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COMMISSION MEETING CITY OF ST. PETE BEACH

155 Corey Avenue

Wednesday, June 10, 2015

6:00 PM

Call to Order
Pledge of Allegiance
Invocation
Roll Call

REGULAR MEETING

1. **Presentations** - Presentations shall be limited to 5 minutes for non-city government related items.
2. **Changes to the Agenda** - Any agenda items to be added, moved, or deleted will be addressed at this time. Added items will be assigned agenda item numbers and moved items should remain with the same item numbers. Notation will be made that those items will be taken out of order. Consent items may be removed for discussion, changes, and/or anticipation of a non-unanimous vote and considered separately on the request of anyone on the Commission or by a majority vote of the City Commission upon request of an audience member.
3. **Audience Comments** - Comments shall be limited to 3 minutes per person to issues not on the agenda, 21 minutes in total.
4. **Consent**
 - a. **Authorization for street closure on the last Saturday of each month from July - December 2015 on a portion of the 400 block of Corey Ave for CABA sponsored Food Truck Rally.**

5. Action Items

- a. Presentation and requesting acceptance of the Density Analysis for the City of St. Pete Beach Community Redevelopment District.**
- b. Approval of bid and award of Pass a Grille Road project to David Nelson Construction Company.**
- c. Re-organization of the Community Development Department and requesting approval of new position.**

6. Ordinances – No items submitted at this time.

7. Resolutions – No items submitted at this time.

8. Items for Discussion

- a. Discussion of the Beach Stewardship Committee duties.**
- b. Outdoor drinking and dining(continued from the workshop meeting if needed)**

9. Audience Comments 2 - Comments shall be limited to 3 minutes per person to issues not on the agenda, 21 minutes in total.

10. City Clerk, City Manager, City Attorney and City Commission Reports

11. Adjournment

APPEAL: If a person decides to appeal any decision made at this meeting, he/she will need a record of the proceeding and, for such purpose, will need to ensure that a verbatim recording of the meeting is made that includes the testimony and evidence on which to base the appeal. (Florida Statute 286.0105) The City does not furnish verbatim transcripts. Interested parties should make the necessary arrangements for verbatim transcripts.

AMERICANS WITH DISABILITIES ACT: In accordance with the Americans with Disabilities Act and Florida Statutes, Chapter 286.26, persons needing special accommodations to participate in a meeting should contact City Hall at (727) 367-2735 no later than four (4) days prior to the meeting for assistance.

**The public is cordially invited to attend this meeting.
All agenda material is available for review at City Hall.**

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Authorization for street closure on the last Saturday of each month from July - December 2015 on a portion of the 400 block of Corey Ave for CABA sponsored Food Truck Rally.

Date: June 10, 2015

Prepared By: Jennifer McMahon, Recreation Director

Summary of Issue: The Corey Area Business Association request permission for street closure on a portion of the 400 block of Corey Ave on the last Saturday of each month from July– December 2015 for a Food Truck Rally that includes up to 8 food truck and live music from 6-9pm. This event will cross promote with Sunset Fest in an effort to have 2 events in the district each month for the community.

Requested Motion: “I move to authorize the approval of street closure of the 400 block of Corey Ave the last Saturday of each month from July – December 2015 for a Food Truck Rally organized by Corey Area Business Association.”

Funding: n/a

Attachments: Event Application and map

**Reviewed by
City Manager** WS



City of St. Pete Beach Recreation
Department

Event Application

Applicant

Name of Applicant: YVONNE MARCUS Title(if applicable): CABA V.P.
Name of Organization (if applicable): COREY AREA BUSINESS ASSOC.
Tax Exempt? ☒ Yes ☐ No Non-Profit? ☒ Yes ☐ NO If yes on either, please provide documentation
Mailing Address: P.O. Box 67393 ST. PETE BEACH
Cell Phone: _____ Email: _____

Event Information

Event Title: LAST. SATURDAY FOOD TRUCK RALLY Event/Organization Web Address: www.coreyave.com
Event Location(s): 400 BLOCK COREY

Event Date(s) & Time(s)

Date	Day of the Week	Start Time	End Time
<u>July-Dec 2015</u>	<u>LAST. SATURDAY of Each Month</u>	<u>5:00p</u>	<u>9p</u>
_____	_____	_____	_____
_____	_____	_____	_____

Set Up Date(s): Same day Time(s) 5:00p to 5:30p
Cleanup Date(s): Same day Time(s) 9:00p to 9:30p

Description of Event: Blocking part of the 400 block of Corey and having up to 8 Food trucks and live music

Will this be an Annual Event? ☐ Yes ☒ No If yes, next year's date(s): _____
Monthly

Event Logistics

Estimated Attendance 250 _____
(includes event crew, participants, and spectators) This Year Last Year (if Applicable)

List all event activities: Food trucks + live music

List all food and beverage vendors (Event Promoter is responsible for obtaining copies of all licenses and insurance forms from each vendor)

Various Food trucks
No Alcohol

Will alcohol be served or sold? Served Sold ☒ No Alcohol

List all other vendors (may need to provide copy of certificate of insurance) vary each month

Event Equipment (include dimensions, seating, staging, tents, platforms, booths, scaffolding, truck, etc. on site map) N/A

All the above require a temporary structure permit. Cost for each is \$25.

