

49th Street Redevelopment Plan Update

CITY OF GULFPORT

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I. Amendments to 49th Street Corridor Community Redevelopment Plan

The following, Appendix E, constitutes a new Appendix to the 49th Street Corridor Community Redevelopment Plan and is intended to be adopted and incorporated in its entirety.

APPENDIX E

49TH STREET CORRIDOR COMMUNITY REDEVELOPMENT PLAN LAND USE PLAN

Purpose

Chapter 163.362 Florida Statutes requires that a Community Redevelopment District provide for limitations on the types, size, height, number and proposed use of buildings. The proposed Community Redevelopment District shall reflect the following general objectives of this document.

- Eliminate unsightly activities and uses.
- Better control outdoor sales and display.
- Attract working professionals and home-based businesses.
- Promote mixed uses as part of Live-Work and Mixed-Use arrangements.
- Provide added flexibility for property owners with regard to the types of permitted uses.
- Preserve and enhance residential neighborhoods and the overall residential character of the area.

The 49th Street Corridor Community Redevelopment Plan map and supporting Overlay District map shall serve as the guidelines for the CRA, Planning and Zoning Board and City Council in the review and approval process for all new or rehabilitative development within the 49th Street Corridor Community Redevelopment Plan area. Additionally, all new or rehabilitative development shall also conform to requirement of current applicable State statutes and local ordinances and codes, as amended from time to time.

Land Use Category

The Future Land Use Plan (FLUP) category within the 49th Street Corridor Community Redevelopment Plan shall be the Community Redevelopment District (CRD) classification as provided within the Future Land Use Element of the City's Comprehensive Plan.

Zoning District

The underlying zoning districts will remain the same while three overlay districts are proposed which will allow limited mixed use development as set forth in the applicable overlay district area as outlined on the Overlay District Map.

Site development parameters, types of uses, density and intensity of use shall be governed by the 49th Redevelopment Master Overlay District (49thOD) and the subset of three Overlay Districts:



Commercial/Mixed Use Overlay District (CMUOD), Live-Work Overlay District (LWOD) and the Tangerine Parkway Overlay District (TPOD) within the City’s Land Development Regulations. Properties within the Institutional (I), Public (P) and Open Space (OS) zoning districts in the 49th Street Corridor Community Redevelopment Plan map shall retain and maintain their respective development parameters as set forth in the Land Development Regulations for the Institutional (I), Public (P) and Open Space (OS) districts.

Table 1

Zoning	Overlay District
Commercial General (CG), Retail Commercial (CL-2)	Commercial/Mixed Use Overlay District (CMUOD)
Single-Family Residential (R-1), One/Two-Family Residential (R-2), Multiple-Family Residential (R-3)	Live-Work Overlay District (LWOD)
One/Two-Family Residential (R-2), Multiple-Family Residential (R-3)	Tangerine Parkway Overlay District (TPOD)

Generally, the 49thOD is intended to be consistent with the Community Redevelopment District (CRD) land use category of the Gulfport Comprehensive Plan. The district is intended to encourage and promote the revitalization of the 49th Street Corridor Community Redevelopment Plan area and to maintain the unique characteristics of the area. This is to be achieved by allowing a wide variety of mixed uses, preserving existing residential neighborhoods and establishing development regulations which will promote reinvestment in the district.

The CMUOD is intended to allow for a mix of more intensive non-residential and mixed-use uses consistent with the commercial character of the area, the street configuration and design, as well as its operational characteristics.

The TPOD district is intended to allow for a mix of residential and non-residential uses consistent with the residential character of the area, the street configuration and design, as well as its operational characteristics. This is to be achieved by allowing a variety of mixed use/live-work arrangements, preserving the existing residential scale of the neighborhood and establishing development regulations which will promote reinvestment in the district.

The LWOD district is intended to allow for a mix of residential and live-work uses consistent with the residential character of the area, the street configuration and design, as well as its operational characteristics.

Table 2 below shows the Existing Zoning Districts as they relate to the three Overlay Districts, existing permitted uses and uses encouraged to be established through this Plan.



Table 2

Land Use/Zoning	Permitted Existing Uses	Encouraged Uses
Commercial Mixed Use Overlay District (CMUOD)		
CG (CG, CL-2)	Outdoor Storage, Warehouse, Vehicle Storage/Repair	Creative Industries, Mixed-Uses
Live Work Overlay District (LWOD)		
RU (R-1, R-2, R-3)	Single-family, Duplex	Live Work Uses (with onsite primary operator residence)
Tangerine Parkway Overlay District (TPOD)		
RU (R-2, R-3)	Single-family, Multi-family	Live Work Uses (as stand alone business or with onsite primary operator residence)

Density and Intensity of Use

Generally, the density and intensity of use for parcels within the 49thOD are the same as the underlying zoning district with the exception of mixed use projects within the CMUOD (see below).

The following table illustrates the density and intensity of use for parcels within the three overlay districts.

Table 3

Zoning District	Density				FAR		ISR	
	Residential (du/ac)			Temporary Lodging (units/ac)	Residential Equivalent (beds/ac)	Stand.		Max.(1)
	Stand.	Min.(2)	Max.(1)					
Commercial/Mixed Use Overlay District (CMUOD)								
CG	24	7	24	40	48	0.55	0.75 (2)	0.90
CL-2						0.45		0.85
Live Work Overlay District (LWOD)								
R-1	7.5			22.5	22.5	0.40	---	0.65
R-2								
R-3	10			30	30	0.50	---	0.75
Tangerine Parkway Overlay District (TPOD)								
R-2	7.5			22.5	22.5	0.40	---	0.65
R-3	10			30	30	0.50	---	0.75

(1) As part of a Mixed use development only per the Special Criteria for Mixed Use development Section 22-5.16.

(2) For Mixed use developments only. A minimum of 60 percent of the provided floor area must be used for non-residential uses.

CMUOD Density and Intensity of Use - Mixed use developments in the CMUOD may incorporate any permitted use or a combination of such uses with residential uses. Mixed use developments are not limited by typical proportionate share requirements and may utilize all of the permitted development potential with a few limitations as follows:



1. Residential uses are only permitted as part of a Mixed-use development;
2. Residential components of Mixed-use developments shall not occupy more than 40 percent of the permitted gross floor area (0.75) nor less than 30 percent of the maximum permitted density.

Example: a one-acre site will permit a maximum 32,670 square feet of gross floor. Non-residential uses must occupy **at least** 19,602 square feet of that area. A minimum of seven dwelling units up to 24 dwelling units may be located within the remaining 13,068 square feet.

Boundaries

The 49thOD constitutes 131.50 acres and follows the same boundaries as the 49th Street Corridor Plan as follows:

Starting at the intersection of the Pinellas Trail and 49th Street South south to Gulfport Boulevard South; west to 51st Street South; north to 20th Avenue South; west to 55th Street South; north to 18th Avenue South; east to 52nd Street South; north to the Pinellas Trail; east to beginning.

The CMUOD generally includes those parcels directly along 49th Street South within the CG and CL-2 zoning districts and constitutes 50.06 acres. Parcels with frontage along Tangerine Parkway and within the CG and CL-2 zoning districts are also within this overlay district.

The TPOD consists of those properties with frontage directly along Tangerine Parkway with the exception of those parcels within the CG zoning district and constitutes 10.90 acres.

The LWOD consists of the remaining parcels with the exception of those parcels within the Institutional (I), Public (P) and Open Space (OS) districts and constitutes 70.54 acres

Impact Analysis

The explicit intent of the 49th Street Corridor Community Redevelopment Plan is to preserve the existing character of the residential neighborhoods and encourage the transition of industrial uses (outdoor storage, warehouse, vehicle storage/repair, etc.) to mixed-use, commercial and office uses compatible with residential components. Residential development in the Commercial General (CG) and Commercial Retail (CL-2) will not be permitted as a standalone use and must be part of a mixed-use development.

The area is virtually built out with only 5.78 acres (4.40 percent) of vacant land available. Of this area 4.3 acres (3.27 percent) is within the Commercial/Mixed Use Overlay District (CMUOD) and 1.48 acres (1.13 percent) are within the Live-Work Overlay District (LWOD). No vacant parcels are located within the Tangerine Parkway Overlay District (TOPD). In addition, the intensity of use for parcels within the Plan area is not increased beyond what is permitted by the Countywide Land Use Rules with the exception of parcels within the Commercial General (CG) and Commercial Retail (CL-2) zoning districts. The utility demand created by the increase in intensity of use for those properties within the Commercial General (CG) and Commercial Retail (CL-2) zoning districts can be absorbed by existing excess utility capacities. The plan, instead, focuses primarily on providing a regulatory climate which will spur and encourage rehabilitative development by the private sector.



The permitted intensity of use for properties within the CMUOD will increase. The existing permitted Floor Area Ratios (FAR) for the Commercial General (CG) and Commercial Retail (CL-2) districts are 0.55 and 0.45, respectively. The existing permitted density, per the Comprehensive Plan, for residential equivalent uses within the Commercial General (CG) and Commercial Retail (CL-2) districts are 18 and 10 dwelling units per acre, respectively. However, the Land Development Code does not permit residential uses at all within the CG or CL-2 zoning districts so the effective permitted density is actually zero. For mixed-use developments in the CMUOD only, the new density will be 24 dwelling units per acre and the new FAR will be 0.75. For non-residential developments the FAR will remain at its existing level of 0.55. Stand alone residential uses will not be permitted.

Mixed-use developments must use at least 60 percent of the provided floor area for non-residential uses. The remainder of the floor area may be used for residential uses up to 24 dwelling units per acre. A minimum of 30 percent of the permitted density must be used. For example, a mixed use development on a one-acre parcel would be entitled to 32,670 square feet of floor area at a 0.75 FAR. A minimum of 19,602 square feet of that floor area must be dedicated towards non-residential uses. The remaining floor area may be used for at least seven dwelling units up to 24 dwelling units.

Three sets of analyses are provided for Wastewater, Potable Water and Solid Waste to provide a more complete, well-rounded examination of the potential impacts to these utilities. The first analysis under each heading utilizes only maximum population in the equation as consistent with the analyses provided in the City's Comprehensive Plan. These analyses simply assume that 1,201 dwelling units will be built on the 50.06 acres within the CMUOD at 24 dwelling units per acre all as part of mixed use development. It is also assumed that there are no dwelling units in this area now. The second analysis under each heading takes into account existing land uses and makes a series of assumptions as follows:

- An existing permitted FAR of 0.55 for all parcels within the CMUOD despite the fact that approximately nine acres are within the CL-2 district with a lower permitted FAR of 0.45.
- Every property is assumed to be currently and completely developed to the maximum FAR of 0.55 with the current existing uses as follows:
 - Retail: 301,327 square feet;
 - Office: 24,945 square feet;
 - Restaurant: 38,580 square feet;
 - Vehicle Sales/Service: 147,657 square feet;
 - Warehouse/Storage: 349,110 square feet;
 - Industrial: 150,043 square feet;
 - Government: 101,680 square feet; and
 - Other: 85,960 square feet.
- Every property will be redeveloped with a mixed use development at the maximum 0.75 FAR.
- Every property will employ a 60/40 split of floor area nonresidential (981,276 square feet) to residential (654,184 square feet).



- Nonresidential floor area will be allotted as 20 percent office (196,255 square feet), 30 percent restaurant (294,383 square feet) and 50 percent retail (490,638 square feet).
- Every property will be developed with a maximum density of 24 dwelling units per acre (1,201 dwelling units).

This second set of analyses then provides the impact between the “current” maximum build out scenario and the proposed mixed use maximum build out scenario. Furthermore, this set of assumptions is used for the traffic analysis.

A third set of analyses takes the density/intensity of use assumptions made in the second set of analyses but uses the Pinellas Planning Council’s standard FAR assumption of a 60 percent build out for both existing and proposed scenarios. For example, while a 0.55 FAR may be permitted the PPC assumes a standard FAR of 0.33. In other words assumed floor areas and densities are reduced by 30 percent.

Wastewater Analysis

Source: Pinellas County Adopted 2008 Comprehensive Plan; Potable Water Supply, Wastewater, and Reuse Element; Potable Wastewater Supply Sub-Element; Table 23; Projected flow and capacity.

