



EAR-BASED **COMPREHENSIVE PLAN** **UPDATE**

RECOMMENDATIONS FOR
CHANGES TO GOALS,
OBJECTIVES AND POLICIES

CITY OF GULFPORT

APRIL 2008



DRAFT

TABLE OF CONTENTS

A. INTRODUCTION.....1

B. RECOMMENDATIONS BASED UPON LOCAL ISSUES.....2

**C. RECOMMENDATIONS FOR CHANGES DUE TO ANNEXATION
RELATED ISSUES.....24**

D. RECOMMENDATIONS FOR CHANGES BASED UPON F.S. 163:26

**E. RECOMMENDATION FOR CHANGES BASED UPON CHANGES TO
SECTION 9J-528**

**F. RECOMMENDATION FOR CHANGES BASED UPON CHANGES TO
STATE OR REGIONAL POLICY PLANS.....29**

G. RECOMMENDATIONS FOR GENERAL CHANGES.....30

H. PUBLIC SCHOOL FACILITY ELEMENT.....49

DRAFT

DRAFT



A. INTRODUCTION



The City of Gulfport Comprehensive Plan serves as a guide for local decision-making and forms the foundation of the City's planning process. All subsequent planning documents and land development regulations must be consistent with the City's adopted comprehensive plan. The Comprehensive Plan was originally developed through a planning process that included significant public participation. This participation provides assurance to the citizens that the community's vision of the future guides comprehensive planning efforts

Updating the Comprehensive Plan also involves public participation; as the community evolves, the Comprehensive Plan evolves. The following series of recommendations for changes to the Goals, Objectives and Policies (GOPs) in Gulfport's Comprehensive Plan are a result of the State-mandated Evaluation and Appraisal Report (EAR) process

completed in November 2006. The EAR-based Plan amendments allow the City of Gulfport to address the issues and needs identified in the Evaluation and Appraisal Report and other policy or clean-up items that have developed since the last plan update in 1999.

The recommendations for changes come from several sources. Based upon the State's direction, the primary source of recommendations comes from the issues that were identified during the City of Gulfport's public participation process for the EAR. A series of meetings and public workshops produced a list of 31 local issues described in Section B. Most of these issues have resulted in proposed amendments to the City's [Comprehensive Plan](#).

In addition to recommendations for amendments based on identified issues, others are proposed which address

- Changes to State law ([F.S. 163](#) and [Rule 9J-5](#));
- State and Regional Policy changes;
- Annexation issues;
- Administratively required amendments; and
- General changes as directed by staff and a professional review of the previous Plan

After the recommendations have been reviewed by City staff in this format and approved for additional consideration, the GOPs will be compiled into one document with changes noted based upon the source. Ultimately the changes, once approved will be incorporated into the City's Comprehensive Plan.

Within this document, changes are provided with a ~~strikeout~~ for removed language and an underline for proposed language.



B. RECOMMENDATIONS BASED UPON LOCAL ISSUES

City staff identified a short initial list of local issues for the City of Gulfport, and through a workshop hosted by the Pinellas Planning Council, elected and appointed officials, helped to refine the initial list. On February 1, 2006 a presentation was made to the Local Planning Agency regarding the EAR following public notice. The second public meeting, the issues workshop, was held on February 15, 2006. This consisted of a comprehensive public workshop during which issues were gathered from citizens and elected officials. Nearly 100 people attended the workshop. Brainstorming generated dozens of issues which were then narrowed down through a voting process to the 31 issues listed below. A third public meeting was held on July 5, 2006 at which a presentation to the Local Planning Agency was made regarding the status of the EAR and the issues list. The presentation included discussions regarding amendments to the Comprehensive Plan and general findings as related to each of the EAR items. The issues generally address concerns regarding nonconformities caused by inadequate land use, mixed-use development, aesthetics, safety, waterfront access and activities, protecting/enhancing the environment, and intergovernmental coordination.



Each issue is listed in the same order as the adopted EAR and changes are provided with a ~~strikeout~~ for removed language and an underline for proposed language.

LIST OF ISSUES

1	<u>Improve existing regulations and facilities to allow boater access to the beach area. This includes designating an area where canoes and kayak operators can store and launch their vessels.</u>
2	<u>Create City-operated mooring field, which will provide needed storage space and allow better control over derelict boats.</u>
3	<u>Create alternative to proportionate share in the WRD-MU district (and any subsequent mixed-use districts) to encourage more mixed-use development.</u>



4	<u>Provide affordable commercial space to encourage artist activity in Gulfport, e.g., City-owned/operated space, encourage artist's cooperative or guild, give bonus densities to mixed-use developments that provide affordable commercial rental space, etc.</u>
5	<u>Evaluate possibility of mixed-use in all commercial areas and some residential transition areas, e.g., tangerine Ave, and adjacent to WRD-MU district (commercial uses in transitions areas would be lighter and more restrictive, e.g., live/work, specialty services/shops, and B&Bs.)</u>
6	<u>Promote tourism and provide economic development and business recruitment in the 49th Street corridor.</u>
7	<u>Explore upgrading technology within City including: wifi services, improved internet site that better promotes City, and co-location of towers and other it facilities; with this make sure LDRs are sufficient to protect character of City and not allow large towers or antennas everywhere.</u>
8	<u>Do not allow height variances in the Waterfront Redevelopment District (WRD) area and along the rest of waterfront in order to maintain existing low rise development pattern. (Keep taller buildings in the R-4 district).</u>
9	<u>Create commercial design guidelines w/ illustrated supplement for all commercial areas, and expand application of residential guidelines to discourage large-scale and/or tract development throughout City. The City of Gulfport is developed with an eclectic array of homes and commercial buildings, which all share one common theme. They are primarily built to human scale, and any design guidelines should protect the human scale and not inhibit the eclectic design pattern. (The Pasadena Yacht and Country Club (PYCC) is exempt from residential design guidelines).</u>
10	<u>Expand streetscaping projects beyond the 49th Street corridor and invest more beautification money throughout City. This should include improved street lighting, landscaping and landscaped medians, better signage and entry signs for City and waterfront (downtown), improved sidewalks, and pedestrian amenities.</u>
11	<u>Adjust land use designations to reflect actual densities and eliminate high percentage of nonconformities, i.e., 12 du/ac instead of 10 or 10 du/ac instead of 7.5.</u>
12	<u>Provide workforce (affordable) housing through techniques, e.g., allowing garage apartments and granny flats in single-family districts, and providing reasonable bonus densities for developers who provide at least 10% affordable units (perhaps a sliding scale; the more affordable units provided the greater the bonus, e.g., range from 10% to 25%).</u>



13	<u>Encourage artist community to create public art for display in parks and around public buildings.</u>
14	<u>Strengthen tree ordinance to ensure preservation of tree canopy and increase the replacement requirement when trees are removed.</u>
15	<u>Explore possibility of creating an invasive plant removal program and encourage/require use of xeriscaping to reduce water consumption for irrigation.</u>
16	<u>Evaluate beach renourishment program for improvements and increase Clam Bayou clean-ups to improve water quality of Boca Ciega bay.</u>
17	<u>Encourage/create programs that aid in reduction of air pollution, e.g., City telecommuting program and encourage private businesses to telecommute, ride sharing, improved ped/bike system to encourage walking and riding bikes, and improved transit schedule and bus shelters (improving the transit, and ped/bike system is a transportation issue as well).</u>
18	<u>Evaluate improving speed limit signage, and enforcement for streets and alleys.</u>
19	<u>Enhance code enforcement within City to discourage illegal dumping, overgrowth in alleys, illegal parking, to clean up excessive litter and junk on problem properties, and to deal with deteriorating buildings (residential and commercial).</u>
20	<u>Improve sidewalk ordinance so that exception is only provided to sidewalk ordinance when there is an obstruction in the way of proposed sidewalk location; if variance is granted require an in-lieu fee so sidewalks can be provided somewhere else in the City.</u>
21	<u>Work with County to determine if Pinellas Trail can be extended to downtown</u>



22	<u>Provide transportation between marina & downtown and improve car/truck access to the marina.</u>
23	<u>Maintain existing alley system including alleys behind commercial corridors.</u>
24	<u>Improve intersection design along Gulfport Boulevard w/in commercial area.</u>
25	<u>Correct damaged storm drains throughout City and add needed storm sewers to streets that currently do not have storm sewers.</u>
26	<u>Upgrade old infrastructure facilities within City for: storm water, sanitary sewer, potable water (includes improving existing lift station), and explore underground utilities where feasible and work with other utility agencies to upgrade services and facilities where needed.</u>
27	<u>Explore alternative funding sources for all infrastructure improvements and deficiencies.</u>
28	<u>Coordinate with City of St. Petersburg and County to expand reclaimed water throughout the City of Gulfport.</u>
29	<u>Better coordination with the City of St. Petersburg for planning, economic development, public services, and public safety.</u>
30	<u>Improve solid waste services for commercial sites and look at possibility of automated trucks; maintain trash collection as a City-run service.</u>



31	<u>Evaluate possibility of expanding the recycling program, and work with County to provide hazardous materials collection.</u>
----	---

ISSUE #1

Improve existing regulations and facilities to allow boater access to the beach area. This includes designating an area where canoes and kayak operators can store and launch their vessels.

Accomplishment: The City has adopted and begun the implementation of the Harbor Management Plan which addresses this issue.



COASTAL MANAGEMENT AND CONSERVATION ELEMENT

Coastal Management Sub-element

Policy 2.3: The existing mini parks and beach access shall be preserved and enhanced to provide for a variety of water including canoes/kayaks storage wherever possible.

Policy 10.2: Public access to the waterfront and shorelines by land and by water shall not be diminished. Public access shall be improved and enhanced through provision of adequate mooring, parking and facilities for the launching and storage of a variety of watercraft wherever possible by 2012.

ECONOMIC DEVELOPMENT AND AREA REDEVELOPMENT ELEMENT

Policy 5.9: The City shall encourage redevelopment efforts through the use of boater access including adequate mooring and facilities for the launching and storage of a variety of watercraft wherever possible.



ISSUE #2

Create City-operated mooring field, which will provide needed storage space and better control over derelict boats.



Accomplishment: The City has adopted and begun the implementation of the Harbor Management Plan which addresses this issue.

