

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground levels are equally important for both the street and water side of buildings. Blank wall facades shall be prohibited. Street-level retail facades shall have a storefront character. Architectural elements that provide protection to the pedestrian from weather elements shall be encouraged.

Policy 2:

Parking shall be integrated into the principal building and hidden from public view to the maximum extent feasible and practical on all commercial redevelopment projects. The substantial majority of parking required for mixed-use development projects shall be integrated into the principal buildings and hidden from public view for projects that are four acres in size or greater. Surface parking for freestanding non-residential use shall be permitted for any development or redevelopment.

Policy 3:

The first habitable floor of any principal building of any development or redevelopment project shall be retail uses only accessible from street level and connected to pedestrian walkways to provide easy public access.

Policy 4:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required on the entire building site where any development will occur, with particular emphasis on the Gulf Boulevard frontage, and screening and buffering from adjacent residential uses that may include landscaping and privacy walls.

Policy 5:

Encourage commercial waterfront properties to have slips available for public use.

Permitted Uses and Standards

- (a) **Primary uses** - Commercial and office.
- (b) **Secondary uses** – Multi-family Residential or temporary lodging as part of a mixed use retail project only. Exclusive residential or tourist lodging uses shall be prohibited, however, the site may be horizontally mixed as long as pedestrian, bicycle, and vehicular accessibility is maintained within the site.
- (c) **Density/Intensity and Height Standards.**
 - 1. **Intensity for Commercial and Office Uses** shall not exceed:
 - a. a floor area ratio of 0.75; and

- b. **Variances to exceed the maximum floor area ratio above as established in this Future Land Use Plan shall be prohibited.**
2. **Density & Intensity for a Mixed Use Commercial, Office, Residential, Temporary Lodging Use** project shall not exceed:
- a. 15 dwelling units per acre combined or 40 temporary lodging uses per acre, not to exceed a total of 50 units per project nor the density pool allocated, with a maximum 1.0 floor area ratio on a minimum one (1) acre buildable site. To qualify for mixed use densities and intensities, a minimum of four (4) residential units, or 10 temporary lodging units, mixed with a minimum of 0.35 floor area ratio for commercial or office uses shall be required; or
 - b. 18 dwelling residential units per acre combined with a maximum 1.0 floor area ratio on a minimum four (4) acre buildable site; and
 - c. the combination of commercial, office, temporary lodging, and/or residential uses shall not exceed the preceding density and intensity which shall be prorated on an acreage basis allocated to each use; and further, provided that the commercial and office uses are the primary use of the property and residential use is secondary; and
 - d. **Variances to exceed the maximum density and intensity above as established in the Future Land Use Plan shall be prohibited.**
3. **Impervious Surface Ratio** shall not exceed:
- a. 0.85 impervious surface ratio for any exclusive commercial/office use; or
 - b. 0.70 impervious surface ratio for any residential use or combined residential or temporary lodging use mixed with a commercial or office use; and
 - c. **Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Plan shall be prohibited.**
4. **Height** shall not exceed, but shall be permitted up to the following, subject to any height limitations contained in the City's LDC:
- a. Twenty-eight (28) feet for exclusively commercial or office development; or
 - b. Forty (40) feet for a building containing nonresidential uses on the first floor mixed with a secondary residential use above and located on a minimum one (1) acre parcel; or
 - c. Eighty-six (86) feet, inclusive of structured parking, for a building containing non-residential uses on the first floor mixed with a secondary residential use above and located on a minimum parcel size of four (4) acres or more; and
 - d. Commercial mixed with residential or temporary lodging uses may be mixed horizontally under the following conditions:
 - ❖ Neither the commercial nor the residential/temporary lodging use may exceed 40 feet in height;
 - ❖ The development site is a minimum of one acre in size;
 - ❖ The commercial and residential uses shall have internal pedestrian,

bicycle, and vehicular circulation.

- e. **Any increases to, including variances to increase, the maximum height for each type of use set forth above for this Activity Center character district shall be prohibited unless approved by voter referendum, if required by the City Charter.**
5. **Temporary Lodging Unit Density Pool (“TLU Density Pool”)** -The City shall establish a TLU Density Pool not to exceed a total of 325 units for the entire TC-2, Bayou Residential, and Activity Center districts and the following shall govern the allocation of density from the TLU Density Pool:
- a. The TLU Density Pool shall be allocated to individual projects by ordinance of the City Commission upon request of an individual property owner; and
 - b. Such allocation may be up to but shall not exceed forty (40) temporary lodging units per acre and further, the cumulative allocation shall not exceed fifty(50) units per development project; and
 - c. The number of available temporary lodging units remaining after such project allocation shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no units beyond those TLU Density Pool units remaining available to the TC-2 and Activity Center districts shall be allocated to any subsequent temporary lodging use project; and
 - d. *This limitation shall be absolute and shall apply regardless of the proposed size or density of the project requesting such allocation. Such units shall be established exclusive of any other use provided for in the District.*

