Remove	LDC or DIA		Remove			
General Provisions & Maps	No changes recommended	LDC or DIA		Maintain		Included in remedial action changes	
a. Geographic Location	Updated narrative	LDC or DIA		Modify		Updated per A. Dickman comment	
I. Gulf Boulevard Redevelopment District	Updated narrative	LDC or DIA		Modify			
II. Downtown Redevelopment District	Updated narrative	LDC or DIA		Modify			
I.	Updated narrative	LDC or DIA		Modify		Updated per A. Dickman comment	
II.	Updated narrative	LDC or DIA		Modify		Updated per A. Dickman comment	
Map 1	Update	LDC or DIA		Update	Verify that updating maps will not trigger an amendment		
Map 2	Update	LDC or DIA		Update			
Map 3	Update	LDC or DIA		Update			
b. Locational Characteristics	Updated narrative	LDC or DIA		Modify			
Item 1	No changes recommended	LDC or DIA		Maintain			
Item 2	No changes recommended	LDC or DIA		Maintain			
c. Purpose	Updated narrative	LDC or DIA		Modify			
Item 1	Updated narrative	LDC or DIA		Modify			
Item 2	Updated narrative	LDC or DIA		Modify			
d. Use Characteristics	Updated narrative	LDC or DIA		Modify			
Primary Uses	Updated narrative	LDC or DIA		Modify			
Secondary Uses	Updated narrative	LDC or DIA		Modify			
Goals Objectives and Policies for Special Planning Area 1	Updated narrative	LDC or DIA		Modify			
Goal I	No changes recommended			Maintain			
Objective 1.1	Updated narrative			Modify		Included in remedial action changes	
a.	Included alpha-numeric characters	Coastal and Conservation Element		Modify			
b.	Included alpha-numeric characters	Coastal and Conservation Element		Modify			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
c.	Included alpha-numeric characters	Coastal and Conservation Element		Modify			
d.	Included alpha-numeric characters	Transportation Element		Modify			
e.	Included alpha-numeric characters	Transportation Element		Modify			
f.	Included alpha-numeric characters	Transportation Element		Modify			
g.	Included alpha-numeric characters	Transportation Element		Modify			
h.	Included alpha-numeric characters	Transportation Element		Modify			
i.	Included alpha-numeric characters	Transportation Element		Modify			
Policy 1.1.2	Updated narrative			Modify			
Policy 1.1.3	No changes recommended			Maintain			
Policy 1.1.4	Updated narrative	Transportation Element		Modify			
Policy 1.1.5	No changes recommended	Transportation Element		Maintain			
Policy 1.1.6	No changes recommended	Transportation Element		Maintain			
Policy 1.1.7	No changes recommended	Coastal and Conservation Element		Maintain			
Policy 1.1.8	No changes recommended	Coastal and Conservation Element		Maintain			
Policy 1.1.9	No changes recommended	Coastal and Conservation Element		Maintain			
Policy 1.1.10	No changes recommended	Coastal and Conservation Element		Maintain			
Policy 1.1.11	No changes recommended	Coastal and Conservation Element		Maintain			
Policy 1.1.12	No changes recommended	Coastal and Conservation Element		Maintain			
Policy 1.1.13	No changes recommended	Coastal and Conservation Element		Maintain			
Goal II	Updated narrative			Modify			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
Objective 2.1	No changes recommended	Transportation Element		Maintain			
Policy 2.1.1	No changes recommended	Transportation Element		Maintain			
a.	Included alpha-numeric characters	Transportation Element		Modify			
b.	Included alpha-numeric characters	Transportation Element		Modify			
c.	Included alpha-numeric characters	Transportation Element		Modify			
d.	Included alpha-numeric characters	Transportation Element		Modify			
e.	Included alpha-numeric characters	Transportation Element		Modify			
f.	Included alpha-numeric characters	Transportation Element		Modify			
g.	Included alpha-numeric characters	Transportation Element		Modify			
h.	Included alpha-numeric characters	Transportation Element		Modify			
i.	Included alpha-numeric characters	Transportation Element		Modify			
Policy 2.1.2	Updated narrative	Transportation Element		Modify			
a.	Included alpha-numeric characters	Transportation Element		Modify			
b.	Included alpha-numeric characters	Transportation Element		Modify			
c.	Included alpha-numeric characters	Transportation Element		Modify			