FUTURE LAND USE ELEMENT

Policy 2.5: The City shall continue to pursue the permitting of City-operated mooring fields as outlined in the [Harbor Management Plan](#) to encourage beach, water and tourist oriented activities in the [Community Redevelopment District](#) and Waterfront Redevelopment Area.

COASTAL MANAGEMENT AND CONSERVATION ELEMENT

Coastal Management Sub-element

Policy 10.2: Public access to the waterfront and shorelines by land and by water shall not be diminished. Public access shall be improved and enhanced through provision of adequate mooring, parking and facilities for the launching and storage of a variety of watercraft wherever possible by 2012.

Policy 10.6: The City shall utilize the standards created by Florida Statue for the identification and subsequent removal of derelict watercraft by 2009.

Policy 10.7: The City shall maintain the [Harbor Management Plan](#) that governs:

- Facility Location;
- Environmental Impacts;
- Funding and Cost Effectiveness for New Facilities;
- Permitting Requirements for New Facilities;
- Constructing Additional Harbor Facilities;
- Vessel Support Facilities and Amenities; and
- Management of Harbor Facilities.

Policy 10.8: The City shall consider adopting all land development regulation amendments contained within the final adopted [Harbor Management Plan](#) by 2010.

Policy 10.9: The City shall continue to maintain its “[Clean Marina](#)” designation as administered by the Florida Department of Environmental Protection.



RECREATION AND OPEN SPACE ELEMENT

Policy 3.4: The City shall continue to pursue the permitting of City-operated mooring fields as outlined in the Harbor Management Plan to encourage beach, water and tourist oriented activities in the Community Redevelopment District and Waterfront Redevelopment Area by 2010.

ECONOMIC DEVELOPMENT AND AREA REDEVELOPMENT ELEMENT

Same change recommended as for Issue 1

ISSUE #3

Create an alternative to proportionate share in the WRD-MU district (and any subsequent mixed-use districts) to encourage more mixed-use development.

Accomplishment: The City is working on amendments that would allow for mixed use development in the commercial zoning districts along 49th Street South.

FUTURE LAND USE ELEMENT

Policy 1.6: The City shall ~~continue to review and appropriately~~ amend its development regulations and this plan to include provisions for planned mixed use development through the incorporation of the planned redevelopment future land use classifications contained in the Countywide Planning Rules.

Policy 2.6: The City shall investigate amending existing special area plan areas or creating new special area plan areas which incorporate one or more of the following Planned Redevelopment classifications provided in the Countywide Land Use Rules:

- Planned Redevelopment Residential;
- Planned Redevelopment Mixed Use;
- Planned Redevelopment Commercial; and
- Planned Redevelopment Industrial.

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.



ISSUE #4

Provide affordable commercial space to encourage artist activity in Gulfport, e.g., City-owned/operated space, encourage artist's cooperative or guild, give bonus densities to mixed-use developments that provide affordable commercial rental space, etc.

Accomplishment: The City is investigating Land Use and zoning amendments that would allow for artist studios and work/live space in the commercial areas along 49th Street South.

FUTURE LAND USE ELEMENT

Policy 2.7: The City shall investigate the feasibility of incentives to encourage private mixed use developments within the waterfront redevelopment area (WRA) including but not limited to permit and impact fee reductions/waivers and the provision of additional density by 2009.

Policy 2.9: The City shall explore the possibility of amending existing special area plan areas or creating new special area plan areas which incorporate one or more of the planned redevelopment classifications.

ECONOMIC DEVELOPMENT AND AREA REDEVELOPMENT ELEMENT

Policy 5.9: The City shall encourage redevelopment efforts through the use of boater access including adequate mooring and facilities for the launching and storage of a variety of watercraft wherever possible.

Policy 6.5: The City shall assist creative industries (as defined in this Comprehensive Plan) to establish cooperative associations and by providing technical assistance.

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.

ISSUE #5

Evaluate possibility of mixed-use in all commercial areas and some residential transition areas, e.g., Tangerine Ave, and adjacent to WRD-MU district (commercial uses in transition areas would be lighter and more restrictive, e.g., live/work, specialty services/shops, and B&Bs).

Accomplishment: The City has identified projects to explore the development of a limited commercial overlay along Tangerine Avenue in the 49th Street Redevelopment Area and within the Waterfront Redevelopment Area.

Same changes recommended as for Issue 3.



ISSUE #6

Promote tourism and provide economic development and business recruitment in the 49th Street corridor.

Accomplishment: The City has adopted the 49th Street Neighborhood Planning Area Plan which encourages a mix of uses within this area.

Same changes as recommended for Issue 3.

ECONOMIC DEVELOPMENT AND AREA REDEVELOPMENT ELEMENT

Policy 5.7: The City shall explore the possibility of expanding the 49th Street CRA to include properties on the east side of the 49th Street creating a joint CRA with the City of St. Petersburg.

Policy 5.8: By 2009, the City shall explore the possibility of utilizing Tax Increment Financing (TIF) within the existing 49th Street CRA and within any future expansion of that CRA.

ISSUE #7

Explore upgrading technology within the City including; “wifi” services, improved internet site that better promotes City, and co-location of towers and other IT facilities; while ensuring that the LDRs are sufficient to protect character of City and restrict large towers or antennas.

Accomplishment: The City has adopted a telecommunications tower ordinance regulating the location and use of towers and antennas.

This is outside the current scope of the Comprehensive Plan and can be addressed administratively by the City.

ISSUE #8

Do not allow height variances in the WRD area and along the rest of waterfront in order to maintain existing low-rise development pattern. (Keep taller buildings in the R-4 district).

FUTURE LAND USE ELEMENT

Policy 1.8: The City shall restrict the development of taller buildings to the R-4 district.



ISSUE #9

Create commercial design guidelines w/illustrated supplement for all commercial areas, and expand application of residential guidelines to discourage large-scale and/or tract development throughout City. The City of Gulfport is developed with an eclectic array of homes and commercial buildings, which all share one common theme. They are primarily built to human scale, and any design guidelines should protect the human scale and not inhibit the eclectic design pattern. (The PYCC is exempt from residential design guidelines).



Accomplishment: The City has adopted design guidelines for residential development in the Art District which includes the Waterfront Redevelopment Area. The development of commercial design guidelines has been identified as a planning project.

FUTURE LAND USE ELEMENT

Objective 6: The City shall identify, protect and preserve historic and archaeological resources and the preservation of the character of existing neighborhoods through the use of design guidelines and the implementation of the City’s Land Development Code.

Policy 6.2: The City of Gulfport shall coordinate with the historical preservation committee and Gulfport historical society using the 1992 "historic buildings survey of Gulfport, Florida" to continue to inventory all structures built prior to ~~1940~~ 1950 to designate historically significant properties, ~~and districts~~ and archaeological sites within its jurisdiction.

Policy 6.8: Any changes to approved historic structures shall be approved by the Historic Preservation Committee in accordance with the procedures and requirements found in the [Land Development Code.](#)

Policy 6.9: By 2010, the City shall consider adopting additional [design guidelines](#) for residential development which will encourage development in support of the existing design pattern.

Policy 6.10: The City shall expand existing [design guidelines](#) to include commercial structures.



ISSUE #10

Expand streetscaping projects beyond the 49th Street corridor and invest more beautification money throughout City. This should include improved street lighting, landscaping and landscaped medians, better signage and entry signs for City and waterfront (downtown), improved sidewalks, and pedestrian amenities.

Accomplishment: The City recently augmented the Waterfront streetscape with landscaping, paver pads along Beach Boulevard, and street tree lighting. Grant funding has been applied for to create a lighted pedestrian connection between the 49th Street Redevelopment Area and the Waterfront Redevelopment Area. The City has a sidewalk replacement program.

FUTURE LAND USE ELEMENT

Policy 1.1: The City shall continue to review and amend existing land development ordinances, codes, regulations and permitting processes to ensure compliance with adopted Comprehensive Plan requirements and which shall at minimum:

- Regulate land use categories included on the future land use map, and subdivision of land.
- Regulate signage.
- Regulate areas subject to seasonal or periodic flooding.
- Protect natural resources.
- Enhance the aesthetics of the City through the creation of design standards.
- Encourage small business growth.

ISSUE #11

Adjust land use designations to reflect actual densities and eliminate high percentage of nonconformities, i.e., 12 dwelling units/acre instead of 10 or 10 dwelling units/acre instead of 7.5.

Accomplishment: A GIS analysis regarding net and gross density within the City of Gulfport has been conducted and indicates that the built environment is consistent with the densities permitted by the City's existing Future Land Use classifications not only from a gross density perspective but also for a vast majority of properties from a net density perspective. The Pinellas Planning County (PPC) regulates net density. The City of Gulfport and other Pinellas County municipalities have historically calculated density on a gross basis and will continue to coordinate with the PPC on this issue. The City will continue to examine the net versus gross density issue. The City is working with the PPC to acknowledge gross densities as legal non-conformities. Amendments to the Countywide Land Use Rules are being proposed.



FUTURE LAND USE ELEMENT

Policy 3.4: The City shall continue to identify all nonconforming residential properties with regard to density and determine which properties should be the subject of zoning and/or FLUP classification amendments in order to make those properties conforming.

ISSUE #12

Provide workforce (affordable) housing through techniques, e.g., allowing garage apartments and granny flats in single-family districts, and providing reasonable bonus densities for developers who provide at least 10% affordable units (perhaps a sliding scale; the more affordable units provided the greater the bonus, e.g., range from 10% to 25%).

FUTURE LAND USE ELEMENT

Same change recommended as for Issue 11.

HOUSING ELEMENT

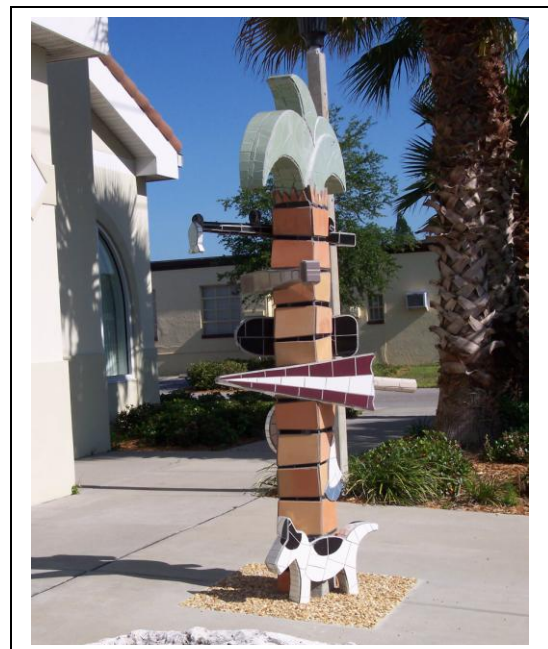
Objective 4: The City shall continue to coordinate with the private sector to supply sufficient housing units to meet future demands of the low to moderate income, elderly and handicapped mobility impaired existing and future residents of the City.

