

BOARD OF COUNTY COMMISSIONERS

DATE: October 20, 2009
AGENDA ITEM NO.

Consent Agenda

Regular Agenda

Public Hearing 31

County Administrator's Signature: 

Subject:

Proposed amendments to the Waterfront Area Redevelopment Plan for the City of Gulfport.

Department:

Planning Department

Staff Member Responsible:

Brian Smith, Director

Recommended Action:

I RECOMMEND THAT THE BOARD RECEIVE PUBLIC COMMENTS AT THE PUBLIC HEARING AND ADOPT THE ATTACHED RESOLUTION APPROVING AMENDMENTS TO THE WATERFRONT AREA REDEVELOPMENT PLAN FOR THE CITY OF GULFPORT.

Summary Explanation/Background:

BACKGROUND: The Gulfport Waterfront Redevelopment District was created in 1992, pursuant to the Community Redevelopment Act (Chapter 163, Part III, Florida Statutes). The 57.9-acre district extends along Beach Blvd. South from 21st Ave. South to the shoreline (see Exhibit 1). In 1992, the Board approved the findings of necessity that the District met the slum and blighting conditions outlined in the Florida Statutes. Subsequently, the Board approved the Waterfront Redevelopment Plan in April 1993. A redevelopment trust fund was created in June 1993; the County does contribute tax increment revenues to the trust fund.

PROPOSAL: The City of Gulfport proposes to amend its Waterfront Redevelopment Plan by providing redevelopment incentives in the Mixed Use category. The City Council conducted 2 public hearings on July 21, 2009 and on August 4, 2009. City Ordinance 2009-07 (See Exhibit 2) approving the Plan amendments was adopted on August 4, 2009.

It is proposed that a mixed residential/commercial use development within the Mixed Use (MU) category may be granted up to a 50% density increase upon approval of a conditional site plan given that 5 conditions are met. The conditions are: 1) the design meets architectural guidelines; 2) the development is consistent with the scale and style of the existing vicinity; 3) the development meets the purpose of the Waterfront Area Redevelopment Plan; 4) the site is not within the Coastal High Hazard Area (CHHA); and 5) existing, legal development with a density greater than 10 units per acre may retain the existing density as part of a mixed-use project.

A Waterfront Redevelopment Area Overlay zoning district (Appendix G) is being added to the Plan to provide development flexibility within the Residential Low Medium (10 units per acre) category south of 28th Avenue South along 54th Street South and 56th Street South (See Exhibit 3). These two areas flank the main street development along Beach Boulevard South and provide a transition from higher intensity development in the midst of the Waterfront District to lower intensity development (surrounding residential vicinity). Residential density in this

overlay district is up to 10 units per acre; however, a 50% increase of density for mixed-use development may be permitted as a conditional approval. In mixed-use developments, at least 60% of the floor area must be for non-residential uses.

Furthermore, the City is adding new land use definitions to the Redevelopment Plan. Such definitions are: "Creative Industries" - an industry sector that focuses on creating and exploiting intellectual property products such as the arts, films, games or fashion design or providing business-to-business services such as advertising; "Live-Work Use" - a combination of residential and nonresidential uses where the principal operator of a business also maintains a portion of the building as a primary residence; and "Mixed Use" - a combination of residential and nonresidential uses where the principal operator of a business does not maintain a portion of the building as a primary residence.

The City of Gulfport conducted impact analyses on maximum buildout for the subject areas, which are composed of only 66 parcels or about 9.94 acres. Analyses for wastewater, potable water, solid waste, and school concurrency reveal that the additional demands on public services by the buildout scenarios would use 1% or less of the remaining available capacities for the respective public services. Roadway capacity analyses depict that additional traffic volume from the amendments to the Waterfront Area Redevelopment District would not exceed roadway capacities.

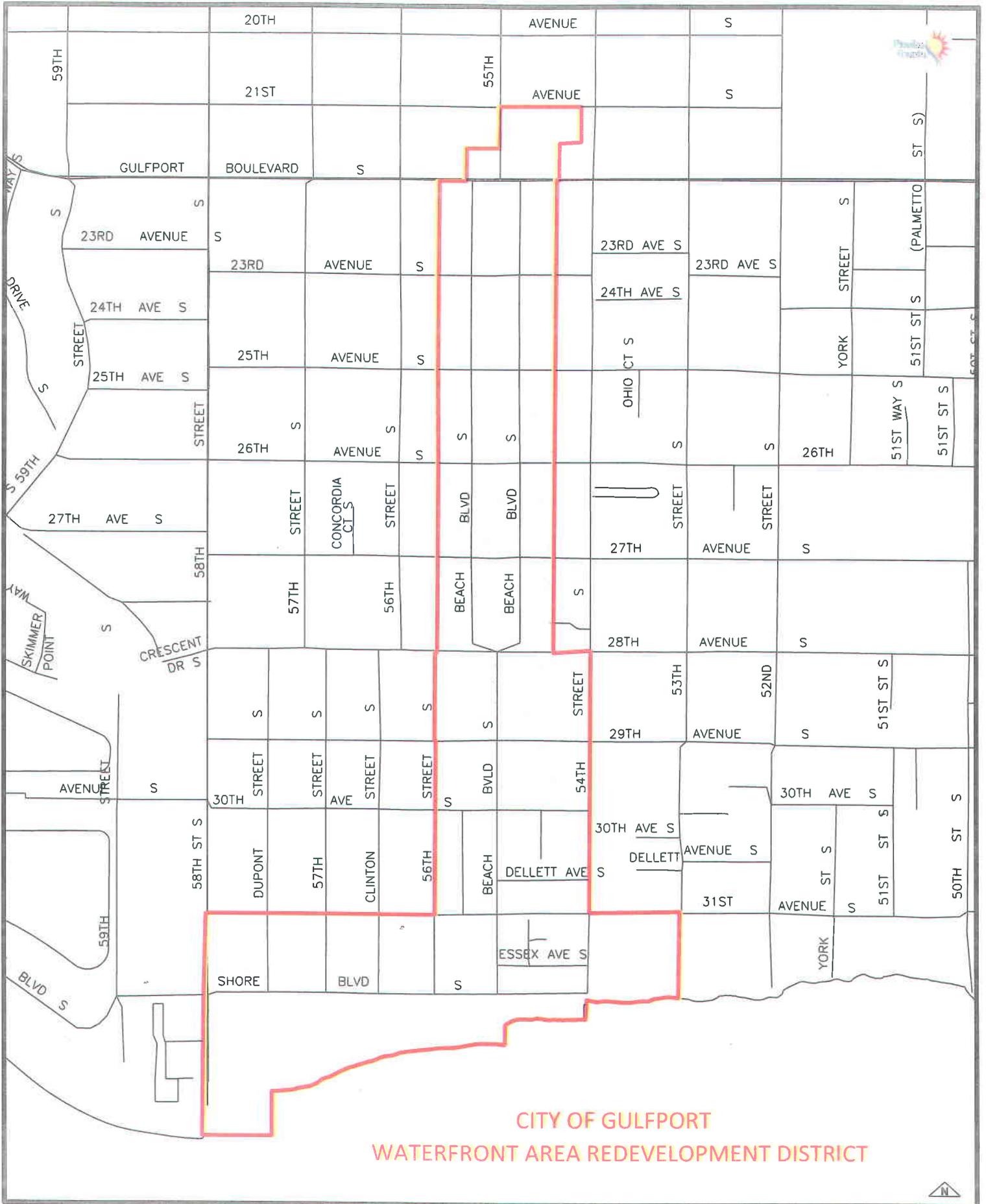
It is, therefore, recommended that the Board approve the amendments to Gulfport's Waterfront Area Redevelopment Plan by adopting the attached resolution (see Exhibit 4).

Fiscal Impact/Cost/Revenue Summary:

The County's FY2009 contribution of tax increment revenues (ad valorem taxes) to the City of Gulfport for the Waterfront Area Redevelopment District was \$161,569. Property values could increase because the Redevelopment Plan would offer increased development potential as a result of the incentives and development flexibility proposed in the update to the Waterfront Area Redevelopment Plan. The increase in property values would, in turn, increase the County's contribution of ad valorem taxes to the Redevelopment Trust Fund, pursuant to the contribution formula outlined in Board Ordinance 93-67 (ordinance approving a trust fund and providing for tax increment revenues to the trust fund). From FY1995 to FY2009, the County has contributed a cumulative total of \$936,472 of county tax increment revenues to the trust fund to implement projects in the Waterfront Area Redevelopment District. It is noted that the County's tax-increment contribution to the City has fallen 13.7% since FY 2007.

Exhibits/Attachments Attached:

- Exhibit 1: Waterfront Area Redevelopment District
- Exhibit 2: Gulfport Ordinance 2009-07 and amendments to Waterfront Area Redevelopment Plan
- Exhibit 3: Waterfront Overlay Zone Map
- Exhibit 4: Proposed Board Resolution



CITY OF GULFPORT
WATERFRONT AREA REDEVELOPMENT DISTRICT

ORDINANCE NO. 2009-07

AN ORDINANCE OF THE CITY OF GULFPORT, FLORIDA PROVIDING FOR THE AMENDMENT OF THE WATERFRONT AREA REDEVELOPMENT PLAN WHICH WAS ORIGINALLY APPROVED ON FEBRUARY 16, 1993; SPECIFICALLY PROVIDING FOR AMENDMENTS TO APPENDIX E, PROPOSING FOR THE FULL USE OF ALLOWABLE DENSITY AND FLOOR AREA RATIO, PROPOSING FOR A 50 PERCENT DENSITY INCREASE IN THE MIXED USE (MU) LAND USE CATEGORY FOR MIXED USE DEVELOPMENTS; PROVIDING FOR THE CREATION OF A NEW APPENDIX G PROPOSING FOR THE DEVELOPMENT OF A WATERFRONT REDEVELOPMENT OVERLAY DISTRICT (WROD) IN THE RESIDENTIAL LOW MEDIUM (RLM) LAND USE CATEGORY; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Gulfport approved the Waterfront Area Redevelopment Plan by Ordinance No. 93-2 on March 18, 1993; and

WHEREAS, the Planning and Zoning Board/Local Planning Agency has reviewed this ordinance and found it to be consistent with the City's adopted Comprehensive Plan; and

WHEREAS, the City Council deems it advisable to amend the Waterfront Area Redevelopment Plan; and

WHEREAS, notice of this ordinance has been provided in accordance with law;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF GULFPORT, FLORIDA HEREBY ORDAINS:

Section 1: Sections of The Waterfront Land Use Plan are hereby amended as follows:

Land Use Categories

The following are general descriptions of permitted land uses within the Waterfront Redevelopment District as depicted in Exhibit A, Redevelopment Area Land Use Map. To encourage new or rehabilitative development within the Redevelopment District, the City may offer development incentives such as parking credits, density bonuses and financial incentives, if there is demonstrable evidence that such incentives promote implementation of the Redevelopment Plan. All uses, or combination of uses are not a proportionate share in relation to the area of the parcel and may use any combination of allowable density for residential uses and FAR for non-residential uses for mixed use development.

Mixed residential/commercial use development may be granted a 50 percent increase in allowable density in the Mixed Use (MU) category upon conditional site plan approval provided:

1. The design meets architectural guidelines;
2. The development is consistent with the both the scale and style of the surrounding development;

3. The proposal meets the purpose of the Waterfront Area Land Use Plan, and meets the purpose as stated in Appendix G;
4. The site is not within the Coastal High Hazard Area (CHHA); and
5. Existing, legally permitted development with a density greater than 10 dwelling units may retain that existing density as part of a Mixed use project as provided in Sec. 22-5.08 of the Code.

C. MIXED USE (MU)

The purpose of this category is to depict the area within the Redevelopment District which is now developed or suited for development of moderate intensity commercial activities offering goods and services to residents of surrounding neighborhoods, tourists and seasonal visitors.

Uses appropriate and consistent with this category include the following:

- Primary Uses – Retail Commercial; Personal/Business Services; Transient Accommodations.
- Secondary Uses – Residential; Office; Commercial Recreation.

Density/Intensity Standards-Shall be as follows:

- Residential use shall not exceed ten (10) dwelling units per acre.
- Non-Residential use shall not exceed a Floor Area Ratio (FAR) of .90 nor an Impervious Surface Area (ISA) of .85.
- Mixed residential/commercial use development may be granted a 50 percent increase in allowable density in the Mixed Use (MU) category upon conditional site plan approval provided the design meets architectural guidelines, is consistent with the both the scale and style of the surrounding development, meets the purpose of the Waterfront Area Land Use Plan, and meets the purpose as stated in Appendix G.
- The maximum total FAR cannot exceed the allowable non-residential FAR of .90. Mixed residential/non-Residential development must use at least 60 percent of the provided floor area for non-residential uses. The remainder of the floor area may be used for residential uses up to 15 dwelling units per acre (50 percent increase).
- For example, a mixed use development on a one acre parcel could, through conditional use approval, build 39,204 sq. ft. of floor area at a 0.90 FAR. A minimum of 23,522 sq. ft. of that floor area must be dedicated towards non-residential uses. The remaining floor area may be used for up to 15 dwelling units per acre.

E. RESIDENTIAL LOW MEDIUM (RLM)

The purpose of this category is to depict the area within the Redevelopment District which is now developed or suited for development in a low to moderately intensive residential manner.

Uses and development standards of the Residential Low Medium category adopted in the City of Gulfport Comprehensive Plan shall be applicable to this area.

Density / Intensity Standards - Shall be as follows:

- Residential Use - Shall not exceed ten (10) dwelling units per acre.
- Residential Equivalent Use - Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 dwelling units/acre.
- Non-Residential Use - Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75.

Waterfront Redevelopment Area Overlay District

- The Overlay District shall be applicable in the RLM category as set forth in Appendix G of the Waterfront Area Redevelopment Plan.

