

Ordinance No. 566-H

AN ORDINANCE OF THE CITY OF ST. PETERSBURG, FLORIDA AMENDING ITS LAND DEVELOPMENT REGULATIONS; AMENDING SECTION 16.06.010.1. OF THE CITY CODE TO MODIFY COMMUNITY REDEVELOPMENT AGENCY SUBMITTAL AND PROCEDURAL REQUIREMENTS FOR LARGE, MULTI-PHASED PROJECTS; AMENDING THE USE PERMISSIONS AND PARKING REQUIREMENTS MATRIX AND ZONING MATRIX IN SECTION 16.10.020.1. TO ADD NEW CIVIC-RELATED USES AND ASSOCIATED PARKING REQUIREMENTS AND MODIFY PERMITTED ZONING DISTRICTS FOR CERTAIN EXISTING USES; AMENDING SECTION 16.20.120.7.2. TO ADD FLOOR PLATE EXEMPTIONS FOR CIVIC-RELATED USES AND MODIFY BUILDING MASSING AND FORM REGULATIONS IN THE DOWNTOWN CENTER (DC) ZONING DISTRICTS; AMENDING SECTION 16.40.090. TO ESTABLISH BICYCLE PARKING AND OFF-SITE PARKING STANDARDS IN DC DISTRICTS FOR CIVIC-RELATED USES; AMENDING SECTION 16.40.120. TO ADD THE SPORTS STADIUM USE TO THE SIGN CODE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF ST. PETERSBURG DOES ORDAIN:

Section One. Section 16.06.010.1. of the St. Petersburg City Code is hereby amended to read as follows:

16.06.010.1. Design review for development proposals in the intown redevelopment area and intown west redevelopment area.

- A. *Applicability.* Within the intown redevelopment area and the intown west redevelopment area, all development proposals, including the rehabilitation of existing buildings, with a total construction cost in excess of \$5,000,000.00 shall be reviewed by the Community Redevelopment Agency (CRA) for consistency with the duly adopted underlying redevelopment plan. CRA design review is a legislative action of the City Council. Development proposals with a total construction cost under \$5,000,000.00 shall be reviewed by the POD for consistency with the duly adopted underlying redevelopment plan.
- B. *Application.* An application shall include the following information in addition to the information that the POD may generally require for a CRA design review application:
 - 1. Location, height, and shape of buildings;
 - 2. Location and amount of open spaces and sidewalk treatment;
 - 3. Building coverage and square feet;

4. Residential density (number of units);
5. Non-residential square footage;
6. Street layout;
7. Location of parking;
8. Location, size, and type of existing trees;
9. Building plans, elevations, and sections;
10. Perspective drawings or a scale model;
11. Landscape plan;
12. A site plan of the subject property, including elevations depicting architectural details and materials for all sides of each structure; and
13. Any other information required by the POD.

Notwithstanding the foregoing, for phased projects that exceed 5-acres with more than one proposed structure, the POD may accept a conceptual site plan generally depicting the phasing, open space, layout and building envelopes and conceptual building elevations generally depicting building types and delineating the proposed architectural styles to be used for each phase with an architectural narrative.

- C. *Procedures.* A complete application for CRA design review shall be submitted not less than 30 days prior to the next regularly scheduled Community Redevelopment Agency meeting. Additionally, an application shall be subject to the following requirements:
1. *Notice of intent to file.* A minimum of ten days prior to filing an application for CRA design review, the applicant shall send a copy of the application by email or certified mail the Council of Neighborhood Associations (CONA) and to all neighborhood associations and/or business associations within 300 feet of the subject property. The applicant shall file evidence of such notice with the application to the POD. Failure to include such evidence shall render the application incomplete.
 2. *Timing of application with other planning and zoning decisions.* For development proposals that require additional approvals under these Land Development Regulations (e.g., site plan review or special exception), an applicant shall receive CRA design review approval prior to the hearing of any other request before a board or commission of the City or the City Council.
 3. *Duration of approvals.* CRA or POD design review approvals shall be valid for three years. Phased development proposal approvals shall be valid for a period of time consistent with the time frames specified for phased projects set forth in section 16.70.010.9. (or successor section) or as may otherwise be approved by the CRA for phased projects that exceed 5-acres with more than one proposed structure. CRA-approved development proposals that require additional approvals from any board or commission of the City or the City Council shall receive an extension administratively from the POD consistent with the time frames established in these additional approvals.
 4. *Extensions.* Applicants may request up to two two-year extensions from the POD. The application shall be revised to comply with any code amendments and redevelopment plan amendments that were adopted after the original approval.
 5. *Modifications.* The POD shall be notified of any modifications to an approved development proposal by the applicant and the POD shall determine whether the development proposal must