Policy 4.3: By 2009 the City shall amend its Land Development Regulations to allow greater flexibility for the provision of garage apartments in single-family districts.

ISSUE #13

Encourage artist community to create public art for display in parks and around public buildings.

Accomplishment: The City currently uses local artists for projects around the City. The most recent projects were at the Neighborhood Center and the Dog Park. The City has adopted an ordinance that requires that one percent of the cost of a public facilities cost is set aside for the purchase of public art.





FUTURE LAND USE ELEMENT

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.

RECREATION AND OPEN SPACE ELEMENT

Objective 5: The City recognizes that public art has broad public benefits and will encourage publicly and privately funded public art.

Policy 5.1: Opportunities shall be pursued for the incorporation of public art into public spaces such as parks and public buildings.

Policy 5.4: By 2009, the City shall analyze the feasibility of requiring new construction to contribute funds for the purchase of public art.

ISSUE #14

Strengthen tree ordinance to ensure preservation of tree canopy and increase the replacement requirement when trees are removed.

Accomplishment: Gulfport is a Tree City and has a restrictive tree removal ordinance which includes tree replacement. Residential development in the Conservation Overlay District requires the planting of canopy street trees if they are not present. The City maintains a tree bank that is used for street tree planting and planting of right-of-ways.

COASTAL MANAGEMENT AND CONSERVATION ELEMENT

Conservation Sub-element

Policy 1.16: By 2010 the City shall evaluate adequacy of the [Land Development Code's](#) standards for tree removal and minimum setback requirements for the protection of trees during and subsequent to development/redevelopment.

Policy 1.17: The City will allow density averaging or cluster development as a condition of preliminary plat and/or site plan approval for any development where design alternatives are essential for the protection of existing trees and natural habitat on the development site.

Policy 1.18: The City, through the [Land Development Code](#), shall maintain standards to protect the root system of retained trees during construction.



ISSUE #15

Explore possibility of creating an invasive plant removal program and encourage/require use of xeriscaping to reduce water consumption for irrigation.

Accomplishment: The City provides no cost permits for the removal of invasive/exotic tree removal.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

Potable Water Sub-element

~~Policy 3.4: The City shall continue to review and appropriately amend existing regulations to include provisions which will encourage the concept of xeriscaping.~~

~~Policy 3.5: The City shall encourage the public by education, demonstration and example how to select, plant, and maintain native plants and trees to help reduce irrigation requirements and promote xeriscape. In part, this may be accomplished through coordination with the Pinellas County home extension service with xeriscaping demonstration projects.~~

The two above policies are moved to the conservation Sub-element, below. Subsequent policies to be remunerated as appropriate.

COASTAL MANAGEMENT AND CONSERVATION ELEMENT

Conservation Sub-element

Policy 1.22: The City shall consider providing incentives for the use of [xeriscape](#) landscape techniques for required landscaping.

~~Policy 3.4~~ 1.23: The City shall continue to review and appropriately amend existing regulations to include provisions which will encourage the concept of xeriscaping.

~~Policy 3.5~~ 1.24: The City shall encourage the public by education, demonstration and example how to select, plant, and maintain native plants and trees to help reduce irrigation requirements and promote xeriscape. In part, this may be accomplished through coordination with the Pinellas County home extension service with xeriscaping demonstration projects.

Policy 1.25: The City shall require all new development to remove all invasive plant species as identified by the state department of agriculture and consumer services division of plant industry in [Chapter 5B-57](#) of the Florida Administrative Code, which chapter, as amended, is incorporated herein by reference and as identified by the [Center for Aquatic and Invasive Plants University of Florida, IFAS](#). The City will investigate creating a program to educate property owners with the removal of invasive plant species.



ISSUE #16

Evaluate beach renourishment program for improvements and increase Clam Bayou clean-ups to improve water quality of Boca Ciega bay.

Accomplishment: The City sponsors two Clam Bayou Cleanups each year.



COASTAL MANAGEMENT AND CONSERVATION ELEMENT

Conservation Sub-element

Policy 1.10: The City shall ~~continue to~~ ensure through cooperation with state, regional and local agencies and site planning, the site plan review process and the permitting process that no new point sources shall be are permitted to discharge into Boca Ciega Bay which is classified by the state of Florida as an aquatic preserve and class iii waters.

Policy 1.11: The City shall evaluate the effectiveness of existing beach renourishment programs and encourage Clam Bayou clean-ups ~~continue to cooperate with state, regional and local agencies to ensure that no point sources discharge into Boca Ciega bay.~~

RECREATION AND OPEN SPACE ELEMENT

Policy 3.6: The City shall pursue state, federal and any other sources of funding for beach renourishment programs.

ISSUE #17

Encourage/create programs that aid in reduction of air pollution, e.g., City telecommuting program and encourage private businesses to telecommute, ride sharing, improved ped/bike system to encourage walking and riding bikes, and improved transit schedule and bus shelters (improving the transit and ped/bike system is a transportation issue as well).

Accomplishment: The City is working with the PSTA to improved service to the Waterfront Redevelopment District.

TRANSPORTATION ELEMENT

Goal: The City shall provide a balanced motorized and non-motorized transportation system which can be used in a safe, convenient and effective manner by all ~~residents and non-residents~~ that improves access and travel choices through enhancement of roads, public transit, bicycle and pedestrian systems, intermodal facilities, demand management programs, and traffic management techniques.



Policy 2.1: The City shall work with PSTA to ensure that routes 14, 15, 23, and 79 and all other applicable routes continue to serve the transit needs of the residents of and visitors to the City and to investigate improved transit routes that will respond to the needs of all age groups within the City.

~~Policy 3.10: The City shall continue to implement its bikeway and pedestrian plan which connects schools, residential areas and recreational facilities and commercial areas.~~

~~Policy 4.3: The City shall require that new or reconstruction roadway projects consider the provisions and needs of bicycle and pedestrian traffic.~~

Note: policy 4.3, above, has been moved and rewritten as policy 5.13, below. Policies 4.4 through 4.7 are to be remunerated as appropriate.

Objective 5: Encourage the use and expansion of alternative modes of transportation.

Policy 5.1: The City shall continue to install bikeways and sidewalks that connects schools, residential areas and recreational facilities and commercial areas.

Policy 5.2: The City shall evaluate the Code with regard to standards for access to public transit, bicycle and pedestrian systems for developments such as the appropriate location and design of bus stops, walkways and connections to adjacent parks, commercial areas and sidewalks within the public right-of-way.

Policy 5.3: The City shall implement, through development review, a variety of features in new development including:

- Safe and convenient walkways which provide direct access between principal buildings and public rights-of-way.
- Accommodations for bicycles, including lockers and racks.
- Preferential parking for rideshare participants.
- Efficiently designed access for motor vehicle passenger dropoffs and pick-ups at transit facilities and at commercial and office development sites.
- Weather protection at transit stops consistent with design guidelines.

Policy 5.4: The City shall require the addition of bicycle parking facilities for new commercial and office development.

Policy 5.5: The City shall encourage the practice of telecommuting.

Policy 5.6: The City shall work with the school board to promote bicycle and pedestrian connections between schools and residential developments.

Policy 5.8: The City shall coordinate with [Pinellas Suncoast Transit Authority](#) (PSTA) to improve bus service and scheduling within Gulfport.



Policy 5.9: The City shall coordinate with PSTA for the systematic replacement of existing transit shelters with new shelters that are consistent with the City's [design guidelines](#).

~~Policy 5.10 4.3: The City shall require that a~~ New or reconstruction roadway projects shall whenever possible consider the provisions and needs of [accommodate](#) bicycle and pedestrian traffic.

COASTAL MANAGEMENT AND CONSERVATION ELEMENT

Conservation Sub-element

Objective 3: The City shall continue to cooperate with Pinellas County to ensure that air quality is not degraded below ~~1998~~ adopted levels.

ISSUE #18

Evaluate improving speed limit signage and enforcement for streets and alleys.

Accomplishment: The City has a speed limit sign replacement program.

TRANSPORTATION ELEMENT

Policy 3.11: The Transportation Advisory Committee shall investigate, review and make recommendations regarding the need for traffic calming efforts within the City on as needed basis.

ISSUE #19

Enhance code enforcement within City to discourage illegal dumping, overgrowth in alleys, illegal parking, to clean up excessive litter and junk on problem properties, and to deal with deteriorating buildings (residential and commercial).

Accomplishment: The City has a code enforcement program that works with the Public Works Department to identify problem areas and increase activities when appropriate. The Public Works Department has implemented an alley cleanup program in conjunction with homeowners in several areas of the City.

It is suggested that the City's current code enforcement program addresses these issues and there are no changes to the plan needed for this issue.



ISSUE #20

Improve sidewalk ordinance so that exceptions are only provided when there is an obstruction in the way of proposed sidewalk location; if a variance is granted require an in-lieu fee so sidewalks can be provided somewhere else in the City.

Accomplishment: The City recently adopted an ordinance that requires a payment in lieu of construction when there is not an existing sidewalk network in the development area.

TRANSPORTATION ELEMENT

Policy 5.7: The City shall through its [Land Development Regulations](#) continue to ensure that all development includes the provision of code-compliant sidewalks within the right-of-way. The City shall also evaluate the provision of payment-in-lieu of where the installation is not feasible.

CAPITAL IMPROVEMENT ELEMENT

Policy 4.3: The City shall utilize the County’s master sidewalks map indicating the location of all sidewalks within public rights-of-way, noting if they are Code-compliant and their general condition.

ISSUE #21

Work with County to determine if Pinellas Trail can be extended to downtown.

RECREATION AND OPEN SPACE ELEMENT

Policy 3.5: By 2011, the City shall investigate the creation of a downtown Gulfport Pinellas Trail spur.