Analysis 1: Residential Only

Table 4a

Treatment Site	2010 Projected Flow (MGD)	Capacity (MGD)	2010 Projected Excess Capacity (MGD)	Max. Additional Demand*	
				MGD	% of Excess Capacity
Southwest Treatment Plant	10.26	16	5.74	0.24	4.19%

Analysis 2: All Uses

Table 4b

Treatment Site	2010 Projected Flow (MGD)	Capacity (MGD)	2010 Projected Excess Capacity (MGD)	Max. Additional Demand*	
				MGD	% of Excess Capacity
Southwest Treatment Plant	10.26	16	5.74	0.22	3.88%



Analysis 3: All Uses with 30 percent standard intensity of use reduction

Table 4c

Treatment Site	2010 Projected Flow (MGD)	Capacity (MGD)	2010 Projected Excess Capacity (MGD)	Max. Additional Demand*	
				MGD	% of Excess Capacity
Southwest Treatment Plant	10.26	16	5.74	0.14	2.51%

Potable Water Analysis

Sources: "Evaluation and Appraisal Report", City of St. Petersburg, 2005 and City of Gulfport, Public Services Department, 2005.

Analysis 1: Residential Only

Table 3a

Provider	2010 Projected Average Daily Demand (MGD)	2010 Permitted Average Day Demand (MGD)	2010 Projected Excess (MGD)	Max. Additional Demand*	
				MGD	% of Excess Capacity
Tampa Bay Water	44.9	47.8	2.9	0.30	10.36%

Analysis 2: All Uses

Table 3b

Provider	2010 Projected Average Daily Demand (MGD)	2010 Permitted Average Day Demand (MGD)	2010 Projected Excess (MGD)	Max. Additional Demand*	
				MGD	% of Excess Capacity
Tampa Bay Water	44.9	47.8	2.9	0.25	8.59%

Analysis 3: All Uses with 30 percent standard intensity of use reduction

Table 3c

Provider	2010 Projected Average Daily Demand (MGD)	2010 Permitted Average Day Demand (MGD)	2010 Projected Excess (MGD)	Max. Additional Demand*	
				MGD	% of Excess Capacity
Tampa Bay Water	44.9	47.8	2.9	0.18	6.21%



Solid Waste Analysis

Source: Pinellas County Adopted 2008 Comprehensive Plan; Solid Waste and Resource Recovery Element; Solid Waste Sub-Element; Table 6.

* The Pinellas County Comprehensive Plan's Solid Waste Sub-Element provides (page 2-19) that 80 percent of solid waste was combusted or recycled. Therefore 80 percent of the anticipated tons/year generated was used.

Analysis 1: Residential Only

Table 6a

Provider	Capacity (tons/yr)	2005 Tons Incinerated	Excess Capacity (tons/yr)	Max. Additional Demand*	
				Tons/Yr	% of Excess Capacity
Pinellas County	1,149,750	906,489	243,261	2,436	1.00%

Analysis 2: All Uses

Table 6b

Provider	Capacity (tons/yr)	2005 Tons Incinerated	Excess Capacity (tons/yr)	Max. Additional Demand*	
				Tons/Yr	% of Excess Capacity
Pinellas County	1,149,750	906,489	243,261	3,918	1.61%

Analysis 3: All Uses with 30 percent standard intensity of use reduction

Table 6c

Provider	Capacity (tons/yr)	2005 Tons Incinerated	Excess Capacity (tons/yr)	Max. Additional Demand*	
				Tons/Yr	% of Excess Capacity
Pinellas County	1,149,750	906,489	243,261	1,462	0.60%

Traffic Analysis

A Transportation Impact Analysis was conducted to determine the impact that the CMOUD trips would have on the surrounding roadway network. A Trip Generation Analysis was performed using the equations from the Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition. The Land Use Codes (LUC) for the uses proposed in the CMOUD consisted of LUC 710: General Office, LUC 820: General Commercial and LUC 230: Residential Condominium.

As noted previously, this Traffic Analysis uses the same set of assumptions as that used for the second set of scenarios for the Potable Water, Wastewater and Solid Waste analyses. The total floor area was



split as 20 percent Office, 80 percent Commercial (further split as 30 percent Restaurant and 50 percent Retail) and 1,201 dwelling units. Based upon the trip generation analysis, the total trips expected to be generated by the CMOUD is 3,199 P.M. Peak Hour trips, with 1,531 Inbound trips and 1,668 Outbound trips. The P.M. Peak Hour trip generation is broken down as follows:

- General Office: 299
- General Commercial (restaurant and retail): 2,439
- Residential: 462

The total trips were distributed onto the surrounding roadway network using the following distribution percentages:

- 40 percent on 49th Street S
- 15 percent from the east on 22nd Avenue South
- 15 percent from the west on 22nd Avenue South
- 15 percent from the adjacent local streets west of 49th Street South
- 15 percent from the adjacent local streets east of 49th Street South

These distribution percentages were based upon engineering judgment and the understanding that the majority of the project trips would travel along 49th Street South, since the CMOUD fronts 49th Street South. The remaining 60 percent is projected to utilize Gulfport Boulevard South (22nd Avenue South) (30 percent) and 30 percent to utilize the local roads surrounding the 49th Street Redevelopment District. The projected trip generation was applied to the trip distribution percentages to determine the impact on the surrounding roadway network. Based upon the Pinellas County Metropolitan Planning Organization (MPO) 2008 Annual Level of Service Report, the roadways of Gulfport Boulevard South (22nd Avenue South) from 34th Street South to 58th Street South and 49th Street South from Gulfport Boulevard South (22nd Avenue South) to Central Avenue are monitored. Therefore, a roadway capacity analysis was performed for these adjacent segments. Based upon the roadway capacity analysis, it is anticipated that the available capacity on 22nd Avenue South and 49th Street South will accommodate the additional trips generated by the CMOUD.



Table 7

Roadway	From	To	Road Type	No. of Lanes	LOS Std	LOS Capacity ¹	Existing Peak Hour Volume ²	Existing LOS ²	Excess Roadway Capacity	CMUOD Vol.	Volume to Capacity Ratio (V/C)	Future LOS	CMUOD % of Avail. Capacity
22nd Ave. S.	34th St. S.	58th St. S.	Minor Arterial	4U	D	1,539	1,009	B	530	480	0.97	D	91%
49th St. S.	Gulfport Blvd.	Central Ave.	Minor Arterial	4U	D	1,539	782	C	757	668	0.94	D	88%
Notes:													

1 - LOS Capacity based upon FDOT Q/LOS Generalized Level of Service Tables

2 - Source: Pinellas County Metropolitan Planning Organization 2008 Annual Level of Service Report

Note: All other road within the vicinity of the subject redevelopment area are local roads and no existing AADT data is provided in the 2008 Pinellas County MPO Annual Level of Service Report.



School Impact Analysis

Gulfport is included within a larger geographic unit, Concurrency Service Area (CSA) for purposes of School Concurrency. Development within any CSA is governed by the availability of School Capacity measured with a term called “Seat Balance”. This is calculated by subtracting the District’s total enrolled population from the total number of student stations (seats) available. As there is sufficient unused capacity within a CSA the School District can accommodate additional residential development. The School District uses a formula of 0.32 students yielded per permanent dwelling unit constructed.

The CSA containing the City of Gulfport has a projected “Seat Balance” (available capacity) of 3,219 Elementary Seats, 570 Middle School Seats and 2,821 High School Seats. A representative of the School District has confirmed that the available capacity can absorb the 100 percent build out scenario within the subject area of 1,201 dwelling units without negatively affecting school capacity.

Potential No. Students(1)					Available Seating Capacity (2009)			Percent of Used Capacity (2009)(4)		
Total	Per Grade(3)	Per School Type			K-5	6-8	9-12	K-5	6-8	9-12
		K-5	6-8	9-12						
384	30	177	89	118	3,219	570	2,821	5.51%	15.57%	4.19%

- (1) Based on 1,201 dwellings units and 0.32 students per dwelling unit.
 - (2) Maximum number of dwelling units is based on 1,201 units at 24 dwelling units per acre.
 - (3) Assumes 13 grades (k - 12)
 - (4) Assumes an even split among the 13 grades.
- Source: Pinellas County School District, 2009 (data and methodology)

Analysis Summary

As mentioned the potential utility impacts provided are based generally on the assumption that every parcel within the Commercial General (CG) and Commercial Retail (CL-2) zoning districts (CMUOD) would be developed at or near the maximum permitted level with mixed-use developments although this scenario is highly unlikely. As shown in the tables above, even with this improbable scenario, there will be no negative impacts on the Level of Service (LOS) or service capacities of existing utilities, services, school capacities or surrounding roadways as adequate excess capacities exist.

Due to the fact that the City has adopted a Comprehensive Stormwater Management Plan, which includes various drainage improvements in the CRD, the Redevelopment Plan does not specifically address stormwater drainage. Stormwater management projects within the district will be closely coordinated between City Departments.

While the Plan does not contemplate any relocation of residents will adhere to the requirements of the Housing Element of the Comprehensive Plan with regard to resident relocation as follows:



Objective 5: The City shall ensure that all residents displaced by public development, redevelopment or housing code enforcement are able to relocate to standard, affordable housing.

Policy 5.1: The City of Gulfport shall provide administrative assistance in locating affordable housing to displaced low and moderate income persons through coordination with the Pinellas County Community Development Relocation Program and the Pinellas County and St. Petersburg Housing Authorities.

In addition, the City is committed to following the requirements of F.S. 163.362(7) which requires municipalities to “provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.”

Special Definitions

Creative industry(ies). A set of interlocking industry sectors, and are often cited as being a growing part of the global economy. The creative industries are defined as those which have their origin in individual creativity, skill and talent focusing on creating and exploiting intellectual property products; such as the arts, films, games or fashion designs, or providing business-to-business creative services such as advertising.

Live-Work Use. A combination of residential and nonresidential uses where the principal operator of a business (as included in this list) also maintains a portion of the building as a primary residence.

Mixed Use. A combination of residential and nonresidential uses where the principal operator of a business does not maintain a portion of the building as a primary residence.