Section 2: The Waterfront Area Redevelopment Plan is hereby amended with the addition of a new Appendix G, which reads as follows:

APPENDIX G

Waterfront Redevelopment Overlay District (WROD)

Objectives

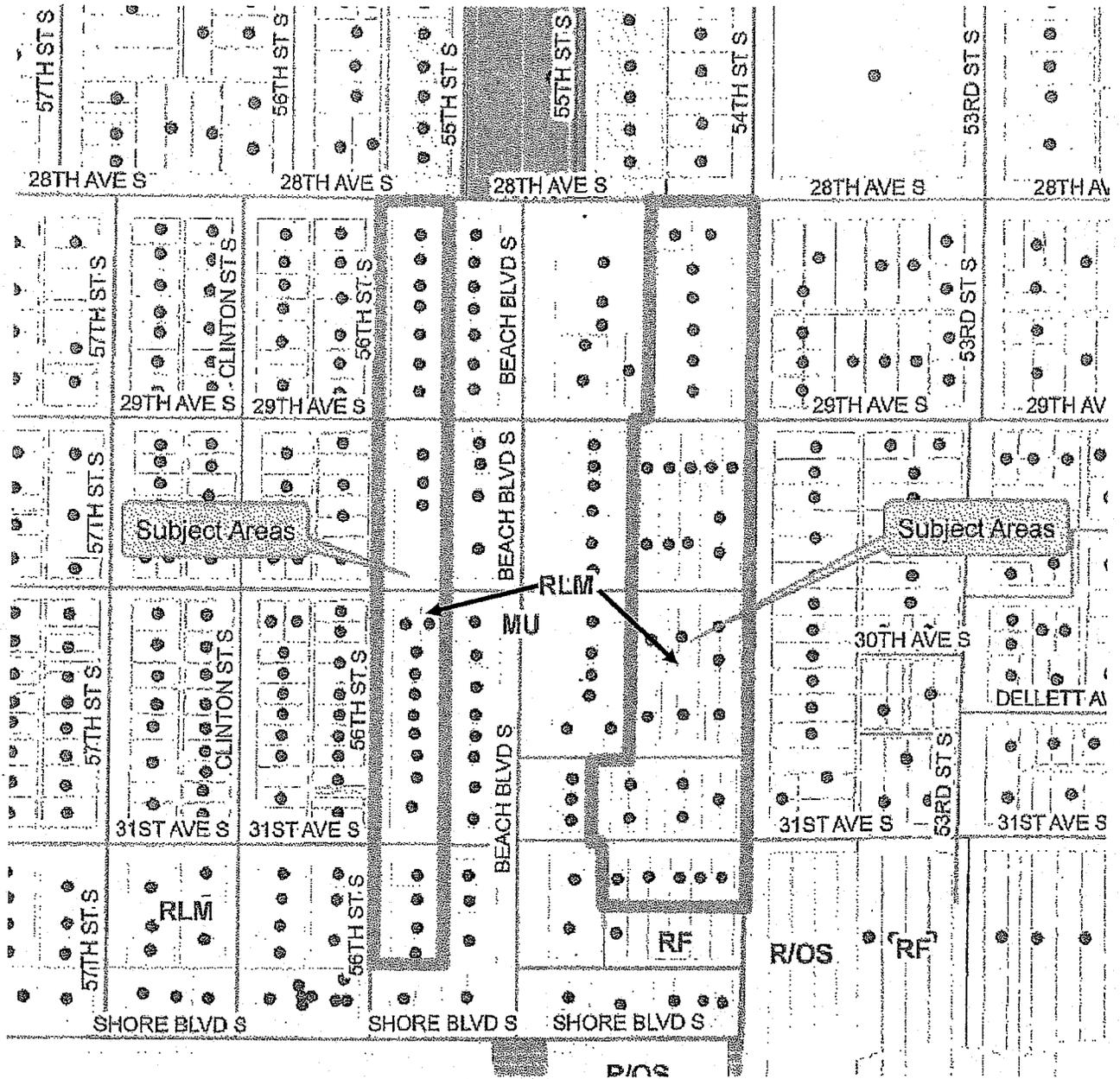
Chapter 163.362 Florida Statutes requires that a Community Redevelopment District provide for limitations on the types, size, height, number and proposed use of buildings. The proposed Community Redevelopment Overlay District shall reflect the following general objectives of this document.

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

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

Boundary

The Overlay Area runs parallel to Beach Boulevard from Shore Boulevard to 28th Avenue South, ½ block east of 56th Street South and ½ block west of 54th Street south. It includes the RLM area that runs parallel to the MU area along Beach Boulevard.



Purpose

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

To this end the City intends to provide an overlay zoning district in the WRD which will allow for low intensity non-residential uses in the RLM district along either side of the Beach Boulevard South corridor between Shore Boulevard and 28th Avenue South. The area in question is between 56th Street South and 54th Street South. Within that area are two sub-zoning districts under the Waterfront Redevelopment District: Mixed Use and Residential Low Medium.

An overlay district will allow for flexibility on the part of the City and property owners. The overlay district will be simple and concise in order to expedite the type of development desired in the WRD. The Waterfront Redevelopment Plan specifically calls for mixed use development along the south end of Beach Boulevard including recreation, retail, institutional and residential. It discourages office uses along Beach Boulevard in this area. Additionally, the Redevelopment Plan calls for portions of the district to serve as a transitional area for small office or specialty businesses—perhaps arts and crafts type shops or bed and breakfast establishments. The intent of the overlay district is to further such uses off of Beach Boulevard.

Table 1

Use	Max. Density	Max. beds/du	Max. FAR	Max. ISR
Residential Low Medium (RLM)				
Residential	10	—	—	—
Residential Equivalent	15	3	—	—
Non-residential	—	—	0.50	.075
Mixed Use (MU)				
Residential	10	—	—	—
Non-residential	—	—	0.90	0.85
Note (1): Density increase for mixed commercial/residential projects may be granted a 50 percent increase upon condition site plan approval within the MU category				
Note (2): Mixed use projects shall provide a minimum floor area of 60 percent for non-residential uses.				

Impact Analysis

The explicit intent of the Waterfront Redevelopment District (WRD) Plan is to preserve the existing character of the residential neighborhoods and encourage the introduction of mixed-use development into the Mixed Use district.

This impact analysis is specific to and focuses only on the area of the WRD within the Mixed Use (MU) area. The changes proposed for parcels within a portion of the RLM district (the subject of a proposed overlay district) does not include any changes to the permitted density or intensity of use as compared to

that as already permitted by the Land Development Code, Comprehensive Plan and/or the Countywide Land Use Rules.

The MU district currently allows a wide range of uses as follows:

1. Retail sales;
2. Transient accommodations;
3. Personal or business services;
4. Restaurants, without any drive-through facilities;
5. Office, business or professional, including public safety sub-station;
6. Single-family or duplex dwelling;
7. Multiple-family;
8. Commercial entertainment or recreation;
9. Gallery; art studio;
10. Postal facility, accessory to retail sales use only; and
11. Club or lodge.

The impacts to existing utilities may result in the increase in the permitted density in this area from 10 dwelling units per acre to 15 (50 percent increase). The permitted FAR of 0.90 is not proposed to increase. The increase in density will ONLY be for Mixed-use development and a minimum of 60 percent of the allowable floor area must be used for non-residential uses. The challenge in providing a meaningful impact analysis comes from the fact that so many types of uses are currently permitted in the MU district. In order to provide a logical, reasonable impact assessment a snapshot of the amount of land (acres) currently being used for what sort of use and this snapshot forms the base for current potential utility impacts and is shown in the following table:

Table 2

<u>Use</u>	<u>Acres</u>	<u>Acre %</u>	<u>No. of Parcels</u>	<u>Parcel %</u>
<u>Residential</u>	<u>4.58</u>	<u>46.08%</u>	<u>33</u>	<u>50.00%</u>
<u>Vacant Commercial</u>	<u>0.11</u>	<u>1.14%</u>	<u>1</u>	<u>1.52%</u>
<u>Commercial</u>	<u>3.98</u>	<u>40.01%</u>	<u>28</u>	<u>42.42%</u>
<u>Overnight Accommodation</u>	<u>1.07</u>	<u>10.79%</u>	<u>3</u>	<u>4.55%</u>
<u>Institutional (School/Place of Worship/Government)</u>	<u>0.20</u>	<u>1.97%</u>	<u>1</u>	<u>1.52%</u>
Total	9.94	100.00%	66	100.00%

As shown, there are 66 parcels comprising 9.94 acres of which nearly half is used for residential uses (including 2.86 acres listed in the Pinellas County Property Appraiser records generally as Condo Open Space Area). Most of the other half is used for commercial uses such as retail (2.19 acres), restaurant (1.50 acres) and office (0.29 acres). It is important to note that only about 1/10th of an acre (one parcel) is vacant constituting just over one percent of the total acreage.

As mentioned previously, mixed-use developments must use at least 60 percent of the provided floor area for non-residential uses. The remainder of the floor area may be used for residential uses up to 15 dwelling units per acre. A minimum of 30 percent of the permitted density must be used. For example, a mixed use development on a one-acre parcel would be entitled to 39,204 square feet of floor area at a 0.90 FAR. A minimum of 23,522 square feet of that floor area must be dedicated towards non-residential uses. The remaining floor area may be used for at least five dwelling units up to 15 dwelling units.

Three sets of analyses are provided for Wastewater, Potable Water and Solid Waste to provide a more complete, well-rounded examination of the potential impacts to these utilities. What each of these analyses do is determines the additional demand generated by one of three scenarios. Each scenario is compared against the use snapshot mentioned previously mentioned.

The first analysis under each heading utilizes only maximum population in the equation as consistent with the analyses provided in the City's Comprehensive Plan. These analyses simply assume that a total of 149 dwelling units will be built on 9.94 acres as part of a Mixed-use development. They further assume that 45 dwelling units currently exist on 4.58 acres (10 dwelling units per acre) currently used for residential purposes resulting in an additional 104 dwelling units will be built (15 dwelling units per acre on all 9.94 acres) and this is the number of dwelling units used to determine the additional utility demand.

The second analysis under each heading takes into account all existing land uses (non-residential and residential) at their current acreage percentages and makes a series of assumptions as follows:

- An existing permitted FAR of 0.90 for all parcels within the MU.
 - The 0.11 acres of vacant land is assumed to be used for retail uses;
 - Every property is assumed to be currently and completely developed to the maximum FAR of 0.90 with its current use as follows:
 - Retail: 50,179 square feet;
 - Office: 6,338 square feet;
 - Restaurant: 32,569 square feet;
 - Residential: 149 dwelling units;
 - Overnight accommodations: 23,360 square feet*; and
 - Institutional: 4,261 square feet.
- * While the limiting factor for intensity of use for overnight accommodations are typically measured in units per acre, for the purposes of determining utility impacts square footage was used and was therefore determined through the use of FAR.
- Every property will be redeveloped with a mixed use development at the maximum 0.90 FAR (389,634 square feet).
 - Every property will employ a 60/40 split of floor area nonresidential (233,780 square feet) to residential (155,854 square feet).
 - Nonresidential floor area will be allotted as five percent office (10,520 square feet), 45 percent restaurant (94,681 square feet) and 50 percent retail (105,201 square feet).
 - Every property will be developed with a maximum density of 15 dwelling units per acre (149 dwelling units).

This second set of analyses then take the difference between the "current" maximum build out scenario and the proposed mixed use maximum build out scenario and provides the anticipated impact on the available utility capacity. Furthermore, this set of assumptions are also used for the traffic analysis.

A third set of analyses takes the density/intensity of use assumptions made in the second set of analyses but uses the Pinellas Planning Council's standard FAR assumption of a 60 percent build out for both existing and proposed scenarios. For example, while the Commercial General classification permits an FAR of 0.55 may be permitted by the PPC, it assumes a standard FAR of 0.33. In other words assumed floor areas and densities are reduced by 30 percent so that a maximum FAR of 0.90 becomes a

“realistic” FAR of 0.54 and a maximum density of 15 dwelling units per acre becomes nine dwelling units per acre.

To reiterate, the following analyses compare the difference between the existing “assumed” condition against the “presumed” future condition.

Wastewater Analysis

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

Analysis 1: Residential Only

Table 3a

<u>Treatment Site</u>	<u>2010 Projected Flow (MGD)</u>	<u>Capacity (MGD)</u>	<u>2010 Projected Excess Capacity (MGD)</u>	<u>Max. Additional Demand*</u>	
				<u>MGD</u>	<u>% of Excess Capacity</u>
<u>Southwest Treatment Plant</u>	<u>10.26</u>	<u>16</u>	<u>-5.74</u>	<u>0.02</u>	<u>0.36%</u>

Analysis 2: All Uses

Table 3b

<u>Treatment Site</u>	<u>2010 Projected Flow (MGD)</u>	<u>Capacity (MGD)</u>	<u>2010 Projected Excess Capacity (MGD)</u>	<u>Max. Additional Demand*</u>	
				<u>MGD</u>	<u>% of Excess Capacity</u>
<u>Southwest Treatment Plant</u>	<u>10.26</u>	<u>16</u>	<u>5.74</u>	<u>0.012</u>	<u>0.21%</u>

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

Table 3c

<u>Treatment Site</u>	<u>2010 Projected Flow (MGD)</u>	<u>Capacity (MGD)</u>	<u>2010 Projected Excess Capacity (MGD)</u>	<u>Max. Additional Demand*</u>	
				<u>MGD</u>	<u>% of Excess Capacity</u>
<u>Southwest Treatment Plant</u>	<u>10.26</u>	<u>16</u>	<u>5.74</u>	<u>-0.004</u>	<u>-0.07%</u>

Potable Water Analysis

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

Analysis 1: Residential Only

Table 10a

Provider	2010 Projected Average Daily Demand (MGD)	2010 Permitted Average Day Demand (MGD)	2010 Projected Excess (MGD)	Max. Additional Demand*	
				MGD	% of Excess Capacity
Tampa Bay Water	44.9	47.8	2.9	0.03	0.90%

Analysis 2: All Uses

Table 10b

Provider	2010 Projected Average Daily Demand (MGD)	2010 Permitted Average Day Demand (MGD)	2010 Projected Excess (MGD)	Max. Additional Demand*	
				MGD	% of Excess Capacity
Tampa Bay Water	44.9	47.8	2.9	0.029	1.00%