d.	Included alpha-numeric characters	Transportation Element		Modify			
e.	Included alpha-numeric characters	Transportation Element		Modify			
Policy 2.1.3	No changes recommended	Transportation Element		Maintain			
Policy 2.1.4	No changes recommended	Transportation Element		Maintain			
Policy 2.1.5	No changes recommended	Transportation Element		Maintain			
Objective 2.2	No changes recommended	Transportation Element		Maintain			
Policy 2.2.1	No changes recommended	Transportation Element		Maintain			
Policy 2.2.2	No changes recommended	Transportation Element		Maintain			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
Policy 2.2.3	No changes recommended	Transportation Element		Maintain			
Policy 2.2.4	No changes recommended	Transportation Element		Maintain			
Policy 2.2.5	No changes recommended	Transportation Element		Maintain			
Policy 2.2.6	No changes recommended	Transportation Element	Pinellas County Metropolitan Planning Organization and the FDOT	Maintain			
Objective 2.3	Updated narrative	Transportation Element		Modify			
Policy 2.3.1	No changes recommended	Transportation Element		Maintain			
Policy 2.3.2	Updated narrative	Transportation Element		Modify			
Goal III	No changes recommended			Maintain			
Objective 3.1	No changes recommended		Division 39	Maintain			
Policy 3.1.1	Updated narrative	Goal 1 of FLUE		Modify			
Policy 3.1.2	Updated narrative	Transportation Element, Coastal and Conservation Element		Modify			
Policy 3.1.3	Updated narrative	Transportation Element, Coastal and Conservation Element		Modify			
Special Planning Area 1 General Redevelopment Guidelines, Standards and Initiatives	Updated narrative			Modify		Included in remedial action changes	
a. Designation of Densities and Intensities	Updated narrative			Modify		Included in remedial action changes	
Item 1	Updated narrative			Modify			
Item 2	Updated narrative			Modify			
Item 3	No changes recommended			Maintain			
Item 4	Updated narrative			Modify			
Item 5	No changes recommended			Maintain			
b. Temporary Lodging Unit Density	No changes recommended			Maintain			
1. General Purpose	No changes recommended			Maintain			
2. Limiting Overall Density	Updated narrative			Modify			
3. TLU Density Pools Established	No changes recommended			Maintain			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
4. TLU Density Pool Allocation	No changes recommended			Maintain			
5. Large Resort District Not Eligible	No changes recommended			Maintain			
c. Height Standards, Restrictions and Limitations	No changes recommended			Maintain			
Item 1	No changes recommended			Maintain			
Item 2	Updated narrative			Modify			
Item 3	Updated narrative			Modify			
Item 4	Updated narrative			Modify			
Item 5	Updated narrative			Modify			
Item 6	Updated narrative			Modify		Included in remedial action changes	
Item 7	No changes recommended			Maintain			
d. Public Safety Standards	No changes recommended	Coastal and Conservation Element		Maintain			
e. Traffic Generation Characteristics	Updated narrative	Transportation Element		Modify			
f. Infrastructure Systems & Facilities Characteristics	No changed recommended	Infrastructure Element		Maintain			
1. Major Findings	Updated narrative	Infrastructure Element		Modify			
2. Concurrency Management System and Transportation Management Plan Requirements	No changed recommended	Infrastructure Element		Maintain		Included in remedial action changes	
a. Concurrency Statement	Updated narrative	Infrastructure Element		Modify		Included in remedial action changes	
b. Infrastructure Study	No changed recommended	Infrastructure Element		Maintain		Included in remedial action changes	
c. Transportation Management Plan	No changed recommended	Infrastructure Element, Transportation Element		Maintain		Included in remedial action changes	
d. Governing Laws	No changed recommended	Infrastructure Element		Maintain			
g. Transportation Concurrency Management Standard for Large-scale Temporary Lodging Development	Updated narrative	Transportation Element		Modify			
Item 1	No changed recommended	Transportation Element		City to evaluate and advise			Consider referring to MPO as Forward Pinellas