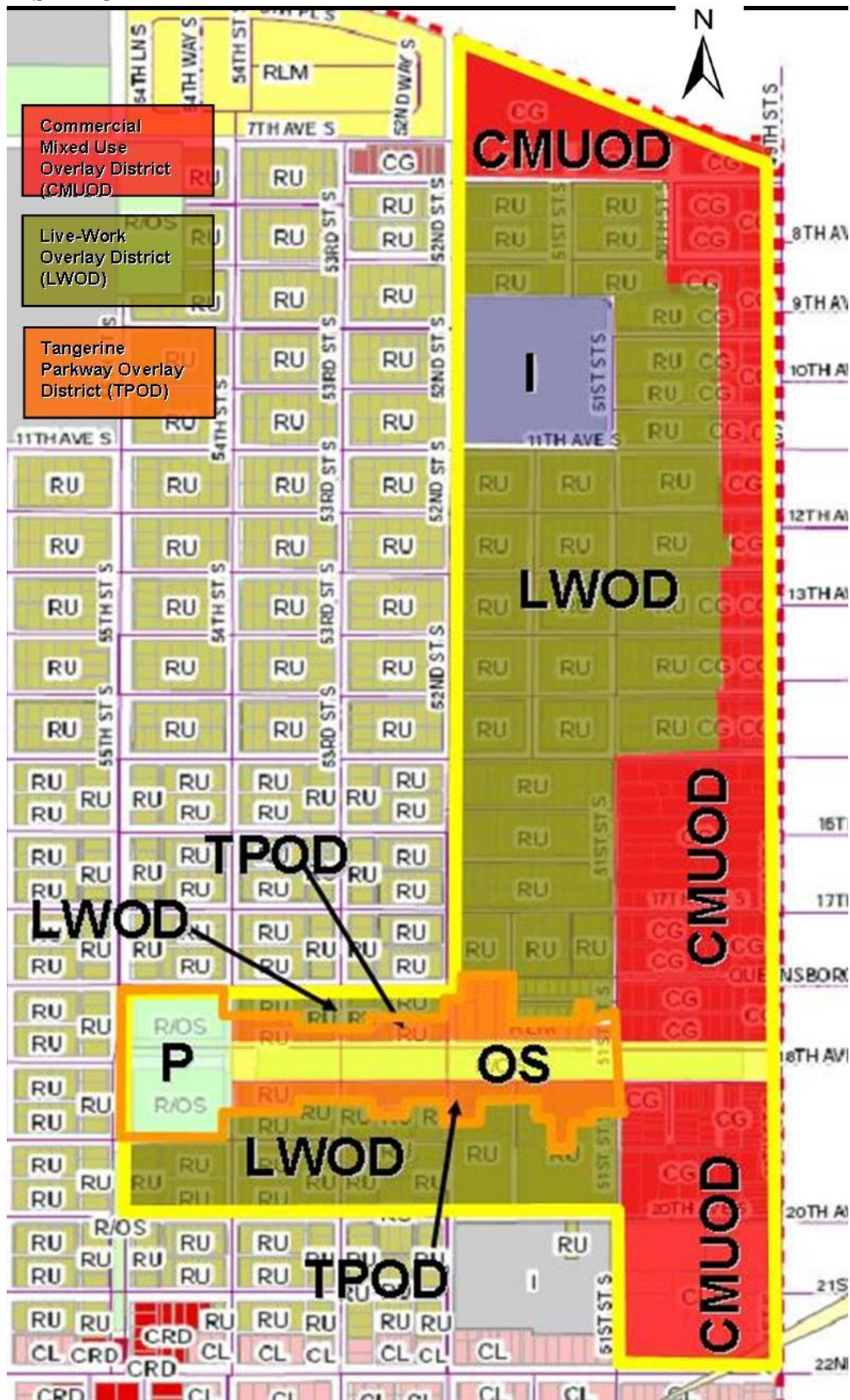


MASTER OVERLAY DISTRICT MAP





OVERLAY DISTRICT MAP



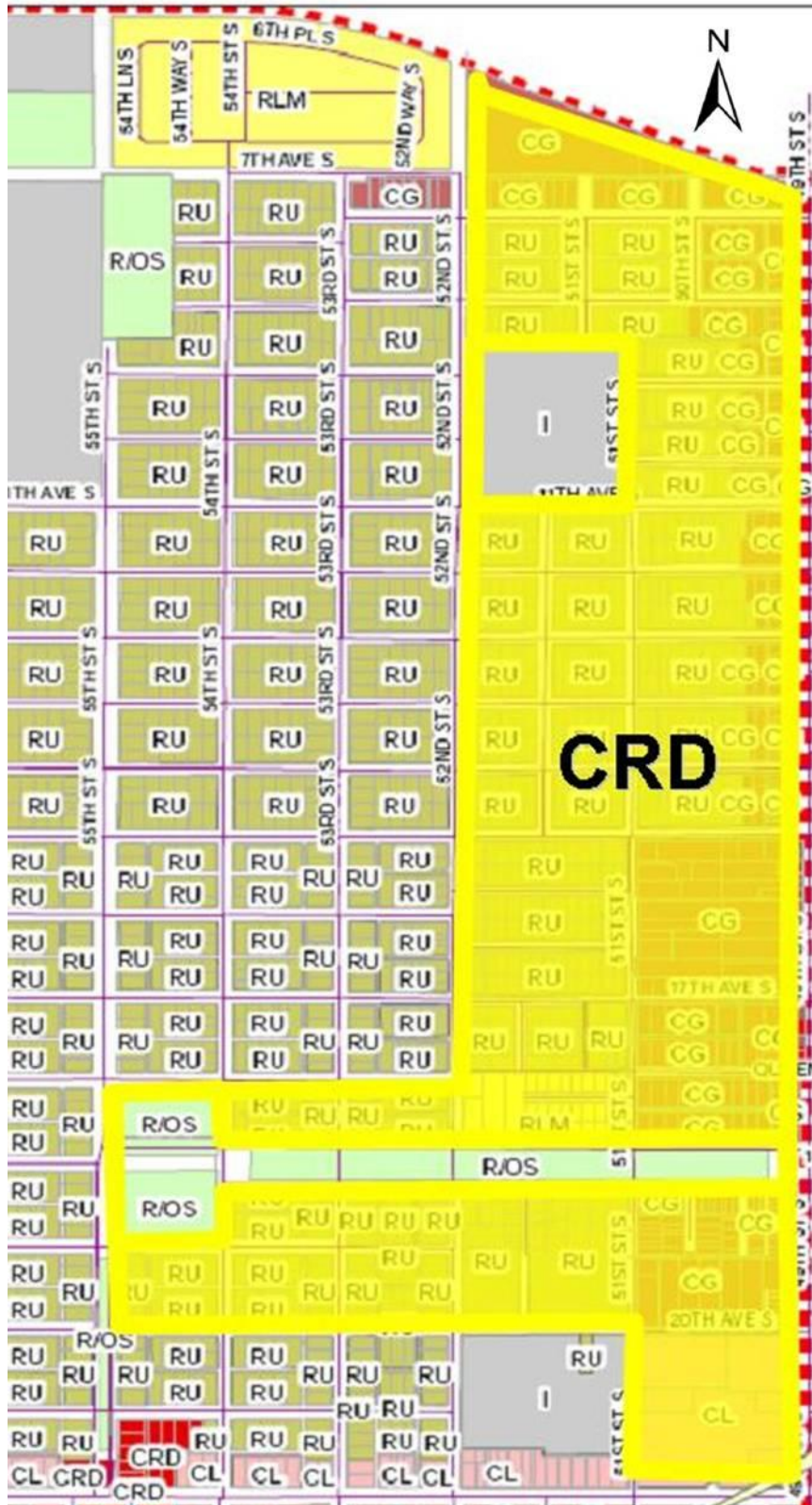
Commercial
Mixed Use
Overlay District
(CMUOD)

Live-Work
Overlay District
(LWOD)

Tangerine
Parkway Overlay
District (TPOD)



FLUP MAP





II. Proposed LDR Amendments

49th Street Redevelopment Master Overlay District

The following draft language is proposed as amendments to Chapter 22 of the City of Gulfport Code of Ordinances entitled Zoning and is intended to illustrate the general overlay concept.

Sec. 22-5.16. 49thOD (49th Street redevelopment master overlay district).

(a) *Purpose.*

The purpose of the 49thOD (49th Street redevelopment master overlay district) is to establish development standards which will enhance redevelopment opportunities within the district and implement the City of Gulfport's adopted Community Redevelopment Plan. The 49thOD is intended to be consistent with the Community Redevelopment District (CRD) land use category of the Gulfport Comprehensive Plan. The district is intended to encourage and promote the revitalization of the 49th Street Corridor Community Redevelopment Plan area and to maintain the unique characteristics of the area. This is to be achieved by allowing a wide variety of mixed uses, preserving existing residential neighborhoods and establishing development regulations which will promote reinvestment in the district.

(b) *Boundary.*

The 49thOD follows the same boundaries as the 49th Street Corridor Community Plan as follows:

Starting at the intersection of the Pinellas Trail and 49th Street South south to Gulfport Boulevard South; west to 51st Street South; north to 20th Avenue South; west to 55th Street South; north to 18th Avenue South; east to 52nd Street South; north to the Pinellas Trail; east to beginning.

(c) *Applicability.*

The 49thOD is comprised of three overlay districts: Commercial/Mixed Use Overlay District (CMUOD), Live-Work Overlay District (LWOD) and the Tangerine Parkway Overlay District (TPOD). The three overlay districts correlate with five existing zoning districts as follows:



Land Use/Zoning	Existing Uses	Encouraged Uses	Available Acreage	Percentage of Total Available Acreage
Commercial/Mixed Use Overlay District (CMOUD)				
CG (CG, CL-2)	Outdoor Storage, Warehouse, Vehicle Storage/Repair, Vacant Land	Creative Industries, Mixed-Uses	4.3	4.40
Live Work Overlay District (LWOD)				
RU (R-1, R-2, R-3)	Single-family, Duplex, No Vacant Land Available	Live Work Uses (with onsite primary operator residence)	1.48	3.27
Tangerine Parkway Overlay District (TPOD)				
RU (R-2, R-3)	Multi-family, No Vacant Land Available	Live Work Uses (as stand alone business or with onsite primary operator residence)	0	0
Total			5.78	7.67

The three overlay districts augment but do not otherwise replace the existing zoning districts. The site development parameters provided herein supersede any other requirements contained elsewhere in this Land Development Code. Where this section is silent regarding any such development parameters the user shall default back to the underlying zoning district. All parcels outside the area provided in this section are not affected by the contents herein. In addition, those parcels within the Public (P), Open Space (OS) and Institutional (I) zoning districts are also excluded from any of the regulations contained herein.

(d) *Permitted principle uses and structures.*

Uses and structures permitted within the 49thOD zoning district and associated density (units per acre), intensity (floor area ratio, impervious surface ratio), and building height standards shall be consistent with the text, illustrations and maps within in the 49th Street Corridor Community Redevelopment Plan. The following shall be permitted uses and development standards applicable to each of the following areas of the 49thOD zoning district:



(1) *Commercial/Mixed Use Overlay District (CMUOD) area.*

a. *Purpose.*

The purpose of the CMUOD is to establish development standards which will enhance redevelopment opportunities within the district and implement the City of Gulfport's adopted 49th Street Corridor Community Redevelopment Plan. The CMUOD is intended to be consistent with the Community Redevelopment District (CRD) land use category of the Gulfport Comprehensive Plan and the adopted 49th Street Corridor Community Redevelopment Area Plan. The district is intended to encourage and promote the revitalization of the 49th Street Corridor Community Redevelopment Area by allowing for a mix of non-residential and mixed-use uses consistent with the commercial character of the area, the street configuration and design, as well as its operational characteristics.

b. *Boundary.*

The CMUOD generally includes those parcels directly along 49th Street South within the CG and CL-2 zoning districts.

c. *Permitted principal uses and structures.*

The following uses and structures are permitted in addition to those uses and structures as otherwise permitted by the underlying zoning districts.

1. Creative Industries (as defined in Section 22-2.02. Specific Terms) ; and
2. Mixed-use (as defined in Section 22-2.02. Specific Terms): All permitted uses as combined with residential uses.

d. *Maximum building coverage.*

1. For non-residential developments within the Commercial General (CG) zoning district refer to the Commercial General (CG) Future Land Use Plan classification within the Comprehensive Plan.
2. For non-residential developments within the Commercial Retail (CL-2) zoning district refer to the Commercial Limited (CL) Future Land Use Plan classification within the Comprehensive Plan.
3. All mixed-use uses, regardless of zoning district, shall not exceed a FAR of 0.75.

e. *Minimum green space requirement:*

1. For parcels within the Commercial General (CG) zoning district refer to the Commercial General (CG) Future Land Use Plan classification within the Comprehensive Plan.
2. For parcels within the Commercial Retail (CL-2) zoning district refer to the Commercial Limited (CL) Future Land Use Plan classification within the Comprehensive Plan.



- f. *Maximum density.*
 - 1. Temporary Lodging: a maximum density of 40.0 units per acre; or
 - 2. Residential: a maximum density of 24.0 dwelling units per acre (as part of a mixed-use development only); or
 - 3. Residential Equivalent of 48.0 beds per acre.

- g. *Off-street parking and service requirements.*

The off-street parking provisions of Article VI of this chapter shall apply in the CMUOD, with the following modifications:

- a. Mixed-use:
 - i. Residential component: 1.5 spaces per dwelling unit;
 - ii. Non-residential component: 70 percent of the otherwise required parking requirement.
 - b. For properties equal to or less than 5,000 square feet in area a maximum of four (4) parking spaces shall be allowed on site.
 - c. Parking shall be in the rear of the building whenever feasible. Alley access shall be utilized if available to the site.
-
- h. *Special Criteria for Mixed Use developments:*
 - a. Residential uses are only permitted as part of a Mixed-use development;
 - b. Mixed use development that has office and retail uses on the first floor and residential uses above shall be encouraged.
 - c. Temporary lodging may not be included as part of a mixed use development.
 - d. Residential components of Mixed-use developments shall not occupy more than 40 percent of the permitted gross floor area (0.75) nor less than 30 percent of the maximum permitted density.

Example: a one-acre site will permit a maximum 32,670 square feet of gross floor. Non-residential uses must occupy **at least** 19,602 square feet of that area. A minimum of seven dwelling units up to 24 dwelling units may be located within the remaining 13,068 square feet.