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

Table 10c

Provider	2010 Projected Average Daily Demand (MGD)	2010 Permitted Average Day Demand (MGD)	2010 Projected Excess (MGD)	Max. Additional Demand*	
				MGD	% of Excess Capacity
Tampa Bay Water	44.9	47.8	2.9	0.01	0.29%

Solid Waste Analysis

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

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

Analysis 1: Residential Only

Table 5a

<u>Provider</u>	<u>Capacity (tons/yr)</u>	<u>2005 Tons Incinerated</u>	<u>Excess Capacity (tons/yr)</u>	<u>Max. Additional Demand*</u>	
				<u>Tons/Yr</u>	<u>% of Excess Capacity</u>
<u>Pinellas County</u>	<u>1,149,750</u>	<u>906,489</u>	<u>243,261</u>	<u>210.89</u>	<u>0.09%</u>

Analysis 2: All Uses

Table 5b

<u>Provider</u>	<u>Capacity (tons/yr)</u>	<u>2005 Tons Incinerated</u>	<u>Excess Capacity (tons/yr)</u>	<u>Max. Additional Demand*</u>	
				<u>Tons/Yr</u>	<u>% of Excess Capacity</u>
<u>Pinellas County</u>	<u>1,149,750</u>	<u>906,489</u>	<u>243,261</u>	<u>255.81</u>	<u>0.11%</u>

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

Table 5c

<u>Provider</u>	<u>Capacity (tons/yr)</u>	<u>2005 Tons Incinerated</u>	<u>Excess Capacity (tons/yr)</u>	<u>Max. Additional Demand*</u>	
				<u>Tons/Yr</u>	<u>% of Excess Capacity</u>
<u>Pinellas County</u>	<u>1,149,750</u>	<u>906,489</u>	<u>243,261</u>	<u>367.53</u>	<u>0.15%</u>

Traffic Analysis

A Transportation Impact Analysis was conducted to determine the impact that the WRD trips would have on the surrounding roadway network. A Trip Generation Analysis was performed using the equations from the Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition. The Land Use Codes (LUC) for the uses proposed in the WRD consisted of LUC 710: General Office, LUC 820: General Commercial, LUC 932: High-Turnover (Sit-down) Restaurant and LUC 231: Low Rise Residential Condominiums. Also, a trip generation analysis for the existing uses was conducted. The trip generation from the existing uses was subtracted from the trip generation of the proposed WRD uses in order to determine the additional new trip expected to be generated by the proposed WRD.

As noted previously, this Traffic Analysis uses the same set of assumptions as that used for the second set of scenarios for the Potable Water, Wastewater and Solid Waste analyses. The total floor area was split as five percent Office, 50 percent Commercial and 45 percent Restaurant and 149 dwelling units. Based upon the trip generation analysis, the total additional trips expected to be generated by the WRD is 700 peak hour trips, which include 405 inbound trips and 295 outbound trips. The trip generation for the various land uses is broken down as follows:

- General Office: 0 (the amount of office is not expected to increase)
- General Commercial (restaurant and retail): 635
- Residential: 65

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

- 45 percent to/from the east on Gulfport Boulevard/22nd Avenue S.
- 15 percent to/from the west on Gulfport Boulevard/22nd Avenue S
- 15 percent to/from the north on 58th Street South
- 25 percent to/from the north on 49th Street South

These distribution percentages were based on an evaluation of the existing volumes collected from the Pinellas County Metropolitan Planning Organization (MPO) 2008 Annual Level of Service Report and engineering judgment. The projected trip generation was applied to the trip distribution percentages to determine the impact on the surrounding roadway network. The additional WRD trips were assigned onto the City's minor arterial and collector roadways within the vicinity of the WRD, including Gulfport Boulevard/22nd Avenue S, 58th Street South and 49th Street South. Based upon the Pinellas County Metropolitan Planning Organization (MPO) 2008 Annual Level of Service Report, the roadways of Gulfport Boulevard from Pasadena Avenue to 58th Street S , Gulfport Boulevard South (22nd Avenue South) from 34th Street South to 58th Street South and 49th Street South from Gulfport Boulevard South (22nd Avenue South) to Central Avenue and 58th Street South from 11th Avenue South to Gulfport Boulevard are monitored. Therefore, a roadway capacity analysis was performed for these adjacent segments. Based upon the roadway capacity analysis, it is anticipated that the available capacity on these roadways will accommodate the additional trips generated by the WRD.

Table 6

<u>Roadway</u>	<u>From</u>	<u>To</u>	<u>Road Type</u>	<u>No. of Lanes</u>	<u>LOS Std</u>	<u>LOS Capacity¹</u>	<u>Existing Peak Hour Volume²</u>	<u>Existing LOS²</u>	<u>Excess Roadway Capacity</u>	<u>WRD Add'l Vol.</u>	<u>Volume to Capacity Ratio (V/C)</u>	<u>Future LOS</u>	<u>WRD % of Avail. Capacity</u>
Gulfport Blvd.	Pasadena Avenue	58 th St. S.	Minor Arterial	4D	D	1,620	865	C	755	61	0.57	C	8%
22nd Ave. S.	34th St. S.	58th St. S.	Minor Arterial	4U	D	1,539	1,009	B	530	226	0.80	D	43%
49th St. S.	Gulfport Blvd.	Central Ave.	Collector	4U	D	1,539	782	C	757	102	0.57	C	13%
58 th St. S.	11 th ave. S.	Gulfport Blvd.	Collector	2U	D	760	468	C	292	61	0.70	D	21%
Notes:													

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

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

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

School Impact Analysis

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

The CSA containing the City of Gulfport has a projected "Seat Balance" (available capacity) of 3,219 Elementary Seats, 570 Middle School Seats and 2,821 High School Seats. A representative of the School District has confirmed that the available capacity can absorb the 100 percent build out scenario within the subject area of 104 additional dwelling units without negatively affecting school capacity.

Potential No. Students(1)					Available Seating Capacity (2009)			Percent of Used Capacity (2009)(4)		
Total	Per Grade(3)	Per School Type			K-5	6-8	9-12	K-5	6-8	9-12
		K-5	6-8	9-12						
33	3	15	3	10	3,219	570	2,821	0.20%	1.35%	0.36%

(1) Based on 104 dwelling units and 0.32 students per dwelling unit.

(2) Maximum number of dwelling units is based on 104 additional units at 15 dwelling units per acre.

(3) Assumes 13 grades (k - 12)

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

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

Analysis Summary

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

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

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

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

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

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

Special Definitions

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

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

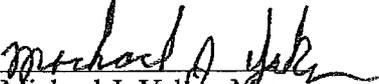
Mixed Use. A combination of residential and nonresidential uses where the principal operator of a business does not maintain a portion of the building as a primary residence.

Section 3. The City Council hereby certifies that this ordinance is consistent with the City's Comprehensive Plan adopted in accordance with law.

Section 4. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with this ordinance.

Section 5. If any portion of this ordinance is declared invalid, the valid remainder shall remain in full force and effect.

Section 6. This ordinance shall become effective immediately upon its final passage.

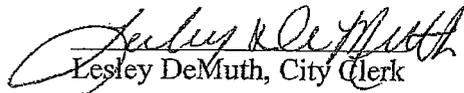

Michael J. Yakes, Mayor

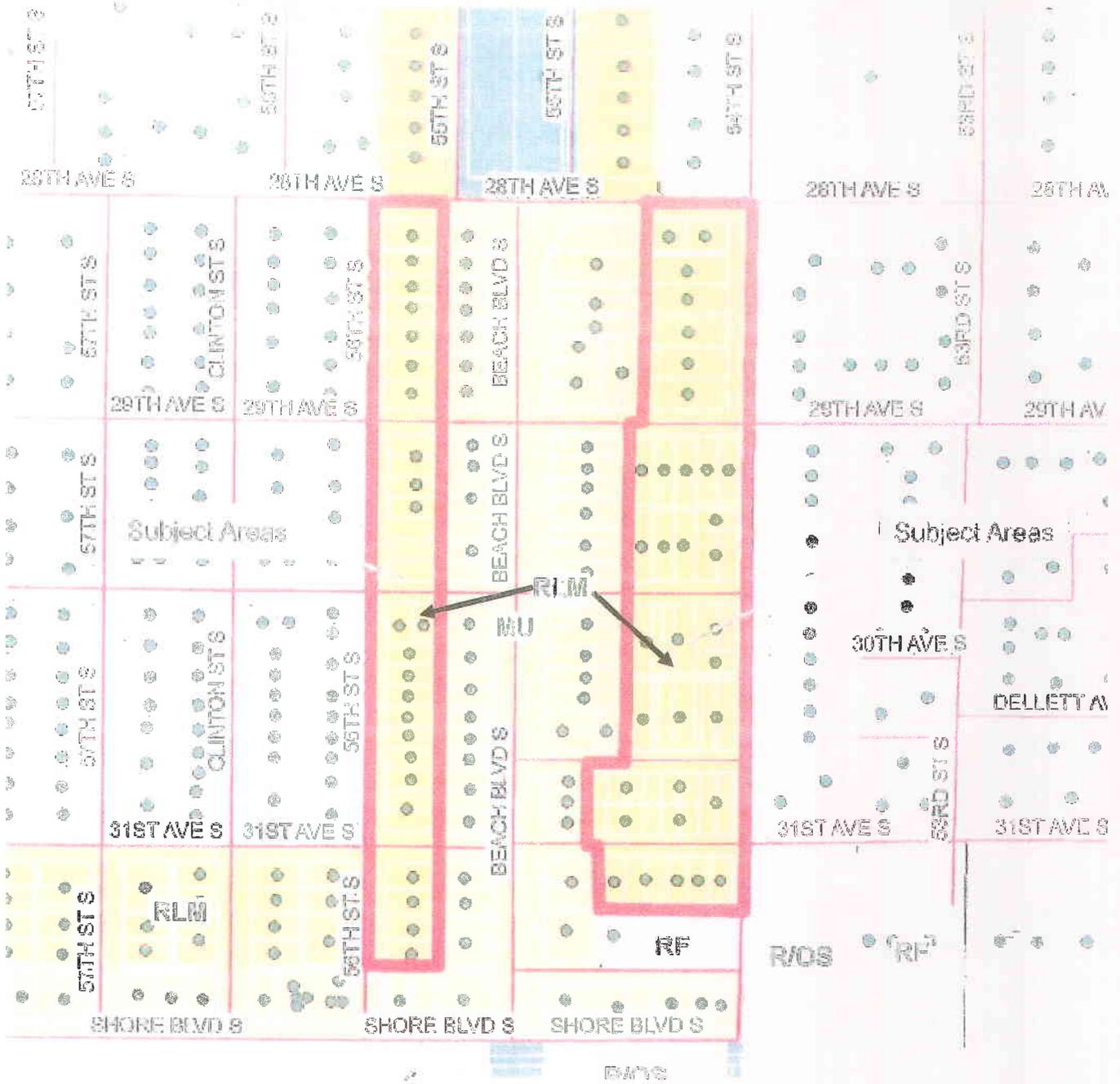
FIRST READING: July 21, 2009

PUBLISHED: July 22, 2009

SECOND READING AND
PUBLIC HEARING: August 4, 2009

I, Lesley DeMuth, City Clerk of the City of Gulfport, Florida, do hereby certify that the foregoing ordinance was duly adopted in accordance with the provisions of law and the City Charter this 4 day of August, 2009.


Lesley DeMuth, City Clerk



RESOLUTION NO. _____

RESOLUTION APPROVING AMENDMENTS TO THE WATERFRONT AREA REDEVELOPMENT PLAN FOR THE CITY OF GULFPORT PURSUANT TO THE COMMUNITY REDEVELOPMENT ACT OF 1969, CHAPTER 163, PART III, FLORIDA STATUTES; DELEGATING SPECIFIC REDEVELOPMENT POWERS TO THE CITY OF GULFPORT; PROVIDING FOR AMENDMENTS THAT MAY ARISE AT THE PUBLIC HEARING; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Gulfport, Florida, by its Resolution No. 92-25, dated April 7, 1992, a copy of which has been submitted to the Clerk of this Board and made a part of the Public Records of Pinellas County, Florida, declared an area of the City's waterfront area as described in said Resolution to be a blighted area (the "Redevelopment District"); and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by its Resolution No. 92-148, dated June 9, 1992, delegated to the City Council of the City of Gulfport, Florida, the power and authority to conduct redevelopment activities as defined in Chapter 163, Part III, Florida Statutes (the "Redevelopment Act"); and

WHEREAS, the City Council of the City of Gulfport, Florida, by its Resolution No. 92-55, declared itself to be a community redevelopment agency to undertake and carry out community redevelopment and related activities in the Redevelopment District; and

WHEREAS, the City Council of the City of Gulfport, Florida, by Resolution No. 93-2, a copy of which has been submitted to the Clerk of this Board and made a part of the Public Records of Pinellas County, Florida, has approved a redevelopment plan (the "Waterfront Area Redevelopment Plan") pursuant to the Redevelopment Act; and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by its Resolution No. 93-91, dated April 6, 1993, approved the Waterfront Area Redevelopment Plan; and

WHEREAS, the City Council of the City of Gulfport, Florida, by its Ordinance No. 93-4, dated May 4, 1993, created a redevelopment trust fund pursuant to the Redevelopment Act, a copy of which has been submitted to the Clerk of this Board and made part of the Public Records of Pinellas County, Florida; and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by its Ordinance No. 93-67, dated June 22, 1993, approving the creation of a redevelopment trust fund for the Waterfront Area Redevelopment District, a copy of which has been

submitted to the Clerk of this Board and made a part of the Public Records of Pinellas County, Florida; and

WHEREAS, from time to time, changing circumstances require a modification of said community redevelopment plan; and

WHEREAS, the City Council of the City of Gulfport, Florida, by its Ordinance No. 2000-19, dated October 3, 2000, and Ordinance No. 2000-23, dated October 17, 2000, approved amendments of the Waterfront Area Redevelopment Plan; and

WHEREAS, the Board of County Commissioners of Pinellas County, Florida, by its Resolution No. 00-262, dated December 12, 2000, approved the amendments of the Waterfront Area Redevelopment Plan, a copy of which amendment has been submitted to the Clerk of this Board and made a part of the Public Records of Pinellas County, Florida; and

WHEREAS, the City Council of the City of Gulfport, Florida, by its Ordinance No. 2009-07, dated August 4, 2009, approved amendments to the Waterfront Area Redevelopment Plan, a copy of which amendment has been submitted to the Clerk of this Board and made a part of the Public Records of Pinellas County, Florida; and

WHEREAS, the Board of County Commissioners' of Pinellas County, Florida, pursuant to Board Resolution No. 93-91, retains the right to review and approve any future amendments to the Waterfront Area Redevelopment Plan.