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
Item 2	No changed recommended	Transportation Element		Maintain			
Item 3	No changed recommended	Transportation Element	FS 163	Maintain			
Item 4	No changed recommended	Transportation Element		Maintain			
Item 5	No changed recommended	Transportation Element		Maintain			
h. Environmental and Conservation Standards	Updated narrative	Coastal and Conservation Element		City to evaluate and advise			Verify that this is still a goal, does it need updating?
i. Community Involvement	Updated narrative			Modify			
Densities Reserved for Special Planning Area 1	Updated narrative			Modify			
a. Coastal High Hazard Limitations	Updated narrative	Coastal and Conservation Element		Modify			
b. RU Reserves	No changes recommended	Housing Plan		Maintain		Included in remedial action changes	
Item 1	No changes recommended	Housing Plan		Maintain			
Item 2	No changes recommended	Housing Plan	FEMA Regulations	Maintain			
a	No changes recommended	Housing Plan		Maintain			
b	No changes recommended	Housing Plan		Maintain			
c	Updated narrative	Housing Plan		Modify			
Item 3	Updated narrative	Housing Plan	FEMA Regulations	Modify			
a	No changes recommended	Housing Plan		Maintain			
b	No changes recommended	Housing Plan		Maintain			
Item 4	Updated narrative	Housing Plan		Modify		Included in remedial action changes	
a	No changes recommended	Housing Plan		Maintain			
b	Updated narrative	Housing Plan		Modify			
c. General RU Density Pool Reserve	Updated narrative	Housing Plan		Modify		Included in remedial action changes	
Item 1	Updated narrative	Housing Plan		Modify			
Item 2	Updated narrative	Housing Plan		Modify			
Item 3	Updated narrative	Housing Plan		Modify			
Other Standards for Special Planning Area 1	Updated narrative			Modify			
a. Countywide Amendment CRP Approval	Updated narrative		FS 163	Modify		Included in remedial action changes	
b. Countywide Amendment CRP Content/Criteria	Updated narrative			Modify			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
c. Review and Approval of Conditional Uses	Updated narrative			Modify		Included in remedial action changes	
a.	Included alpha-numeric characters			Modify			
b.	Included alpha-numeric characters			Modify			
c.	Included alpha-numeric characters			Modify			
d.	Included alpha-numeric characters			Modify			
e.	Included alpha-numeric characters			Modify			
f.	Included alpha-numeric characters			Modify			
g.	Included alpha-numeric characters			Modify			
h.	Included alpha-numeric characters			Modify			
i.	Included alpha-numeric characters			Modify			
j.	Included alpha-numeric Characters Updated narrative			Modify			
I. Gulf Boulevard Redevelopment District (GBRD)	Updated narrative			Modify			
General Provisions	No changes recommended			Maintain			
a. Location and Character	No changes recommended			Maintain			
b. Purpose and Intent	No changes recommended			Maintain			
Item 1	No changes recommended			Maintain			
Item 2	No changes recommended			Maintain			
Item 3	No changes recommended			Maintain			
Goals, Objectives and Policies for GBRD	No changes recommended			Maintain			
Goal I	No changes recommended			Maintain			
Objective 1.1	Updated narrative			Modify			
Objective 1.2	No changes recommended			Maintain			
Objective 1.3	No changes recommended			Maintain			
Objective 1.4	No changes recommended			Maintain			
Objective 1.5	No changes recommended			Maintain			
Objective 1.6	No changes recommended			Maintain			
Objective 1.7	No changes recommended			Maintain			
Objective 1.8	No changes recommended			Maintain			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
Objective 1.9	No changes recommended			Maintain			
Goal II	No changes recommended			Maintain			
Objective 2.1	No changes recommended			Maintain			
Objective 2.2	No changes recommended			Maintain			
Objective 2.3	No changes recommended			Maintain			
Objective 2.4	No changes recommended			Maintain			
Objective 2.5	No changes recommended			Maintain			
Objective 2.6	No changes recommended			Maintain			
Objective 2.7	No changes recommended			Maintain			
Goal III	No changes recommended			Maintain			
Objective 3.1	No changes recommended			Maintain			
Objective 3.2	No changes recommended			Maintain			
Objective 3.3	No changes recommended			Maintain			
Policies	No changes recommended			Maintain			
Policy 1	No changes recommended			Maintain			
Policy 2	No changes recommended			Maintain			
Policy 3	No changes recommended			Maintain			
Policy 4	No changes recommended			Maintain			
Policy 5	No changes recommended			Maintain			
Policy 6	No changes recommended			Maintain			
Policy 7	No changes recommended			Maintain			
Policy 8	No changes recommended			Maintain			
Policy 9	No changes recommended			Maintain			
Policy 10	No changes recommended			Maintain			
Policy 11	No changes recommended			Maintain			
Policy 12	No changes recommended			Maintain			
Policy 13	No changes recommended			Maintain			
Policy 14	No changes recommended			Maintain			
Policy 15	No changes recommended			Maintain			