Entertainment (Detail type, bands, DJs, dancers, clowns, etc) 1-2 person band/musician

List times of music and/or amplified sound (list PA systems, microphone, speakers, amps) 5:30 - 9p

Electricity Needed Yes ☒ No Source: _____

Will portable restrooms be used? ☒ Yes No If yes (include on site plan): One ADA compliant toilet for every 10 per location

Will Dumpsters be used? Yes ☒ No If yes (include on site plan)
How Many? _____ Size: _____ Installation Date: _____ Removal Date: _____

Please list any admission charges, donations, parking, registration or other fees and how much? _____

Does Event require any Road or Sidewalk Closures? ☒ Yes No

If yes, you must include all the details in the site plan including streets and times

Road	Start Intersection	End Intersection	Date	Times
<u>Corey Ave</u>	<u>Gulfwinds</u>	<u>Mid 400 block</u>	<u>1st Sat.</u>	<u>5:15p-9:15p</u>
_____	_____	_____	<u>of each</u>	_____
_____	_____	_____	<u>month</u>	_____

As the Applicant, I hereby accept and understand the responsibility to oversee all contractors, vendors, or parties affiliated with the event and to insure compliance with the special event guide, the event rules guidelines, requirements for tents and all policies, rules, regulations, and code provisions of the City of St. Pete Beach. I understand that any violations may result in immediate cancellation and revocation of the Event permits. I further certify that all the facts contained in this request are accurate.

For events on Public property, I agree to obtain and furnish the City of St. Pete Beach with a certificate of general liability insurance in the amount of at least one million dollars (\$1,000,000) or greater as deemed satisfactory by the city. The insurance must name the City of St. Pete Beach as an additional insured.

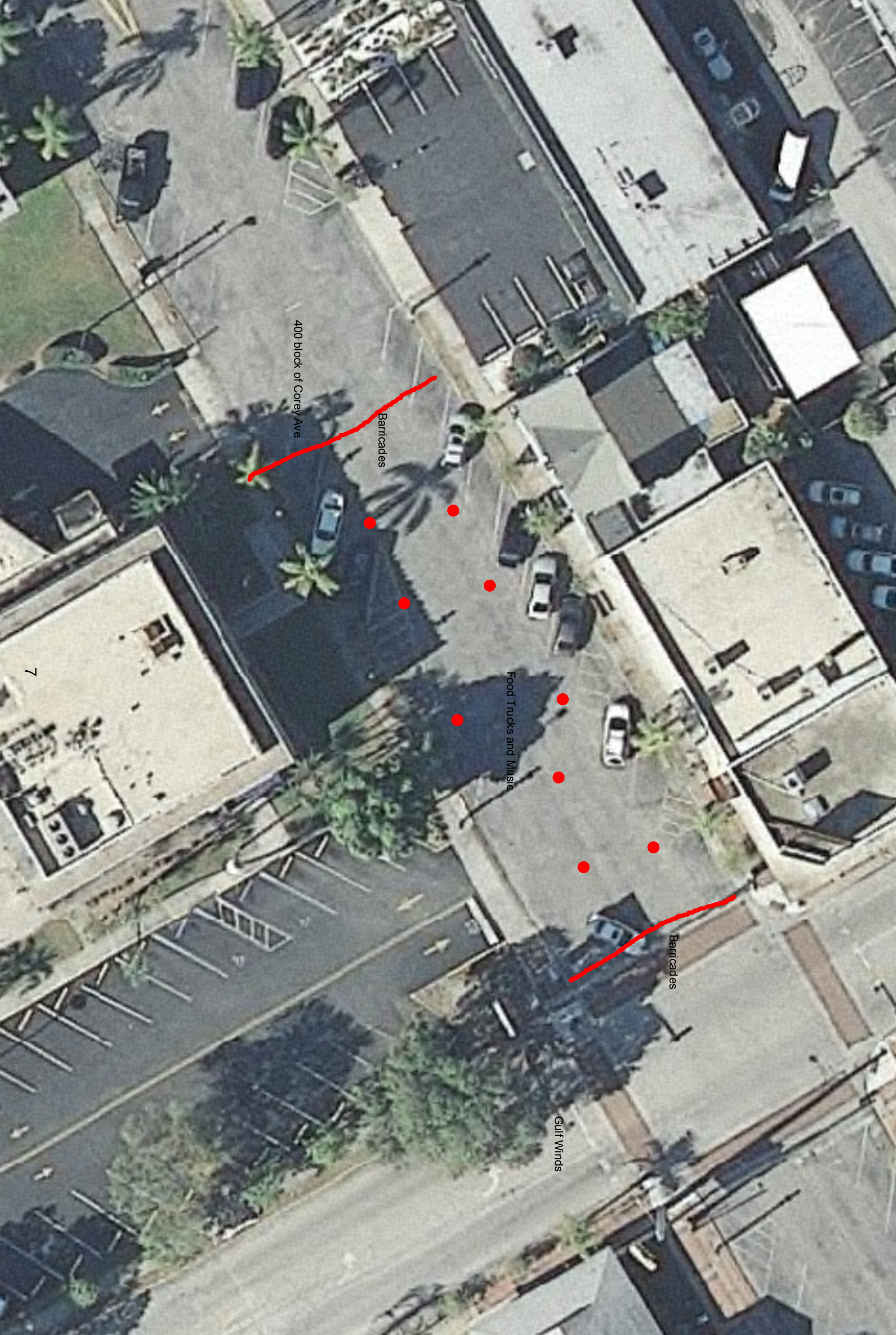
I understand incomplete application or any outstanding financial obligations with any department with in the City of St. Pete Beach may result in a denial of my request.