NOW, THEREFORE, IN REGULAR SESSION DULY ASSEMBLED ON THIS 20TH DAY OF OCTOBER, 2009, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PINELLAS COUNTY, FLORIDA:

- I. Those amendments, as depicted in Attachment 1, to the Gulfport Waterfront Area Redevelopment Plan are hereby approved.
- II. That, in addition to the powers specifically delegated in Pinellas County Resolution Nos. 92-148, and 93-91, the City of Gulfport is hereby delegated all Redevelopment power enumerated in Chapter 163, Part III, of the Florida Statutes within the Waterfront Area Redevelopment District including, but not limited to, the following:
 - A. Powers enumerated in Section 163.358, Florida Statutes, including, but not limited to:
 1. The power to authorize the issuance of revenue bonds as set forth in Section 163.385, Florida Statutes.

2. The power to approve the acquisition, demolition, removal, or disposal of property and the power to assume the responsibility to bear loss, all pursuant to Section 163.370(3), Florida Statutes.
 3. The power to approve the development of community policing innovations.
- B. All powers listed in Sections 163.350, 163.353, 163.370, 163.380, 163.387, 163.395 and 163.400 of the Florida Statutes.
- III. That delegation of authority contained herein is subject to the Board of County Commissioners of Pinellas County retaining authority to:
- A. Review and approve annual progress reports to be prepared by the City, with a due date of March 31st of each reporting year beginning the year after this resolution. The reports shall detail the relationship between accomplishments of the redevelopment program and those projects that are proposed in the redevelopment plan ultimately adopted by the City.
 - B. Review and approve the issuance of any bonds or other indebtedness that pledges tax increment revenues.
 - C. Review and approve any future amendments to the Waterfront Area Redevelopment Plan.
 - D. Review and approve the creation, duration, operational basis and debt service structure of the redevelopment trust fund prior to its implementation including any related tax increment financing. The approval may require the City to seek additional funding sources for the redevelopment plans and projects that will be in addition to any tax increment financing.
- IV. This Resolution shall become effective immediately upon its adoption.

Commissioner _____ offered the foregoing Resolution and moved its adoption, which was seconded by Commissioner _____ and upon roll call the vote was:

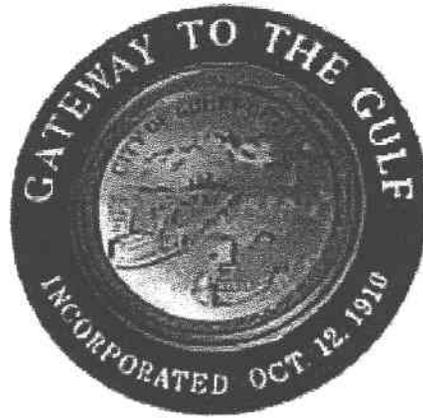
AYES:

NAYES:

ABSENT AND NOT VOTING:

APPROVED AS TO FORM
OFFICE OF COUNTY ATTORNEY

By *[Handwritten Signature]*
Attorney



Waterfront Area Redevelopment Plan Update

CITY OF GULFPORT

August 4, 2009



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I. Amendments to Waterfront Area Redevelopment Plan

The following are proposed changes to the City of Gulfport Waterfront Area Redevelopment Plan, originally approved on March 18, 1993 and amended on October 17, 2000. Amendments to the Waterfront Area Redevelopment Plan have been delineated with underlining for additions and strike through for deletions.

A. Amendments to Appendix E, Waterfront Land Use Plan

Land Use Categories

The following are general descriptions of permitted land uses within the Waterfront Redevelopment District as depicted in Exhibit A, Redevelopment Area Land Use Map. To encourage new or rehabilitative development within the Redevelopment District, the City may offer development incentives such as parking credits, density bonuses and financial incentives, if there is demonstrable evidence that such incentives promote implementation of the Redevelopment Plan. All uses, or combination of uses are not a proportionate share in relation to the area of the parcel and may use any combination of allowable density for residential uses and FAR for non-residential uses for mixed use development.

Mixed residential/commercial use development may be granted a 50 percent increase in allowable density in the Mixed Use (MU) category upon conditional site plan approval provided:

1. The design meets architectural guidelines;
2. The development is consistent with the both the scale and style of the surrounding development;
3. The proposal meets the purpose of the Waterfront Area Land Use Plan, and meets the purpose as stated in Appendix G;
4. The site is not within the Coastal High Hazard Area (CHHA); and
5. Existing, legally permitted development with a density greater than 10 dwelling units may retain that existing density as part of a Mixed use project as provided in Sec. 22-5.08 of the Code.

C. MIXED USE (MU)

The purpose of this category is to depict the area within the Redevelopment District which is now developed or suited for development of moderate intensity commercial activities offering goods and services to residents of surrounding neighborhoods, tourists and seasonal visitors.

Uses appropriate and consistent with this category include the following:

- Primary Uses – Retail Commercial; Personal/Business Services; Transient Accommodations.
- Secondary Uses – Residential; Office; Commercial Recreation.

Density/Intensity Standards-Shall be as follows:

- Residential use shall not exceed ten (10) dwelling units per acre.



- Non-Residential use shall not exceed a Floor Area Ratio (FAR) of .90 nor an Impervious Surface Area (ISA) of .85.
- Mixed residential/commercial use development may be granted a 50 percent increase in allowable density in the Mixed Use (MU) category upon conditional site plan approval provided the design meets architectural guidelines, is consistent with the both the scale and style of the surrounding development, meets the purpose of the Waterfront Area Land Use Plan, and meets the purpose as stated in Appendix G.
- The maximum total FAR cannot exceed the allowable non-residential FAR of .90. Mixed residential/non-Residential development must use at least 60 percent of the provided floor area for non-residential uses. The remainder of the floor area may be used for residential uses up to 15 dwelling units per acre (50 percent increase).
- For example, a mixed use development on a one acre parcel could, through conditional use approval, build 39,204 sq. ft. of floor area at a 0.90 FAR. A minimum of 23,522 sq. ft. of that floor area must be dedicated towards non-residential uses. The remaining floor area may be used for up to 15 dwelling units per acre.

E. RESIDENTIAL LOW MEDIUM (RLM)

The purpose of this category is to depict the area within the Redevelopment District which is now developed or suited for development in a low to moderately intensive residential manner.

Uses and development standards of the Residential Low Medium category adopted in the City of Gulfport Comprehensive Plan shall be applicable to this area.

Density / Intensity Standards - Shall be as follows:

- Residential Use - Shall not exceed ten (10) dwelling units per acre.
- Residential Equivalent Use - Shall not exceed an equivalent of 3.0 beds per permitted dwelling unit at 10 dwelling units/acre.
- Non-Residential Use - Shall not exceed a floor area ratio (FAR) of .50, nor an impervious surface ratio (ISR) of .75.

Waterfront Redevelopment Area Overlay District

- The Overlay District shall be applicable in the RLM category as set forth in Appendix G of the Waterfront Area Redevelopment Plan.



B. Addition of New Appendix G, Waterfront Redevelopment Overlay District (WROD)

This section is added in its entirety to the City of Gulfport Waterfront Area Redevelopment Plan.

APPENDIX G

Waterfront Redevelopment Overlay District (WROD)

Objectives

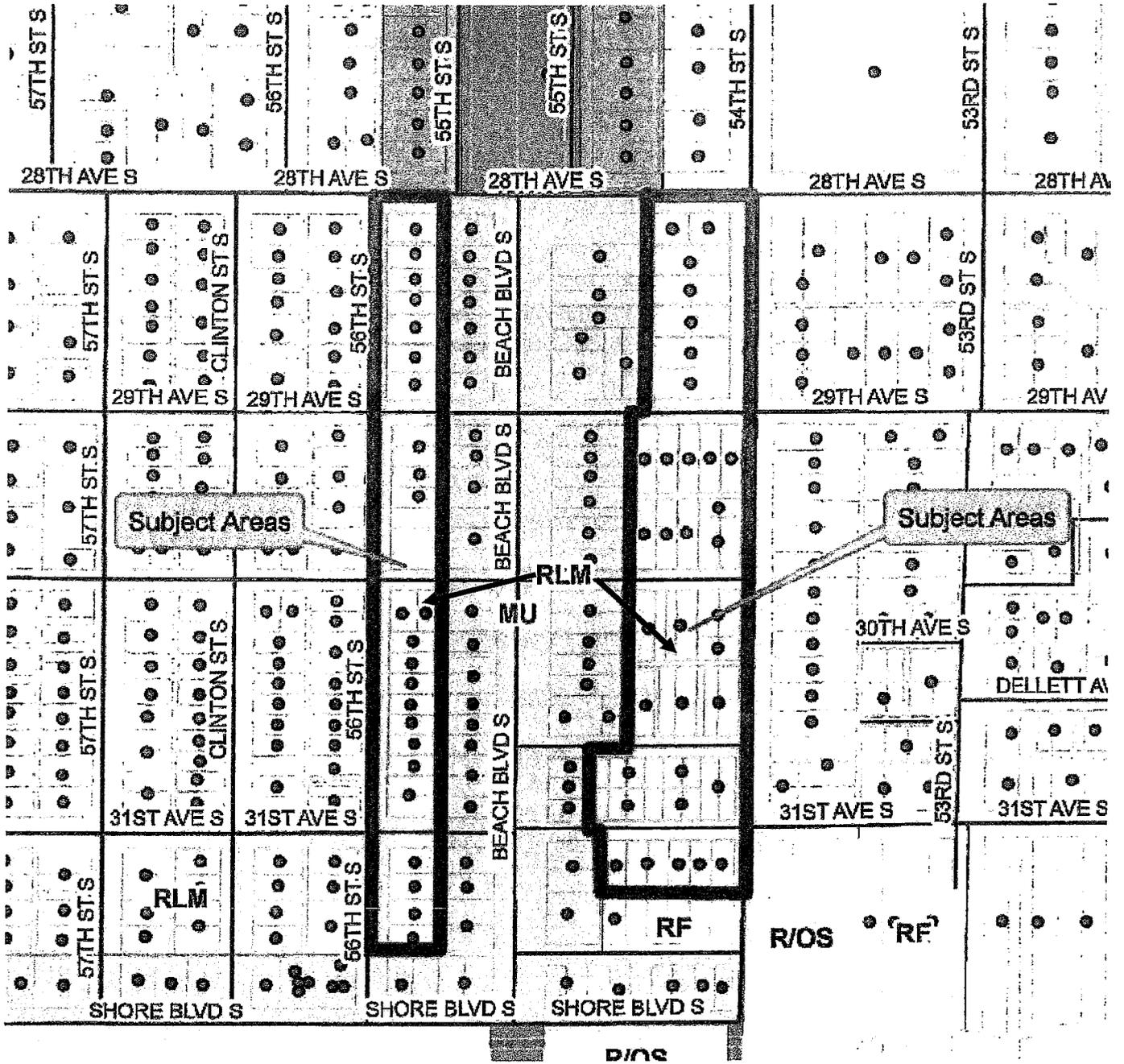
Chapter 163.362 Florida Statutes requires that a Community Redevelopment District provide for limitations on the types, size, height, number and proposed use of buildings. The proposed Community Redevelopment Overlay District shall reflect the following general objectives of this document.

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

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

Boundary

The Overlay Area runs parallel to Beach Boulevard from Shore Boulevard to 28th Avenue South, ½ block east of 56th Street South and ½ block west of 54th Street south. It includes the RLM area that runs parallel to the MU area along Beach Boulevard.





Purpose

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

To this end the City intends to provide an **overlay zoning district** in the WRD which will allow for low intensity non-residential uses in the RLM district along either side of the Beach Boulevard South corridor between Shore Boulevard and 28th Avenue South. The area in question is between 56th Street South and 54th Street South. Within that area are two sub-zoning districts under the Waterfront Redevelopment District: Mixed Use and Residential Low Medium.

An overlay district will allow for flexibility on the part of the City and property owners. The overlay district will be simple and concise in order to expedite the type of development desired in the WRD. The Waterfront Redevelopment Plan specifically calls for mixed use development along the south end of Beach Boulevard including recreation, retail, institutional and residential. It discourages office uses along Beach Boulevard in this area. *Additionally, the Redevelopment Plan calls for portions of the district to serve as a transitional area for small office or specialty businesses—perhaps arts and crafts type shops or bed and breakfast establishments.* The intent of the overlay district is to further such uses off of Beach Boulevard.

Table 1

<u>Use</u>	<u>Max. Density</u>	<u>Max. beds/du</u>	<u>Max. FAR</u>	<u>Max. ISR</u>
Residential Low Medium (RLM)				
Residential	10	—	—	—
Residential Equivalent	15	3	—	—
Non-residential	—	—	0.50	.075
Mixed Use (MU)				
Residential	10	—	—	—
Non-residential	—	—	0.90	0.85
Note (1): Density increase for mixed commercial/residential projects may be granted a 50 percent increase upon condition site plan approval within the MU category				
Note (2): Mixed use projects shall provide a minimum floor area of 60 percent for non-residential uses.				

Impact Analysis

The explicit intent of the Waterfront Redevelopment District (WRD) Plan is to preserve the existing character of the residential neighborhoods and encourage the introduction of mixed-use development into the Mixed Use district.