be resubmitted through the process set forth in this section, notwithstanding other applicable provisions regarding modifications elsewhere in these Land Development Regulations.

6. *Appeals.* In the event that a development proposal with a total construction cost under \$5,000,000.00 is denied by the POD, the applicant may appeal the decision to the CRA by submitting a written request to the City Clerk within ten days of the POD's decision. The CRA decision is the final action of the City.
- D. *Standards for review.* In reviewing an application made pursuant to this section, the POD or the City Council decision shall be guided by the following factors:
1. The development proposal is consistent with the duly adopted underlying redevelopment plan;
 2. The development proposal furthers the purpose of the Comprehensive Plan and the Land Development Regulations;
 3. The development proposal is generally consistent with the design review criteria currently set forth in City Council Resolution 2021-636.

Section Two. Section 16.10.020.1. of the St. Petersburg City Code, the Use Permissions and Parking Matrix, is hereby amended to add the following uses to the Arts, Recreations, and Entertainments Uses category: “Convention Center”, “Sports Stadium, Indoor”, and “Sports Stadium, Outdoor”; and to amend “Outdoor Performing Arts Venue”, “Performing Arts Venue, (500 seats or less)”, and “Performing Arts Venue (more than 500 seats)” by amending titles and adding permissions for the these uses in the appropriate columns. The amended language for each use listed above is set forth in Attachment A to this Ordinance, which is attached hereto and incorporated fully herein.

Section Three. Section 16.20.120.7.2. of the St. Petersburg City Code, excerpted in pertinent part, is hereby amended to read as follows:

* * *

Building Massing and Form Table

Building Massing and Form	
DC-Core	
Setbacks along streets, excluding alleys	
• 0—200 ft. high	0 ft.
• Above 200 ft.	10 ft.
Exemptions:	
• For lots of record that are equal to or less than 50 ft. in depth or 12,000 sq. ft. in total area, the 10-foot setback above 200 ft. is not required.	
• When buildings have a first floor plate of less than 16,000 sq. ft., the 10-foot setback above 200 ft. is encouraged but not required.	
Distances between buildings	
• Blank wall to blank wall, up to 75 ft. high	0 ft.
• Blank or window wall to window wall up to 75 ft. high	15 ft.
• All conditions 75 ft. to 200 ft. high	40 ft.
• All conditions above 200 ft.	60 ft.
Exemptions:	
For all conditions above 75 ft. on lots of record with an average lot width equal to or less than 120 ft., the property shall qualify for a reduced minimum interior building setback from each interior, shared property line. The reduced setback shall be equal to 25% of the lot width, or 15 feet, whichever is greater. This setback shall be measured from the interior, shared property line. This reduction is not a substitute for the "distance between	