Yvonne MARCUS
Print Name

Yvonne Marcus
Signature

COREY AREA BUSINESS ASSOC.
Corporation Name (if applicable)

5/29/15
Date



400 block of Corey Ave

Barricades

Food Trucks and Music

Barricades

Gulf Winds

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Density Analysis

Date: June 10, 2015

Prepared By: Jennifer Bryla– Community Development Director

Through: Wayne Saunders – City Manager

Summary of Issue

The City of St. Pete Beach was able to reach a settlement agreement in response to Division Of Administrative Hearings case number 13-003401 – GM on February 24th, 2015 through Resolution 2015-02 and subsequently Ordinance 2015-05. The settlement agreement contained several items that were required prior to any development order being issued for specific development types. These items are outlined in Exhibit B of the Remedial Action. They include 1)Density Analysis, 2)Sanitary Sewer Analysis, 3)Stormwater Facilities Analysis, 4)Impact Fee Analysis, 5)Concurrency Management System, 6)Capital Improvement Schedule.

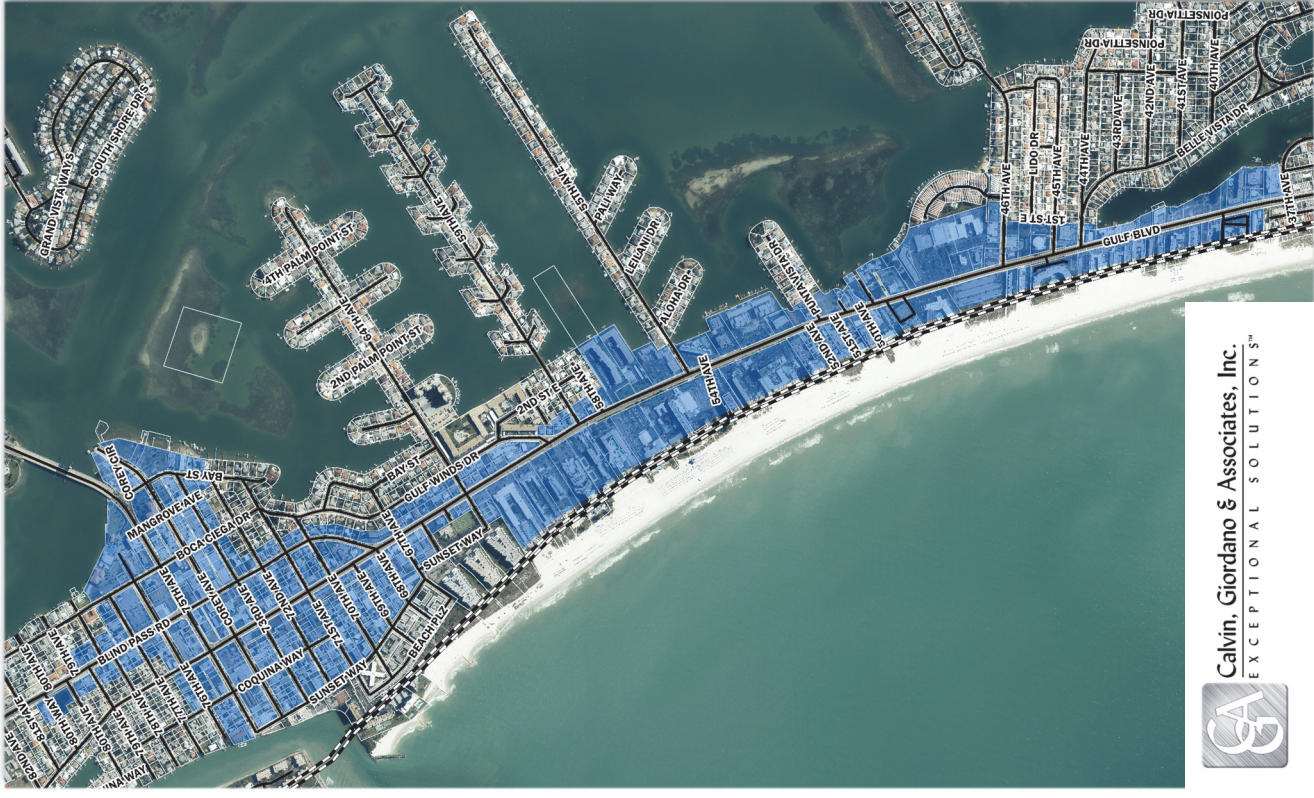
The Remedial Action requires the Density study to identify and compare the number of units available under the 1998 and 2013 Comprehensive Plans for the Community Redevelopment District and the number of existing units. The city employed the services of Calvin, Giordano & Associates, Inc. to complete the requirements of the study.

The consultants will present at the meeting, the methodology for the Density Analysis as well as the results and its implications.

Requested Motion: “I move to accept the Density Study as presented.”

Attachment: Density Study

Reviewed by the City Manager WS



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONSSM

Calvin, Giordano & Associates, Inc.
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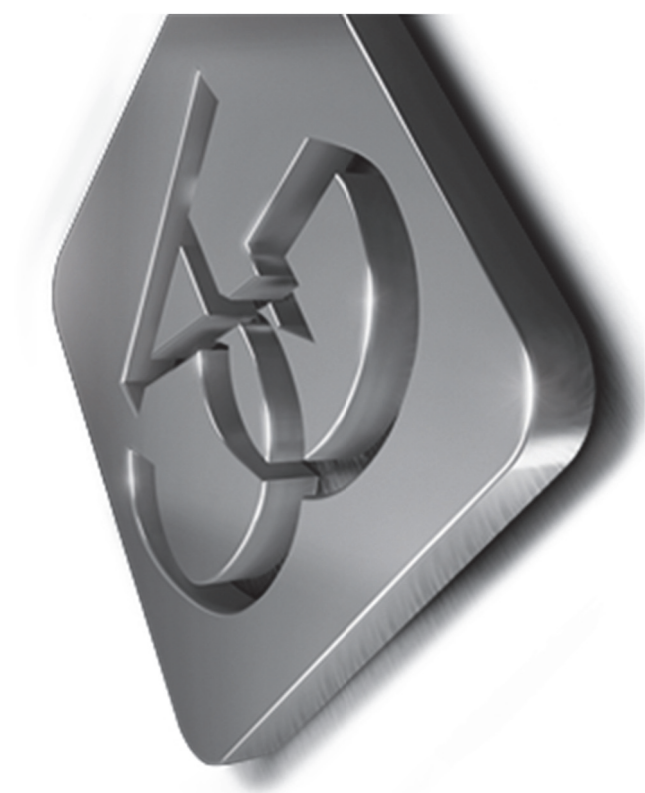
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EXECUTIVE SUMMARY