(2) *Tangerine Parkway Overlay District (TPOD) area.*

- a. *Purpose.*

The purpose of the TPOD (Tangerine Parkway Overlay District) zoning district is to establish development standards which will enhance redevelopment opportunities within the district and implement the City of Gulfport's adopted 49th Street Corridor Community Redevelopment Plan. The TPOD zoning district is designed to be consistent with the Community Redevelopment District (CRD) land use category of the Gulfport Comprehensive Plan and the adopted 49th Street Corridor Community Redevelopment Area Plan. The district is intended to encourage and promote the revitalization of the 49th Street



Corridor Community Redevelopment Area by allowing for a mix of residential and non-residential uses consistent with the residential character of the area, the street configuration and design, as well as its operational characteristics. This is to be achieved by allowing a variety of mixed use/live-work arrangements, preserving the existing residential scale of the neighborhood and establishing development regulations which will promote reinvestment in the district.

b. *Boundary.*

The TPOD consists of those properties with frontage directly along Tangerine Parkway and within the R-2 and R-3 zoning districts.

c. *Permitted principal uses and structures.*

The following uses and structures are permitted in addition to those uses as otherwise permitted by the underlying zoning districts.

1. Live-Work (as defined in Section 22-2.02. Specific Terms): The following uses as combined with a residential use where the principal operator of a business (as included in the list below) also maintains a portion of the building as a primary residence:

- (i) Bed and Breakfast subject to the provisions of Sec. 22-5.16 (j).
- (ii) Professional office other than medical (e.g. law, accountant, architectural, planning, engineering, brokerage services and similar uses which meet the purpose of this district and are approved by the City);
- (iii) Personal or business services such as Beauty/barber shop, Music Studio/Lessons, Photography studio, Tailor/seamstress, Locksmith
- (iv) Low Intensity Retail Sales and Service such as Florist, Art gallery/studio, Antique shops (indoor sales only), Watch, clock, jewelry (sales and service);
- (v) Creative Industries (as defined in Section 22-2.02. Specific Terms); and
- (vi) Uses that are not specifically listed but which meet the purpose of this district and are approved by the City.

d. *Special criteria for Live-Work uses:*

- 1. No more than fifty (50) percent of the gross floor area of any dwelling shall be used for a non-residential use.
- 2. Such occupation shall be conducted wholly within the dwelling or accessory structure;
- 3. Traffic generated by the occupation shall not exceed the Metropolitan Planning Organization traffic generation standard for single-family dwelling use by more than twenty-five (25) percent.
- 4. Any construction or remodeling shall be in keeping with the residential character of the area.
- 5. Structures shall have a residential appearance, e.g. no commercial-style glass exterior doors or outdoor storage of equipment, supplies, or vehicles.
- 6. Delivery/pick-up of goods by trucks with more than four axels or greater than 24 feet in length shall be limited to once per week in order to minimize truck traffic in the area.



7. No more than two pick-ups or deliveries of goods shall occur on weekdays other than those made by the business itself (i.e. delivery of flowers to a customer).
8. Showcase windows are limited to 25 percent of the total façade area facing the street.

e. *Conditional Uses:*

The following uses and structures may be permitted as stand-alone uses as part of a conditional use approval process.

1. Bed and Breakfast subject to the provisions of Sec. 22-5.16 (j).
2. Professional office other than medical (e.g. law, accountant, architectural, planning, engineering, brokerage services and similar uses which meet the purpose of this district and are approved by the City);
3. Personal or business services such as Beauty/barber shop, Music Studio/Lessons, Photography studio, Tailor/seamstress, Locksmith
4. Low Intensity Retail Sales and Service such as Florist, Art gallery/studio, Antique shops (indoor sales only), Watch, clock, jewelry (sales and service);
5. Creative Industries (as defined in Section 22-2.02. Specific Terms); and
6. Uses that are not specifically listed but which meet the purpose of this district and are approved by the City.

f. *Minimum green space requirement:*

1. For parcels within the R-1 and R-2 zoning districts refer to the Residential Urban (RU) Future Land Use Plan classification within the Comprehensive Plan.
2. For parcels within the R-3 zoning district refer to the Residential Low Medium (RLM) Future Land Use Plan classification within the Comprehensive Plan.

g. *Maximum building coverage:*

1. For parcels within the R-1 and R-2 zoning districts:
 - i. Maximum building coverage for residential use is forty (40) percent.
 - ii. Nonresidential use shall not exceed a floor area ratio (FAR) as provided within the Residential Urban (RU) Future Land Use Plan classification within the comprehensive plan.
2. For parcels within the R-3 zoning district
 - i. Single-family and duplex dwelling(s) shall not exceed a maximum building coverage of forty (40) percent.
 - ii. Multiple-family dwelling(s) shall not exceed a maximum building coverage of thirty (30) percent.
 - iii. Nonresidential use shall not exceed a floor area ratio (FAR) as provided in the Residential Low Medium (RLM) Future Land Plan Classification in the comprehensive plan

h. *Maximum density.*

1. For parcels within the R-1 and R-2 zoning districts refer to the Residential Urban (RU) Future Land Use Plan classification within the Comprehensive Plan.



2. For parcels within the R-3 zoning district refer to the Residential Low Medium (RLM) Future Land Use Plan classification within the Comprehensive Plan.
3. Temporary Lodging: three units per permitted per each excess dwelling unit.

Example a 20,000 square foot lot within the R-2 zoning district allows up to three dwelling units at 7.5 dwelling units per acre. With one dwelling unit allotted for the property owner two excess dwelling units or six overnight accommodation units would remain.

i. *Site plan review.*

All permitted and conditional uses shall be subject to the provisions of Article VII of this chapter.

j. *Off-street parking and service requirements.*

The off-street parking provisions of Article VI of this chapter shall apply in the TPOD, with the following exemptions/modifications:

- i. Live-Work: Two (2) spaces per dwelling unit;

(3) *Live-Work Overlay District (LWOD) area.*

a. *Purpose.*

The purpose of the LWOD is to establish development standards which will enhance redevelopment opportunities within the district and implement the City of Gulfport's adopted 49th Street Corridor Community Redevelopment Plan. The LWOD is intended to be consistent with the Community Redevelopment District (CRD) land use category of the Gulfport Comprehensive Plan and the adopted 49th Street Corridor Community Redevelopment Area Plan. The district is intended to encourage and promote the revitalization of the 49th Street Corridor Community Redevelopment Area by allowing for a mix of residential and live-work uses consistent with the residential character of the area, the street configuration and design, as well as its operational characteristics.

b. *Boundary.*

The LWOD contains all parcels within the R-1, R-2 and R-3 zoning districts with the exception of those parcels within the TPOD.

c. *Permitted principal uses and structures.*

The following uses and structures are permitted in addition to those uses as otherwise permitted by the underlying zoning districts.

1. Live-Work (as defined in Section 22-2.02. Specific Terms): The following uses as combined with a residential use where the principal operator of a business (as included in this list) also maintains a portion of the building as a primary residence:



- (i) Professional office other than medical (e.g. law, accountant, architectural, planning, engineering, brokerage services and similar uses which meet the purpose of this district and are approved by the City);
 - (ii) Personal or business services such as Beauty/barber shop, Music Studio/Lessons, Photography studio, Tailor/seamstress, Locksmith
 - (iii) Creative Industries (as defined in Section 22-2.02. Specific Terms); and
 - (iv) Uses that are not specifically listed but which meet the purpose of this district and are approved by the City.
- d. *Special criteria for Live-Work uses:*
- 1. No more than thirty (30) percent of the gross floor area of any dwelling shall be used for a non-residential use.
 - 2. Such occupation shall be conducted wholly within the dwelling or accessory structure;
 - 3. Traffic generated by the occupation shall not exceed the metropolitan planning organization traffic generation standard for single-family dwelling use by more than twenty (20) percent.
 - 4. Any construction or remodeling shall be in keeping with the residential character of the area.
 - 5. Structures shall have a residential appearance, e.g. no commercial-style glass exterior doors or outdoor storage of equipment, supplies, or vehicles.
 - 6. Delivery/pick-up of goods by trucks with more than four axels or greater than 24 feet in length shall be limited to once per week in order to minimize truck traffic in the area.
 - 7. No more than two pick-ups or deliveries of goods shall occur on weekdays other than those made by the business itself (i.e. delivery of flowers to a customer).
 - 8. No display of goods, sales or outside storage of equipment or materials used in the occupation shall be permitted;
 - 9. No person shall be employed on the premises other than members of the family residing thereon.
 - 10. Any construction or remodeling shall be in keeping with the residential character of the area. Structures shall have a residential appearance, e.g. no glass exterior doors or outdoor storage of equipment, supplies, or vehicles.
 - 11. Delivery of, or pick-up of goods by trucks will be low volume in order to minimize truck traffic in the area.
 - 12. No pick-up or delivery of goods shall occur on the weekends.
 - 13. No more than two pick-ups or deliveries of goods shall occur on weekdays.
 - 14. Showcase windows are prohibited.
- e. *Minimum green space requirement:*
- 1. For parcels within the R-1 and R-2 zoning districts refer to the Residential Urban (RU) Future Land Use Plan classification within the Comprehensive Plan.
 - 2. For parcels within the R-3 zoning district refer to the Residential Low Medium (RLM) Future Land Use Plan classification within the Comprehensive Plan.



f. *Maximum building coverage:*

1. For parcels within the R-1 zoning district
 - i. Maximum building coverage for residential use is forty (40) percent.
 - ii. Nonresidential use shall not exceed a floor area ratio (FAR) as provided within the Residential Urban (RU) Future Land Use Plan classification within the comprehensive plan.
2. For parcels within the R-2 zoning district
 - i. Maximum building coverage for residential use is forty (40) percent.
 - ii. Nonresidential use shall not exceed a floor area ratio (FAR) as provided within the Residential Urban (RU) Future Land Use Plan classification within the comprehensive plan.
3. For parcels within the R-3 zoning district
 - i. Single-family and duplex dwelling(s) shall not exceed a maximum building coverage of forty (40) percent.
 - ii. Multiple-family dwelling(s) shall not exceed a maximum building coverage of thirty (30) percent.
 - iii. Nonresidential use shall not exceed a floor area ratio (FAR) as provided in the Residential Low Medium (RLM) Future Land Plan Classification in the comprehensive plan.

g. *Maximum density:*

1. For parcels within the R-1 and R-2 zoning districts refer to the Residential Urban (RU) Future Land Use Plan classification within the Comprehensive Plan.
2. For parcels within the R-3 zoning district refer to the Residential Low Medium (RLM) Future Land Use Plan classification within the Comprehensive Plan.

h. *Off-street parking and service requirements.*

The off-street parking provisions of Article VI of this chapter shall apply in the LWOD, with the following exemptions/modifications:

1. Off-street - A maximum of four (4) parking spaces shall be allowed on site. Parking shall be in the rear of the building whenever feasible. Alley access shall be utilized if available to the site. On-site parking shall be a pervious material such as mulch, shell or turf-block or a combination thereof. An existing driveway may be used for parking provided that no more than 20 percent new, impervious material (of the existing driveway) is constructed except for handicap parking and access thereto.

(e) *Existing Nonconformities:*

Existing nonconforming uses may remain and be repaired/maintained as necessary but may not be expanded or improved at any given time to an extent equal to or greater than 50 percent of the current assessed value of the principle structure per the Pinellas County Property Appraiser's office or per a certified appraisal. Nonconforming buildings and uses which are damaged or destroyed to an extent greater than 50 percent of the last assessed value of the building per the Pinellas County



Property Appraiser's office may not be reestablished. Existing Single- and Multi-family dwellings are encouraged to be converted into non-residential, mixed-use or live-work uses.

(f) *Public hearings.*

Whenever a public hearing is required by the provisions of this section the same shall be conducted by the Community Redevelopment Agency as set forth herein and notice of said hearing shall be provided in accordance with this chapter.