INTERGOVERNMENTAL COORDINATION ELEMENT

Objective 6: The City shall coordinate with the County with regard to improvements and other changes to the [Pinellas Trail](#).



ISSUE #22

Provide transportation between marina & downtown and improve car/truck access to the marina.

Accomplishment: The marina now provides bicycles to uses of the transient docks for transportation to the Waterfront Redevelopment Area.

TRANSPORTATION ELEMENT

Policy 1.7: The City shall investigate ways to improve vehicular access to the marina and to identify methods of providing or encouraging transportation between the marina and the downtown.

ISSUE #23

Maintain existing alley system including alleys behind commercial corridors.

Accomplishment: The City has maintained the existing alley system and continues to deny requests for vacations of existing alleys except in extreme cases of overriding public interest.

TRANSPORTATION ELEMENT

Policy 4.8: The City shall maintain its existing alley system and shall not vacate any alleys except in an overriding public interest.

ISSUE #24

Improve intersection design along Gulfport Boulevard within commercial areas.

Accomplishment: The City works with Pinellas County to identify needs along Gulfport Boulevard.

TRANSPORTATION ELEMENT

Policy 1.9: The City shall regularly share concerns and need regarding intersections along Gulfport Boulevard which are in need of improvements for the enhancement of safety, aesthetics and/or function with Pinellas County.



ISSUE #25

Correct damaged storm drains throughout City and add needed storm sewers to streets that currently do not have storm sewers.

Accomplishment: The City has used portions of its share of Penny for Pinellas funds to actively and continually upgrade water and sewer lines throughout the City.

Policy 1.5: The City shall continue to inspect, repair, replace and add to its storm sewer system to achieve surface water quality.

ISSUE #26

Upgrade old infrastructure facilities within City for: storm water, sanitary sewer, potable water (includes improving existing lift station), and explore underground utilities where feasible and work with other utility agencies to upgrade services and facilities where needed.

Accomplishment: The City has used portions of its share of Penny for Pinellas funds to actively and continually upgrade water and sewer lines throughout the City.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

Sanitary Sewer Sub-element

Policy 3.2: The City shall enhance its sewer sealing/slip-lining program, including inspection, cleaning and sealing trunk lines, and the sealing of manholes to reduce inflow from surface drainage.

Potable Water Sub-element

Policy 2.5: The City shall continue to utilize leak detection equipment to identify, repair, and possibly replace and repair through slip-lining water mains.

CAPITAL IMPROVEMENT ELEMENT

Policy 3.6: The City shall coordinate with the appropriate entities to determine the feasibility of placing utilities underground.

Policy 4.6: By 2010, the City shall investigate the feasibility of developing incentives that encourage the location of utilities underground.



ISSUE #27

Explore alternative funding sources for all infrastructure improvements and deficiencies.

Accomplishment: The City has used portions of its share of Penny for Pinellas funds to actively and continually upgrade a variety of infrastructure including sidewalks, streets, potable and reclaimed water lines and sewer lines throughout the City.

CAPITAL IMPROVEMENT ELEMENT

Policy 5.5: The City shall continue to investigate alternative funding sources for infrastructure improvements and to improve any deficiencies.

ISSUE #28

Coordinate with City of St. Petersburg and County to expand reclaimed water throughout the City of Gulfport.

Accomplishment: The City has used portions of its share of Penny for Pinellas funds to actively and continually upgrade and install reclaimed water lines in the City.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

Sanitary Sewer Sub-element

Objective 4: The City shall ~~continue to~~ investigate the provision and practical application of reclaimed water.

Policy 4.1: ~~By 2010, As reclaimed water is becoming an increasingly scare and valuable resource the City shall continue to implement the results of the reclaimed water system study~~ take measures to use this resource in the most environmentally beneficial methods possible.

Policy 4.2: The City shall ~~continue to~~ actively coordinate with the City of St. Petersburg and Pinellas County for the expansion/provision of the reclaimed water system for use by Gulfport residents.

Policy 4.5: The City shall investigate uses for reclaimed water in addition to the watering of landscaping, e.g. street cleaning.



ISSUE #29

Better coordination with the City of St. Petersburg for planning, economic development, public services, and public safety.

Accomplishment: The City is working with St. Petersburg to develop joint streetscaping projects and a merchants association for businesses along 49th Street South. St. Petersburg offers Gulfport businesses classes at their Business Development Center

INTERGOVERNMENTAL COORDINATION ELEMENT

Policy 3.1: The City of Gulfport shall coordinate with Pinellas County and St. Petersburg to monitor and ensure that transportation level of service standards as provided by the Metropolitan Planning Organization (MPO) are consistent for Gulfport Boulevard South and 49th Street South.

~~Policy 3.2: The City of Gulfport shall coordinate with Pinellas County and St. Petersburg monitoring levels of service of Gulfport Boulevard South and 49th Street South. The City of Gulfport shall investigate methods of improving and coordinating joint policing and planning (such as the creation of a joint CRA) activities with the City of St. Petersburg to create an attractive, seamless and safe transition between the two cities.~~

ECONOMIC DEVELOPMENT AND AREA REDEVELOPMENT ELEMENT

Policy 5.7: The Police Department of the Public Safety Department shall maintain a proactive patrol and enforcement strategy in the ~~waterfront redevelopment area and economic development and redevelopment areas~~ such pro-active strategies that include increased coordination with the City of St. Petersburg, especially in the redevelopment of 49th Street.

Policy 5.15: The City shall investigate the possibility of creating a joint redevelopment strategy for the 49th Street corridor and implement with the City of St. Petersburg.

ISSUE #30

Improve solid waste services for commercial sites and look at possibility of automated trucks; maintain trash collection as a City run service.

Accomplishment: The City recently approved the purchase of an automated waste collection truck and containers to establish a new automated residential collection route.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER RECHARGE ELEMENT



Solid Waste Sub-element

Policy 3.4: The City shall, on an annual basis, evaluate its services with regard to safety, efficiency and cost-effectiveness.

Policy 3.5: By 2009, the City shall examine the possibility of transitioning to automatic trucks.

Policy 3.6: The City shall continue to provide solid waste removal as a service to residents and businesses within the City.

ISSUE #31

Evaluate possibility of expanding the recycling program, and work with County to provide hazardous materials collection.

Accomplishment: The City has expanded its recycling program to include the collection of electronics, tires, batteries and propane tanks.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER RECHARGE ELEMENT

Solid Waste Sub-element

Policy 3.3: The City of Gulfport shall ~~annually~~ cooperate with Pinellas County in the provision of household chemical disposal day to allow for a disposal alternative for household chemical waste and otherwise seek out additional opportunities to coordinate with the County’s current services for the safe collection and disposal of hazardous materials.

C. RECOMMENDATIONS FOR CHANGES DUE TO ANNEXATION RELATED ISSUES

The following changes are proposed to ensure that as the City grows through annexation that current levels of service of a variety of public services are not negatively affected.

FUTURE LAND USE ELEMENT

Policy 1.2: Development orders, ~~and~~ permits, annexations, zoning and Comprehensive Plan amendments shall not be issued if they will cause a reduction of level of service of for public facilities below the standards adopted in the Comprehensive Plan as evidenced through the site plan review process.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER RECHARGE ELEMENT



Sanitary Sewer Sub-element

Objective 1: The City shall, on a consistent basis, ensure that any proposed development/redevelopment/annexation is compatible with sanitary sewer capacity.

Policy 1.5: The City shall ensure that at the time of an annexation, adequate sanitary sewer capacity, based on average per capita demand, is available to service the incoming property(ies).

Solid Waste Sub-element

Policy 1.5: The City shall ensure that at the time of an annexation, adequate solid waste capacity with regard to both processing and pick-up, based on average per capita demand, is available to service the incoming property(ies).

Potable Water Sub-element

Policy 1.7: The City shall continue to review all annexation applications to ensure compatibility with provisions of this element.

RECREATION AND OPEN SPACE ELEMENT

Policy 2.8: The City shall ensure that at the time of an annexation, such annexation will not degrade the level of service below that as outlined in this element.



D. RECOMMENDATIONS FOR CHANGES BASED UPON FLORIDA STATE STATUE CHAPTER 163: INTERGOVERNMENTAL PROGRAMS

Changes to Florida Statue Chapter 163 were examined and applicable changes are presented below with general suggested changes, as necessary. Many changes are minor in nature addressing details such as environmental policy changes, definition updates timing changes and the like. One change requires that the City include a Public Schools Facility Element in the Comprehensive Plan. The Comprehensive Plan currently addresses changes to Sections 163.3177 and 163.3178 which requires comprehensive plans to include waterways in the comprehensive system of public and private sites for recreation and to include in the Coastal Management Element shoreline component management strategies that will be used to preserve recreational and commercial working waterfronts defined in Section 3421.07, F.S. through Objective 10 and its supporting Policies of the Coastal Management Sub-element. In addition, suggested Plan changes in support of several issues will further meet this requirement.



	Expanded the definition of “affected persons” to include property owners who own land abutting a change to a future land use map.	163.3184(1) (A)	Clarification within the policy. An amendment can be made to the definitions within the Comprehensive Plan.
--	---	--------------------	---

DEFINITIONS

"Affected person" includes the affected local government; persons owning property, residing, or owning or operating a business within the boundaries of the local government whose plan is the subject of the review; owners of real property abutting real property that is the subject of a proposed change to a future land use map; and adjoining local governments that can demonstrate that the plan or plan amendment will produce substantial impacts on the increased need for publicly funded infrastructure or substantial impacts on areas designated for protection or special treatment within their jurisdiction. Each person, other than an adjoining local government, in order to qualify under this definition, shall also have submitted oral or written comments, recommendations, or objections to the local government during the period of time beginning with the transmittal hearing for the plan or plan amendment and ending with the adoption of the plan or plan amendment.



	Required use of professionally accepted techniques for measuring level of service for cars, trucks, transit, bikes and pedestrians.	163.3180(1) (B)	An objective should be added to the Transportation Element adopting this requirement.
--	--	--------------------	---

TRANSPORTATION ELEMENT

Policy 1.10: The City shall use either Florida Department of Transportation or Pinellas County MPO standards for measuring level of service for automobiles, bicycles, pedestrians, transit, and trucks. These standards may be used to evaluate increased accessibility by multiple modes and reductions in vehicle miles of travel in an area or zone.