Bayou Residential District (BR)

- (a) **Location and Character.** The Bayou Residential District is a small narrow strip of land containing 7.86 acres or approximately 6/10ths of 1% of the total land area of the City. This District is illustrated on the Future Land Use Map. The lot depths are extremely narrow and preclude the potential of redeveloping prior existing temporary lodging uses that have long-since closed and have been demolished. Redevelopment options are limited to primarily multi-family residential as a result of the lot depths; however, to encourage parcel assembly and a more unified redevelopment opportunity because of and the District's direct access to Gulf Boulevard, a small bonus commercial component will be allowed on a limited basis. Several properties are currently vacant and demolished.
- (b) **Purpose and Intent; Redevelopment Incentives and Deterrents.** The following policies shall govern development in the Bayou Residential District to encourage redevelopment in a physically constrained area that is primarily vacant and is a transition area between higher intensity commercial uses along Gulf Boulevard and lower density residential neighborhoods to the east. High-rise residential development is prohibited. Height for exclusive residential use is decreased over existing permitted heights. Increased building setbacks are required from Gulf Boulevard. The maximum allowable density is permitted only for mixed use projects located on parcels assembled that contain two or more acres to encourage more comprehensive and unified redevelopment, reduce trip generation, increase pedestrian linkages to neighborhood services and reduce curb cuts along Gulf Boulevard.

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water-side of buildings. Blank wall facades shall be prohibited.

Policy 2:

Increased setbacks from Gulf Boulevard will be required for increases in building height.

Policy 3:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required on the entire building site where any development will occur, with particular emphasis on the Gulf Boulevard frontage.

Permitted Uses and Standards

- (a) **Primary uses** – Residential and Temporary Lodging Uses.
- (b) **Secondary uses** -Commercial uses only as a component of a mixed use residential or temporary lodging development.

(c) **Density/Intensity and Height Standards.**

1. **Residential and Temporary Lodging use** – shall not exceed:
 - a. 15 dwelling units per acre for an exclusively residential use.
 - b. 18 dwelling units per acre for multifamily residential mixed with a commercial use. The maximum floor area ratio for the commercial portion of the mixed use project is 0.3; or
 - c. 40 temporary lodging units per acre not to exceed the density pool allocated. The temporary lodging use can be mixed with a commercial use. The maximum floor area ratio for the commercial portion of a mixed use project is 0.3.
 - d. **Variances to exceed the maximum density or intensity above as established in this Future Land Use Plan shall be prohibited.**

2. **Height** shall not exceed, and shall be permitted up to the following, subject to any height limitations contained in the City’s LDC:
 - a. Thirty-five (35) feet above base flood elevation for an exclusively residential use;
 - b. Fifty-four (54) feet above base flood elevation all other uses.
 - c. **Any increases to, including variances to increase, any of the maximum heights set forth above for this Bayou Residential character district shall be prohibited.**

3. **The maximum impervious surface ratio** shall not exceed:
 - a. 0.70 for exclusively residential uses. Maximum impervious surface ratio (ISR) for all other uses: 0.85; and
 - b. **Variances to exceed the maximum impervious surface ratio above.**

4. **Temporary Lodging Unit Density Pool (“TLU Density Pool”)** -The City shall establish a TLU Density Pool not to exceed a total of 325 units for the entire TC-2, Bayou Residential, and Activity Center districts and the following shall govern the allocation of density from the TLU Density Pool:
 - a. The TLU Density Pool shall be allocated to individual projects by ordinance of the City Commission upon request of an individual property owner; and
 - b. The number of available temporary lodging units remaining after such project allocation shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no units beyond those TLU Density Pool units remaining;