I.1 Gulf Boulevard Redevelopment District - Large Resort District (LR)	Updated narrative			Modify	Character districts have been maintained per City direction (typ.)		
a. Location and Character	Maintain			Maintain			
b. Purpose and Intent	Maintain			Maintain			
c. Economic Disparity	Maintain			Maintain			
d. Nonconforming Densities	Maintain			Maintain			
Policies	Maintain			Maintain			
Policy 1	Maintain			Maintain			
Policy 2	Maintain			Maintain			
Policy 3	Maintain			Maintain			
Policy 4	Maintain			Maintain			
Policy 5	Maintain			Maintain			
Policy 6	Maintain			Maintain			
Policy 7	Maintain			Maintain			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
Policy 8	Maintain			Maintain			
Policy 9	Updated narrative			Modify			
Permitted Use & Standards	Maintain			Maintain			
a. Primary Uses	Maintain			Maintain			
b. Secondary Uses	Maintain			Maintain			
c. Density /Intensity and Height Standards	Maintain			Maintain			
I.2 Boutique Hotel/Condo (B-HC)	Updated narrative			Modify			
a. Location and Character	Maintain			Maintain			
b. Purpose and Intent	Maintain			Maintain			
Policies	Maintain			Maintain			
Policy 1	Maintain			Maintain			
Policy 2.1	Maintain			Maintain			
Policy 2.2	Maintain			Maintain			
Policy 3	Maintain			Maintain			
Policy 4	Maintain			Maintain			
Policy 5	Maintain			Maintain			
Policy 6	Maintain			Maintain			
Policy 7	Maintain			Maintain			
Permitted Use & Standards	Maintain			Maintain			
a. Primary Uses	Maintain			Maintain			
b. Secondary Uses	Maintain			Maintain			
c. Density /Intensity and Height Standards	Maintain			Maintain			
I.3 Activity Center (AC)	Updated narrative			Modify			
a. Location and Character	Maintain			Maintain			
b. Purpose and Intent	Maintain			Maintain			
Policies	Maintain			Maintain			
Policy 1	Maintain			Maintain			
Policy 2	Maintain			Maintain			
Policy 3	Maintain			Maintain			
Policy 4	Maintain			Maintain			
Policy 5	Maintain			Maintain			
Permitted Use & Standards	Maintain			Maintain			
a. Primary Uses	Maintain			Maintain			
b. Secondary Uses	Maintain			Maintain			
c. Density /Intensity and Height Standards	Maintain			Maintain			
I.4 Bayou Residential (BR)	Updated narrative			Modify			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
a. Location and Character	Maintain			Maintain			
b. Purpose and Intent	Maintain			Maintain			
Policies	Maintain			Maintain			
Policy 1	Maintain			Maintain			
Policy 2	Maintain			Maintain			
Policy 3	Maintain			Maintain			
Permitted Use & Standards	Maintain			Maintain			
a. Primary Uses	Maintain			Maintain			
b. Secondary Uses	Maintain			Maintain			
c. Density /Intensity and Height Standards	Maintain			Maintain			
II. Downtown Redevelopment District (DRD)	Updated narrative			Modify			
General Provisions for DRD	No changes recommended			Maintain			
a. Location and Character	No changes recommended			Maintain			
b. Purpose and Intent	Updated narrative			Modify			
Item 1	No changes recommended			Maintain			
Item 2	No changes recommended			Maintain			
Item 3	No changes recommended			Maintain			
Item 4	No changes recommended			Maintain			
Goals, Objectives and Policies for DRD	No changes recommended			Maintain			
Goal I	No changes recommended			Maintain			
Objective 1.1	Updated narrative			Modify			
Objective 1.2	No changes recommended			Maintain			
Objective 1.3	No changes recommended			Maintain			
Objective 1.4	No changes recommended			Maintain			
Objective 1.5	No changes recommended			Maintain			
Objective 1.6	No changes recommended			Maintain			
Objective 1.7	No changes recommended			Maintain			
Objective 1.8	No changes recommended			Maintain			
Objective 1.9	No changes recommended			Maintain			
Objective 1.10	No changes recommended			Maintain			
Goal II	No changes recommended			Maintain			
Objective 2.1	No changes recommended			Maintain			
Objective 2.2	No changes recommended			Maintain			
Objective 2.3	No changes recommended			Maintain			
Objective 2.4	No changes recommended			Maintain			
Objective 2.5	No changes recommended			Maintain			
Objective 2.6	No changes recommended			Maintain			
Goal III	No changes recommended			Maintain			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
Objective 3.1	No changes recommended			Maintain			
Objective 3.2	No changes recommended			Maintain			
Objective 3.3	No changes recommended			Maintain			
Objective 3.4	No changes recommended			Maintain			
Policies	No changes recommended			Maintain			
Policy 1	No changes recommended			Maintain			
Policy 2	No changes recommended			Maintain			
Policy 3	No changes recommended			Maintain			
Policy 4	No changes recommended			Maintain			
Policy 5	No changes recommended			Maintain			
Policy 6	No changes recommended			Maintain			
Policy 7	No changes recommended			Maintain			
Policy 8	No changes recommended			Maintain			
Policy 9	No changes recommended			Maintain			
Policy 10	No changes recommended			Maintain			
Policy 11	No changes recommended			Maintain			
Policy 12	No changes recommended			Maintain			
Policy 13	No changes recommended			Maintain			
Policy 14	No changes recommended			Maintain			
II.1 Town Center Core District (TC-1)	No changes recommended			Maintain			