	Required that by adoption of the Evaluation and Appraisal Report, the sanitary sewer, solid waste, drainage, potable water and natural groundwater aquifer recharge element consider the regional water supply plan and include a 10-year work plan to build the identified water supply facilities.	163.3177(6) (C)	The City of St. Petersburg provides potable water. The distribution system is owned and operated by the City of Gulfport. Update Infrastructure Element as necessary
	Required consideration of the regional water supply plan in the preparation of the conservation element.	163.3177(6) (D)	Infrastructure and Coastal Management and Conservation Element elements simply need to be updated with current data but they do not need significant changes.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER RECHARGE ELEMENT

Potable Water Sub-element

Policy 3.8: Annually, the City shall provide the City of St. Petersburg 10-year projections of water needs.

Policy 3.9: The City shall assist whenever possible and as needed the City of St. Petersburg in its efforts to develop a 10-year work program for building public, private and regional water supply facilities as mandated by applicable State Statutes.

B	(2)(a) Required consultation with water supplier prior to issuing building permit to ensure “adequate water supplies” to serve new development is available by the date of issuance of a certificate of occupancy.		The Intergovernmental Coordination Element may need to be modified to more clearly outline this requirement.
---	--	--	--



INTERGOVERNMENTAL COORDINATION ELEMENT

Policy 2.7: The City shall coordinate with the City of St. Petersburg to ensure that adequate water service and pressure will exist for all new development.

E. RECOMMENDATION FOR CHANGES BASED UPON CHANGES TO ADMINISTRATIVE RULE SECTION 9J-5

The following proposed Plan amendments are limited to a revision in the definition of a Marine Wetland in order to match the State’s definition and two updates to the Transportation Element which will encourage safe on-site traffic flow.

		Revised the definition of “ marine wetlands. ”	9J-5.003	Revise definition as follows: “marine wetlands” means areas with a water regime determined primarily by tides and the dominant vegetation is salt tolerant plant species including those species listed in subsection 62-301.200(3), F.A.C., “submerged marine species.”
--	--	---	----------	--

Definitions: Marine Wetlands – areas with a water regime determined primarily by tides and the dominant vegetation is salt tolerant plant species including those species listed in subsection 17 4.02(17) 62-301.200(3), Florida administrative code, “[Submerged Marine Species](#)”.

	A	Required policies of the Transportation Element to: • provide for safe and convenient on-site traffic flow ;	9J-5.019(4)(C)	Additional objectives/polices need to be added to the Transportation Element.
--	---	--	----------------	---

TRANSPORTATION ELEMENT

Policy 3.13: The City shall require new development and major redevelopment to provide dedicated vehicular, bicycle and pedestrian access to and from the subject site

Policy 3.14: The City shall require, where physically feasibly, cross access between non-residential properties.



F. RECOMMENDATION FOR CHANGES BASED UPON CHANGES TO STATE OR REGIONAL POLICY PLANS

The following amendments address changes in the Statewide Regional Planning Policy. Issues addressed include sustainable development, managing energy consumption and environmentally sensitive development in on waterfront properties.

		2.68 – 2.71 - Sustainable Development	The Comprehensive Plan generally addresses the items listed through these sections with the exceptions of the provision of green infrastructure/buildings and mixed-use development.
--	--	---------------------------------------	--

RECREATION AND OPEN SPACE ELEMENT

Policy 2.9: The City shall protect existing and encourage the development of interconnected systems of natural areas, parks and greenways.

COASTAL MANAGEMENT AND CONSERVATION ELEMENT

Conservation Sub-element

Policy 4.3: The City shall encourage the decrease of energy consumption, using more renewable energy, and reducing the impact of built structures on the environment.

	A	Natural resources goal area added the following goals: 4.n- related to new/expansion existing boat ramps	While an amendment is not necessarily required, this topic could be addressed in the Coastal Management and Conservation Element.
--	---	---	---

COASTAL MANAGEMENT AND CONSERVATION ELEMENT

Coastal Management Sub-element

Policy 10.3: The City shall promote environmentally sensitive development of new construction within existing marinas and boat ramps.

2	C	4.156 – Marinas and Boat Ramps	This does not affect the Comprehensive Plan however, the Coastal Management and Conservation Element could be modified to incorporate this concept.
---	---	--------------------------------	---



COASTAL MANAGEMENT AND CONSERVATION ELEMENT Coastal Management Sub-element

Policy 10.4: The City shall encourage marina/boatyard facilities to enter into the Florida Department of Environmental Protection’s [Clean Marina/Boatyard Program](#) and shall develop incentives to do so by 2010.



G. RECOMMENDATIONS FOR GENERAL CHANGES

In addition to State-mandated and EAR-identified issues, the GOPs of the Comprehensive Plan were thoroughly examined for accuracy and relevancy. A variety of details such as programs, dates and plans specified in the current Comprehensive Plan were compared to what has been accomplished by the City since the last EAR process to determine if, for example, a given plan was developed and if so was it implemented and if not is it needed. A variety of other changes are proposed which will simplify and clarify portions of the Plan. Other proposed amendments will bring portions of the Plan into conformance with County programs and language specifically a section addressing development and redevelopment within the Coastal High Hazard Area (CHHA) and the adoption of the new Public Education Facility Element.

DEFINITIONS

“Creative industry(ies)” refers to 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.

FUTURE LAND USE ELEMENT

Objective 1: Management of ~~future~~ all development and redevelopment shall be implemented through the City’s ongoing review and amendment of land development regulations which shall be consistent with and guided by this Comprehensive Plan. The City’s Land Development Regulations shall be reviewed and amended as necessary to maintain consistency with this Comprehensive Plan.



Policy 1.3: Land uses on the Future Land Use Plan map shall generally be interpreted as indicated in the following table. The intensity standards listed in the table (FAR – floor area ratio; ISR – impervious surface ratio) are the maximum allowed for each plan category, except where otherwise permitted by special area plans or redevelopment plans approved by the City Council. Individual zoning districts, as established by the city’s [Land Development Regulations](#), may have more stringent intensity standards than those listed in the table but will not exceed the maximum allowable intensity of the plan category, unless otherwise permitted by approved special area plans or redevelopment plans.

<u>PLAN CLASSIFICATION</u>	<u>PRIMARY USES</u>	<u>SECONDARY USES</u>	<u>MAX. INTENSITY OF USE</u>	<u>CONSISTENT ZONING DISTRICTS</u>
<u>Residential Suburban (RS)</u>	<u>Residential and Public Educational Facilities</u>	==	<u>2.5 Units Per Acre</u>	<u>R-1a, R-1, PUD, COD</u>
<u>Residential Low (RL)</u>	<u>Residential and Public Educational Facilities</u>	==	<u>5.0 Units Per Acre</u>	<u>R-1, R-2, R-3, PUD, COD</u>
<u>Residential Urban (RU)</u>	<u>Residential</u>	<u>Residential Equivalent Of 22.5 Beds Per Acre, Ancillary Non-Residential, Public/Semi-Public and Public Educational Facilities</u>	<u>7.5 Units Per Acre; Max. Floor Area Ratio (FAR) of 0.40; Max. Impervious Surface Ratio (ISR) of 0.65</u>	<u>R-2, R-3, R-MH, PUD, COD</u>
<u>Residential Low Medium (RLM)</u>	<u>Residential</u>	<u>Residential Equivalent of 30 Beds Per Acre, Ancillary Non-Residential, Public/Semi-Public and Public Educational Facilities</u>	<u>10.0 Units Per Acre; Max. FAR Of 0.50; Max. ISR Of 0.75</u>	<u>R-3, R-4, R-MH, PUD, COD</u>
<u>Residential Medium (RM)</u>	<u>Residential</u>	<u>Residential Equivalent of 45 Beds Per Acre, Public/Semi-Public, Public Educational Facilities and Ancillary Non-Residential Use</u>	<u>15.0 Units Per Acre; Max. FAR of 0.50; Max. ISR of 0.75</u>	<u>R-3, R-4, PUD, Cod</u>
<u>Residential High (RH)</u>	<u>Residential</u>	<u>Public Educational Facilities provided the site is not located within the 100 year flood plain</u>	<u>30.0 Units Per Acre</u>	<u>R-3, R-4, PUD, Cod</u>



<u>PLAN CLASSIFICATION</u>	<u>PRIMARY USES</u>	<u>SECONDARY USES</u>	<u>MAX. INTENSITY OF USE</u>	<u>CONSISTENT ZONING DISTRICTS</u>
<u>Commercial Neighborhood (CN)</u>	<u>Office, Personal/Business Service, Retail Commercial and Commercial/Business Service</u>	<u>Residential, Residential Equivalent and Public/Semi-Public</u>	<u>Residential Uses shall not exceed a density of 10 units per acre. Residential Equivalent Uses shall not exceed an equivalent of three beds per permitted dwelling unit at 10 dwelling units per acre. Non-Residential Uses shall not exceed a FAR of 0.20 nor an ISR of 0.60.</u>	<u>CL-1, P, PUD, Cod</u>
<u>Commercial Limited (CL)</u>	<u>Office, Personal/Business Service, Retail Commercial and Transient Accommodation</u>	<u>Residential</u>	<u>Transient: 30.0 Units Per Acre; Residential: 10.0 Units Per Acre; Residential Equivalent at 30.0 Beds Per Acre, Commercial Recreation and Public/Semi-Public; Non-Residential Use shall not exceed a FAR of 0.45, nor an ISR of 0.85.</u>	<u>CL-1, CL-2, P, PUD, COD</u>
<u>Commercial Recreation (CR)</u>	<u>Commercial Recreation including Waterfront/Marina Facilities</u>	<u>Office, Personal/Business Service, Retail Commercial</u>	<u>Max. FAR Of 0.55; Max. ISR Of 0.90, and Transient Accommodation with a Max. Density of 20.0 Units Per Acre</u>	<u>P, PUD, COD</u>



