



ARTIST ENCLAVE OVERLAY DISTRICT

Historic Kenwood Neighborhood Association

July 1, 2010

PURPOSE OF PRESENTATION:

- 1. Background**
- 2. Description**
- 3. Process**

BACKGROUND:

Vision 2020 Plan

The Vision 2020 Plan includes a number of “citizen-based themes” one of which was the “Arts and Culture: Mission Statement.” Specifically, the adopted mission statement reads:

“St. Petersburg is a city where arts and culture are integral to the daily lives of residents and visitors. The arts are experienced in public spaces throughout the City and are integral to planning, design, zoning, infrastructure, transportation and other development. The City is committed to the development of art activities, experiences and programs that are economically and physically accessible and that appeal to diverse ages and communities...”

BACKGROUND:

Land Development Regulations

- Section 16.30.030 titled, “Artist Enclave (AE)” adopted on August 9, 2007 as part of the new LDRs;
- Found to be inconsistent with the countywide plan rules;
- Since that time AEOD has existed as ‘place-holder’ in the LDRs and could not be effectuated without making certain amendments.

DESCRIPTION:

- **Demonstration of Support for Establishing District Boundary**
 - **Minimum No. of Property Owners**
 - **Minimum District Size**
- **Permitted Uses**
 - **Principal and Accessory Land Use Types**
 - **Land Use Restrictions**
 - **Status of Land Use Types**
- **Development Standards and General Use Restrictions**
 - **Maximum Number of Employees**
 - **Parking**
 - **Signage**
 - **Outdoor Storage and Display**
 - **Special Events**
 - **Hours of Operation and Noise Limitations**
 - **Accessibility for Disabled**
 - **Production Techniques**
- **Terminating Artist Enclave Overlay District (AEOD)**

Permitted Principal and Accessory Land Use Types

Examples of possible land-use types to consider:

Residential:

- **Live / Work**

Non-Residential:

- **Museum (*Art Gallery Only*)**
- **Outdoor Display, Accessory (*Art Related Only*)**
- **Outdoor Sales, Accessory (*Art Related Only*)**
- **Retail, Neighborhood-Scale (*Art Related Only*)**
- **Studio (*Art and Craft Classes Only*)**

Land Use Restrictions

According to Section 16.30.030 – AEOD:

Art or craft classes. Art or craft classes are permitted, if:

Classes are held not more than two days a week for a period exceed three hours per day.

Classes are purely incidental to the uses of the property and not more than 15 persons are permitted to attend each class.

Classes involve only the use of those tools and equipment applicable to production of the art or craft artifacts.

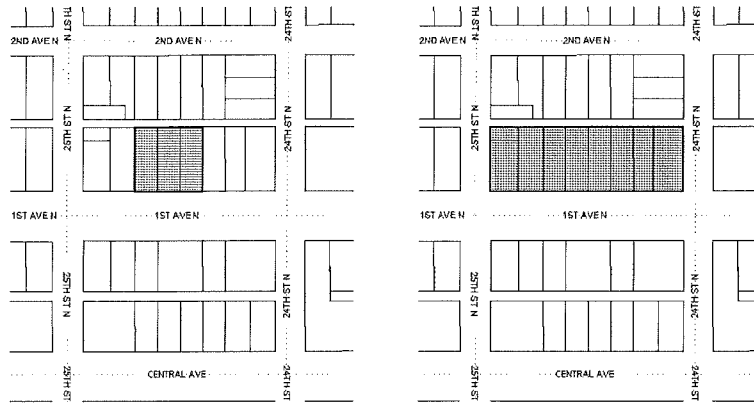
All classes are held on the first floor of the building.

Demonstration of Support for Establishing District Boundary

Minimum demonstration of support for establishing an AEOD.

- **Evidence of support from a *minimum percentage of the property owners* located within the proposed district boundary. An application to establish a historic district requires two-thirds or 66% of property owners sign on to the application.**

Minimum District Size



Minimum District Size



Maximum Number of Employees

According to Section 16.50.180 – Home Occupation:

One (1) employee that is not a resident of the dwelling unit shall be permitted to be at the property.

Minimum Number of Parking

According to Section 16.50.180 – Home Occupation:

The minimum number of parking spaces required shall comply with the standard for residential dwelling(s).

Signage

According to Section 16.40.120 – Signs:

One home occupation sign shall be allowed for any address or premises which is the site of a lawful home occupation. The sign shall be a wall sign not exceeding four (4) square feet. The sign shall not be internally illuminated. The sign shall have no text, numerals, symbols, logos or designs greater than eight (8) inches in height.

Outdoor Storage and Display

According to Section 16.50.180 – Home Occupation:

Display of merchandise shall be prohibited.

Special Events

According to Section 16.50.040 – Bed and Breakfast:

Special functions conducted outdoors, and outdoor activities related to special functions, are prohibited after 10 p.m. on Sunday through Thursday nights, except evenings before national holidays, and are prohibited after 11 p.m. on Friday or Saturday nights and the evenings before national holidays.

Hours of Operation

According to Section 16.50.180 – Home Occupation:

Home occupations which create noise not usual to a residential district or which involve the use of power tools are prohibited between the hours of 7:00 p.m. and 9:00 a.m.

Production Techniques

According to Section 16.30.030 – AEOD:

Kilns. In those production techniques which use a kiln, the total volume of kiln space shall not exceed twenty-four (24) cubic feet and no individual kiln shall exceed eight (8) cubic feet. Kilns may be located outside. Outside kilns shall be set back from the lot line of any abutting property with NT, NS, CRT or CRS zoning by at least 10 feet. A solid fence or wall at least five (5) feet in height is required on sides of the property abutting such districts.

Power Tools. Power tools shall be limited to electrically operated motors of not more than one (1) horse power.

Location of Equipment. The machinery and equipment may be used indoors or outdoors.

Terminating Artist Enclave Overlay District (AEOD)

Procedures for terminating an existing AEOD.

PROCESS:

Step 1: Enable AEOD Option

1. Amend Three (3) Special Area Plans
2. Amend the Land Development Regulations

Section 16.30.030 "Artist Enclave" Overlay District and Special Area Plan Amendments	
City Council - PS&I Committee Meeting	Completed
Planning and Visioning Commission (PVC) • Amend Special Area Plans	Aug. 10, 2010
Development Review Commission (DRC) • Amend LDRs	Sept. 1, 2010
City Council	
1 st Reading and Public Hearing • Amend LDRs • Resolution to Amend Special Area Plans	Sept. 16, 2010
2 nd Reading and Public Hearing • Amend LDRs	Oct. 07, 2010
Pinellas Planning Council (PPC) • Amend Special Area Plans	Oct. 20, 2010
Countywide Planning Authority (CPA) • Amend Special Area Plans	Nov. 16, 2010
	Week 1 Week 2 Week 3 Week 4 Week 5 Week 1 Week 2 Week 3 Week 4 Week 5 Week 1 Week 2 Week 3 Week 4 Week 5 Week 1 Week 2 Week 3 Week 4 Week 5 Week 1 Week 2 Week 3 Week 4 Week 5
	JULY AUGUST SEPT. OCTOBER NOVEMBER

PROCESS:

Step 2: Create AEOD

- 1. Private-Initiated Application to Create an AE Overlay District with Defined Boundaries**

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