a. Location and Character	No changes recommended			Maintain			
b. Purpose and Intent	No changes recommended			Maintain			
Policies	No changes recommended			Maintain			
Policy 1	No changes recommended			Maintain			
Policy 2	No changes recommended			Maintain			
Policy 3	No changes recommended			Maintain			
Policy 4	No changes recommended			Maintain			
Policy 5	No changes recommended			Maintain			
Policy 6	No changes recommended			Maintain			
Policy 7	No changes recommended			Maintain			
Policy 8	No changes recommended			Maintain			
Policy 9	No changes recommended			Maintain			
Permitted Use & Standards	No changes recommended			Maintain			
a. Primary Uses	No changes recommended			Maintain			
b. Secondary Uses	No changes recommended			Maintain			
c. Density /Intensity and Height Standards	No changes recommended			Maintain			
II.2 Town Center Corey Circle District (TC-2)	Updated narrative			Modify			
a. Location and Character	No changes recommended			Maintain			
b. Purpose and Intent	No changes recommended			Maintain			
Policies	No changes recommended			Maintain			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
Policy 1	No changes recommended			Maintain			
Policy 2	No changes recommended			Maintain			
Policy 3	No changes recommended			Maintain			
Policy 4	No changes recommended			Maintain			
Policy 5	No changes recommended			Maintain			
Policy 6	No changes recommended			Maintain			
Policy 7	No changes recommended			Maintain			
Permitted Use & Standards	No changes recommended			Maintain			
a. Primary Uses	No changes recommended			Maintain			
b. Secondary Uses	No changes recommended			Maintain			
c. Density /Intensity and Height Standards	No changes recommended	LDC Sec. 37.7		Maintain			
II.3 Town Center Coquina West District (TC-2)	Updated narrative			Modify			
a. Location and Character	No changes recommended			Maintain			
b. Purpose and Intent	No changes recommended			Maintain			
Policies	No changes recommended			Maintain			
Policy 1	No changes recommended			Maintain			
Policy 2	No changes recommended			Maintain			
Policy 3	No changes recommended			Maintain			
Policy 4	No changes recommended			Maintain			
Policy 5	No changes recommended			Maintain			
Policy 6	No changes recommended			Maintain			
Policy 7	No changes recommended			Maintain			
Permitted Use & Standards	No changes recommended			Maintain			
a. Primary Uses	No changes recommended			Maintain			
b. Secondary Uses	No changes recommended			Maintain			
c. Density /Intensity and Height Standards	No changes recommended	LDC Sec. 37.7		Maintain			
TC-2 Temporary Lodging Use	Updated narrative			Modify			
a. Density	No changes recommended			Maintain			
b. Intensity Standards	No changes recommended			Maintain			
1. Temporary lodging use	No changes recommended			Maintain			
2. Variances	No changes recommended			Maintain			
II.4 Downtown Core Residential District (DCR)	Updated narrative			Modify			
a. Location and Character	No changes recommended			Maintain			
b. Purpose and Intent	No changes recommended			Maintain			
Policies	No changes recommended			Maintain			
Policy 1	No changes recommended			Maintain			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
Policy 2	No changes recommended			Maintain			
Permitted Use & Standards	No changes recommended			Maintain			
a. Primary Uses	No changes recommended			Maintain			
b. Secondary Uses	No changes recommended			Maintain			
c. Density /Intensity and Height Standards	No changes recommended			Maintain			
II.5 Upham Beach Village (UBV)	Updated narrative			Modify			
a. Location and Character	No changes recommended			Maintain			
b. Purpose and Intent	No changes recommended			Maintain			
Policies	No changes recommended			Maintain			
Policy 1	No changes recommended			Maintain			
Policy 2	No changes recommended			Maintain			
Policy 3	No changes recommended			Maintain			
Policy 4	No changes recommended			Maintain			
Policy 5	No changes recommended			Maintain			
Policy 6	No changes recommended			Maintain			
Policy 7	No changes recommended			Maintain			
Policy 8	No changes recommended			Maintain			
Policy 9	No changes recommended			Maintain			
Permitted Use & Standards	No changes recommended			Maintain			
a. Primary Uses	No changes recommended			Maintain			
b. Secondary Uses	No changes recommended			Maintain			
c. Density /Intensity and Height Standards	No changes recommended			Maintain			
II.6 Commercial Corridor Blind Pass Road District (CC-1)	Updated narrative			Modify			
a. Location and Character	No changes recommended			Maintain			
b. Purpose and Intent	No changes recommended			Maintain			
Policies	No changes recommended			Maintain			
Policy 1	No changes recommended			Maintain			
Policy 2	No changes recommended			Maintain			
Policy 3	No changes recommended			Maintain			
Policy 4	No changes recommended			Maintain			
Policy 5	No changes recommended			Maintain			
Policy 6	No changes recommended			Maintain			
Permitted Use & Standards	No changes recommended			Maintain			
a. Primary Uses	No changes recommended			Maintain			
b. Secondary Uses	No changes recommended			Maintain			