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

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

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

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

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

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

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

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

PREFACE

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

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

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

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

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

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

1998 COMPREHENSIVE PLAN ANALYSIS

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

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

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

TABLE 1 - 1998 FUTURE LAND USE PLAN CATEGORIES								
FUTURE LAND USE PLAN CATEGORY (1998)	ACRES ¹		MAXIMUM DENSITY ²		POTENTIAL UNITS ³			
	NUMBER	PERCENT	TLU/A	DU/A	TLU'S	DU'S	TOTAL	
RESIDENTIAL URBAN	2.4	1%	0	7.5	0	18	18	
RESIDENTIAL LOW MEDIUM	25.5	12%	0	10.0	0	255	255	
RESIDENTIAL MEDIUM	17.9	8%	0	15.0	0	269	269	
RESIDENTIAL/OFFICE/RETAIL	1.9	1%	0	18.0	0	34	34	
RESORT FACILITIES MEDIUM	78.7	36%	30	18.0	2,361	1,417	3,778	
COMMERCIAL GENERAL	75.2	34%	40	24.0	3,008	1,805	4,813	
INSTITUTIONAL	9.0	4%	0	12.5	0	113	113	
TRANSPORTATION UTILITY	2.8	1%	0	0.0	0	0	0	
RECREATION/OPEN SPACE	5.1	2%	0	0.0	0	0	0	
TOTAL	218.5	100%	N/A	N/A	5,369	3,910	9,279	

NOTES:

- ¹ Land area (in acres) is the total land area of parcels within each respective plan category excluding land area seaward of the State of Florida Coastal Construction Control Line.
- ²Represents the maximum Temporary Lodging Units (TLU's) or Dwelling Units (DU) allowed per acre by each respective 1998 Plan Category.
- ³Potential units is the maximum number of TLU's or DU's authorized by the Plan Category and is based on the total acreage multiplied by the maximum density for each respective Plan Category.

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

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

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

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

NOTES:

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

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

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

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

NOTES:

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

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

NOTES:

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

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

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

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

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

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

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

2013 COMPREHENSIVE PLAN ANALYSIS

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

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

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

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

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

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

TABLE 5 - EXISTING UNIT COUNT			
CHARACTER DISTRICT CATEGORY (2013)	EXISTING UNITS ¹		
	TLU'S	DU'S	
LARGE RESORT (LR)	2,199	267	
BOUTIQUE HOTEL/CONDO (BHC)	357	217	
ACTIVITY CENTER (AC)	37	389	
BAYOU RESIDENTIAL (BR)	50	115	
TOWN CENTER (TC-1)	25	50	
TOWN CENTER COREY CIRCLE (TC-2)	0	0	
TOWN CENTER COQUINA WEST (TC-2)	33	68	
DOWNTOWN CORE RESIDENTIAL (DCR)	20	148	
UPHAM BEACH VILLAGE (UPV)	99	345	
COMMERCIAL CORRIDOR -1 (CC-1)			
Single-Family or Duplex Lots not Abutting Blind Pass Road	0	50	
Remainder	0	9	
COMMERCIAL CORRIDOR -2 (CC-2)			
Single-Family or Duplex Lots not Abutting Blind Pass Road	0	62	
Remainder	9	30	
TOTAL		2,829	1,750

NOTES:

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

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

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

TABLE 6 - AVAILABLE UNITS		
CHARACTER DISTRICT CATEGORY (2013)	AVAILABLE UNITS - BY TYPE ¹	
	TLU'S	DU'S
LARGE RESORT (LR)	1,677	554
BOUTIQUE HOTEL/CONDO (BHC)	506	62
ACTIVITY CENTER (AC)	193	450
BAYOU RESIDENTIAL (BR)	-10	33
TOWN CENTER (TC-1)	25	472
TOWN CENTER COREY CIRCLE (TC-2)	23	112
TOWN CENTER COQUINA WEST (TC-2)	-1	85
DOWNTOWN CORE RESIDENTIAL (DCR)	-20	3
UPHAM BEACH VILLAGE (UPV)	76	44
COMMERCIAL CORRIDOR -1 (CC-1)		
Single-Family or Duplex Lots not Abutting Blind Pass Road	0	-11
Remainder	0	45
COMMERCIAL CORRIDOR -2 (CC-2)		
Single-Family or Duplex Lots not Abutting Blind Pass Road	0	1
Remainder	-9	235
TOTAL	2,460	2,086

NOTES:

¹Available Units by Type represents the difference between potential units in Table 4 and existing units in Table 5.