(g) *Site plan and conditional use review.*

Within the 49th Street redevelopment master overlay district, any change in lot, building or structure shall be subject to site plan review and approval by the Community Redevelopment Agency. Procedures and requirements for site plan review and approval shall be as set forth in Article VII of this chapter, except that review and approval by the city council shall not be required. A public hearing shall be conducted by the Community Redevelopment Agency as provided herein. No site plan approval shall be required where the use of the subject property is single-family or duplex dwelling, both prior to and after any requested change in lot or structure. Conditional use review shall be conducted by the planning and zoning board and the Community Redevelopment Agency by public hearing as provided herein, and shall also be subject to the review and approval requirements provided in Article VIII and all other applicable provisions of this chapter.

(h) *Outdoor sales or displays.*

There shall be no outdoor sales or displays, or outdoor commercial recreation/entertainment in the 49thOD, unless a special permit for the same has been approved by the Community Redevelopment Agency. A special permit may be approved by the Community Redevelopment Agency after conducting a public hearing as provided herein. The special permit shall be granted only upon a finding that the proposed use is compatible with surrounding uses and does not create any adverse effect on any surrounding property. The permit may be approved with conditions found necessary by the Community Redevelopment Agency. The permit issued hereunder shall be valid for any period deemed appropriate by the Community Redevelopment Agency. Nothing contained herein shall be construed to create any right in any property owner for the issuance or renewal of any special permit provided hereby. No notice and public hearing shall be required for special events organized or sponsored by the City of Gulfport. No special permit shall be required for artists working in public, so long as no product or service is offered or displayed for sale.

(i) *Special criteria for bed and breakfast.*

The following criteria shall apply to all bed and breakfast establishments within the 49thOD:

- (1) Guest rooms may share toilet and bathing facilities, however, in no instance shall the owner and guests have shared bathrooms.
- (2) The minimum Gross Floor Area (GFA) shall be 1,200 square feet for the first room with an additional 750 square feet GFA for each additional room.



(j) *Lighting.*

- (1) Lighting and light fixtures shall be part of an overall design plan and their design and placement appropriate to the building to which they will serve.
- (2) Light fixtures shall be designed to respect, enhance and contribute to the architectural style, detailing and elements of a building with regard to color, material, size, scale and shape.
- (3) Lighting shall illuminate without glare.
- (4) Light fixtures shall be cut-off lights where direct illumination is cut-off above 40 degrees below horizontal.
- (5) All outdoor light fixtures shall be located so that objects or land which are located beyond the boundaries of the parcel of land are not illuminated to an extent of producing more than a diffuse shadow.
- (6) Electrical wiring to all site lighting provided shall be underground.
- (7) Exterior lighting on properties within the LWOD and TPOD shall be residential in scope, scale and design.

(k) *Signs.*

All signs within the 49thOD shall be regulated as set forth in Article XVII of this chapter and in accordance with the following:

- (1) The sign application shall include a scaled, rendered graphic representation of the proposed sign, including all colors and materials and copy to be located thereon;
- (2) Any redevelopment district entry signs shall be exempt from regulations set forth in Article XVII of this chapter;
- (3) The limitations provided in the following table shall supersede any restrictions provided in Article XVII of this chapter to the contrary, as to the height, area or projection of signs within the 49thOD:

Overlay District	Freestanding Sign Max. Ht./No.	Maximum Area (sq.ft.)		
		Freestanding Sign	Wall Sign*	Projecting Sign*
CMUOD	15 ft./1	As provided in Article XVII		
LWOD	Not permitted	Not permitted	6	6
TPOD	Not permitted	Not permitted	8	6

* A business may have either one Wall Sign or one Projecting Sign.

- (4) Signs within the TPOD shall only be lighted between the hours of 8:00 a.m. and 9:00 p.m.
- (5) Signs within the LWOD area shall not be lighted.
- (6) Projecting signs count as an attached sign. They shall be installed with a minimum eight-foot clearance from the bottom of the sign to grade or the sidewalk. The sign face of double-faced projecting signs is calculated by measuring one (1) face of the sign only.
- (7) Buildings on corner lots within the CMUOD may have one attached sign per each building façade facing a street however, no attached sign shall exceed the maximum area otherwise permitted per façade.



- (8) The shape, size and area of attached signs shall be proportional to the space to which they are attached.
- (9) Sign application shall include a scaled, rendered graphic representation of the proposed sign, including all colors and materials and copy to be located thereon.
- (10) Signs shall be harmonious with the surrounding properties and maintain the integrity of the neighborhood and be designed as part of an overall theme that respect, enhance and contribute to the architectural style, detailing and elements of a building.
- (11) Signs shall not be in violation of the provisions of article XVII of this Code, pertaining to signs.
- (12) The following are prohibited:
 - a. Box/cabinet style signs.
 - b. Signs utilizing LED or any other electronic changeable copy.
 - c. Signs painted directly on the façade of a building unless documented by physical/historical, documentary and/or pictorial evidence.
 - d. Attached signs that cover windows or other architectural features.
 - e. Projecting signs higher than the top of second story windows.
 - f. More than one hanging or projecting sign per business.
 - g. Awning signs which are affixed to the awning material by adhesive-backed letters or other non-permanent methods.
 - h. Window signs which are affixed by tape or other non-permanent methods.
 - i. Changeable copy area greater than 25 percent of the sign area.



Amendments to Sec. 22-2.02. Specific terms

Component. a constituent part; element; a portion constituting a part of a whole.

Creative industry(ies). A set of interlocking industry sectors, and are often cited as being a growing part of the global economy. The creative industries are defined as those which have their origin in individual creativity, skill and talent focusing on creating and exploiting intellectual property products; such as the arts, films, games or fashion designs, or providing business-to-business creative services such as advertising.

Live-Work Use. A combination of residential and nonresidential uses where the principal operator of a business (as included in this list) also maintains a portion of the building as a primary residence.

Mixed Use. A combination of residential and nonresidential uses where the principal operator of a business does not maintain a portion of the building as a primary residence.



III. Policies

New 49th Street Corridor Community Redevelopment Plan Policies Supporting a Land Use Change to the Community Redevelopment District (CRD)

- Policy 1: The City shall encourage the development and redevelopment of targeted properties within the Community Redevelopment District with mixed use projects and an emphasis on the provision of space geared towards local, independent businesses.
- Policy 2: As an ongoing objective, the City shall increase and broaden its economic base without affecting the basic residential character of the City with particular emphasis placed on the use of community redevelopment districts or mixed use future land use plan classifications.
- Policy 3: Redevelopment and new construction within the District shall be compatible with and contribute to pedestrian vitality and human scale.
- Policy 4: Mixed-use development that has office and retail uses on the first floor and residential uses above are encouraged and, when created, shall provide a minimum of 60 percent of the gross floor area for non-residential uses.
- Policy 5: New construction and renovations of existing single-family buildings in the Tangerine Parkway and Live-Work Overlay Districts shall maintain the character of the neighborhood with regard to building scale and style.
- Policy 6: Office and commercial uses that serve the general needs of the neighborhood are encouraged.
- Policy 7: The residential base including rental properties should be stabilized by providing for an improved mix of affordable and market-rate housing options including infill developments, rehabilitations, homeownership and rental housing choices.
- Policy 8: Encourage the adaptive re-use of underutilized buildings in the event redevelopment is not feasible.



IV. Countywide Plan Requirements

4.2.7.5 Special Area Plans.

4.2.7.5.1 Special Area Plans Required. A proposed amendment of the Countywide Plan Map to Residential Very High, Activity Center, Community Redevelopment District, Central Business District, or the Planned Redevelopment categories of Residential, Mixed Use, Commercial, or Industrial shall require a special area plan. Such special area plan shall be approved by official action of the legislative body of the local government in support of the proposed category, in a form sufficient to ensure compliance with the special area plan. The special area plan shall include, at a minimum, information addressing the following:

A. Plan Issues and Objectives

1. Existing land use and related characteristics of the area;

Table 1

Parcel Type	Total Acres		Parcel Count	
Residential	71.71	54.53%	516	79.38%
Commercial	15.19	11.55%	49	7.54%
Industrial	14.74	11.21%	34	5.23%
Institutional	14.40	10.95%	15	2.31%
Unknown	9.69	7.37%	10	1.54%
Vacant Industrial Land	0.61	0.46%	2	0.31%
Vacant Commercial	3.69	2.81%	14	2.15%
Vacant Residential - lot & acreage less than 5 acres	1.48	1.13%	10	1.54%
Total	131.50		650	

The redevelopment district is characterized by blighted conditions such as deteriorating structures, poor site development of commercial properties, inadequate numbers of sidewalks and roadway curbing, crime, dumping of trash, poor maintenance of residential and commercial properties and lack of vegetative landscaping.

2. **Issues to be addressed by the plan;**

- a. Eliminate unsightly storage of cars / boats and general eyesores within businesses.
- b. Address the issue of outdoor repair of vehicles at places of business.
- c. Better control all instances of outside sales and displays.
- d. Address the issue of businesses operating out of storage facilities, and the safety concerns created.
- e. Attract young professionals such as doctors, lawyers, etc. to the Tangerine Greenway area.
- f. Encourage Mixed-Use and Live-Work development and redevelopment.

3. **Plan objectives in relationship to the local government comprehensive plan and [Pinellas by Design](#)**



The following existing and proposed Goals, Objectives and Policies of the City's Comprehensive Plan support the proposed amendments to the 49th Street Corridor Community Redevelopment Plan, the Comprehensive Plan and the Land Development Code.

Existing GOPs of the Comprehensive Plan

Economic Development and Area Redevelopment Element

Policy 5.4: The city shall designate districts or areas in the following locales to explore the feasibilities of economic development or redevelopment. Such areas can be established as target areas or community redevelopment districts pursuant to Chapter 163, Part III, F.S.:

- a. 49th Street South Corridor. This area should be bordered by the city border to the north, 49th Street South to the east, Gulfport Boulevard South to the south, and 55th Street South to the west. Research/development, light intensity manufacturing/assembly, commercial land uses, and neighborhood improvement plans will be encouraged in this area.

Proposed EAR-based Amendments to the Comprehensive Plan

Future Land Use Element

Objective 2: As an ongoing objective, the City shall increase and broaden its economic base without affecting the basic residential character of the City with particular emphasis placed on the use of community redevelopment districts or mixed use future land use plan classifications.

Policy 2.8: The City shall investigate the creation of amendments to the [Land Development Code](#) to allow greater flexibility for the provision of mixed use development which would facilitate a live-work community and other creative industries.

Economic Development and Area Redevelopment Element

Policy 5.10: The City shall encourage the development and redevelopment of targeted properties within the Community Redevelopment District with mixed use projects and an emphasis on the provision of space geared towards local, independent businesses.

Policy 6.6: By 2010, explore the possible revision of the Land Development Regulations to permit mixed-use structures that accommodate living and working conditions for artists within the City's CRAs.



The following items from *Pinellas by Design* support the proposed amendments to the 49th Street Corridor Community Redevelopment Plan, the Comprehensive Plan and the Land Development Code.

Pinellas by Design

Chapter 7: Strategies and Implementation

Introduction

- Effective redevelopment planning will build upon the existing development pattern, preserving the character of established neighborhoods while channeling growth into appropriate centers, corridors, and districts.
- In order to accommodate the growth needed to sustain the local economy without compromising our high quality of life, it will be necessary to create more urban land use patterns in appropriate areas.
- Land development regulations created decades ago for greenfield conditions must be revised to adapt to a redevelopment environment.

Economic/Jobs Goal

- Identify standards and regulations that may have the potential to reduce redevelopment cost differentials as well as those which add to the differentials.
- Amend or delete local codes, procedures, and processes that add to redevelopment cost differentials.

Real Estate

- Placing housing in or near employment results in more efficient use of the Transportation network and other infrastructure.

Regulatory Tools and Urban Design

- Without the proper planning, redevelopment will occur in an ad hoc, random fashion, which may not fulfill the vision or desires of a community.
- Preserve and protect, through neighborhood preservation plans and other proactive measures, existing neighborhoods in order to maintain their general character.
- Develop special area plans that incorporate desired redevelopment land use patterns and design characteristics.
- Identify specific areas that are underutilized or are underperforming, and formulate special area plans to direct and facilitate the redevelopment process.
- Promote development patterns that are compact, mixed use, walkable, and employ appropriate design principles and techniques.
- Establish redevelopment strategies to create urban redevelopment patterns that are appropriate for each community.
- Promote compact, mixed-use redevelopment land use patterns that include residential development as a component.
- Encourage and support the creation of mixed-use developments as part of the future countywide land use pattern.