II. Future Land Use Plan Element							
Title	KH Comment	Related Sections	GOP/Justification	Recommended Action	City Comment (09/22/2021)	Remedial Action Changes	Notes
c. Density /Intensity and Height Standards	No changes recommended			Maintain			
II.7 Commercial Corridor Blind Pass Road District (CC-2)	Updated narrative			Modify			
a. Location and Character	No changes recommended			Maintain			
b. Purpose and Intent	No changes recommended			Maintain			
Policies	No changes recommended			Maintain			
Policy 1	No changes recommended			Maintain			
Policy 2	No changes recommended			Maintain			
Policy 3	No changes recommended			Maintain			
Policy 4	No changes recommended			Maintain			
Policy 5	No changes recommended			Maintain			
Policy 6	No changes recommended			Maintain			
Policy 7	No changes recommended			Maintain			
Permitted Use & Standards	No changes recommended			Maintain			
a. Primary Uses	No changes recommended			Maintain			
b. Secondary Uses	No changes recommended			Maintain			
c. Density /Intensity and Height Standards	No changes recommended			Maintain			

PLANNING BOARD MEETING CITY OF ST. PETE BEACH

Agenda Report

Issue Considered: 2022 Planning Board Meeting Dates

Date: October 18, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Planning Manager

Summary of Issue: Review of the 2022 Planning Board Meeting Schedule.

Funding: Not applicable.

Requested Motion: Motion to accept the 2022 Planning Board meeting schedule.

Attachments: 1. 2022 Planning Board schedule

Notice of Meetings
Planning Board
2022

The Planning Board meets on the third Monday of the month in the Commission Chambers of City Hall, 155 Corey Avenue, St. Pete Beach, Florida.