This impact analysis is specific to and focuses only on the area of the WRD within the Mixed Use (MU) area. The changes proposed for parcels within a portion of the RLM district (the subject of a proposed



overlay district) does not include any changes to the permitted density or intensity of use as compared to that as already permitted by the Land Development Code, Comprehensive Plan and/or the Countywide Land Use Rules.

The MU district currently allows a wide range of uses as follows:

1. Retail sales;
2. Transient accommodations;
3. Personal or business services;
4. Restaurants, without any drive-through facilities;
5. Office, business or professional, including public safety sub-station;
6. Single-family or duplex dwelling;
7. Multiple-family;
8. Commercial entertainment or recreation;
9. Gallery; art studio;
10. Postal facility, accessory to retail sales use only; and
11. Club or lodge.

The impacts to existing utilities may result in the increase in the permitted density in this area from 10 dwelling units per acre to 15 (50 percent increase). The permitted FAR of 0.90 is not proposed to increase. The increase in density will ONLY be for Mixed-use development and a minimum of 60 percent of the allowable floor area must be used for non-residential uses. The challenge in providing a meaningful impact analysis comes from the fact that so many types of uses are currently permitted in the MU district. In order to provide a logical, reasonable impact assessment a snapshot of the amount of land (acres) currently being used for what sort of use and this snapshot forms the base for current potential utility impacts and is shown in the following table:

Table 2

<u>Use</u>	<u>Acres</u>	<u>Acre %</u>	<u>No. of Parcels</u>	<u>Parcel %</u>
<u>Residential</u>	<u>4.58</u>	<u>46.08%</u>	<u>33</u>	<u>50.00%</u>
<u>Vacant Commercial</u>	<u>0.11</u>	<u>1.14%</u>	<u>1</u>	<u>1.52%</u>
<u>Commercial</u>	<u>3.98</u>	<u>40.01%</u>	<u>28</u>	<u>42.42%</u>
<u>Overnight Accommodation</u>	<u>1.07</u>	<u>10.79%</u>	<u>3</u>	<u>4.55%</u>
<u>Institutional (School/Place of Worship/Government)</u>	<u>0.20</u>	<u>1.97%</u>	<u>1</u>	<u>1.52%</u>
<u>Total</u>	<u>9.94</u>	<u>100.00%</u>	<u>66</u>	<u>100.00%</u>

As shown, there are 66 parcels comprising 9.94 acres of which nearly half is used for residential uses (including 2.86 acres listed in the Pinellas County Property Appraiser records generally as Condo Open Space Area). Most of the other half is used for commercial uses such as retail (2.19 acres), restaurant (1.50 acres) and office (0.29 acres). It is important to note that only about 1/10th of an acre (one parcel) is vacant constituting just over one percent of the total acreage.

As mentioned previously, mixed-use developments must use at least 60 percent of the provided floor area for non-residential uses. The remainder of the floor area may be used for residential uses up to 15 dwelling units per acre. A minimum of 30 percent of the permitted density must be used. For example, a mixed use development on a one-acre parcel would be entitled to 39,204 square feet of floor area at a 0.90 FAR. A minimum of 23,522 square feet of that floor area must be dedicated towards non-



residential uses. The remaining floor area may be used for at least five dwelling units up to 15 dwelling units.

Three sets of analyses are provided for Wastewater, Potable Water and Solid Waste to provide a more complete, well-rounded examination of the potential impacts to these utilities. What each of these analyses do is determines the additional demand generated by one of three scenarios. Each scenario is compared against the use snapshot mentioned previously mentioned.

The first analysis under each heading utilizes only maximum population in the equation as consistent with the analyses provided in the City's Comprehensive Plan. These analyses simply assume that a total of 149 dwelling units will be built on 9.94 acres as part of a Mixed-use development. They further assume that 45 dwelling units currently exist on 4.58 acres (10 dwelling units per acre) currently used for residential purposes resulting in an additional 104 dwelling units will be built (15 dwelling units per acre on all 9.94 acres) and this is the number of dwelling units used to determine the additional utility demand.

The second analysis under each heading takes into account all existing land uses (non-residential and residential) at their current acreage percentages and makes a series of assumptions as follows:

- An existing permitted FAR of 0.90 for all parcels within the MU.
 - The 0.11 acres of vacant land is assumed to be used for retail uses;
 - Every property is assumed to be currently and completely developed to the maximum FAR of 0.90 with its current use as follows:
 - Retail: 50,179 square feet;
 - Office: 6,338 square feet;
 - Restaurant: 32,569 square feet;
 - Residential: 149 dwelling units;
 - Overnight accommodations: 23,360 square feet*; and
 - Institutional: 4,261 square feet.
- * While the limiting factor for intensity of use for overnight accommodations are typically measured in units per acre, for the purposes of determining utility impacts square footage was used and was therefore determined through the use of FAR.
- Every property will be redeveloped with a mixed use development at the maximum 0.90 FAR (389,634 square feet).
 - Every property will employ a 60/40 split of floor area nonresidential (233,780 square feet) to residential (155,854 square feet).
 - Nonresidential floor area will be allotted as five percent office (10,520 square feet), 45 percent restaurant (94,681 square feet) and 50 percent retail (105,201 square feet).
 - Every property will be developed with a maximum density of 15 dwelling units per acre (149 dwelling units).

This second set of analyses then take the difference between the "current" maximum build out scenario and the proposed mixed use maximum build out scenario and provides the anticipated impact on the available utility capacity. Furthermore, this set of assumptions are also used for the traffic analysis.

A third set of analyses takes the density/intensity of use assumptions made in the second set of analyses but uses the Pinellas Planning Council's standard FAR assumption of a 60 percent build out for both existing and proposed scenarios. For example, while the Commercial General classification permits an



FAR of 0.55 may be permitted by the PPC, it assumes a standard FAR of 0.33. In other words assumed floor areas and densities are reduced by 30 percent so that a maximum FAR of 0.90 becomes a “realistic” FAR of 0.54 and a maximum density of 15 dwelling units per acre becomes nine dwelling units per acre.

To reiterate, the following analyses compare the difference between the existing “assumed” condition against the “presumed” future condition.

Wastewater Analysis

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

Analysis 1: Residential Only

Table 3a

<u>Treatment Site</u>	<u>2010 Projected Flow (MGD)</u>	<u>Capacity (MGD)</u>	<u>2010 Projected Excess Capacity (MGD)</u>	<u>Max. Additional Demand*</u>	
				<u>MGD</u>	<u>% of Excess Capacity</u>
<u>Southwest Treatment Plant</u>	<u>10.26</u>	<u>16</u>	<u>5.74</u>	<u>0.02</u>	<u>0.36%</u>

Analysis 2: All Uses

Table 3b

<u>Treatment Site</u>	<u>2010 Projected Flow (MGD)</u>	<u>Capacity (MGD)</u>	<u>2010 Projected Excess Capacity (MGD)</u>	<u>Max. Additional Demand*</u>	
				<u>MGD</u>	<u>% of Excess Capacity</u>
<u>Southwest Treatment Plant</u>	<u>10.26</u>	<u>16</u>	<u>5.74</u>	<u>0.012</u>	<u>0.21%</u>

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

Table 3c

<u>Treatment Site</u>	<u>2010 Projected Flow (MGD)</u>	<u>Capacity (MGD)</u>	<u>2010 Projected Excess Capacity (MGD)</u>	<u>Max. Additional Demand*</u>	
				<u>MGD</u>	<u>% of Excess Capacity</u>
<u>Southwest Treatment Plant</u>	<u>10.26</u>	<u>16</u>	<u>5.74</u>	<u>-0.004</u>	<u>-0.07%</u>



Potable Water Analysis

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

Analysis 1: Residential Only

Table 10a

<u>Provider</u>	<u>2010 Projected Average Daily Demand (MGD)</u>	<u>2010 Permitted Average Day Demand (MGD)</u>	<u>2010 Projected Excess (MGD)</u>	<u>Max. Additional Demand* MGD</u>	<u>% of Excess Capacity</u>
<u>Tampa Bay Water</u>	<u>44.9</u>	<u>47.8</u>	<u>2.9</u>	<u>0.03</u>	<u>0.90%</u>

Analysis 2: All Uses

Table 10b

<u>Provider</u>	<u>2010 Projected Average Daily Demand (MGD)</u>	<u>2010 Permitted Average Day Demand (MGD)</u>	<u>2010 Projected Excess (MGD)</u>	<u>Max. Additional Demand* MGD</u>	<u>% of Excess Capacity</u>
<u>Tampa Bay Water</u>	<u>44.9</u>	<u>47.8</u>	<u>2.9</u>	<u>0.029</u>	<u>1.00%</u>

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

Table 10c

<u>Provider</u>	<u>2010 Projected Average Daily Demand (MGD)</u>	<u>2010 Permitted Average Day Demand (MGD)</u>	<u>2010 Projected Excess (MGD)</u>	<u>Max. Additional Demand* MGD</u>	<u>% of Excess Capacity</u>
<u>Tampa Bay Water</u>	<u>44.9</u>	<u>47.8</u>	<u>2.9</u>	<u>0.01</u>	<u>0.29%</u>



Solid Waste Analysis

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

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

Analysis 1: Residential Only

Table 5a

<u>Provider</u>	<u>Capacity (tons/yr)</u>	<u>2005 Tons Incinerated</u>	<u>Excess Capacity (tons/yr)</u>	<u>Max. Additional Demand*</u>	
				<u>Tons/Yr</u>	<u>% of Excess Capacity</u>
<u>Pinellas County</u>	<u>1,149,750</u>	<u>906,489</u>	<u>243,261</u>	<u>210.89</u>	<u>0.09%</u>

Analysis 2: All Uses

Table 5b

<u>Provider</u>	<u>Capacity (tons/yr)</u>	<u>2005 Tons Incinerated</u>	<u>Excess Capacity (tons/yr)</u>	<u>Max. Additional Demand*</u>	
				<u>Tons/Yr</u>	<u>% of Excess Capacity</u>
<u>Pinellas County</u>	<u>1,149,750</u>	<u>906,489</u>	<u>243,261</u>	<u>255.81</u>	<u>0.11%</u>

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

Table 5c

<u>Provider</u>	<u>Capacity (tons/yr)</u>	<u>2005 Tons Incinerated</u>	<u>Excess Capacity (tons/yr)</u>	<u>Max. Additional Demand*</u>	
				<u>Tons/Yr</u>	<u>% of Excess Capacity</u>
<u>Pinellas County</u>	<u>1,149,750</u>	<u>906,489</u>	<u>243,261</u>	<u>367.53</u>	<u>0.15%</u>

Traffic Analysis

A Transportation Impact Analysis was conducted to determine the impact that the WRD trips would have on the surrounding roadway network. A Trip Generation Analysis was performed using the equations from the Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition. The Land Use Codes (LUC) for the uses proposed in the WRD consisted of LUC 710: General Office, LUC 820: General Commercial, LUC 932: High-Turnover (Sit-down) Restaurant and LUC 231: Low Rise Residential Condominiums. Also, a trip generation analysis for the existing uses was conducted. The



trip generation from the existing uses was subtracted from the trip generation of the proposed WRD uses in order to determine the additional new trip expected to be generated by the proposed WRD.

As noted previously, this Traffic Analysis uses the same set of assumptions as that used for the second set of scenarios for the Potable Water, Wastewater and Solid Waste analyses. The total floor area was split as five percent Office, 50 percent Commercial and 45 percent Restaurant and 149 dwelling units. Based upon the trip generation analysis, the total additional trips expected to be generated by the WRD is 700 peak hour trips, which include 405 inbound trips and 295 outbound trips. The trip generation for the various land uses is broken down as follows:

- General Office: 0 (the amount of office is not expected to increase)
- General Commercial (restaurant and retail): 635
- Residential: 65

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

- 45 percent to/from the east on Gulfport Boulevard/22nd Avenue S.
- 15 percent to/from the west on Gulfport Boulevard/22nd Avenue S
- 15 percent to/from the north on 58th Street South
- 25 percent to/from the north on 49th Street South

These distribution percentages were based on an evaluation of the existing volumes collected from the Pinellas County Metropolitan Planning Organization (MPO) 2008 Annual Level of Service Report and engineering judgment. The projected trip generation was applied to the trip distribution percentages to determine the impact on the surrounding roadway network. The additional WRD trips were assigned onto the City's minor arterial and collector roadways within the vicinity of the WRD, including Gulfport Boulevard/22nd Avenue S, 58th Street South and 49th Street South. Based upon the Pinellas County Metropolitan Planning Organization (MPO) 2008 Annual Level of Service Report, the roadways of Gulfport Boulevard from Pasadena Avenue to 58th Street S , Gulfport Boulevard South (22nd Avenue South) from 34th Street South to 58th Street South and 49th Street South from Gulfport Boulevard South (22nd Avenue South) to Central Avenue and 58th Street South from 11th Avenue South to Gulfport Boulevard are monitored. Therefore, a roadway capacity analysis was performed for these adjacent segments. Based upon the roadway capacity analysis, it is anticipated that the available capacity on these roadways will accommodate the additional trips generated by the WRD.