- Establish specific criteria and location incentives needed to establish mixed-use centers.
- Replace suburban parking standards with those more suitable for urban redevelopment/infill.
- Allow reduced parking thresholds in appropriate locations where transit availability makes such reduction feasible.
- Amend land development regulations to streamline or delete procedures that are lengthy, unpredictable, or lack definitive guidelines and do not contribute to the proper climate for redevelopment.
- Use land development regulations and other measures to promote a variety of housing types and effective mixing of uses, to meet the needs of households with a broad range of incomes.
- Establish standards that allow the creation of true mixed-use projects that include a residential component.
- Revise land development regulations to allow a variety of residential densities within mixed-use developments.

B. Plan Composition

1. Permitted uses and any differentiation by location;

The plan area currently contains five Future Land Use Plan Classifications (CG, CL, RLM, RU and R/OS) and eight zoning districts (CG, CL-2, I, R-1, R-2, R-3, P and OS). The proposal will consolidate the entire area under the CRD FLUP classification and one new master Overlay District, the 49th Redevelopment District (49thOD) and three sub-overlay districts as follows:

- Commercial/Mixed Use Overlay District (CMUOD);
- Tangerine Parkway Overlay District(TOPD);
- Live-Work Overlay District (LWOD).

Site development parameters, types of uses, density and intensity of use shall be governed by the 49th Redevelopment Master Overlay District (49thOD) and the subset of three Overlay Districts: Commercial/Mixed Use Overlay District (CMUOD), Live-Work Overlay District (LWOD) and the Tangerine Parkway Overlay District (TPOD) within the City's Land Development Regulations. Properties within the Institutional (I), Public (P) and Open Space (OS) zoning districts shall retain and maintain their respective development parameters as set forth in the Land Development Regulations for the Institutional (I), Public (P) and Open Space (OS) zoning districts. Those properties within the Single-Family Residential (R-1), One/Two-Family Residential (R-2), Multiple-Family Residential (R-3), Commercial General (CG) and Commercial Retail (CL-2) zoning districts shall remain in place and are augmented by the Commercial/Mixed Use, Live-Work and Tangerine Parkway Overlay Districts as provided in the 49thOD district.

The purpose of the CMUOD is to establish development standards which will enhance redevelopment opportunities within the district and implement the City of Gulfport's adopted 49th Street Corridor Community Redevelopment Plan. The CMUOD is intended to be consistent with the Community Redevelopment District (CRD) land use category of the Gulfport Comprehensive Plan and the adopted 49th Street Corridor Community Redevelopment Area Plan. The district is intended to encourage and promote the revitalization of the 49th Street Corridor Community Redevelopment Area by allowing for a mix of non-residential and mixed-



use uses consistent with the commercial character of the area, the street configuration and design, as well as its operational characteristics.

The purpose of the TPOD (Tangerine Parkway Overlay District) zoning district is to establish development standards which will enhance redevelopment opportunities within the district and implement the City of Gulfport's adopted 49th Street Corridor Community Redevelopment Plan. The TPOD zoning district is designed to be consistent with the Community Redevelopment District (CRD) land use category of the Gulfport Comprehensive Plan and the adopted 49th Street Corridor Community Redevelopment Area Plan. The district is intended to encourage and promote the revitalization of the 49th Street Corridor Community Redevelopment Area by allowing for a mix of residential and non-residential uses consistent with the residential character of the area, the street configuration and design, as well as its operational characteristics. This is to be achieved by allowing a variety of mixed use/live-work arrangements, preserving the existing residential scale of the neighborhood and establishing development regulations which will promote reinvestment in the district.

The purpose of the LWOD is to establish development standards which will enhance redevelopment opportunities within the district and implement the City of Gulfport's adopted 49th Street Corridor Community Redevelopment Plan. The LWOD is intended to be consistent with the Community Redevelopment District (CRD) land use category of the Gulfport Comprehensive Plan and the adopted 49th Street Corridor Community Redevelopment Area Plan. The district is intended to encourage and promote the revitalization of the 49th Street Corridor Community Redevelopment Area by allowing for a mix of residential and live-work uses consistent with the residential character of the area, the street configuration and design, as well as its operational characteristics.

See attached LDR amendments and Future Land Use Map for details.

2. Density/intensity standards for permitted uses;

Those properties within the R-1, R-2, R-3, I, P and OS zoning districts will maintain their existing density and intensity of use. Properties within the CG and CL-2 zoning districts will also retain existing density and intensity of use for non-residential developments. Mixed-use developments will be permitted a density of up to 24 dwelling units and a FAR of up to 0.75. Residential components of Mixed-use uses shall not occupy more than 40 percent of the permitted gross floor area (0.75). For example, a one acre site will permit a maximum 32,670 square feet of gross floor. Non-residential uses must occupy **at least** 19,602 square feet of that area. Up to 24 dwelling units may be located on the remaining 13,068 square feet.

See the attached LDR amendments for more detail.

3. Design guidelines, if any, appropriate to the plan;

The City of Gulfport currently maintains a set of Design Guidelines applicable to the portion of the City south of Gulfport Boulevard between, generally, 59th and 58th Street South and 49th Street South. The City does not at this time plan to extend the applicability boundaries to include the 49th Street Commercial Redevelopment Plan area.



4. Affordable housing provisions, if any, appropriate to the plan;

The City has not adopted any affordable housing provisions relating to the 49th Street Commercial Redevelopment Plan area. Asking housing prices in the subject area are currently in the low- to mid-\$100s with several listed for less than \$100,000.

5. Mixed-use provisions, if any, appropriate to the plan;

The Plan amendment concept is based on providing greater flexibility with regard to mixed use and live-work development.

See the attached LDR amendments for more detail.

6. Special provision for mobility and circulation, including mass transit, access management, parking, pedestrians, and bicycles;

No special provisions for mobility and circulation are proposed with the proposed Plan amendment. The area currently has sidewalks along many of the streets and Pinellas Suncoast Transit Authority (PSTA) maintains a bus route along 49th Street South.

7. Identification of and reference to land development regulations that implement the plan;

The Plan shall be implemented by the adoption of a new Land Development Code section, Section 22-5.16. 49thOD (49th Street redevelopment master overlay district).

8. Public and/or private improvements, contributions and/or incentives, if any, appropriate to the plan;

No public or private improvements or contributions are proposed with the proposed Plan amendment. A significant component of the Plan and Code amendments includes the incentive of allowing mixed uses and live work arrangement. The incentive also provides for allowing a the full use of both density and FAR for Mixed Use projects allowing greater degree of use of a property allowing property owners, developers and/or investors to realize a potentially greater return on their investment that a property developed with a single use.

9. The local government plan approval process.

The process by which amendments to the Land Development Code are contained within Article XII, Sections 22-12.01 through 08. In summary, proposed amendments are submitted to the planning and zoning board for review and recommendation. The recommendation of the planning and zoning board shall be entered into the official record of the application and shall be considered by the city council prior to the taking of official action upon the application

The process by which amendments to the City's Comprehensive Plan are contained within section VI. Plan Amendment Procedure within the General Introduction and Definitions section of the comprehensive plan. In summary, the process follows the requirements of Chapter 163. F.S., Chapter 88-46, F.S. and Article III, Section 309 of the Gulfport City Charter.



C. Plan Impacts

- 1. Identification of water, sewer, and stormwater drainage impacts that may be anticipated based on the plan, identification of overall system capacities, and an analysis of the difference between these anticipated impacts on the systems as compared to the impacts based on the current Countywide Plan Map designations;**

The explicit intent of the 49th Street Corridor Community Redevelopment Plan is to preserve the existing character of the residential neighborhoods and encourage the transition of industrial uses (outdoor storage, warehouse, vehicle storage/repair, etc.) to mixed-use, commercial and office uses compatible with residential components. Residential development in the Commercial General (CG) and Commercial Retail (CL-2) will not be permitted as a standalone use and must be part of a mixed-use development.

The area is virtually built out with only 5.78 acres (4.40 percent) of vacant land available. Of this area 4.3 acres (3.27 percent) is within the Commercial/Mixed Use Overlay District (CMUOD) and 1.48 acres (1.13 percent) are within the Live-Work Overlay District (LWOD). No vacant parcels are located within the Tangerine Parkway Overlay District (TOPD). In addition, the intensity of use for parcels within the Plan area is not increased beyond what is permitted by the Countywide Land Use Rules with the exception of parcels within the Commercial General (CG) and Commercial Retail (CL-2) zoning districts. The utility demand created by the increase in intensity of use for those properties within the Commercial General (CG) and Commercial Retail (CL-2) zoning districts can be absorbed by existing excess utility capacities. The plan, instead, focuses primarily on improving existing public facilities and infrastructure and providing a regulatory climate which will spur and encourage rehabilitative development by the private sector.

The permitted intensity of use for properties within the CMUOD will increase. The existing permitted Floor Area Ratios (FAR) for the Commercial General (CG) and Commercial Retail (CL-2) districts are 0.55 and 0.45, respectively. The existing permitted density, per the Comprehensive Plan, for residential equivalent uses within the Commercial General (CG) and Commercial Retail (CL-2) districts are 18 and 10 dwelling units per acre, respectively. However, the Land Development Code does not permit residential uses at all within the CG or CL-2 zoning districts so the effective permitted density is actually zero. For mixed-use developments in the CMUOD only, the new density will be 24 dwelling units per acre and the new FAR will be 0.75. For non-residential developments the FAR will remain at its existing level of 0.55. Stand alone residential uses will not be permitted.

Mixed-use developments must use at least 60 percent of the provided floor area for non-residential uses. The remainder of the floor area may be used for residential uses up to 24 dwelling units per acre. A minimum of 30 percent of the permitted density must be used. For example, a mixed use development on a one-acre parcel would be entitled to 32,670 square feet of floor area at a 0.75 FAR. A minimum of 19,602 square feet of that floor area must be dedicated towards non-residential uses. The remaining floor area may be used for at least seven dwelling units up to 24 dwelling units.



Three sets of analyses are provided for Wastewater, Potable Water and Solid Waste to provide a more complete, well-rounded examination of the potential impacts to these utilities. The first analysis under each heading utilizes only maximum population in the equation as consistent with the analyses provided in the City's Comprehensive Plan. These analyses simply assume that 1,201 dwelling units will be built on the 50.06 acres within the CMUOD at 24 dwelling units per acre all as part of mixed use development. It is also assumed that there are no dwelling units in this area now. The second analysis under each heading takes into account existing land uses and makes a series of assumptions as follows:

- An existing permitted FAR of 0.55 for all parcels within the CMUOD despite the fact that approximately nine acres are within the CL-2 district with a lower permitted FAR of 0.45.
- Every property is assumed to be currently and completely developed to the maximum FAR of 0.55 with the current existing use as follows:
 - Retail: 301,327 square feet;
 - Office: 24,945 square feet;
 - Restaurant: 38,580 square feet;
 - Vehicle Sales/Service: 147,657 square feet;
 - Warehouse/Storage: 349,110 square feet;
 - Industrial: 150,043 square feet;
 - Government: 101,680 square feet; and
 - Other: 85,960 square feet.
- Every property will be redeveloped with a mixed use development at the maximum 0.75 FAR.
- Every property will employ a 60/40 split of floor area nonresidential (981,276 square feet) to residential (654,184 square feet).
- Nonresidential floor area will be allotted as 20 percent office (196,255 square feet), 30 percent restaurant (294,383 square feet) and 50 percent retail (490,638 square feet).
- Every property will be developed with a maximum density of 24 dwelling units per acre (1,201 dwelling units).

This second set of analyses then provides the impact between the “current” maximum build out scenario and the proposed mixed use maximum build out scenario.

A third set of analyses takes the density/intensity of use assumptions made in the second set of analyses but uses the Pinellas Planning Council's standard FAR assumption of a 60 percent build out for both existing and proposed scenarios. For example, while a 0.55 FAR may be permitted the PPC assumes a standard FAR of 0.33. In other words assumed floor areas and densities are reduced by 30 percent.



Wastewater Analysis

Source: Pinellas County Adopted 2008 Comprehensive Plan; Potable Water Supply, Wastewater, and Reuse Element; Potable Wastewater Supply Sub-Element; Table 23; Projected flow and capacity.