<u>PLAN CLASSIFICATION</u>	<u>PRIMARY USES</u>	<u>SECONDARY USES</u>	<u>MAX. INTENSITY OF USE</u>	<u>CONSISTENT ZONING DISTRICTS</u>
<u>Commercial General (CG)</u>	<u>A full range of commercial uses, including office, personal/business service, retail commercial, transient accommodation, wholesale/distribution, and storage/warehouse.</u>	<u>Commercial Recreation, Residential, Residential Equivalent, Public/Semi-Public, Research/Development and Light Manufacturing/Assembly</u>	<u>Retail, Office, Service and Transient Accommodations within permanent structures, with a Max. FAR of 0.40; Transient Accommodation with a Max. Density of 30.0 Units per Acre; Residential Equivalent of 30.0 Beds Per Acre; Non-Residential Uses Shall not exceed a FAR of 0.55, nor an ISR of 0.90; Residential Uses with a Max. Density of 18.0 Units per Acre</u>	<u>CL-1, CL-2, CG, P, PUD, COD</u>
<u>Preservation (P)</u>	<u>Tidal Wetlands, Non Tidal Wetlands, 25 Year Flood Plains, Natural Drainage Ways, Habitat for Endangered or Threatened Species, and Dune Systems</u>	<u>Adjoining FLUP categories which are accessory to or are the incidental extension of a permitted adjoining use</u>	<u>Max. FAR 0.05; Max. ISR 0.10</u>	<u>P, PUD</u>
<u>Recreation/Open Space (R/OS)</u>	<u>Public/Private Open Space, Public/Private Park, Public/Private Recreation Facility, Beach/Water Access and Golf Course/Club-House</u>	=	<u>Max. FAR of 0.25; Max. ISR of 0.60</u>	<u>OS, P, PUD</u>



<u>PLAN CLASSIFICATION</u>	<u>PRIMARY USES</u>	<u>SECONDARY USES</u>	<u>MAX. INTENSITY OF USE</u>	<u>CONSISTENT ZONING DISTRICTS</u>
<u>Institutional (INS)</u>	<u>Public and Private Schools/Colleges, Hospitals and Medical Clinics, Churches, Cemeteries, Social/Public Service Agencies, Child Day Care, Fraternal and Civic Organizations, and Federal, State and Local Public Buildings and Grounds</u>	<u>Residential, Residential Equivalent</u>	<u>Public and Private Schools/Colleges, Hospitals And Medical Clinics, Churches, Cemeteries, Social/Public Service Agencies with a Max. FAR of 0.65 and a Max. ISR of 0.85; Residential with a Max. Density of 10.0 Units Per Acre and Residential Equivalent of 30.0 Beds Per Acre.</u>	<u>I, P, PUD, COD</u>
<u>Transportation/Utility (T/U)</u>	<u>Marina, Municipal Water Supply and Waste Water Disposal Facility, Solid Waste Disposal, Transfer and Recycling Facility, Public Works Garage/Storage; Electric Power Substation; Telephone Switching Station</u>	<u>Storage/Warehouse</u>	<u>Max. FAR of 0.70; Max. ISR of 0.90</u>	<u>P, PUD</u>
<u>Community Redevelopment District (CRD)</u>	<u>Residential; Office; Commercial; Industrial and Public/Semi-Public Uses as provided For in the approved redevelopment plan for the area so designated</u>	<u>==</u>	<u>Densities/Intensities shall be as set forth for each classification of use in the approved redevelopment plan</u>	<u>WRD, COD</u>
<u>Planned Redevelopment Residential (R)</u>	<u>Uses as set forth in the required special area plan as selected from and limited to the uses permitted by the Countywide Land Use Rules Section 2.3.3.1 through 3.</u>	<u>==</u>	<u>Densities/Intensities shall be as set forth for each classification of use in the approved redevelopment plan</u>	<u>WRD, COD</u>



<u>PLAN CLASSIFICATION</u>	<u>PRIMARY USES</u>	<u>SECONDARY USES</u>	<u>MAX. INTENSITY OF USE</u>	<u>CONSISTENT ZONING DISTRICTS</u>
<u>Planned Redevelopment Mixed Use (MU)</u>	<u>Uses as set forth in the required special area plan as selected from and limited to the uses permitted by the Countywide Land Use Rules Section 2.3.3.3.</u>	==	<u>Densities/Intensities shall be as set forth for each classification of use in the approved redevelopment plan</u>	<u>WRD, COD</u>
<u>Planned Redevelopment Commercial (C)</u>	<u>Uses as set forth in the required special area plan as selected from and limited to the uses permitted by the Countywide Land Use Rules Section 2.3.3.5.</u>	==	<u>Densities/Intensities shall be as set forth for each classification of use in the approved redevelopment plan</u>	<u>WRD, COD</u>
<u>Planned Redevelopment Industrial (IND)</u>	<u>Uses as set forth in the required special area plan as selected from and limited to the uses permitted by the Countywide Land Use Rules Section 2.3.3.6.</u>	==	<u>Densities/Intensities shall be as set forth for each classification of use in the approved redevelopment plan</u>	<u>WRD, COD</u>

All future development shall adhere to the following land use plan categories and densities/intensities:

1. Residential suburban Use is limited to residential and public educational facilities only with a maximum density of 2.5 units per acre.
2. Residential Low Use is limited to residential and public educational facilities only with a maximum density of 5.0 units per acre.
3. Residential Urban Primary use is limited to residential with a maximum density of 7.5 units per acre. Secondary uses are limited to residential equivalent of 22.5 beds per acre, ancillary non residential, public/semi public and public educational facilities with a maximum floor area ratio (FAR) of .40 and a maximum impervious surface ratio (ISR) of .65.
4. Residential Low Medium Allowing up to 10.0 units per acre. Primary use is limited to residential with a maximum density of 10.0 units per acre. Secondary uses are limited to residential equivalent of 30 beds per acre, ancillary non residential, public/semi public and public educational facilities with a maximum floor area ratio (FAR) of .50 and a maximum impervious surface ratio (ISR) of .75.



- ~~5. Residential Medium— Primary use is limited to residential with a maximum density of 15.0 units per acre. Secondary use is limited to residential equivalent of 45 beds per acre, public/semi-public, public educational facilities and ancillary non-residential use with a maximum floor area ratio (FAR) of .50 and a maximum impervious surface ratio (ISR) of .75.~~
- ~~6. Residential High— Primary use is limited to residential only with a maximum density of 30.0 units per acre. Secondary use is limited to public educational facilities provided the site is not located within the 100-year flood plain.~~
- ~~7. Commercial Neighborhood— This category allows for commercial and office uses on a local scale to provide goods and services for adjoining neighborhoods. Primary uses are limited to office, personal/business service, retail commercial and commercial/business service. Secondary uses include residential, residential equivalent and public/semi-public. Residential uses shall not exceed a density of 10 units per acre. Residential equivalent uses shall not exceed an equivalent of 3 beds per permitted dwelling unit at 10 dwelling units per acre. Non-residential uses shall not exceed a floor area ratio of .20 nor an impervious ratio of .60.~~
- ~~8. Commercial Limited— Primary use is limited to office, personal/business service, retail commercial and transient accommodation with a maximum density of 30.0 units per acre. Secondary use is limited to residential with a maximum density of 10.0 units per acre, residential equivalent at 30.0 beds per acre, commercial recreation and public/semi-public. Non-residential use shall not exceed a floor area ratio (FAR) of .45, nor an impervious surface ratio (ISR) of .85.~~
- ~~9. Commercial Recreation— Primary use is limited to commercial recreation including waterfront/marina facilities. Secondary use is limited to office, personal/business service, retail commercial with a maximum floor area ratio (FAR) of .55 and a maximum impervious surface ratio (ISR) of .90, and transient accommodation with a maximum density of 20.0 units per acre.~~
- ~~10. Commercial General— Allowing a full range of commercial uses, including retail, office, service and transient accommodations within permanent structures, with a maximum floor area ratio of .40. Primary use is limited to office, personal/business service, retail commercial, transient accommodation with a maximum density of 30.0 units per acre, wholesale/distribution, and storage/warehouse. Secondary use is limited to commercial recreation, residential equivalent of 30.0 beds per acre, public/semi-public, research/development and light manufacturing/assembly. Non-residential uses shall not exceed a floor area ratio (FAR) of .55, nor an impervious surface ratio (ISR) of .90.~~
- ~~11. Preservation— Primary use is limited to tidal wetlands, non-tidal wetlands, 25-year flood plains, natural drainage ways, habitat for endangered or threatened species, and dune systems. Secondary use is limited to adjoining FLUP categories which are accessory to or are the incidental extension of a permitted adjoining use. No use shall exceed a floor area ratio (FAR) of .05, nor an impervious surface ratio (ISR) of .10.~~



- ~~12. Recreation/Open Space— Use is limited to public/private open space, public/private park, public/private recreation facility, beach/water access and golf course/club house with a maximum floor area ratio (FAR) of .25 and a maximum impervious surface ratio (ISR) of .60.~~
- ~~13. Institutional— Primary use is limited to public and private schools/colleges, hospitals and medical clinics, churches, cemeteries, social/public service agencies with a maximum floor area ratio (FAR) of .65 and a maximum impervious surface ratio (ISR) of .85, child day care, fraternal and civic organizations, and federal, state and local public buildings and grounds,. Secondary use is limited to residential with a maximum density of 10.0 units per acre and residential equivalent of 30.0 beds per acre.~~
- ~~14. Transportation/Utility— Primary use is limited to marina, municipal water supply and waste water disposal facility, solid waste disposal, transfer and recycling facility, public works garage/storage; electric power substation; telephone switching station. Secondary use is limited to storage/warehouse. No use shall exceed a floor area ratio (FAR) of .70 nor an impervious surface ratio (ISR) of .90.~~
- ~~15. Community Redevelopment District— Primary use is limited to residential; office; commercial; industrial and public/semi public uses as provided for in the approved redevelopment plan for the area so designated. Densities/intensities shall be as set forth for each classification of use in the approved redevelopment plan.~~

Policy 1.7: By 2010, the City shall update the land development regulations to ensure that the appropriate zoning districts coincide with the appropriate Future Land Use Plan classifications as outlined in the table below:



<u>PLAN CLASSIFICATION</u>		<u>ZONING DISTRICTS</u>														
		<u>RESIDENTIAL</u>						<u>COMMERCIAL</u>			<u>PUBLIC/ QUASI PUBLIC</u>			<u>SPECIAL</u>		
		<u>Single-Family</u>	<u>1- and 2-Family</u>	<u>Multi-Family</u>	<u>High-Rise Multi-Family</u>	<u>Mobile Home</u>	<u>Limited</u>	<u>Retail</u>	<u>General</u>	<u>Institutional</u>	<u>Open Space</u>	<u>Public</u>	<u>Planned Unit Development</u>	<u>Waterfront Redevelopment District</u>	<u>Conservation Overlay District</u>	
		<u>R-1A</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-MH</u>	<u>CL-1</u>	<u>CL-2</u>	<u>CG</u>	<u>I</u>	<u>OS</u>	<u>P</u>	<u>PUD</u>	<u>WRD</u>	<u>COD</u>
<u>Residential Suburban</u>	<u>RS</u>	X	X	-	-	-	-	-	-	-	-	-	X	-	X	
<u>Residential Low</u>	<u>RL</u>	-	X	X	X	-	-	-	-	-	-	-	X	-	X	
<u>Residential Urban</u>	<u>RU</u>	-	-	X	X	-	-	X	-	-	-	-	X	-	X	
<u>Residential Low Medium</u>	<u>RLM</u>	-	-	-	X	X	-	X	-	-	-	-	X	-	X	
<u>Residential Medium</u>	<u>RM</u>	-	-	-	X	X	-	-	-	-	-	-	X	-	X	
<u>Residential High</u>	<u>RH</u>	-	-	-	X	X	-	-	-	-	-	-	X	-	X	
<u>Commercial Neighborhood</u>	<u>CN</u>	-	-	-	-	-	-	X	-	-	-	X	X	-	X	
<u>Commercial Limited</u>	<u>CL</u>	-	-	-	-	-	-	X	X	-	-	X	X	-	X	
<u>Commercial Recreation</u>	<u>CR</u>	-	-	-	-	-	-	-	-	-	-	X	X	-	X	
<u>Commercial General</u>	<u>CG</u>	-	-	-	-	-	-	X	X	X	-	X	X	-	X	
<u>Preservation</u>	<u>P</u>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	
<u>Recreation/ Open Space</u>	<u>R/OS</u>	-	-	-	-	-	-	-	-	-	X	X	X	-	-	
<u>Institutional</u>	<u>INS</u>	-	-	-	-	-	-	-	-	X	-	X	X	-	X	
<u>Transportation/ Utility</u>	<u>T/U</u>	-	-	-	-	-	-	-	-	-	-	X	X	-	-	
<u>Community Redevelopment</u>	<u>CRD</u>	-	-	-	-	-	-	-	-	-	-	-	-	X	X	
<u>Planned Redevelopment Residential</u>	<u>R</u>	-	-	-	-	-	-	-	-	-	-	-	-	X	X	
<u>Planned Redevelopment Mixed Use</u>	<u>MU</u>	-	-	-	-	-	-	-	-	-	-	-	-	X	X	
<u>Planned Redevelopment Commercial</u>	<u>C</u>	-	-	-	-	-	-	-	-	-	-	-	-	X	X	
<u>Planned Redevelopment Industrial</u>	<u>IND</u>	-	-	-	-	-	-	-	-	-	-	-	-	X	X	



DRAFT



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.

Objective 3: Land uses inconsistent with the land use plan and community character shall continue to be reduced by the year 2008.

Policy 3.2: The City shall identify existing land uses that are inconsistent with the adopted land use plan and shall develop methods to reduce or eliminate these inconsistent land uses by the year 200310.

Policy 6.1: The City shall continue to ~~employ~~ reference the 1992 professional architectural survey entitled “historic buildings survey of Gulfport, Florida”, to identify and protect historic sites within its jurisdiction.

~~Policy 6.3: By the year 2000, the City shall conduct an archaeological survey to identify and protect historic and archaeological sites within its jurisdiction.~~

Policy 6.43: Following identification, sites of historical or archaeological significance shall be submitted to the Florida Department of State to be included in the Florida Master Site File.

Policy 6.54: The city shall continue to adopt or amend regulations that protect and preserve historic and archaeological resources.

Policy 6.65: Historic and archaeological sites shall be mapped.

Objective 7: The City shall ensure that any proposed development or future land use plan amendment is compatible with existing capacities of public facilities.

Policy 7.1: Development permits and Future Land Use Plan amendments shall be issued in conformance with the concurrency management system outlined in the Capital Improvement Element of the Comprehensive Plan.

Policy 7.2: Development permits and Future Land Use Plan Amendments shall meet the adopted levels of service as set forth in policy 3.1 in the Capital Improvement Element of the Comprehensive Plan.

Objective 9 and supporting Policies 1 through 9 are deleted to be replaced with the new Public Education Facility



TRANSPORTATION ELEMENT

Objective 3: Roadway and regulatory deficiencies which contribute to existing hazardous conditions shall, by 2014~~03~~, improve beyond those existing in ~~2008~~1998.

Policy 3.5: The City of Gulfport shall continue to coordinate with Pinellas County and the City of St. Petersburg to correct the following roadway deficiencies:

- ~~49th Street South from 23rd Avenue to 7th Avenue needs to be reconstructed from a four-lane undivided collector to a four-lane divided collector.~~
- The timing of County-maintained traffic signals within the City should be synchronized as to not impede traffic flow.

Policy 3.11: ~~Upon designation of Gulfport Boulevard South (22nd Avenue South) will continue to be a four-lane undivided collector roadway to an arterial roadway~~ and the City of Gulfport shall coordinate with the County providing for site plan review and level of service standards. Improvements which do not include widening are:

- Intersection improvements;
- Turn lanes;
- Signalization improvements; and
- Others

HOUSING ELEMENT

Objective 3: The City shall continue to ~~reduce~~ control the number of deteriorated and dilapidated structures through Code enforcement programs and routine inspections as identified by the 1996 structural survey. The City's structural survey shall be annually updated.

Policy 3.6: The City shall continue to utilize Code enforcement to ensure sound building stock ~~conduct a minimum of one structural quality survey by the year 2010.~~

Policy 6.5: The City shall employ its historic structures survey ~~to~~ when identifying and inventorying all structures built prior to 1954~~0~~ to identify and qualify homes in possible need of restoration.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

Solid Waste Sub-element

Objective 2: The City shall continue the recovery of recyclable materials in compliance with chapter ~~88-130~~ 403 F.S.

Policy 2.1: The City shall continue to comply with Chapter ~~88-130~~ 403 F.S. by:

- Coordinating recycling efforts with Pinellas County to obtain a 30 percent reduction of the total countywide solid waste stream;
- Participating in the development of a County-wide public information program;



- Developing a program to recover other recyclable materials ~~such as colored glass, cardboard, bimetallic materials or office paper~~ by the year 2003⁹; and
- Encouraging the development of legislation that ensures markets for recycled materials and products.

Potable Water Sub-element

Policy 1.1: The City shall continue the inter-local agreement with the City of St. Petersburg for provision of potable water. The following levels of service set forth by St. Petersburg:

- | | |
|-------------------------|--|
| 1. Average day - | 125 30 gallons per capita per day |
| 2. Max/Avg. Day ratio - | 1.30 |
| 3. Minimum pressure - | 30 pounds per square inch (psi) during peak hour of the maximum day and 20 psi during peak demand at curbside. |

Policy 2.3: New development shall not be permitted to install ~~1½~~ one-inch lines. The remaining existing 1½ inch lines shall be replaced as needed, based on severity of a given problem or if directly affected by redevelopment activity.

Policy 3.1: The City shall continue enforcement of applicable regulations ~~Section 7, Article 1, Code of Ordinances, and state statute 533.14~~, which addresses installation of water saving devices in new construction and redevelopment/renovations.

CONSERVATION AND COASTAL MANAGEMENT AND CONSERVATION ELEMENT

Conservation Sub-element

Policy 1.8: Living marine resources shall be protected from future degradation resulting from improper development. The City shall, ~~by 2003,~~ continue to review and amend appropriate codes and ordinances to ensure that future infill development and redevelopment results in no net loss of living marine resources.

Policy 6.2: The City shall continue to implement its Stormwater Management Plan to assess the economic feasibility/~~cost-benefit~~ of storm water projects that retrofit existing stormwater management facilities to provide for the treatment and removal of pollutants prior to discharge into receiving water bodies.

Objective 9: ~~By 2003,~~ The City shall develop a plan to restore or enhance the natural resources and habitat value of severely damaged, newly formed or extensively altered coastal areas following disastrous storm events.

Coastal Management Sub-element

Objective 2: The water dependent and water related facilities map within the Harbor Management Plan shall continue to designate the following four (4) water dependent land uses:



- * Gulfport municipal marina complex
- * Boat ramps - within marina complex
- * ~~The fishing~~ William's Pier
- * Gulfport beach
- * Casino Dock
- * Mooring Field

Policy 3.1: The City shall continue to enact its "*disaster preparedness plan*" which includes the "*Pinellas County hurricane evacuation implementation guide*", "*recovery plan*" and "*post-disaster redevelopment guide*", and shall continue to implement hazard mitigation measures to reduce the exposure of human life, and public and private property to natural hazards.

~~Policy 3.6: By the year 2000, county and City maintained the~~ City shall continue to ensure that all City roadways used as evacuation routes are clearly posted and shall continue to cooperate and coordinate with county in identifying all county roads used as evacuation routes within the city.

Policy 3.7: The Coastal High Hazard Area (CHHA) shall be the ~~evacuation level a areas identified in the most recent regional hurricane evacuation study area~~ defined by the [sea, lake and overland surges from hurricanes](#) (slosh) model to be inundated from a category one hurricane, as reflected in the most recent [regional evacuation study](#), storm tide atlas.

Policy 3.8: The Coastal Storm Area (CSA) shall be the area that includes all of the following:

- (1) The Coastal High Hazard Area (CHHA).
- (2) All areas connected to the mainland of Pinellas County by bridges or causeways.
- (3) Those areas at relatively higher elevations that are surrounded by the CHHA or by the CHHA and a body of water, and
- (4) All areas located within the velocity zone as designated by the federal emergency management agency.

~~Policy 3.89: The City shall review prohibit the location of new, or the expansion of existing nursing homes, assisted living facilities, hospitals and other like facilities within the CSA Coastal High Hazard Area and evacuation level b areas and the City shall discourage the location of new, or the expansion of such facilities within the area inundated by a category 2 hurricane as depicted by the slosh model, as reflected in the most recent regional evacuation study, storm tide atlas if determined that this type of development may result in future danger or damage to property and human life.~~

Policy 3.10: The City shall support the County's efforts in its public awareness campaign in cooperation with the Tampa Bay Regional Planning Council to educate the general public on proper hurricane evacuation procedures. As part of the City's public awareness campaign, the City shall assist the county making available any hurricane preparedness publications which the County may publish each year.