Table 6

<u>Roadway</u>	<u>From</u>	<u>To</u>	<u>Road Type</u>	<u>No. of Lanes</u>	<u>LOS Std</u>	<u>LOS Capacity¹</u>	<u>Existing Peak Hour Volume²</u>	<u>Existing LOS²</u>	<u>Excess Roadway Capacity</u>	<u>WRD Add'l Vol.</u>	<u>Volume to Capacity Ratio (V/C)</u>	<u>Future LOS</u>	<u>WRD % of Avail. Capacity</u>
<u>Gulfport Blvd.</u>	<u>Pasadena Avenue</u>	<u>58th St. S.</u>	<u>Minor Arterial</u>	<u>4D</u>	<u>D</u>	<u>1,620</u>	<u>865</u>	<u>C</u>	<u>755</u>	<u>61</u>	<u>0.57</u>	<u>C</u>	<u>8%</u>
<u>22nd Ave. S.</u>	<u>34th St. S.</u>	<u>58th St. S.</u>	<u>Minor Arterial</u>	<u>4U</u>	<u>D</u>	<u>1,539</u>	<u>1,009</u>	<u>B</u>	<u>530</u>	<u>226</u>	<u>0.80</u>	<u>D</u>	<u>43%</u>
<u>49th St. S.</u>	<u>Gulfport Blvd.</u>	<u>Central Ave.</u>	<u>Collector</u>	<u>4U</u>	<u>D</u>	<u>1,539</u>	<u>782</u>	<u>C</u>	<u>757</u>	<u>102</u>	<u>0.57</u>	<u>C</u>	<u>13%</u>
<u>58th St. S.</u>	<u>11th ave. S.</u>	<u>Gulfport Blvd.</u>	<u>Collector</u>	<u>2U</u>	<u>D</u>	<u>760</u>	<u>468</u>	<u>C</u>	<u>292</u>	<u>61</u>	<u>0.70</u>	<u>D</u>	<u>21%</u>
<u>Notes:</u>													

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

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

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



School Impact Analysis

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

The CSA containing the City of Gulfport has a projected "Seat Balance" (available capacity) of 3,219 Elementary Seats, 570 Middle School Seats and 2,821 High School Seats. A representative of the School District has confirmed that the available capacity can absorb the 100 percent build out scenario within the subject area of 104 additional dwelling units without negatively affecting school capacity.

<u>Potential No. Students(1)</u>					<u>Available Seating Capacity (2009)</u>			<u>Percent of Used Capacity (2009)(4)</u>		
<u>Total</u>	<u>Per Grade(3)</u>	<u>Per School Type</u>			<u>K-5</u>	<u>6-8</u>	<u>9-12</u>	<u>K-5</u>	<u>6-8</u>	<u>9-12</u>
		<u>K-5</u>	<u>6-8</u>	<u>9-12</u>						
<u>33</u>	<u>3</u>	<u>15</u>	<u>3</u>	<u>10</u>	<u>3,219</u>	<u>570</u>	<u>2,821</u>	<u>0.20%</u>	<u>1.35%</u>	<u>0.36%</u>

(1) Based on 104 dwelling units and 0.32 students per dwelling unit.

(2) Maximum number of dwelling units is based on 104 additional units at 15 dwelling units per acre.

(3) Assumes 13 grades (k - 12)

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

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

Analysis Summary

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

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

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



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

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

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

Special Definitions

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

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

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



II. Proposed WRA Overlay District

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

Sec. 22-5.08. WRD (waterfront redevelopment district) zoning district.

(8) *Waterfront Redevelopment Overlay District (WROD) area.*

a. *Purpose*

The Waterfront Redevelopment Overlay District (WROD) is primarily intended to allow for the conversion of residential structures which meet the requirements herein. Conversions must retain a residential appearance and be in character with the existing neighborhood. The district requirements include provisions for buffering, parking, signage and landscaping.

New, non-residential construction within the overlay district must meet all the provisions contained herein. New development for commercial uses, in addition to keeping structure residential in character, they must meet the design guidelines for single-family residential development. Any construction or remodeling shall be in keeping with the residential character of the area. Structures shall have a residential appearance, e.g. no outdoor storage of equipment, supplies, or vehicles. Showcase windows are permitted as long as the structure remains residential in appearance. Showcase windows are limited to 25 percent of the total façade area facing the street and will be subject to approval during the development review process. If showcase window(s) are utilized, a clear line of sight from the street shall also be provided.

Permitted uses within the WROD will be low traffic generators. Delivery/pick-up of goods by trucks with more than four axels or greater than 24 feet in length shall be limited to once per week in order to minimize truck traffic in the area. No pick-up or delivery of goods shall occur on the weekends. No more than two pick-ups or deliveries of goods shall occur on weekdays other than those made by the business itself (i.e. delivery of flowers to a customer).

b. *Applicability*

The overlay district augments but does not otherwise replace the existing zoning district. The site development parameters provided herein supersede any other requirements contained elsewhere in this Land Development Code. Where this section is silent regarding any such development parameters the user shall default back to the underlying zoning district. All parcels outside the area provided in this section are not affected by the contents herein.

c. *Conditional Uses*



The uses listed below would be in addition to what is already permitted in the RLM District. The uses listed below are conditional uses subject to site plan approval by the Planning Board WRD CRA Board.

1. Personal or business services other than medical (e.g. law, accountant, architectural/planning/engineering brokerage services and similar uses which meet the purpose of this overlay district.)
2. Post Office, accessory to retail sales only.
3. Florist
4. Beauty/barber shop
5. Locksmith
6. Watch, clock, jewelry (sales and service)
7. Photography studio
8. Tailor/seamstress
9. Art gallery/studio
10. Antique shops (indoor sales)
11. Educational material sales (books, art supplies, music supplies, and similar educational materials)
12. Bed and Breakfast subject to the provisions of Sec. 22-5.08 (h) in the Waterfront Redevelopment Zoning District.
13. Additionally, other low traffic uses in the district will be allowed similar in character to the uses described above. Uses not listed above will be reviewed for approval during site plan review and also by the Planning and Zoning Board and City Council/Community Redevelopment Agency (CRA).

d. *Prohibited Uses*

1. Restaurants,
2. Bars, pubs and other businesses reliant on the sale of alcoholic beverages,
3. Raves, dance clubs and other like assembly uses,
4. Tattoo/body piercing establishments,
5. Lingerie shops in conjunction with modeling services,
6. Medical offices,
7. Medical clinics,
8. Dental services,
9. Gun shops,
10. Pawn shops, and
11. Other uses determined by staff to not be compatible with the residential area, or which generate excessive traffic in the neighborhood.

e. *Parking:*

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



than 20 percent new, impervious material (of the existing driveway) is constructed except for handicap parking and access thereto.

f. *Signs*

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

1. The redevelopment district entry sign shall be exempt from regulations set forth in Article XVII of this chapter;
2. Wall signs and freestanding signs are permitted in the WROD. Signs are limited as defined herein.
3. Only one (1) freestanding or wall sign will be permitted, per business, on each lot used for commercial purposes in the RLM a area of the waterfront redevelopment district described above and pursuant to the following criteria:
 - (a) The sign shall be limited to six (6) square feet in area;
 - (b) A freestanding sign shall be no higher than six (6) feet in height;
 - (c) The sign shall be located on private property;
 - (d) The sign application shall include a graphic representation of the proposed sign, including all copy to be located thereon;
 - (e) Either a wall sign or a freestanding sign shall be permitted;
 - (f) The sign shall be harmonious with the surrounding properties and maintain the integrity of the neighborhood. This shall apply to any lighted signs as well in order to ensure that the residential character of the street is maintained. Illuminated signs shall only be utilized during business hours of operation.
 - (g) The sign shall not be in violation of the provisions of article XVII of this Code, pertaining to signs.

g. *Dimensional Regulations:*

Same as RLM provisions in the Waterfront Redevelopment District as they apply to single family residential development.

h. *Height:*

Same as RLM provisions in the Waterfront Redevelopment District as they apply to single family residential development.



III. Proposed Mixed Use District Amendments

Proposed language is shown as underlined and deleted language as ~~struck-out~~

(3) *Mixed use (MU) area.*

a. *Permitted uses.*

1. Retail sales;
2. Transient accommodations;
3. Personal or business services;
4. Restaurants, without any drive-through facilities;
5. Office, business or professional, including public safety sub-station;
6. Single-family or duplex dwelling;
7. Multiple-family;
8. Commercial entertainment or recreation;
9. Gallery; art studio;
10. Postal facility, accessory to retail sales use only;
11. Club or lodge;
12. Mixed Use.

b. *Dimensional regulations.*

1. *Minimum lot area.*

- (a) Single-family dwelling lots shall have a minimum of five thousand (5,000) square feet, with a minimum lot width of fifty (50) feet;
- (b) Duplex dwelling lots shall have a minimum of eight thousand seven hundred (8,700) square feet, with a minimum lot width of fifty (50) feet;
- (c) Multiple-family dwelling lots shall have a minimum of thirteen thousand one hundred (13,100) square feet, with an additional four thousand three hundred fifty (4,350) square feet for each dwelling unit in excess of three (3), and a minimum lot width of seventy (70) feet;
- (d) No specific requirements have been established for all other uses provided that all applicable site development requirements are met.

2. *Minimum yard requirements.*

- (a) The front yard shall have a minimum depth of twenty-five (25) feet for residential use. There shall be no minimum requirements for other uses, including the combination of residential and commercial in one (1) structure.
- (b) Each side yard shall have a minimum depth of six (6) feet, provided that no side yard shall be required where a fire wall meeting all code requirements is provided.
- (c) For all uses, where an alley exists as a means of access to the rear of the property, no rear yard shall be required, and where no alley exists, a rear yard having a minimum depth of eight (8) feet shall be required.



c. *Maximum building height.*

The maximum building height for single-family or duplex dwellings shall be thirty (30) feet and no building shall have more than two (2) stories of living area. All other uses shall have a maximum building height of forty-five (45) feet.

d. *Special Criteria for Mixed Use developments:*

1. Mixed residential/commercial use development may be granted a 50 percent increase in allowable density in the Mixed Use (MU) category upon conditional site plan approval provided the design meets architectural guidelines, is consistent with the both the scale and style of the surrounding development, meets the purpose of the Waterfront Area Land Use Plan, and meets the purpose as stated in Appendix G of the Waterfront Area Redevelopment Plan.
2. Mixed use development that has office and retail uses on the first floor and residential uses above shall be encouraged.
3. Temporary lodging may not be included as part of a mixed use development.
4. The maximum total FAR cannot exceed the allowable non-residential FAR of 0.90. Mixed residential/non-Residential development must use at least 60 percent of the provided floor area for non-residential uses. The remainder of the floor area may be used for residential uses up to 15 dwelling units per acre (50 percent increase).

For example, a mixed use development on a one acre parcel could, through conditional use approval, build 39,204 sq. ft. of floor area at a 0.90 FAR. A minimum of 23,522 sq. ft. of that floor area must be dedicated towards non-residential uses. The remaining floor area may be used for up to 15 dwelling units per acre.



IV. Countywide Plan Requirements

Note: While a change to the Countywide Plan Map is not proposed, following the format provided by the Countywide Land Use Rules to address such changes is helpful in better understanding the scope and scale of the amendments proposed for the existing Special Area Plan.

4.2.7.5 Special Area Plans.

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

A. Plan Issues and Objectives

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

Table 7

Parcel Type	Total Acres		Parcel Count	
Residential	4.58	46.08%	33	50.00%
Vacant Commercial	0.11	1.14%	1	1.52%
Commercial	3.98	40.01%	28	42.42%
Overnight Accommodation	1.07	10.79%	3	4.55%
Institutional (School/Place of Worship/Government)	0.20	1.97%	1	1.52%
Total	9.94		66	

The redevelopment district is characterized by a variety of non-residential and residential uses. Non-residential uses tend to be clustered along Beach Boulevard.

2. Issues to be addressed by the plan;

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



3. **Plan objectives in relationship to the local government comprehensive plan and Pinellas by Design**

The following existing and proposed Goals, Objectives and Policies of the City's Comprehensive Plan support the proposed amendments to the Waterfront Area Redevelopment Plan, the Comprehensive Plan and the Land Development Code.

Existing GOPs of the Comprehensive Plan

Future Land Use Plan Element

Policy 2.3: Land development regulations shall continue to be developed, reviewed and adopted to encourage beach, water and tourist oriented activities in the Community Redevelopment District, Waterfront Redevelopment Area depicted on the proposed Future Land Use Plan Map.

Economic Development and Area Redevelopment Element

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

Proposed EAR-based Amendments to the Comprehensive Plan

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 2.8: 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.

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

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



The following items from *Pinellas by Design* support the proposed amendments to the Waterfront Area Redevelopment Plan, the Comprehensive Plan and the Land Development Code.

Pinellas by Design

Chapter 7: Strategies and Implementation

Introduction

- Effective redevelopment planning will build upon the existing development pattern, preserving the character of established neighborhoods while channeling growth into appropriate centers, corridors, and districts.
- If the tourism industry is to remain vital in Pinellas County, redevelopment must focus on maintaining and upgrading tourist accommodations and enhancing the county's overall attractiveness to visitors.
- In order to accommodate the growth needed to sustain the local economy without compromising our high quality of life, it will be necessary to create more urban land use patterns in appropriate areas.
- Land development regulations created decades ago for greenfield conditions must be revised to adapt to a redevelopment environment.

Economic/Jobs Goal

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

Real Estate

- Placing housing in or near employment results in more efficient use of the Transportation network and other infrastructure.
- Use density bonuses or other incentives to encourage private-sector creation of housing in or near employment districts.

Regulatory Tools and Urban Design

- Without the proper planning, redevelopment will occur in an ad hoc, random fashion, which may not fulfill the vision or desires of a community.
- Preserve and protect, through neighborhood preservation plans and other proactive measures, existing neighborhoods in order to maintain their general character.
- Develop special area plans that incorporate desired redevelopment land use patterns and design characteristics.
- Identify specific areas that are underutilized or are underperforming, and formulate special area plans to direct and facilitate the redevelopment process.



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

B. Plan Composition

1. Permitted uses and any differentiation by location;

The plan area currently contains one Future Land Use Plan Classification CRD and seven zoning districts (CL, MUL, MU, RF, R/OS, P and RLM). The proposal will maintain the existing FLUP of CRD and the existing seven zoning districts and will create one new Overlay District, the Waterfront Redevelopment Overlay District (WROD). The Overlay Area runs parallel to Beach Boulevard from Shore Boulevard to 28th Avenue South, ½ block east of 56th Street South and ½ block west of 54th Street south. It includes the RLM area that runs parallel to the MU area along Beach Boulevard. The WROD is primarily intended to allow for the conversion of residential structures which meet the requirements herein. Conversions must retain a residential appearance and be in character with the existing neighborhood. The district requirements include provisions for buffering, parking, signage and landscaping. The proposed changes do not increase or otherwise change the density and/or intensity of use from what is otherwise permitted in the RLM district by the Land Development Code, Comprehensive Plan or the Countywide Land Use Rules.