Analysis 1: Residential Only

Table 2a

Treatment Site	2010 Projected Flow (MGD)	Capacity (MGD)	2010 Projected Excess Capacity (MGD)	Max. Additional Demand*	
				MGD	% of Excess Capacity
Southwest Treatment Plant	10.26	16	5.74	0.24	4.19%

Analysis 2: All Uses

Table 2b

Treatment Site	2010 Projected Flow (MGD)	Capacity (MGD)	2010 Projected Excess Capacity (MGD)	Max. Additional Demand*	
				MGD	% of Excess Capacity
Southwest Treatment Plant	10.26	16	5.74	0.22	3.88%

Analysis 3: All Uses with 30 percent standard intensity of use reduction

Table 2c

Treatment Site	2010 Projected Flow (MGD)	Capacity (MGD)	2010 Projected Excess Capacity (MGD)	Max. Additional Demand*	
				MGD	% of Excess Capacity
Southwest Treatment Plant	10.26	16	5.74	0.14	2.51%

Potable Water Analysis

Sources: "Evaluation and Appraisal Report", City of St. Petersburg, 2005 and City of Gulfport, Public Services Department, 2005.

Analysis 1: Residential Only

Table 3a

Provider	2010 Projected Average Daily Demand (MGD)	2010 Permitted Average Day Demand (MGD)	2010 Projected Excess (MGD)	Max. Additional Demand*	
				MGD	% of Excess Capacity
Tampa Bay Water	44.9	47.8	2.9	0.30	10.36%

Analysis 2: All Uses

Table 3b



Provider	2010 Projected Average Daily Demand (MGD)	2010 Permitted Average Day Demand (MGD)	2010 Projected Excess (MGD)	Max. Additional Demand*	
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Analysis 3: All Uses with 30 percent standard intensity of use reduction

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Solid Waste Analysis

Source: Pinellas County Adopted 2008 Comprehensive Plan; Solid Waste and Resource Recovery Element; Solid Waste Sub-Element; Table 6.

* The Pinellas County Comprehensive Plan's Solid Waste Sub-Element provides (page 2-19) that 80 percent of solid waste was combusted or recycled. Therefore 80 percent of the anticipated tons/year generated was used.

Analysis 1: Residential Only

Table 4a

Provider	Capacity (tons/yr)	2005 Tons Incinerated	Excess Capacity (tons/yr)	Max. Additional Demand*	
				Tons/Yr	% of Excess Capacity
Pinellas County	1,149,750	906,489	243,261	2,436	1.00%

Analysis 2: All Uses

Table 4b

Provider	Capacity (tons/yr)	2005 Tons Incinerated	Excess Capacity (tons/yr)	Max. Additional Demand*	
				Tons/Yr	% of Excess Capacity
Pinellas County	1,149,750	906,489	243,261	3,918	1.61%

Analysis 3: All Uses with 30 percent standard intensity of use reduction

Table 4c

Provider	Capacity (tons/yr)	2005 Tons Incinerated	Excess Capacity (tons/yr)	Max. Additional Demand*	
				Tons/Yr	% of Excess Capacity
Pinellas County	1,149,750	906,489	243,261	1,462	0.60%



Traffic Analysis

A Transportation Impact Analysis was conducted to determine the impact that the CMOUD trips would have on the surrounding roadway network. A Trip Generation Analysis was performed using the equations from the Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition. The Land Use Codes (LUC) for the uses proposed in the CMOUD consisted of LUC 710: General Office, LUC 820: General Commercial and LUC 230: Residential Condominium.

As noted previously, this Traffic Analysis uses the same set of assumptions as that used for the second set of scenarios for the Potable Water, Wastewater and Solid Waste analyses. The total floor area was split as 20 percent Office, 80 percent Commercial (further split as 30 percent Restaurant and 50 percent Retail) and 1,201 dwelling units. Based upon the trip generation analysis, the total trips expected to be generated by the CMOUD is 3,199 P.M. Peak Hour trips, with 1,531 Inbound trips and 1,668 Outbound trips. The P.M. Peak Hour trip generation is broken down as follows:

- General Office: 299
- General Commercial (restaurant and retail): 2,439
- Residential: 462

The total trips were distributed onto the surrounding roadway network using the following distribution percentages:

- 40 percent on 49th Street S
- 15 percent from the east on 22nd Avenue South
- 15 percent from the west on 22nd Avenue South
- 15 percent from the adjacent local streets west of 49th Street South
- 15 percent from the adjacent local streets east of 49th Street South

These distribution percentages were based upon engineering judgment and the understanding that the majority of the project trips would travel along 49th Street South, since the CMOUD fronts 49th Street South. The remaining 60 percent is projected to utilize Gulfport Boulevard South (22nd Avenue South) (30 percent) and 30 percent to utilize the local roads surrounding the 49th Street Redevelopment District. The projected trip generation was applied to the trip distribution percentages to determine the impact on the surrounding roadway network. Based upon the Pinellas County Metropolitan Planning Organization (MPO) 2008 Annual Level of Service Report, the roadways of Gulfport Boulevard South (22nd Avenue South) from 34th Street South to 58th Street South and 49th Street South from Gulfport Boulevard South (22nd Avenue South) to Central Avenue are monitored. Therefore, a roadway capacity analysis was performed for these adjacent segments. Based upon the roadway capacity analysis, it is anticipated that the available capacity on 22nd Avenue South and 49th Street South will accommodate the additional trips generated by the CMOUD.

Table 7

Roadway	From	To	Road Type	No. of Lanes	LOS Std	LOS Capacity ¹	Existing Peak Hour Volume ²	Existing LOS ²	Excess Roadway Capacity	CMUOD Vol.	Volume to Capacity Ratio (V/C)	Future LOS	CMUOD % of Avail. Capacity
22nd Ave. S.	34th St. S.	58th St. S.	Minor Arterial	4U	D	1,539	1,009	B	530	480	0.97	D	91%
49th St. S.	Gulfport Blvd.	Central Ave.	Minor Arterial	4U	D	1,539	782	C	757	668	0.94	D	88%
Notes:													

1 - LOS Capacity based upon FDOT Q/LOS Generalized Level of Service Tables

2 - Source: Pinellas County Metropolitan Planning Organization 2008 Annual Level of Service Report

Note: All other road within the vicinity of the subject redevelopment area are local roads and no existing AADT data is provided in the 2008 Pinellas County MPO Annual Level of Service Report.



School Impact Analysis

Gulfport is included within a larger geographic unit, Concurrency Service Area (CSA) for purposes of School Concurrency. Development within any CSA is governed by the availability of School Capacity measured with a term called “Seat Balance”. This is calculated by subtracting the District’s total enrolled population from the total number of student stations (seats) available. As there is sufficient unused capacity within a CSA the School District can accommodate additional residential development. The School District uses a formula of 0.32 students yielded per permanent dwelling unit constructed.

The CSA containing the City of Gulfport has a projected “Seat Balance” (available capacity) of 3,219 Elementary Seats, 570 Middle School Seats and 2,821 High School Seats. A representative of the School District has confirmed that the available capacity can absorb the 100 percent build out scenario within the subject area of 1,201 dwelling units without negatively affecting school capacity.

Potential No. Students(1)					Available Seating Capacity (2009)			Percent of Used Capacity (2009)(4)		
Total	Per Grade(3)	Per School Type			K-5	6-8	9-12	K-5	6-8	9-12
		K-5	6-8	9-12						
384	30	177	89	118	3,219	570	2,821	5.51%	15.57%	4.19%

- (1) Based on 1,201 dwellings units and 0.32 students per dwelling unit.
 - (2) Maximum number of dwelling units is based on 1,201 units at 24 dwelling units per acre.
 - (3) Assumes 13 grades (k - 12)
 - (4) Assumes an even split among the 13 grades.
- Source: Pinellas County School District, 2009 (data and methodology)

Analysis Summary

As mentioned the potential utility impacts provided are based generally on the assumption that every parcel within the Commercial General (CG) and Commercial Retail (CL-2) zoning districts (CMUOD) would be developed at or near the maximum permitted level with mixed-use developments although this scenario is highly unlikely. As shown in the tables above, even with this improbable scenario, there will be no negative impacts on the Level of Service (LOS) or service capacities of existing utilities, services, school capacities or surrounding roadways as adequate excess capacities exist.

Due to the fact that the City has adopted a Comprehensive Stormwater Management Plan, which includes various drainage improvements in the CRD, the Redevelopment Plan does not specifically address stormwater drainage. Stormwater management projects within the district will be closely coordinated between City Departments.

While the Plan does not contemplate any relocation of residents will adhere to the requirements of the Housing Element of the Comprehensive Plan with regard to resident relocation as follows:

Objective 5: The City shall ensure that all residents displaced by public development, redevelopment or housing code enforcement are able to relocate to standard, affordable housing.



Policy 5.1: The City of Gulfport shall provide administrative assistance in locating affordable housing to displaced low and moderate income persons through coordination with the Pinellas County Community Development Relocation Program and the Pinellas County and St. Petersburg Housing Authorities.

In addition, the City is committed to following the requirements of F.S. 163.362(7) which requires municipalities to “provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.”

2. **Relevant Countywide Consideration, as enumerated in [Sections 5.5.3.1.1](#) through [5.5.3.1.6](#).** These are addressed in the following section.



V. EXISTING PPC REVIEW CRITERIA

SEC 5.5.3 REVIEW CRITERIA.

5.5.3.1 Relevant Countywide Considerations. In the consideration of a regular Countywide Plan Map amendment, it is the objective of these Countywide Rules to evaluate the amendment so as to make a balanced legislative determination based on the following six (6) Relevant Countywide Considerations, as they pertain to the overall purpose and integrity of the Countywide Plan.

5.5.3.1.1 Consistency with the Countywide Rules. The manner in, and extent to, which the amendment is consistent with [Article 4, Plan Criteria and Standards](#) of these Countywide Rules and with the Countywide Plan as implemented through the Countywide Rules.

As addressed above in the preceding section, Section IV Countywide Plan Requirements .

5.5.3.1.2 Adopted Roadway Level of Service (LOS) Standard. The manner in, and extent to, which the amendment significantly impacts a roadway segment where the existing Level of Service (LOS) is below LOS “D” or where projected traffic resulting from the amendment would cause the existing LOS to fall below LOS “D”.

There will be no negative impacts on the Level of Service (LOS) of surrounding roadways as the density and intensity of use is not increased over what is otherwise by the current Future Land Use Plan classifications within the Countywide Land Use Rules.

5.5.3.1.3 Scenic/Non-Commercial Corridors. If located within a Scenic/Non-Commercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in [Section 4.2.7.1](#), and [Section 4.2.7.1.4](#) of these Countywide Rules.

The subject area is not located within a Scenic/Non-Commercial Corridor.

5.5.3.1.4 Coastal High Hazard Areas (CHHA). If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in [Section 4.2.7.4](#).

The subject area is not located within a Coastal High Hazard Area (CHHA).

5.5.3.1.5 Designated Development/Redevelopment Areas. If the amendment involves the creation, expansion, or contraction of a Residential Very High (RVH), Activity Center (AC), Community Redevelopment District (CRD), Central Business District (CBD) category, or the Planned Redevelopment categories, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category and [Section 4.2.7.5](#).

The proposal includes the creation of a CRD. The purpose of this category to depict those areas of the county that are now designated, or appropriate to be designated, as community centers and neighborhoods for redevelopment in accord with a special area plan. A special area plan is currently in place. The creation of the CRD within the special plan area will establish development standards which will enhance redevelopment opportunities within the district and implement the City of Gulfport's adopted



Community Redevelopment Plan. The proposed Community Redevelopment District shall reflect the following general objectives of this document.

- Eliminate unsightly activities and uses.
- Better control outdoor sales and display.
- Attract working professionals and home-based businesses.
- Promote mixed uses as part of Live-Work arrangements.
- Preserve residential neighborhoods and the overall residential character of the area.

The proposal also meets the requirements of Section 4.2.7.5 as provided above in the preceding section.