Policy 3.11: The City shall coordinate with and support evacuations in a manner consistent with the [Pinellas County Hurricane Evacuation Implementation Guide](#).



Policy 3.12: Hurricane evacuation shall be planned and conducted in a manner consistent with the Pinellas County Comprehensive Emergency Management Plan.

Policy 3.13: Whenever possible, new or expanded City buildings shall be located, designed and constructed so that they may be utilized for hurricane shelters.

Policy 3.14: The City shall initiate, as appropriate, and cooperate with all efforts with and between the county, municipalities, the Pinellas County School Board, and other appropriate agencies in an attempt to increase the number of public shelters and to reduce shelter deficits.

Policy 5.5: When public infrastructure within the CHHA is destroyed or receives damage that equals or exceeds 50 percent of the cost of replacing the facility at its current location, the City shall analyze the feasibility of relocating this infrastructure landward of the CSA.

Policy 6.5: ~~high density d~~Developments greater than 5.0 dwelling units per acre shall be prohibited in areas projected to receive major hurricane damage from coastline storms surges ~~shall be avoided~~ and the City shall not recommend the approval of any request to amend the future Land Use Map (FLUM) to designate areas within the CSA with a FLUM category that permits more than five dwelling units per acre with the exception of planning categories available in the Countywide Plan Rules that require a special area plan as the Community Redevelopment District (CRD).

Policy 6.11: If 20 percent or more of a parcel of land is located within the CSA then the entire parcel shall be considered within the CSA. However, if either a parcel of land or a group of parcels that are part of a master development plan is equal to or greater than five acres and less than 50 percent of the parcel or group of parcels is within the CSA, the property owner may elect to provide a survey of the parcel or parcels to determine the exact location of the CSA. Upon its acceptance by Pinellas County, this survey shall determine what portion of the parcel or group of parcels is considered within the CSA.

Policy 6.12: The City shall prohibit the siting of new or the expansion of existing mobile or manufactured home development within the CSA. This policy does not apply to manufactured housing constructed after 1994.

Objective 7: In recognition of its location along Boca Ciega Bay and its built-out character, the City shall, to the extent practical, continue to limit public expenditures that subsidize development or redevelopment permitted in the ~~CSA~~ CHHA.

Policy 7.1: Public expenditures for infrastructure in the ~~CSA~~ CHHA shall be limited to existing development, new development which is consistent with the future land use or associated with the implementation of a community redevelopment area, except in cases of overriding public interest.

Policy 7.2: The City shall restrict the expenditure of public funds for facility development in the ~~CSA Coastal High Hazard Areas~~, unless the expenditure serves the following purposes:

- The maintenance, repair or replacement of existing facilities; or
- The restoration or enhancement of natural resources or public access; or



- To address an existing deficiency identified in this plan; or
- The retrofitting of stormwater management facilities for water quality enhancement of stormwater runoff; or
- The development or improvement of public roads identified in the transportation element of this plan; or
- A public facility or project of overriding public interest to ensure public health and safety.

Policy 7.3: Consistent with the goals, objectives and policies of this element and the availability of budgeted funds, the City shall evaluate the acquisition of storm-damaged or potential storm-damaged property in the CSA Coastal High Hazard Area.

RECREATION AND OPEN SPACE ELEMENT

Objective 1: The City shall continue to ensure that any barrier limiting access to public recreation areas and facilities will be eliminated ~~by the year 2003~~.

Policy 1.1: All new public facilities including recreational facilities shall be designed to meet requirements of sections 255.21 and 553.46, F.S., ensuring handicapped accessibility.



Policy 1.4: The City shall continue to review and appropriately amend development regulations ~~by the year 2000~~ to incorporate the regulations from the U.S. “Americans with Disabilities Act Handbook” and the state of Florida, “Florida Accessibility Code for Building Construction”, as amended, to ensure handicapped access to private recreational facilities.

INTERGOVERNMENTAL COORDINATION ELEMENT

Objective 1: ~~By 2000,~~ The City of Gulfport shall, appropriate, maintain existing or attempt to modify or initiate new enter into interlocal agreements, or other suitable documents with the City of St. Petersburg, ~~the Pinellas County School Board,~~ Pinellas County, South Pasadena and other units of local government providing services but not having regulatory authority over the use of land, for the purpose of providing close coordination, evaluation and implementation of local Comprehensive Plans.

Objective 5 and supporting Policies 1 through 5 are deleted to be replaced with the new Public Education Facility



CAPITAL IMPROVEMENTS ELEMENT

Objective 2: As an ongoing objective, the city shall limit expenditures for public facilities supporting development in coastal high hazard areas, except those consistent with the goals, objectives and policies within the elements of the Comprehensive Plan, ~~or in cases clearly in the public interest.~~

Policy 2.1: Expenditures on public facilities supporting development in coastal high hazard areas shall be limited to:

- * Meeting objectives and policies outlined in the Coastal Management/Conservation Element,
- * Eliminating existing public facility and capacity deficits,
- ~~* Provision of a public facility or infrastructure of overriding public interest as determined by city council,~~
- * Improving, maintaining, repairing or replacing existing facilities to meet adopted levels of service, or
- * Enhancing redevelopment activities,

Policy 3.1: The City shall continue to maintain the following level of service standards for review of proposed developments, issuance of development permits, and planning for public facilities:

A. Recreation, Parks and Open Space - FACILITY

STANDARD

Equipped Play Area or Tot Lot	0.25 acres per 1,000 residents
Neighborhood Park	2.0 acres per 1,000 residents
Community Park	2.5 acres per 1,000 residents
Urban Open Space	10.0 acres per 1,000 residents
Boat Ramps	1 lane per 7,000 residents
Tennis	1 court per 7,000 residents
Basketball	1 court per 14,000 residents
Racquetball	1 court per 14,000 residents
Shuffleboard	1 court per 7,000 residents
Baseball/Softball	1 field per 7,000 residents
Soccer/Football	1 field per 14,000 residents
Fishing Pier	560 feet per 14,000 residents
Playground	1 playground per 3,000 residents
Picnic Area	1 area per 7,000 residents



- C. Potable Water** -
1. Average Day - ~~125~~30 gallons per capita per day (gpcd)
 2. Maximum per Average Day Ratio - 1.30
 3. Minimum Pressure - 30 pounds per square inch (psig) during peak hour of the maximum day and 20 psig during peak demand at curbside.

- E. Solid waste** - collection - collect all solid waste required by law
 Disposal - 1.30~~2~~ tons/capita/year

Objective 4: The City shall ~~continue to~~ require new development to bear the its pro rata cost of any public facility improvements needed to maintain the adopted level of service.

Policy 4.2: Payment by future development may be in form of, but not limited to, impact fees, capacity fees, dedication of land, provision of public facilities, future payments of user fees, voluntary contributions benefitting public facilities, special assessments and taxes.

Policy 5.5: The City shall continue to investigate alternative funding sources for infrastructure improvements and to improve any deficiencies.

ECONOMIC DEVELOPMENT AND AREA REDEVELOPMENT ELEMENT

Objective 1.1: ~~To p~~Promote fiscal stability in City government by submitting a balanced budget annually ~~through the year 2015.~~

Objective 2: ~~By 2003,~~ The City shall continually work to increase the yield per mill within the City by providing quality services that support business development from an annual average increase of 3.9 percent (1996-1997) to 6.0 percent.

Policy 2.5: The City of Gulfport shall investigate the coordination of planning efforts for ~~the purposes identified in policy 5.4~~ for the 49th Street South corridor.

Policy 2.6: The City shall provide quality, dependable and affordable public services as a primary means of encouraging business development.

Objective 3: ~~By 2003, the number of deteriorated and dilapidated structures shall be reduced from the most recent structural quality survey performed.~~ The City shall continue to control the number of deteriorated and dilapidated structures through Code enforcement programs and routine inspections. The City’s structural survey shall be annually updated.

Policy 3.4: ~~The City shall conduct a citywide structural condition survey by the year 2003.~~



Objective 4: ~~Continually work to~~ increase revenues other than revenues generated by property taxes ~~7% by 2003.~~

Objective 5: ~~to~~ improve the economic base of the City by increasing the number and quality of employment opportunities within the City ~~10% by 2008.~~

Policy 5.1: ~~The planning and development division of the public services department~~ Community Development Department shall ~~establish a mechanism to~~ continually monitor commercial activity in the City ~~by 2003.~~

Policy 5.4: By 2012, the City shall investigate the feasibility and benefits of amending the future land use element of this Comprehensive Plan to allow for the adoption of the redevelopment future land use category-mixed use in appropriate areas to include the 49th Street CRA and the WRD.

~~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.~~
- ~~B. Commercial nodes located at the intersections of 15th Avenue South and 58th Street South, and 28th Avenue South and 58th Street South. Commercial uses of a neighborhood scale within these areas shall be promoted. Neighborhood improvement plans should become part of the economic development or redevelopment activities planned for these areas.~~

Policy 5.8: The City shall encourage redevelopment efforts through the use of boater access including adequate mooring, parking and facilities for the launching and storage of a variety of watercraft wherever possible by 2012. ~~investigate appropriate amendments to the Comprehensive Plan and land development regulations based upon changing development opportunities due to limited vacant developable land, and how to balance economic development/redevelopment with the community, its character and resources.~~

Policy 5.9: The City shall encourage the redevelopment of targeted properties within the CRA and the WRD with an emphasis on the provision of space for local, independent small businesses.

Policy 5.10: By 2010, the City shall investigate the feasibility of working with the City of St. Petersburg and Pinellas County to expand the 49th Street CRA to the east side of 49th Street and the entire length of its boundary with the City of St. Petersburg.



Policy 5.12: By 2011, the City shall consider creating a tax increment financing district for the existing 49th Street CRA.

Policy 5.13: The City shall encourage the development of creative industries with methods such as providing technical assistance and encouraging the formation of cooperatives or non-profits with a creative industry focus.

Policy 5.14: By 2010, investigate the feasibility of revising the City's LDR's to permit uses that allow for live/work conditions on the same parcel for small businesses, including creative industries.

H. PUBLIC SCHOOL FACILITY ELEMENT

DRAFT