The proposal also modifies the intensity of use within the MU by permitted a 50 percent increase in density for Mixed Use projects upon conditional site plan approval provided the design meets architectural guidelines, is consistent with the both the scale and style of the surrounding development, meets the purpose of the Waterfront Area Land Use Plan, and meets the purpose as stated in Appendix G of the Plan.



2. Density/intensity standards for permitted uses;

Those properties within the CL, MUL, RF, R/OS, P and RLM zoning districts will maintain their existing density and intensity of use. Properties within the MU zoning district will also retain existing density and intensity of use for non-residential developments. Mixed-use developments will be permitted a 50 percent increase in density of up to 15 dwelling units. The maximum total FAR cannot exceed the allowable non-residential FAR of .90. Mixed residential/non-Residential development must use at least 60 percent of the provided floor area for non-residential uses. The remainder of the floor area may be used for residential uses up to 15 dwelling units per acre (50 percent increase).

For example, a mixed use development on a one acre parcel could, through conditional use approval, build 39,204 sq. ft. of floor area at a 0.90 FAR. A minimum of 23,522 sq. ft. of that floor area must be dedicated towards non-residential uses. The remaining floor area may be used for up to 15 dwelling units per acre.

See the attached LDR amendments for more detail.

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

The City of Gulfport currently maintains a set of Design Guidelines applicable to the portion of the City south of Gulfport Boulevard between, generally, 59th and 58th Street South and 49th Street South. The subject area is subject to these design guidelines.

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

The City has not adopted any affordable housing provisions relating to the Waterfront Area Redevelopment Plan area. Asking housing prices in the subject area are currently in the mid- to high-\$100s. Several properties are listed between \$200,000 and \$300,000.

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

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

See the attached LDR amendments for more detail.

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

No special provisions for mobility and circulation are proposed with the proposed Plan amendment. The area currently has sidewalks along many of the streets and Pinellas Suncoast Transit Authority (PSTA) maintains a bus route along Beach Boulevard South and 58th and 49th Streets South. In addition, a new Pinellas Trail Spur will connect to 55th Street South and Beach Boulevard South. A new trolley route will also provide greater interconnectivity.



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

The Plan shall be implemented by the adoption of a new Land Development Code section, Section 22-5.8.8. WROD (Waterfront Redevelopment Overlay District).

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

No public or private improvements, contributions or incentives are proposed with the proposed Plan amendment.

9. The local government plan approval process.

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

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

C. Plan Impacts

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

The explicit intent of the Waterfront Redevelopment District (WRD) Plan is to preserve the existing character of the residential neighborhoods and encourage the introduction of mixed-use development into the Mixed Use district.

This impact analysis is specific to and focuses only on the area of the WRD with a zoning of Mixed Use (MU). The changes proposed for the portion of the area within the RLM district and the subject of the proposed overlay district does not include any changes or increase in density or intensity of use as compared to already permitted by the Land Development Code, Comprehensive Plan or the Countywide Land Use Rules. The MU currently allows a wide range of uses as follows:

1. Retail sales;
2. Transient accommodations;
3. Personal or business services;
4. Restaurants, without any drive-through facilities;
5. Office, business or professional, including public safety sub-station;



- 6. Single-family or duplex dwelling;
- 7. Multiple-family;
- 8. Commercial entertainment or recreation;
- 9. Gallery; art studio;
- 10. Postal facility, accessory to retail sales use only; and
- 11. Club or lodge.

The impacts to existing utilities may result in the increase in the permitted density in this area from 10 dwelling units per acre to 15 (50 percent increase). The permitted FAR of 0.90 is not proposed to increase. The increase in density will ONLY be for Mixed-use development and a minimum of 60 percent of the allowable floor area must be used for non-residential uses. The challenge in providing a meaningful impact analysis comes from the fact that so many types of uses are currently permitted in the MU district. In order to provide a logical, reasonable impact assessment a snapshot of the amount of land (acres) currently being used for what sort of use and this snapshot forms the base for current potential utility impacts and is shown in the following table:

Table 8

Use	Acres	Acre %	No. of Parcels	Parcel %
Residential	4.58	46.08%	33	50.00%
Vacant Commercial	0.11	1.14%	1	1.52%
Commercial	3.98	40.01%	28	42.42%
Overnight Accommodation	1.07	10.79%	3	4.55%
Institutional (School/Place of Worship/Government)	0.20	1.97%	1	1.52%
Total	9.94	100.00%	66	100.00%

As shown, there are 66 parcels comprising 9.94 acres of which nearly half is used for residential uses (including 2.86 acres listed in the Pinellas County Property Appraiser records generally as Condo Open Space Area). Most of the other half is used for commercial uses such as retail (2.19 acres), restaurant (1.50 acres) and office (0.29 acres). It is important to note that only about 1/10th of an acre (one parcel) is vacant constituting just over one percent of the total acreage.

As mentioned previously, mixed-use developments must use at least 60 percent of the provided floor area for non-residential uses. The remainder of the floor area may be used for residential uses up to 15 dwelling units per acre. A minimum of 30 percent of the permitted density must be used. For example, a mixed use development on a one-acre parcel would be entitled to 39,204 square feet of floor area at a 0.90 FAR. A minimum of 23,522 square feet of that floor area must be dedicated towards non-residential uses. The remaining floor area may be used for at least five dwelling units up to 15 dwelling units.

Three sets of analyses are provided for Wastewater, Potable Water and Solid Waste to provide a more complete, well-rounded examination of the potential impacts to these utilities. What each of these analyses do is determines the additional demand generated by one of three scenarios. Each scenario is compared against the use snapshot mentioned previously mentioned.

The first analysis under each heading utilizes only maximum population in the equation as consistent with the analyses provided in the City's Comprehensive Plan. These analyses simply



assume that a total of 149 dwelling units will be built on 9.94 acres as part of a Mixed-use development. They further assume that 45 dwelling units currently exist on 4.58 acres (10 dwelling units per acre) currently used for residential purposes resulting in an additional 104 dwelling units will be built (15 dwelling units per acre on all 9.94 acres) and this is the number of dwelling units used to determine the additional utility demand.

The second analysis under each heading takes into account all existing land uses (non-residential and residential) at their current acreage percentages and makes a series of assumptions as follows:

1. An existing permitted FAR of 0.90 for all parcels within the MU.
2. The 0.11 acres of vacant land is assumed to be used for retail uses;
3. Every property is assumed to be currently and completely developed to the maximum FAR of 0.90 with its current use as follows:
 - Retail: 50,179 square feet;
 - Office: 6,338 square feet;
 - Restaurant: 32,569 square feet;
 - Residential: 149 dwelling units;
 - Overnight accommodations: 23,360 square feet*; and
 - Institutional: 4,261 square feet.

* While the limiting factor for intensity of use for overnight accommodations are typically measured in units per acre, for the purposes of determining utility impacts square footage was used and was therefore determined through the use of FAR.
4. Every property will be redeveloped with a mixed use development at the maximum 0.90 FAR (389,634 square feet).
5. Every property will employ a 60/40 split of floor area nonresidential (233,780 square feet) to residential (155,854 square feet).
6. Nonresidential floor area will be allotted as five percent office (10,520 square feet), 45 percent restaurant (94,681 square feet) and 50 percent retail (105,201 square feet).
7. Every property will be developed with a maximum density of 15 dwelling units per acre (149 dwelling units).

This second set of analyses then take the difference between the “current” maximum build out scenario and the proposed mixed use maximum build out scenario and provides the anticipated impact on the available utility capacity. Furthermore, this set of assumptions is also used for the traffic analysis.

A third set of analyses takes the density/intensity of use assumptions made in the second set of analyses but uses the Pinellas Planning Council’s standard FAR assumption of a 60 percent build out for both existing and proposed scenarios. For example, while the Commercial General classification permits an FAR of 0.55 may be permitted by the PPC, it assumes a standard FAR of 0.33. In other words assumed floor areas and densities are reduced by 30 percent so that a maximum FAR of 0.90 becomes a “realistic” FAR of 0.54 and a maximum density of 15 dwelling units per acre becomes nine dwelling units per acre.

To reiterate, the following analyses compare the difference between the existing “assumed” condition against the “presumed” future condition.



Wastewater Analysis

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

Analysis 1: Residential Only

Table 9a

Treatment Site	2010 Projected Flow (MGD)	Capacity (MGD)	2010 Projected Excess Capacity (MGD)	Max. Additional Demand* MGD	% of Excess Capacity
Southwest Treatment Plant	10.26	16	5.74	0.02	0.36%

Analysis 2: All Uses

Table 9b

Treatment Site	2010 Projected Flow (MGD)	Capacity (MGD)	2010 Projected Excess Capacity (MGD)	Max. Additional Demand* MGD	% of Excess Capacity
Southwest Treatment Plant	10.26	16	5.74	0.012	0.21%

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

Table 9c

Treatment Site	2010 Projected Flow (MGD)	Capacity (MGD)	2010 Projected Excess Capacity (MGD)	Max. Additional Demand* MGD	% of Excess Capacity
Southwest Treatment Plant	10.26	16	5.74	-0.004	-0.07%



Potable Water Analysis

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

Analysis 1: Residential Only

Table 10a

Provider	2010 Projected Average Daily Demand (MGD)	2010 Permitted Average Day Demand (MGD)	2010 Projected Excess (MGD)	Max. Additional Demand* MGD	% of Excess Capacity
Tampa Bay Water	44.9	47.8	2.9	0.03	0.90%

Analysis 2: All Uses

Table 10b

Provider	2010 Projected Average Daily Demand (MGD)	2010 Permitted Average Day Demand (MGD)	2010 Projected Excess (MGD)	Max. Additional Demand* MGD	% of Excess Capacity
Tampa Bay Water	44.9	47.8	2.9	0.029	1.00%

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

Table 10c

Provider	2010 Projected Average Daily Demand (MGD)	2010 Permitted Average Day Demand (MGD)	2010 Projected Excess (MGD)	Max. Additional Demand* MGD	% of Excess Capacity
Tampa Bay Water	44.9	47.8	2.9	0.01	0.29%



Solid Waste Analysis

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

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

Analysis 1: Residential Only

Table 11a

Provider	Capacity (tons/yr)	2005 Tons Incinerated	Excess Capacity (tons/yr)	Max. Additional Demand*	
				Tons/Yr	% of Excess Capacity
Pinellas County	1,149,750	906,489	243,261	210.89	0.09%

Analysis 2: All Uses

Table 11b

Provider	Capacity (tons/yr)	2005 Tons Incinerated	Excess Capacity (tons/yr)	Max. Additional Demand*	
				Tons/Yr	% of Excess Capacity
Pinellas County	1,149,750	906,489	243,261	255.81	0.11%

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

Table 11c

Provider	Capacity (tons/yr)	2005 Tons Incinerated	Excess Capacity (tons/yr)	Max. Additional Demand*	
				Tons/Yr	% of Excess Capacity
Pinellas County	1,149,750	906,489	243,261	367.53	0.15%



Traffic Analysis

A Transportation Impact Analysis was conducted to determine the impact that the WRD trips would have on the surrounding roadway network. A Trip Generation Analysis was performed using the equations from the Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition. The Land Use Codes (LUC) for the uses proposed in the WRD consisted of LUC 710: General Office, LUC 820: General Commercial, LUC 932: High-Turnover (Sit-down) Restaurant and LUC 231: Low Rise Residential Condominiums. Also, a trip generation analysis for the existing uses was conducted. The trip generation from the existing uses was subtracted from the trip generation of the proposed WRD uses in order to determine the additional new trip expected to be generated by the proposed WRD.

As noted previously, this Traffic Analysis uses the same set of assumptions as that used for the second set of scenarios for the Potable Water, Wastewater and Solid Waste analyses. The total floor area was split as five percent Office, 50 percent Commercial and 45 percent Restaurant and 149 dwelling units. Based upon the trip generation analysis, the total additional trips expected to be generated by the WRD is 700 peak hour trips, which include 405 inbound trips and 295 outbound trips. The trip generation for the various land uses is broken down as follows:

- General Office: 0 (the amount of office not expected to increase in a meaningful way)
- General Commercial (restaurant and retail): 635
- Residential: 65

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

- 45 percent to/from the east on Gulfport Boulevard/22nd Avenue S.
- 15 percent to/from the west on Gulfport Boulevard/22nd Avenue S
- 15 percent to/from the north on 58th Street South
- 25 percent to/from the north on 49th Street South

These distribution percentages were based on an evaluation of the existing volumes collected from the Pinellas County Metropolitan Planning Organization (MPO) 2008 Annual Level of Service Report and engineering judgment. The projected trip generation was applied to the trip distribution percentages to determine the impact on the surrounding roadway network. The additional WRD trips were assigned on the City's minor arterial and collector roadways within the vicinity of the WRD, including Gulfport Boulevard/22nd Avenue S, 58th Street South and 49th Street South. Based upon the Pinellas County Metropolitan Planning Organization (MPO) 2008 Annual Level of Service Report, the roadways of Gulfport Boulevard from Pasadena Avenue to 58th Street S, Gulfport Boulevard South (22nd Avenue South) from 34th Street South to 58th Street South and 49th Street South from Gulfport Boulevard South (22nd Avenue South) to Central Avenue and 58th Street South from 11th Avenue South to Gulfport Boulevard are monitored. Therefore, a roadway capacity analysis was performed for these adjacent segments. Based upon the roadway capacity analysis, it is anticipated that the available capacity on these roadways will accommodate the additional trips generated by the WRD.



Table 6

Roadway	From	To	Road Type	No. of Lanes	LOS Std	LOS Capacity ¹	Existing Peak Hour Volume ²	Existing LOS ²	Excess Roadway Capacity	WRD Add'tl Vol.	Volume to Capacity Ratio (V/C)	Future LOS	WRD % of Avail. Capacity
Gulfport Blvd.	Pasadena Avenue	58 th St. S.	Minor Arterial	4D	D	1,620	865	C	755	61	0.57	C	8%
22nd Ave. S.	34th St. S.	58th St. S.	Minor Arterial	4U	D	1,539	1,009	B	530	226	0.80	D	43%
49th St. S.	Gulfport Blvd.	Central Ave.	Collector	4U	D	1,539	782	C	757	102	0.57	C	13%
58 th St. S.	11 th ave. S.	Gulfport Blvd.	Collector	2U	D	760	468	C	292	61	0.70	D	21%
Notes:													

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

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

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



School Impact Analysis

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

The CSA containing the City of Gulfport has a projected "Seat Balance" (available capacity) of 3,219 Elementary Seats, 570 Middle School Seats and 2,821 High School Seats. A representative of the School District has confirmed that the available capacity can absorb the 100 percent build out scenario within the subject area of 104 additional dwelling units without negatively affecting school capacity.