5.5.3.1.6 Impact on a Public Educational Facility or an Adjoining Jurisdiction. **The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction.** There will be no significant impacts on the Level of Service (LOS) of any Public Educational Facilities or adjoining jurisdictions due to the limited opportunities for new development. In addition, the proposal does not allow additional density over what the existing Future Land Use Plan classifications permit (CG and CL). The proposal, in this regard, simply amends the Code to allow residential uses as consistent with the densities permitted by the Countywide Land Use Rules. A full analysis is provided in the preceding section. The CRD will have no significant impact on either the solid waste, potable water supply or sewage treatment, both of which are provided by the City of St. Petersburg. This is outlined in detail in the preceding section.

4.2.7.5.3 Changes to Approved Special Area Plans. **Substantive changes to an approved special area plan shall be reviewed according to the provisions of [Article 5](#) of these Countywide Rules which require recommendation by the PPC and approval by the CPA in the same manner as for new special area plans accompanying Countywide Plan Map amendments. Substantial changes include:**

1. **Expansion or contraction of the geographic area of the plan;**
The geographic area of the plan will not change with this proposal.
2. **Changes to the permitted uses, or their location within the plan area, if specified;**
The plan area currently contains five Future Land Use Plan Classifications (CG, CL, RLM, RU and R/OS) and eight zoning districts (CG, CL-2, I, R-1, R-2, R-3, P and OS). The proposal will consolidate the entire area under the CRD FLUP classification and the new 49th Master Overlay District with three overlay districts as follows:
 - Commercial/Mixed Use Overlay District (CMUOD);
 - Live-Work Overlay District (LWOD); and
 - Tangerine Parkway Overlay District (TPOD).



Site development parameters, types of uses, density and intensity of use shall be governed by the 49th Redevelopment Master Overlay District (49thOD) and the subset of three Overlay Districts: Commercial/Mixed Use Overlay District (CMUOD), Live-Work Overlay District (LWOD) and the Tangerine Parkway Overlay District (TPOD) within the City’s Land Development Regulations. Properties within the I, P and OS zoning districts on the 49th Street Corridor Community Redevelopment Plan map shall retain and maintain their respective development parameters as set forth in the Land Development Regulations for the I, P, OS districts. Properties within the R-1, R-2, R-3, CG and CL-2 zoning districts shall retain their existing zoning designations and are augmented by the proposed Overlay Districts.

See attached LDR amendments and Land Use Map for details.

3. Increase in density/intensity or to projected traffic, water, sewer, or stormwater drainage impacting public infrastructure improvements;

The explicit intent of the 49th Street Corridor Community Redevelopment Plan is to preserve the existing character of the residential neighborhoods and encourage the transition of industrial uses (outdoor storage, warehouse, vehicle storage/repair, etc.) to mixed-use, commercial and office uses compatible with residential components. Residential development in the Commercial General (CG) and Commercial Retail (CL-2) will not be permitted as a standalone use and must be part of a mixed-use development.

The area is virtually built out with only 5.78 acres (4.40 percent) of vacant land available. Of this area 4.3 acres (3.27 percent) is within the Commercial/Mixed Use Overlay District (CMUOD) and 1.48 acres (1.13 percent) are within the Live-Work Overlay District (LWOD). No vacant parcels are located within the Tangerine Parkway Overlay District (TOPD). In addition, the intensity of use for parcels within the Plan area is not increased beyond what is permitted by the Countywide Land Use Rules with the exception of parcels within the Commercial General (CG) and Commercial Retail (CL-2) zoning districts. The utility demand created by the increase in intensity of use for those properties within the Commercial General (CG) and Commercial Retail (CL-2) zoning districts can be absorbed by existing excess utility capacities. The plan, instead, focuses primarily on improving existing public facilities and infrastructure and providing a regulatory climate which will spur and encourage rehabilitative development by the private sector.

The permitted intensity of use for properties within the CMUOD will increase. The existing permitted Floor Area Ratios (FAR) for the Commercial General (CG) and Commercial Retail (CL-2) districts are 0.55 and 0.45, respectively. The existing permitted density, per the Comprehensive Plan, for residential equivalent uses within the Commercial General (CG) and Commercial Retail (CL-2) districts are 18 and 10 dwelling units per acre, respectively. However, the Land Development Code does not permit residential uses at all within the CG or CL-2 zoning districts so the effective permitted density is actually zero. For mixed-use developments in the CMUOD only, the new density will be 24 dwelling units per acre and the new FAR will be 0.75. For



non-residential developments the FAR will remain at its existing level of 0.55. Stand alone residential uses will not be permitted.

Mixed-use developments must use at least 60 percent of the provided floor area for non-residential uses. The remainder of the floor area may be used for residential uses up to 24 dwelling units per acre. A minimum of 30 percent of the permitted density must be used. For example, a mixed use development on a one-acre parcel would be entitled to 32,670 square feet of floor area at a 0.75 FAR. A minimum of 19,602 square feet of that floor area must be dedicated towards non-residential uses. The remaining floor area may be used for at least seven dwelling units up to 24 dwelling units.

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Source: Pinellas County Adopted 2008 Comprehensive Plan; Potable Water Supply, Wastewater, and Reuse Element; Potable Wastewater Supply Sub-Element; Table 23; Projected flow and capacity.

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Table 1a

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Analysis 2: All Uses

Table 1b

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Analysis 3: All Uses with 30 percent standard intensity of use reduction

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Analysis 2: All Uses

Table 3b

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Analysis 3: All Uses with 30 percent standard intensity of use reduction

Table 3c

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Analysis 2: All Uses

Table 3b

Provider	Capacity (tons/yr)	2005 Tons Incinerated	Excess Capacity (tons/yr)	Max. Additional Demand*	
				Tons/Yr	% of Excess Capacity
Pinellas County	1,149,750	906,489	243,261	3,918	1.61%

Analysis 3: All Uses with 30 percent standard intensity of use reduction

Table 3c

Provider	Capacity (tons/yr)	2005 Tons Incinerated	Excess Capacity (tons/yr)	Max. Additional Demand*	
				Tons/Yr	% of Excess Capacity
Pinellas County	1,149,750	906,489	243,261	1,462	0.60%

Traffic Analysis

A Transportation Impact Analysis was conducted to determine the impact that the CMOUD trips would have on the surrounding roadway network. A Trip Generation Analysis was performed using the equations from the Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition. The Land Use Codes (LUC) for the uses proposed in the CMOUD consisted of LUC 710: General Office, LUC 820: General Commercial and LUC 230: Residential Condominium.



As noted previously, this Traffic Analysis uses the same set of assumptions as that used for the second set of scenarios for the Potable Water, Wastewater and Solid Waste analyses. The total floor area was split as 20 percent Office, 80 percent Commercial (further split as 30 percent Restaurant and 50 percent Retail) and 1,201 dwelling units. Based upon the trip generation analysis, the total trips expected to be generated by the CMOUD is 3,199 P.M. Peak Hour trips, with 1,531 Inbound trips and 1,668 Outbound trips. The P.M. Peak Hour trip generation is broken down as follows:

- General Office: 299
- General Commercial (restaurant and retail): 2,439
- Residential: 462

The total trips were distributed onto the surrounding roadway network using the following distribution percentages:

- 40 percent on 49th Street S
- 15 percent from the east on 22nd Avenue South
- 15 percent from the west on 22nd Avenue South
- 15 percent from the adjacent local streets west of 49th Street South
- 15 percent from the adjacent local streets east of 49th Street South

These distribution percentages were based upon engineering judgment and the understanding that the majority of the project trips would travel along 49th Street South, since the CMOUD fronts 49th Street South. The remaining 60 percent is projected to utilize Gulfport Boulevard South (22nd Avenue South) (30 percent) and 30 percent to utilize the local roads surrounding the 49th Street Redevelopment District. The projected trip generation was applied to the trip distribution percentages to determine the impact on the surrounding roadway network. Based upon the Pinellas County Metropolitan Planning Organization (MPO) 2008 Annual Level of Service Report, the roadways of Gulfport Boulevard South (22nd Avenue South) from 34th Street South to 58th Street South and 49th Street South from Gulfport Boulevard South (22nd Avenue South) to Central Avenue are monitored. Therefore, a roadway capacity analysis was performed for these adjacent segments. Based upon the roadway capacity analysis, it is anticipated that the available capacity on 22nd Avenue South and 49th Street South will accommodate the additional trips generated by the CMOUD.

Table 7

Roadway	From	To	Road Type	No. of Lanes	LOS Std	LOS Capacity ¹	Existing Peak Hour Volume ²	Existing LOS ²	Excess Roadway Capacity	CMUOD Vol.	Volume to Capacity Ratio (V/C)	Future LOS	CMUOD % of Avail. Capacity
22nd Ave. S.	34th St. S.	58th St. S.	Minor Arterial	4U	D	1,539	1,009	B	530	480	0.97	D	91%
49th St. S.	Gulfport Blvd.	Central Ave.	Minor Arterial	4U	D	1,539	782	C	757	667	0.94	D	88%
Notes:													

1 - LOS Capacity based upon FDOT Q/LOS Generalized Level of Service Tables

2 - Source: Pinellas County Metropolitan Planning Organization 2008 Annual Level of Service Report

Note: All other road within the vicinity of the subject redevelopment area are local roads and no existing AADT data is provided in the 2008 Pinellas County MPO Annual Level of Service Report.



School Impact Analysis

Gulfport is included within a larger geographic unit, Concurrency Service Area (CSA) for purposes of School Concurrency. Development within any CSA is governed by the availability of School Capacity measured with a term called “Seat Balance”. This is calculated by subtracting the District’s total enrolled population from the total number of student stations (seats) available. As there is sufficient unused capacity within a CSA the School District can accommodate additional residential development. The School District uses a formula of 0.32 students yielded per permanent dwelling unit constructed.

The CSA containing the City of Gulfport has a projected “Seat Balance” (available capacity) of 3,219 Elementary Seats, 570 Middle School Seats and 2,821 High School Seats. A representative of the School District has confirmed that the available capacity can absorb the 100 percent build out scenario within the subject area of 1,201 dwelling units without negatively affecting school capacity.

Potential No. Students(1)					Available Seating Capacity (2009)			Percent of Used Capacity (2009)(4)		
Total	Per Grade(3)	Per School Type			K-5	6-8	9-12	K-5	6-8	9-12
		K-5	6-8	9-12						
384	30	177	89	118	3,219	570	2,821	5.51%	15.57%	4.19%

(1) Based on 1,201 dwellings units and 0.32 students per dwelling unit.

(2) Maximum number of dwelling units is based on 1,201 units at 24 dwelling units per acre.

(3) Assumes 13 grades (k - 12)

(4) Assumes an even split among the 13 grades.

Source: Pinellas County School District, 2009 (data and methodology)

Analysis Summary

As mentioned the potential utility impacts provided are based generally on the assumption that every parcel within the Commercial General (CG) and Commercial Retail (CL-2) zoning districts (CMUOD) would be developed at or near the maximum permitted level with mixed-use developments although this scenario is highly unlikely. As shown in the tables above, even with this improbable scenario, there will be no negative impacts on the Level of Service (LOS) or service capacities of existing utilities, services, school capacities or surrounding roadways as adequate excess capacities exist.

Due to the fact that the City has adopted a Comprehensive Stormwater Management Plan, which includes various drainage improvements in the CRD, the Redevelopment Plan does not specifically address stormwater drainage. Stormwater management projects within the district will be closely coordinated between City Departments.

While the Plan does not contemplate any relocation of residents will adhere to the requirements of the Housing Element of the Comprehensive Plan with regard to resident relocation as follows:

Objective 5: The City shall ensure that all residents displaced by public development, redevelopment or housing code enforcement are able to relocate to standard, affordable housing.

Policy 5.1: The City of Gulfport shall provide administrative assistance in locating affordable housing to displaced low and moderate income persons through coordination with the Pinellas County Community Development Relocation Program and the Pinellas County and St. Petersburg Housing Authorities.

In addition, the City is committed to following the requirements of F.S. 163.362(7) which requires municipalities to “provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.”

4. **Changes affecting the Relevant Countywide Considerations;**

There are no changes which affect Relevant Countywide Considerations.

5. **Any other change determined by the local government, the PPC or CPA to be a material change to the approved plan, affecting the plan issues and objectives, plan composition or plan impacts that is relevant and fundamental to the basis on which the special area plan was approved and is to be administered under the Countywide Plan and Rules.**

Complete details outlining the contents of all Plan and Land Development Code amendments are provided above in the preceding sections.