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

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

SUMMARY

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

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

NOTES:

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

RECOMMENDATIONS

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

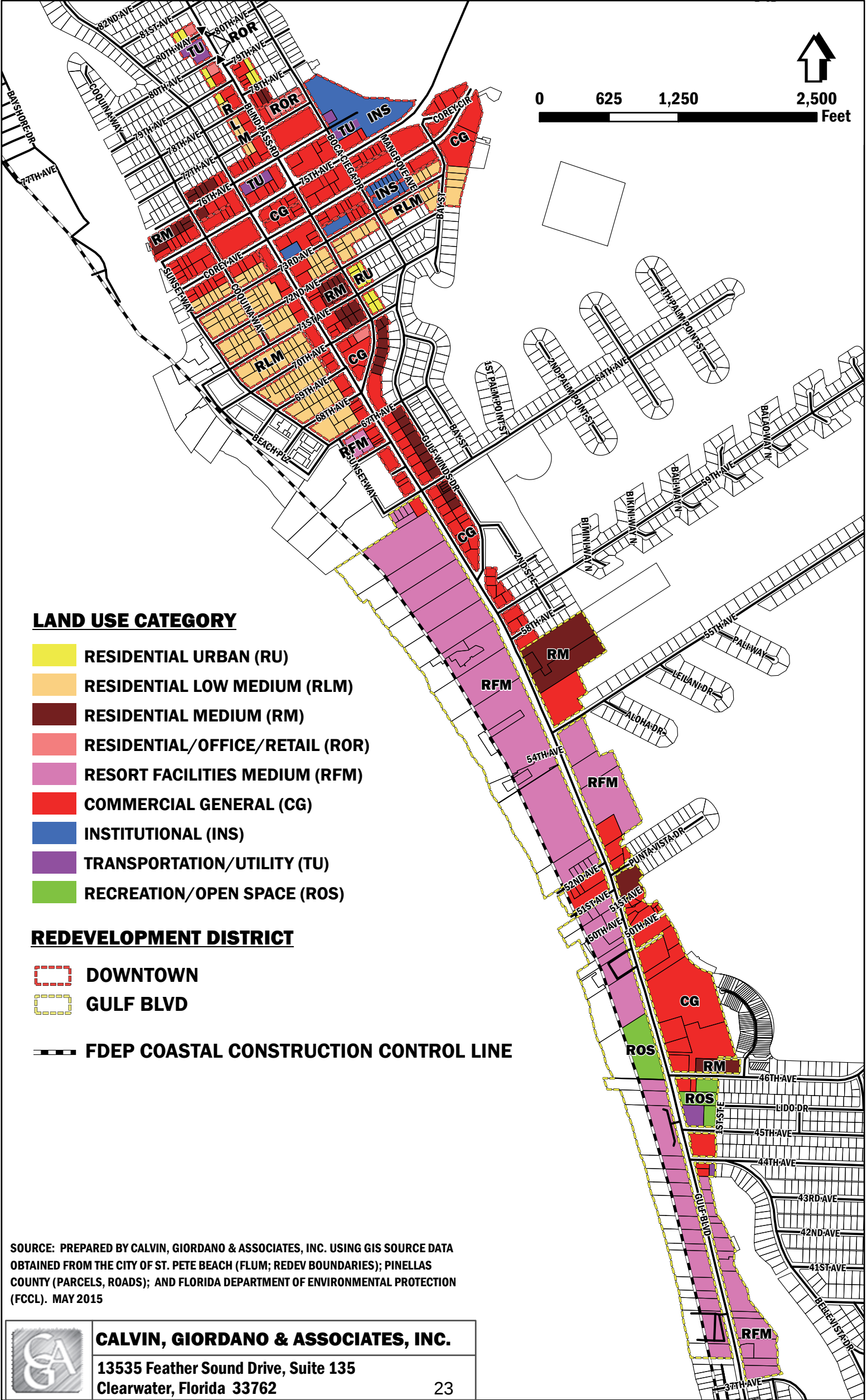
- (1) This analysis be forwarded to and formally received and accepted by the City Commission in satisfaction of the provisions identified in this Compliance Agreement, Exhibit B - Remedial Actions, Support Documents: 1) Density Analysis.
- (2) The City establish an administrative process to record and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