Potential No. Students(1)		Available Seating Capacity (2009)			Percent of Used Capacity (2009)(4)					
Total	Per Grade(3)	Per School Type			K-5	6-8	9-12	K-5	6-8	9-12
		K-5	6-8	9-12						
33	3	15	3	10	3,219	570	2,821	0.20%	1.35%	0.36%

- (1) Based on 104 dwelling units and 0.32 students per dwelling unit.
- (2) Maximum number of dwelling units is based on 104 additional units at 15 dwelling units per acre.
- (3) Assumes 13 grades (k - 12)
- (4) Assumes an even split among the 13 grades.

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

Analysis Summary

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

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

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



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

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

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

11. Relevant Countywide Consideration, as enumerated in Sections 5.5.3.1.1 through 5.5.3.1.6.

These are addressed in the following section.



V. Existing PPC Review Criteria

SEC 5.5.3 REVIEW CRITERIA.

- 5.5.3.1 Relevant Countywide Considerations. In the consideration of a regular Countywide Plan Map amendment, it is the objective of these Countywide Rules to evaluate the amendment so as to make a balanced legislative determination based on the following six (6) Relevant Countywide Considerations, as they pertain to the overall purpose and integrity of the Countywide Plan.**
- 5.5.3.1.1 Consistency with the Countywide Rules. The manner in, and extent to, which the amendment is consistent with Article 4, Plan Criteria and Standards of these Countywide Rules and with the Countywide Plan as implemented through the Countywide Rules.**
As addressed above in the preceding section, Section IV Countywide Plan Requirements .
- 5.5.3.1.2 Adopted Roadway Level of Service (LOS) Standard. The manner in, and extent to, which the amendment significantly impacts a roadway segment where the existing Level of Service (LOS) is below LOS “D” or where projected traffic resulting from the amendment would cause the existing LOS to fall below LOS “D”.**
There will be no negative impacts on the Level of Service (LOS) of surrounding roadways as the density and intensity of use is not increased over what is otherwise by the current Future Land Use Plan classifications within the Countywide Land Use Rules.
- 5.5.3.1.3 Scenic/Non-Commercial Corridors. If located within a Scenic/Non-Commercial Corridor, the manner in, and extent to, which the amendment conforms to the criteria and standards contained in Section 4.2.7.1, and Section 4.2.7.1.4 of these Countywide Rules.**
The subject area is not located within a Scenic/Non-Commercial Corridor.
- 5.5.3.1.4 Coastal High Hazard Areas (CHHA). If located within a Coastal High Hazard Area, the manner in, and extent to, which the amendment conforms to the terms set forth in Section 4.2.7.4.**
A portion of the subject area is located within a Coastal High Hazard Area (CHHA). Those parcels within the CHHA are excluded from any intensity of use increases. It is proposed that existing, legally permitted development with a density greater than 10 dwelling units may retain that existing density as part of a Mixed use project as provided in Sec. 22-5.08 of the Code.
- 5.5.3.1.5 Designated Development/Redevelopment Areas. If the amendment involves the creation, expansion, or contraction of a Residential Very High (RVH), Activity Center (AC), Community Redevelopment District (CRD), Central Business District (CBD) category, or the Planned Redevelopment categories, the manner in, and extent to, which the amendment conforms to the purpose and requirements of the applicable category and Section 4.2.7.5.**



The proposal does not include the creation, expansion, or contraction of a Residential Very High (RVH), Activity Center (AC), Community Redevelopment District (CRD), Central Business District (CBD) category.

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

5.5.3.1.6 Impact on a Public Educational Facility or an Adjoining Jurisdiction. The manner in, and extent to, which the amendment significantly impacts a public educational facility or an adjoining jurisdiction. There will be no significant impacts on the Level of Service (LOS) of any Public Educational Facilities or adjoining jurisdictions due to the limited opportunities for new development. The amendment to the existing Special Area Plan will have no significant impact on either the potable water supply or sewage treatment, both of which are provided by the City of St. Petersburg. This is outlined in detail in the preceding section.

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

1. Expansion or contraction of the geographic area of the plan;

The geographic area of the plan will not change with this proposal.

2. Changes to the permitted uses, or their location within the plan area, if specified;

The plan area currently contains one Future Land Use Plan Classification CRD and seven zoning districts (CL, MUL, MU, RF, R/OS, P and RLM). The proposal will maintain the existing FLUP of CRD and the existing seven zoning districts and will create one new Overlay District, the Waterfront Redevelopment Overlay District (WROD). The Overlay Area runs parallel to Beach Boulevard from Shore Boulevard to 28th Avenue South, ½ block east of 56th Street South and ½ block west of 54th Street south. It includes the RLM area that runs parallel to the MU area along Beach Boulevard. The WROD is primarily intended to allow for the conversion of residential structures which meet the requirements herein. Conversions must retain a residential appearance and be in character with the existing neighborhood. The district requirements include provisions for buffering, parking, signage and landscaping. The proposed changes do not increase or otherwise change the density and/or intensity of use from what is otherwise permitted in the RLM district by the Land Development Code, Comprehensive Plan or the Countywide Land Use Rules.

The proposal also modifies the intensity of use within the MU by permitted a 50 percent increase in density for Mixed Use projects upon conditional site plan approval provided the design meets architectural guidelines, is consistent with the both the scale and style of the surrounding development, meets the purpose of the Waterfront Area Land Use Plan, and meets the purpose as stated in Appendix G of the Plan.



See attached LDR amendments and Land Use Map for details.

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

The explicit intent of the Waterfront Redevelopment District (WRD) Plan is to preserve the existing character of the residential neighborhoods and encourage the introduction of mixed-use development into the Mixed Use district.

This impact analysis focuses only on the area of the WRD with a zoning of Mixed Use (MU). The changes proposed for the portion of the area within the RLM district and the subject of the proposed overlay district does not include any changes or increase in density or intensity of use as compared to already permitted by the Land Development Code, Comprehensive Plan or the Countywide Land Use Rules. The MU currently allows a wide range of uses as follows:

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The impacts to existing utilities may result in the increase in the permitted density in this area from 10 dwelling units per acre to 15 (50 percent increase). The permitted FAR of 0.90 is not proposed to increase. The increase in density will ONLY be for Mixed-use development and a minimum of 60 percent of the allowable floor area must be used for non-residential uses. The challenge in providing a meaningful impact analysis comes from the fact that so many types of uses are currently permitted in the MU district. In order to provide a logical, reasonable impact assessment a snapshot of the amount of land (acres) currently being used for what sort of use and this snapshot forms the base for current potential utility impacts and is shown in the following table:

Table 13

Use	Acres	Acre %	No. of Parcels	Parcel %
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Total	9.94	100.00%	66	100.00%



As shown, there are 66 parcels comprising 9.94 acres of which nearly half is used for residential uses (including 2.86 acres listed in the Pinellas County Property Appraiser records generally as Condo Open Space Area). Most of the other half is used for commercial uses such as retail (2.19 acres), restaurant (1.50 acres) and office (0.29 acres). It is important to note that only about 1/10th of an acre (one parcel) is vacant constituting just over one percent of the total acreage.

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2. The 0.11 acres of vacant land is assumed to be used for retail uses;
3. Every property is assumed to be currently and completely developed to the maximum FAR of 0.90 with its current use as follows:
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To reiterate, the following analyses compare the difference between the existing “assumed” condition against the “presumed” future condition.



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Analysis 1: Residential Only

Table 14a

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Analysis 2: All Uses

Table 14b

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

Table 14c

Treatment Site	2010 Projected Flow (MGD)	Capacity (MGD)	2010 Projected Excess Capacity (MGD)	Max. Additional Demand* MGD	% of Excess Capacity
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Potable Water Analysis

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

Analysis 1: Residential Only

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

Table 10c

Provider	2010 Projected Average Daily Demand (MGD)	2010 Permitted Average Day Demand (MGD)	2010 Projected Excess (MGD)	Max. Additional Demand* MGD	% of Excess Capacity
Tampa Bay Water	44.9	47.8	2.9	0.01	0.29%



Solid Waste Analysis

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

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

Analysis 1: Residential Only

Table 16a

Provider	Capacity (tons/yr)	2005 Tons Incinerated	Excess Capacity (tons/yr)	Max. Additional Demand*	
				Tons/Yr	% of Excess Capacity
Pinellas County	1,149,750	906,489	243,261	210.89	0.09%

Analysis 2: All Uses

Table 16b

Provider	Capacity (tons/yr)	2005 Tons Incinerated	Excess Capacity (tons/yr)	Max. Additional Demand*	
				Tons/Yr	% of Excess Capacity
Pinellas County	1,149,750	906,489	243,261	255.81	0.11%

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

Table 16c

Provider	Capacity (tons/yr)	2005 Tons Incinerated	Excess Capacity (tons/yr)	Max. Additional Demand*	
				Tons/Yr	% of Excess Capacity
Pinellas County	1,149,750	906,489	243,261	367.53	0.15%



Traffic Analysis

A Transportation Impact Analysis was conducted to determine the impact that the WRD trips would have on the surrounding roadway network. A Trip Generation Analysis was performed using the equations from the Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition. The Land Use Codes (LUC) for the uses proposed in the WRD consisted of LUC 710: General Office, LUC 820: General Commercial, LUC 932: High-Turnover (Sit-down) Restaurant and LUC 231: Low Rise Residential Condominiums. Also, a trip generation analysis for the existing uses was conducted. The trip generation from the existing uses was subtracted from the trip generation of the proposed WRD uses in order to determine the additional new trip expected to be generated by the proposed WRD.

As noted previously, this Traffic Analysis uses the same set of assumptions as that used for the second set of scenarios for the Potable Water, Wastewater and Solid Waste analyses. The total floor area was split as five percent Office, 50 percent Commercial and 45 percent Restaurant and 149 dwelling units. Based upon the trip generation analysis, the total additional trips expected to be generated by the WRD is 700 peak hour trips, which include 405 inbound trips and 295 outbound trips. The trip generation for the various land uses is broken down as follows:

- General Office: 0 (the amount of office not expected to increase in a meaningful way)
- General Commercial (restaurant and retail): 635
- Residential: 65

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

- 45 percent to/from the east on Gulfport Boulevard/22nd Avenue S.
- 15 percent to/from the west on Gulfport Boulevard/22nd Avenue S
- 15 percent to/from the north on 58th Street South
- 25 percent to/from the north on 49th Street South

These distribution percentages were based on an evaluation of the existing volumes collected from the Pinellas County Metropolitan Planning Organization (MPO) 2008 Annual Level of Service Report and engineering judgment. The projected trip generation was applied to the trip distribution percentages to determine the impact on the surrounding roadway network. The additional WRD trips were assigned on the City's minor arterial and collector roadways within the vicinity of the WRD, including Gulfport Boulevard/22nd Avenue S, 58th Street South and 49th Street South. Based upon the Pinellas County Metropolitan Planning Organization (MPO) 2008 Annual Level of Service Report, the roadways of Gulfport Boulevard from Pasadena Avenue to 58th Street S, Gulfport Boulevard South (22nd Avenue South) from 34th Street South to 58th Street South and 49th Street South from Gulfport Boulevard South (22nd Avenue South) to Central Avenue and 58th Street South from 11th Avenue South to Gulfport Boulevard are monitored. Therefore, a roadway capacity analysis was performed for these adjacent segments. Based upon the roadway capacity analysis, it is anticipated that the available capacity on these roadways will accommodate the additional trips generated by the WRD.

**Table 6**

Roadway	From	To	Road Type	No. of Lanes	LOS Std	LOS Capacity ¹	Existing Peak Hour Volume ²	Existing LOS ²	Excess Roadway Capacity	WRD Add'l Vol.	Volume to Capacity Ratio (V/C)	WRD % of Avail. Capacity
Gulfport Blvd.	Pasadena Avenue	58 th St. S.	Minor Arterial	4D	D	1,620	865	C	755	61	0.57	8%
22nd Ave. S.	34th St. S.	58th St. S.	Minor Arterial	4U	D	1,539	1,009	B	530	226	0.80	43%
49th St. S.	Gulfport Blvd.	Central Ave.	Minor Arterial	4U	D	1,539	782	C	757	102	0.57	13%
58 th St. S.	11 th ave. S.	Gulfport Blvd.	Minor Arterial	2U	D	760	468	C	292	61	0.70	21%
Notes:												

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

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

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



School Impact Analysis

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

The CSA containing the City of Gulfport has a projected "Seat Balance" (available capacity) of 3,219 Elementary Seats, 570 Middle School Seats and 2,821 High School Seats. A representative of the School District has confirmed that the available capacity can absorb the 100 percent build out scenario within the subject area of 104 additional dwelling units without negatively affecting school capacity.

Potential No. Students(1)		Available Seating Capacity (2009)			Percent of Used Capacity (2009)(4)					
Total	Per Grade(3)	Per School Type			K-5	6-8	9-12	K-5	6-8	9-12
		K-5	6-8	9-12						
33	3	15	3	10	3,219	570	2,821	0.20%	1.35%	0.36%

- (1) Based on 104 dwelling units and 0.32 students per dwelling unit.
- (2) Maximum number of dwelling units is based on 104 additional units at 15 dwelling units per acre.
- (3) Assumes 13 grades (k - 12)
- (4) Assumes an even split among the 13 grades.

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

Analysis Summary

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

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

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



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

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

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

4. Changes affecting the Relevant Countywide Considerations;

There are no changes which affect Relevant Countywide Considerations.

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

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