buildings" requirement when measured across public alleys or between multiple buildings on a single property and shall not be used in conjunction with the one-half "distance between buildings" measurement provided for in this Section.	
Maximum floor plate above 75 ft.	30,000 sq. ft. per building
<u>Exemptions: Sports Stadiums, Indoor and Outdoor, Performing Arts Venue, Indoor and Outdoor; Museum; Convention Center; Hospital and Government Building and Use the maximum floor plate is not required.</u>	
DC-1 (East of Dr. Martin Luther King, Jr. Street and West of Dr. Martin Luther King, Jr. Street, South of 1st Avenue South)	
Setbacks along streets, excluding alleys	
• 0 to 75 ft. high	0 ft.
• Above 75 ft.	10 ft.
Exemptions: • For lots of record that are equal to or less than 50 ft. in depth or 12,000 sq. ft. in total area, the 10-foot setback above 75 ft. is not required. • When buildings have a first floor plate of less than 16,000 sq. ft., the 10-foot setback above 75 ft. is encouraged but not required. • For buildings that do not exceed 95 ft. in height, the 10-foot setback above 75 ft. is not required.	
Distances between buildings	
• Blank wall to blank wall, up to 75 ft. high	0 ft.
• Blank or window wall to window wall up to 75 ft. high	15 ft.
• All conditions above 75 ft.	60 ft.
Exemptions: For all conditions above 75 ft. on lots of record with an average lot width equal to or less than 120 ft., the property shall qualify for a reduced minimum interior building setback from each interior, shared property line. The reduced setback shall be equal to 25% of the lot width, or 15 feet, whichever is greater. This setback shall be measured from the interior, shared property line. This reduction is not a substitute for the "distance between buildings" requirement when measured across public alleys or between multiple buildings on a single property and shall not be used in conjunction with the one-half "distance between buildings" measurement provided for in this Section.	
Maximum floor plate above 75 ft.	30,000 sq. ft. per building
<u>Exemptions: Sports Stadiums, Indoor and Outdoor, Performing Arts Venue, Indoor and Outdoor; Museum; Convention Center; Hospital and Government Building and Use the maximum floor plate is not required.</u>	
DC-1 (West of Dr. Martin Luther King, Jr. Street and North of 1st Avenue South) and DC-2	
Setbacks along street, excluding alleys	
• 0 to 50 ft. high	0 ft.
• Above 50 ft.	10 ft.
Exemptions: • For lots of record that are equal to or less than 50 ft. in depth or 8,000 sq. ft. in total area, the 10-foot setback above 50 ft. is not required. • When buildings have a first floor plate of less than 16,000 sq. ft., the 10-foot setback above 50 ft. is encouraged but not required. • For buildings that do not exceed 75 ft. in height, the 10-foot setback above 50 ft. is not required.	
Distances between buildings	
• Blank wall to blank wall, up to 50 ft. high	0 ft.
• Blank or window wall to window wall up to 50 ft. high	15 ft.
• All conditions 50 ft. to 200 ft. high	60 ft.
• All conditions above 200 ft.	80 ft.

Exemptions: For all conditions above 50 ft. on lots of record with an average lot width equal to or less than 120 ft., the property shall qualify for a reduced minimum interior building setback from each interior, shared property line. The reduced setback shall be equal to 25% of the lot width, or 15 feet, whichever is greater. This setback shall be measured from the interior, shared property line. This reduction is not a substitute for the "distance between buildings" requirement when measured across public alleys or between multiple buildings on a single property and shall not be used in conjunction with the one-half "distance between buildings" measurement provided for in this Section.	
Maximum floor plate above 50 ft.	20,000 sq. ft. per building
<u>Maximum floor plate above 50 ft. for Office, General and Medical</u>	<u>30,000 sq. ft. per building</u>
<u>Exemptions: Sports Stadiums, Indoor and Outdoor, Performing Arts Venue, Indoor and Outdoor; Museum; Convention Center; Hospital and Government Building and Use the maximum floor plate is not required.</u>	
DC-3	
Setbacks along streets, excluding alleys	
• 0 to 50 ft. high	0 ft.
• Above 50 ft.	20 ft.
• Above 50 ft. and adjacent to Beach Drive: From the 20-foot setback along Beach Drive a line will be drawn at a 60 degree angle towards the setback from First Street. This line shall create the envelope in which the building must fit.	60 degree angle
Distances between buildings	
• Blank wall to blank wall, up to 50 ft. high	0 ft.
• Blank or window wall to window wall up to 50 ft. high	15 ft.
• All conditions 50 ft. to 300 ft. high	60 ft.
• All conditions above 300 ft.	80 ft.
Exemptions: For all conditions above 50 ft. on lots of record with an average lot width equal to or less than 120 ft., the property shall qualify for a reduced minimum interior building setback from each interior, shared property line. The reduced setback shall be equal to 25% of the lot width, or 15 feet, whichever is greater. This setback shall be measured from the interior, shared property line. This reduction is not a substitute for the "distance between buildings" requirement when measured across public alleys or between multiple buildings on a single property and shall not be used in conjunction with the one-half "distance between buildings" measurement provided for in this Section.	
Maximum floor plate above 50 ft.	15,000 sq. ft.
<u>Exemptions: Sports Stadiums, Indoor and Outdoor, Performing Arts Venue, Indoor and Outdoor; Museum; Convention Center; Hospital and Government Building and Use the maximum floor plate is not required.</u>	
Maximum building width above 50 ft.	Each façade shall be less than 120 ft. wide