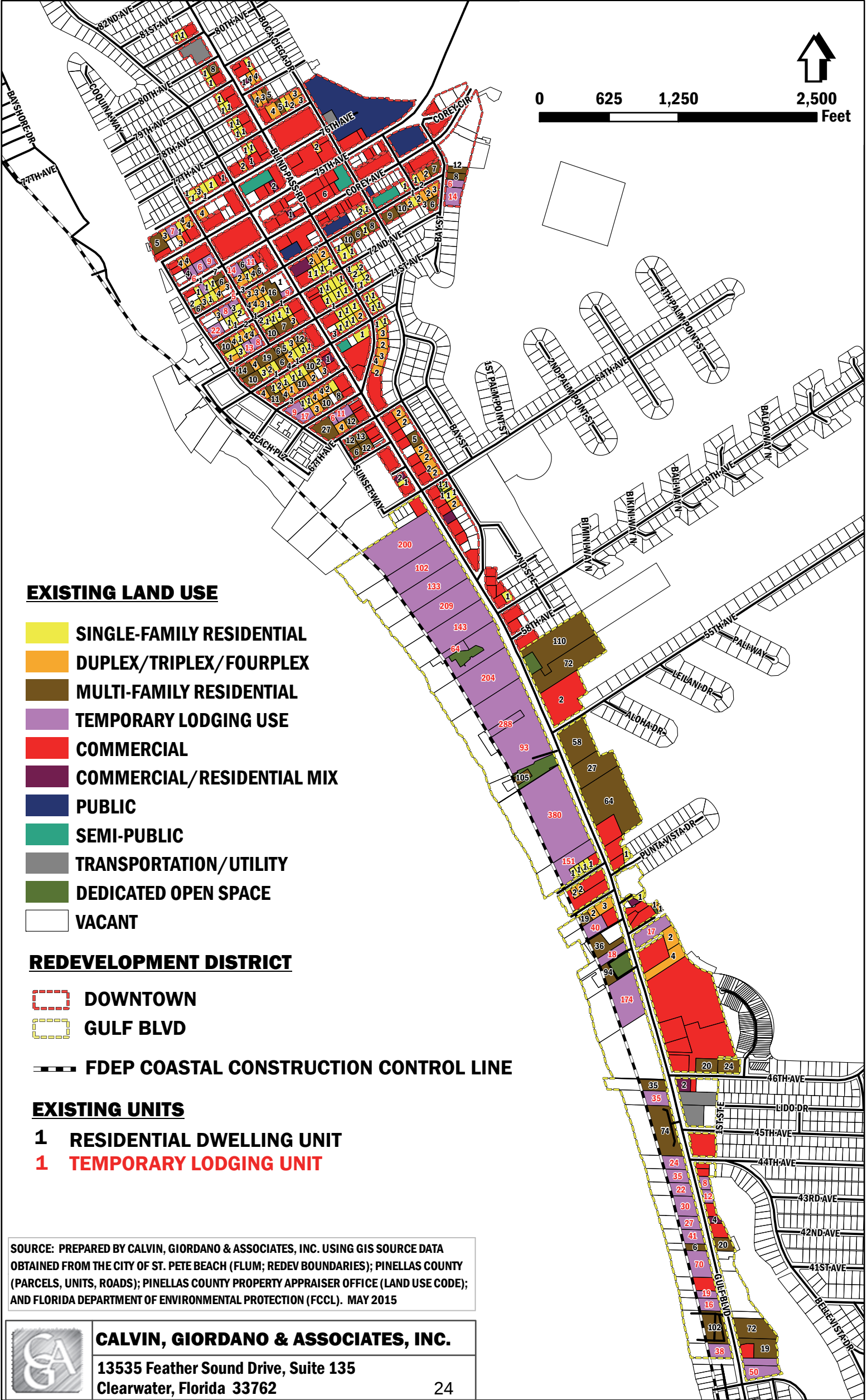
time of site plan approval, which allocation shall be subject to the time limits authorized for permitting and construction thereof.

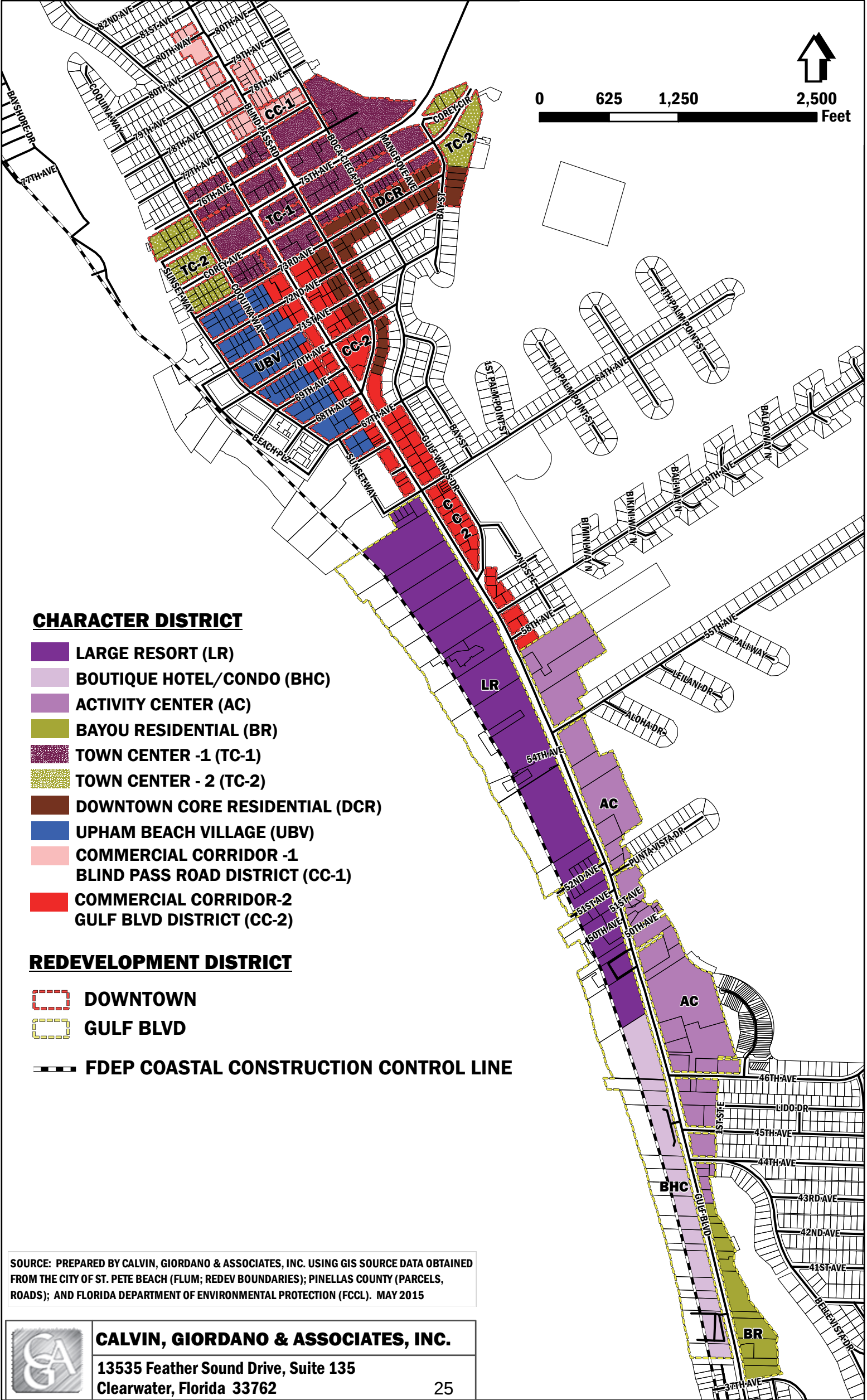
- (5) The process for the allocation of available units shall be consistent with all of the otherwise applicable requirements of the City's Comprehensive Plan and Land Development Code governing development in the CRD and the respective character districts within the CRD.
- (6) The established process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