<u>Meeting Date</u>	<u>Time</u>	<u>Agenda Packet Deadline</u>
January 24, 2022*	4:00 pm	January 14, 2022*
February 28, 2022*	4:00 pm	February 18, 2022*
March 21, 2022	4:00 pm	March 14, 2022
April 18, 2022	4:00 pm	April 11, 2022
May 16, 2022	4:00 pm	May 9, 2022
June 20, 2022	4:00 pm	June 13, 2022
July 18, 2022	4:00 pm	July 11, 2022
August 15, 2022	4:00 pm	August 8, 2022
September 19, 2022	4:00 pm	September 12, 2022
October 17, 2022	4:00 pm	October 10, 2022
November 14, 2022*	4:00 pm	November 7, 2022*
December 19, 2022	4:00 pm	December 12, 2022

Meeting to elect the Chair and Vice Chair will be on April 18, 2022.

*Rescheduled due to holidays

The Code of Ordinances pertaining to this board can be found at:

https://www.municode.com/library/fl/st._pete_beach/codes/code_of_ordinances?nodeId=PTIICOR_CH22BOCOCO_ARTVIIIPLBO

**PLANNING BOARD MEETING
CITY OF ST. PETE BEACH**

Agenda Report

Issue Considered: **Sign Ordinance - Division 26 of the Land Development Code**

Date: October 18, 2021

Prepared By: Lynn Rosetti, Senior Planner

Through: Wesley Wright, Planning Manager

Summary of Issue: Discuss the upcoming review and revision of the City's Sign Ordinance with the Planning Board.

Funding: Not applicable.

Requested Motion: None at this time.

Attachments: 1. Division 26 - Sign Ordinance Table of Contents
 2. Draft map of consolidated classifications

DIVISION 26

SIGN ORDINANCE*

- Sec. 26.1. Purpose, intent and scope.
- Sec. 26.2. Definitions.
- Sec. 26.3. Illustrations of type of signs and methods of measurement.
- Sec. 26.4. Prohibited signs.
- Sec. 26.5. Nonconforming signs.
- Sec. 26.6. Exemptions.
- Sec. 26.7. Building permits.
- Sec. 26.8. Shielding of illumination.
- Sec. 26.9. Substitution of noncommercial speech for commercial speech.
- Sec. 26.10. Content neutrality as to sign message (viewpoint).
- Sec. 26.11. Sign permit required.
- Sec. 26.12. Application.
- Sec. 26.13. Fees.
- Sec. 26.14. Maintenance of signs.
- Sec. 26.15. Appeals.
- Sec. 26.16. Enforcing official.
- Sec. 26.17. Failure to comply.
- Sec. 26.18. Violations and penalties.
- Sec. 26.19. Adoption of zoning regulations.
- Sec. 26.20. Freestanding signs.
- Sec. 26.21. Setback measurement.
- Sec. 26.22. Double-faced signs.
- Sec. 26.23. Illuminated and electronic message board signs.
- Sec. 26.24. Time and temperature signs.
- Sec. 26.25. All districts.
- Sec. 26.26. RU-1, RU-2, RLM-1 and RLM-2 Residential Districts.
- Sec. 26.27. RM and DCR Residential Districts.
- Sec. 26.28. ROR Residential/Office/Retail District.
- Sec. 26.29. RFM Resort Facilities Medium District.
- Sec. 26.30. CG-1 Commercial District.
- Sec. 26.31. CG-2 Commercial District.
- Sec. 26.32. INS Institutional District.
- Sec. 26.33. TC-1 and TC-2 Districts.
- Sec. 26.34. LR and BHC Districts.
- Sec. 26.35. CC-1 and CC-2 Districts.
- Sec. 26.36. CRD-EA District.
- Sec. 26.37. UBV District.
- Sec. 26.38. AC District.
- Sec. 26.39. BR District.

***Editor's note**—Ord. No. 2013-14, § 1(Exh. A), adopted April 23, 2013, amended Div. 26 in its entirety to read as set out herein. Former Div. 26, §§ 26.1—26.40, pertained to similar subject matter and derived from Ord. No. 2011-42, § 1(Exh. A), adopted Jan. 24, 2012; Ord. No. 2012-16, § 1(Exh. A), adopted Sept. 12, 2012.

ST. PETE BEACH LAND DEVELOPMENT CODE

- Sec. 26.40. Traditional Hotel District.
- Sec. 26.41. Pass-a-grille overlay district.
- Sec. 26.42. Severability.

Draft Sign Classification Map