Section Four. Section 16.40.090.3.2.C. of the St. Petersburg City Code, excerpted in pertinent part, is hereby amended to read as follows:

- C. *Administrative adjustment of standards.* The purpose of this subsection is to provide flexibility in reducing or modifying parking standards for certain uses. An adjustment to a parking standard or requirement may be approved based on a determination by the POD that the adjustment is consistent with the purpose and intent of the parking standards and requirements. The POD's final determination may be appealed to the Development Review Commission.

* * *

2. Off-site locations. If off-street, on-site parking, in whole or in part, cannot be provided on the same lot or parcel of land as a nonresidential use, parking spaces may be located off-site, subject to the following:
 - a. The off-street, off-site parking area shall be located within the same zoning district as the use or within a zoning district which permits the proposed parking area as a principle use.
 - b. Where the use is subject to special exception approval, the off-site parking area shall be considered an expansion of the use and is also subject to special exception approval.
 - c. The off-site parking area shall not be more than 1,000 feet in downtown center zoning districts and 300 feet in all other zoning districts serving non-residential uses from the entrance of the principle use. The off-site parking area for Sports Stadium, Indoor and Outdoor; Performing Arts Venue, Indoor and Outdoor; and Convention Center shall not be more than one half mile in downtown center zoning districts from the entrance of the principal use. Off-site parking areas serving residential units shall be located within 100 feet of the entrance of the dwelling unit they will serve. The distance shall be measured along the most direct pedestrian connection.

Section Five. Section 16.40.090.4.1. of the St. Petersburg City Code, excerpted in pertinent part, is hereby amended to read as follows:

Bicycle Parking Spaces Required		
Use category	Short-term spaces	Long-term spaces
<u>Sports Stadium</u>	<u>1 per 200 seats</u>	<u>2 per 10,000 sq. ft. of gross floor area of accessory retail and offices</u>
<u>Performing Arts Venue</u>	<u>1 per 200 seats</u>	<u>2 per 10,000 sq. ft. of gross floor area of accessory retail and offices</u>

Section Six. The following definition set forth in Section 16.40.120.4. of the St. Petersburg City Code is hereby amended to read as follows:

Large facility sign means a sign erected on a site consisting of 20 acres or more and which contains ~~an arena~~, theater, sports stadium, or other place of public assembly.

Section Seven. Section 16.40.120.6.5. of the St. Petersburg City Code is hereby amended to read as follows:

16.40.120.6.5 Large facility signs.

Large facility signs for ~~an arena~~, theater, sports stadium, or other place of public assembly on a site consisting of 20 acres or more are permitted as follows:

- A. A maximum of one large facility sign is permitted on the site.
- B. Large facility signs may be either freestanding or wall signs.
- C. The following types of display components shall be permitted as part of a large facility sign and may be combined within any one sign face:

1. The dwell time, defined as the interval of change between each individual message, for digital or electronic message center signs shall be at least ten seconds. Flashing, chasing and scintillating lighting or operations are prohibited.
 2. Tri-vision signs shall not exceed 35 percent of the overall sign area.
 3. Internally illuminated or non-illuminated cabinets and letters.
- D. Such signs shall be permitted only on sites that are contiguous to the interstate highway rights-of-way. Such signs shall be installed adjacent to the interstate highway right-of-way and shall be oriented toward the interstate highway right-of-way.
 - E. The area of such a large facility sign shall not exceed the otherwise allowable freestanding and wall sign area not being utilized on the site. A large facility sign shall not exceed 1,700 square feet per side. Two-sided signs shall be permissible. No variances to the area limitations may be granted and the POD shall not accept any application for an area limitation variance.
 - F. The bottom of the sign frame shall not extend more than 20 feet above the crown of the interstate roadway surface closest to the sign, and the top of the sign shall not extend more than 60 feet above the crown of the interstate roadway surface closest to the sign.
 - G. The sign shall be setback a minimum of ten feet from all property lines or such greater distance as may be required by Florida Department of Transportation.
 - H. No permit shall be issued for a large facility sign unless the sign is in compliance with the requirements of this sign code and is included in, and consistent with, the uniform sign plan for the site.
 - I. Prior to the issuance of a permit for a large facility sign the proposed sign and location thereof shall be reviewed and approved by the Florida Department of Transportation for issues relating to public safety and other issues that may be deemed relevant by that agency. Due to the changeable message capabilities of the digital or electronic message center portion of the large facility sign, prior to issuance of the permit for the sign, the operator of the sign shall enter into an agreement with the City to provide for public service announcements on a regular basis. Such announcements shall be provided regularly throughout the day and year and shall include messages of significant public interest related to safety and traffic matters (e.g., Amber Alerts, traffic hazards and congestion, hurricane evacuation notices, and traffic alerts or advisories) and messages related to City-sponsored and co-sponsored events. Messages shall be posted upon receipt of notice from the City or its designee and shall continue to be posted throughout the duration of the event in a manner designed to provide reasonable and effective notice of the event (such posting shall not be exclusive of other messages).

Section Eight. Section 16.40.120.10. of the St. Petersburg City Code, excerpted in pertinent part, is hereby amended to read as follows:

16.40.120.10 - Exempt signs.

* * *

Banners, place of public assembly. Banners at an ~~arena~~, theater, sports stadium, or other place of public assembly on a site consisting of five acres or more with 1,900 or more fixed seats shall be allowed in addition to any other allowable signage. Any such banners shall comply with any applicable provisions of the Florida Building Code, St. Petersburg Fire Code, Florida Statutes (F.S. Ch. 479 Outdoor Advertising currently regulates banners within 660 feet from the interstate) and any other applicable laws. There is no limitation on the overall size of the banner. The banner shall not cover any character defining feature of the building, including, but not limited to, doors, windows, pilasters and other architectural features.

* * *

Section Nine. Coding. As used in this ordinance, language appearing in struck-through type is language to be deleted from the City Code, and underlined language is language to be added to the City Code, in the section, subsection, or other location where indicated. Language in the City Code not appearing in this ordinance continues in full force and effect unless the context clearly indicates otherwise. Sections of this ordinance that amend the City Code to add new sections or subsections (including definitions) are generally not underlined.

Section Ten. Severability. The provisions of this ordinance shall be deemed to be severable. If any provision of this ordinance is determined unconstitutional or otherwise invalid, such determination shall not affect the validity of any other provisions of this ordinance.

Section Eleven. COMPLIANCE WITH § 166.041(4), FLORIDA STATUTES. This ordinance is enacted to implement Part II of chapter 163, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements, and development permits. Therefore, a business impact estimate was not required and was not prepared for this ordinance.

Section Twelve. Effective date. In the event this Ordinance is not vetoed by the Mayor in accordance with the City Charter, it shall become effective upon the expiration of the fifth business day after adoption unless the Mayor notifies the City Council through written notice filed with the City Clerk that the Mayor will not veto this Ordinance, in which case this Ordinance shall become effective immediately upon filing such written notice with the City Clerk. In the event this Ordinance is vetoed by the Mayor in accordance with the City Charter, it shall not become effective unless and until the City Council overrides the veto in accordance with the City Charter, in which case it shall become effective immediately upon a successful vote to override the veto.

APPROVED AS TO FORM AND CONTENT:

/s/ Michael J. Dema
Legal Department
00710328.docx