MAP 1: 1998 FUTURE LAND USE PLAN

(A-1)







**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Approval of bid and award of Pass a Grille Road project to David Nelson Construction Company.

Date: June 10, 2015

Prepared By: Wayne Saunders, City Manager

Summary of Issue: The June 9th City Commission Agenda includes the selection of the apparent low bidder for the Pass A Grille Road Reconstruction project with a request for authorization to negotiate with the low bidder for potential cost savings. Staff is scheduled to meet with the bidder on Wednesday morning, June 10th to discuss the bid. This agenda item is for approval of the final bid assuming we are successful in our negotiations.

Funding: N/A

Requested Motion: “I move to approve and award the Pass a Grille Road project to David Nelson Construction Company.”

Attachments: N/A

**Reviewed by
City Manager:** WS

**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Re-organization of the Community Development Department

Date: June 9, 2015

Prepared By: Jennifer Bryla– Community Development Director

Through: Wayne Saunders – City Manager

Summary of Issue The mission of the Community Development Department is to provide professional assistance and expertise to elected officials, appointed boards, city management and citizens in the areas of Planning, Zoning, Land Use management, economic development and strategic decision making. In addition the Building Department within Community Development is intended to ensure the health, safety and welfare of the community through its professional expertise. It has become apparent that the Department is presently understaffed and working overtime in order to maintain our customer service standards.

The Department is requesting a re-classification of the Urban Planner (grade 120) position to a Planner II (grade 122) position and requesting to add a zoning/permit tech II (grade 112) position to the department. This change and addition will continue to augment the services we are able to provide to the City and community as a whole.

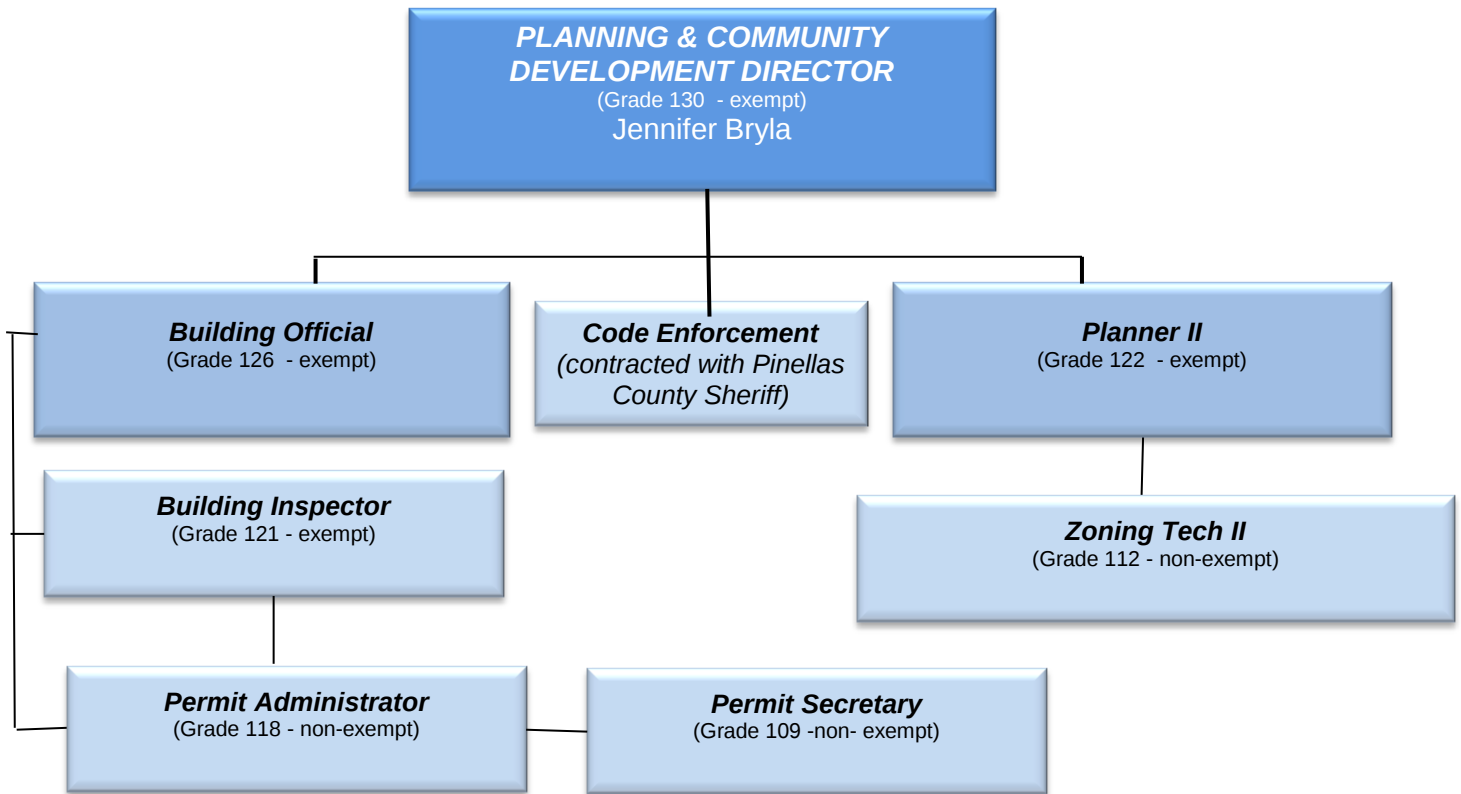
Requested Motion: “I move to accept the Community Development Department re-organization as presented.”

Attachment: Community Development Organizational Chart

**Reviewed by the
City Manager**

WS

COMMUNITY DEVELOPMENT DEPARTMENT



**St. Pete Beach City Commission
Agenda Report**

Issue Considered: Discussion of the Beach Stewardship Committees duties.

Date: June 10, 2015

Prepared By: Wayne Saunders, City Manager

Summary of Issue: To discuss the scope of duties for the Beach Stewardship Committee.

Funding: N/A

Requested Motion: N/A

Attachments: Article XI. Beach Stewardship Committee

**Reviewed by
City Manager:** WS

ARTICLE XI. - BEACH STEWARDSHIP COMMITTEE

FOOTNOTE(S):

--- (10) ---

Editor's note—Ord. No. 04-17, § 1, adopted July 13, 2004, amended the Code by adding provisions designated as a new Art. XI, §§ 22-290—22-297. Inasmuch as there already exist provisions so numbered, the provisions of Ord. No. 04-17 have been included herein as Art. XI, §§ 22-301—22-308 at the discretion of the editor. See also the Code Comparative Table.

Sec. 22-301. - Created.

There is hereby created an advisory committee to be known as the beach stewardship committee.

(Ord. No. 04-17, § 1, 7-13-04)

Sec. 22-302. - Number of members; compensation.

The beach stewardship committee shall consist of five members who shall serve without compensation.

(Ord. No. 04-17, § 1, 7-13-04)

Sec. 22-303. - Qualifications of members.

- (a) Members of the beach stewardship committee shall be duly qualified voters of the city.
- (b) All members shall reside permanently within the city at all times during their terms of office, and abandonment of residency within the city limits shall automatically constitute a forfeiture of office.
- (c) No member shall hold any other public position in the city.
- (d) The city commission shall appoint only those persons whose personal and private interests are not likely to conflict with that of the general public.

(Ord. No. 04-17, § 1, 7-13-04)

Sec. 22-304. - Appointments.

- (a) Each city commissioner and the mayor-commissioner shall appoint one member to serve on the beach stewardship committee.
- (b) Members shall be appointed at the first regularly scheduled meeting following the general election, or at the first regularly scheduled meeting after the city commission meeting where newly elected commissioners are sworn in to office, whichever is later. Provided, however, that if the city commission fails for any reason to appoint members prior to a duly scheduled meeting of the committee, then those members previously appointed shall continue to act for a period of time not to exceed 60 days following the general election.
- (c) Appointments by commission members shall not be restricted by municipal district boundaries.

(Ord. No. 04-17, § 1, 7-13-04)

Sec. 22-305. - Terms of office.

The terms of office of members of the beach stewardship committee shall run concurrently with the terms of the commission and of the mayor appointing that member whether the appointment is made at the first regularly scheduled meeting following the general election or at any time thereafter.

(Ord. No. 04-17, § 1, 7-13-04)

Sec. 22-306. - Election of officers; conduct of meetings.

- (a) The beach stewardship committee shall, annually, at the first meeting held following the appointment of members, organize by electing a chairman and vice-chairman and such other officers as may be deemed necessary from among its members.
- (b) The committee shall meet quarterly, with the time and place to be established by majority vote of the regular members. All meetings shall be open to the public.
- (c) Special meetings may be called and held upon the request of the chairman, city commission, city manager or by any three of the five regular members subject to 24 hours notice.
- (d) A quorum for the conduct of business shall not be less than three-fifths of the membership.

(Ord. No. 04-17, § 1, 7-13-04; Ord. No. 08-28, § 5, 8-12-08)

Sec. 22-307. - Removal from office.

- (a) Members of the beach stewardship committee shall be subject to removal from office by the city commission for nonfeasance, malfeasance, misfeasance or other good cause shown to the city commission.
- (b) Any member who fails to attend three successive regular meetings shall forfeit membership on the committee, and a replacement shall be named by the mayor or city commissioner as required. The chairman may excuse any member from attending meetings upon request.

(Ord. No. 04-17, § 1, 7-13-04)

Sec. 22-308. - Powers and duties.

- (a) The committee shall adopt such other rules and regulations as are reasonably necessary and appropriate for the proper administration and enforcement of this article. Such rules and regulations shall conform to this article, shall govern and control the procedures, hearings and actions of the board, and shall be consistent with the Charter, Code and laws of the State of Florida.
- (b) The committee shall review information related to the ongoing beach nourishment efforts throughout the city.
- (c) The committee shall evaluate information relating to the preservation and maintenance of the public beaches in St. Pete Beach and make recommendations to the city commission regarding these matters.

(Ord. No. 04-17, § 1, 7-13-04)

Sec. 22-309. - Staff participation and responsibilities.

The city shall make available staff to assist the beach stewardship committee in the performance of its duties. Responsibilities will include the recording and transcribing of the minutes of all meetings of the committee. All meetings of the committee shall be open to the public. A public record of the committee's minutes and resolutions shall be maintained and made available for inspection by the public.

(Ord. No. 08-28, § 5, 8-12-08)