D. Downtown Redevelopment District

General Provisions

- (a) **Location and Character.** The Downtown Redevelopment District contains approximately 100.05 acres in the Downtown Core area shown on Map 3 and represents approximately 8% of the total land area of the City. This District is comprised of 391 parcels, with approximately 40% developed as existing commercial and office uses, 11% temporary lodging uses, 33% supporting residential uses of a variety of densities and housing types, and the remaining 16% devoted to government uses. This District also contains the adjacent downtown core neighborhoods that contain a mix of residential and nonresidential uses including the smaller mom and pop motels located in the Upham Beach Village District.
- (b) **Purpose and Intent; Redevelopment Incentives & Deterrents.** This Downtown Core Redevelopment District is one of the two core areas within the Community Redevelopment District that emphasizes pedestrian mobility over vehicular mobility and is designed to recreate a more traditional main street core gathering area by encouraging revitalization that will provide:
1. quality neighborhood, government and commercial services in the City's traditional historic shopping district by creating a live, work, shop, dine and play main street;
 2. quality residential neighborhoods surrounding the core commercial areas by reducing commercial encroachment into those residential neighborhoods and by establishing increased open space and buffering between residential and nonresidential uses;
 3. a traditional village community where the focus is on safe and comfortable pedestrian mobility and a "sense of place" or a "sense of community" where residents come together to live, play, work and share recreational activities; and
 4. increased pedestrian linkages to neighborhood services that will reduce vehicular dependence, reduce trip generation and improve the overall traffic flow, pedestrian circulation, and safety throughout the downtown area.

Goals, Objectives and Policies for the Downtown Redevelopment District

GOAL 1:

The downtown commercial core of the District shall be a community gathering place that attracts people to the area with living, working, shopping, entertainment and recreational opportunities. The City shall encourage revitalization through redevelopment that is designed to attract residents and visitors to Downtown core community destination. The downtown residential neighborhoods surrounding and within walking distance of the Downtown core area, are encouraged to redevelop in a manner that enhances pedestrian and non-vehicular mobility.

Objective 1.1

All development and redevelopment within the Downtown Redevelopment District shall further the goals, objectives and policies of the Community Redevelopment District where applicable, and development and redevelopment shall be consistent with the policies for the character district within which the development occurs and shall comply with the design guidelines and the applicable land development regulations for each respective character district.

Objective 1.2

Residential uses in the Downtown are encouraged only as part of a mixed use commercial project with a variety of densities, housing types and affordability, consistent with the character districts. Exclusively residential use projects shall be prohibited in the Town Center Core Districts located along Corey Avenue Corey Circle East, and Coquina West as well as the small commercial corridors located near Corey Avenue on Blind Pass Road and Gulf Boulevard.

Objective 1.3

A variety of incentives shall be available to encourage commercial revitalization through various redevelopment prototypes in the Town Center Core Districts located along Corey Avenue, on Corey Circle East and Coquina West as well as the small commercial corridors located near Corey Avenue on Blind Pass Road and Gulf Boulevard that also promote a pedestrian-friendly, safe, comfortable, aesthetically pleasing village-like environment.

Objective 1.4

The City shall use all existing incentives to encourage an affordable mix of housing types and varieties that are located within walking distance of the downtown Corey Avenue core area integrated with retail, commercial, office and entertainment uses at street level to create a live, shop, work and play environment in the Corey downtown area that will revitalize the traditional main street as a vibrant center of activity for residents and visitors.

Objective 1.5

Parks shall be maintained and expanded and recreational activities that serve residents and visitors shall be encouraged.

Objective 1.6

Public waterfront access shall be pursued and expanded.

Objective 1.7

Downtown shall be a safe environment for both residents and visitors, and real and perceived public safety issues will be addressed.

Objective 1.8

The City shall recognize the unique features of Downtown neighborhoods and shall continue to expand neighborhood retail, business, and recreation services.

Objective 1.9

The Downtown Core areas located at either end of Corey Avenue on the waterfront shall consider temporary lodging uses in conjunction with a comprehensive mixed use redevelopment project that will act as a catalyst project to stimulate reinvestment and redevelopment of the historic core neighborhood main street shopping and entertainment district.

Objective 1.10

Public or private small-scale marina facilities with transient boat slips to encourage alternative non-vehicular modes of transportation and attract visitors to the core main street shopping, restaurant and entertainment district shall be encouraged and pursued, where appropriate.

GOAL 2:

Create a livable community environment where safe and comfortable pedestrian, bicycle and other non-vehicular mobility is emphasized over vehicular transportation in a manner that ensures that pedestrians, bicyclists and vehicles circulate together throughout the Downtown safely, comfortably and efficiently.

Objective 2.1

The Downtown street grid should be maintained to provide multiple access points in and through Downtown to assist in dispersing traffic on various routes that will contribute to improved traffic flow and safety.

Objective 2.2

Blind Pass Road and Gulf Boulevard within the Downtown Redevelopment District shall be reclaimed as local streets to operate within the Downtown not only for vehicular circulation, but more importantly, for safe and comfortable pedestrian and bicycle circulation.

Objective 2.3

A Master Streetscape Plan shall be implemented to enhance the comfort and safety of the pedestrian environment in the Downtown area, provide for bicycle or other non-vehicular parking and safe circulation, improve traffic circulation and provide traffic calming, improve lighting, landscaping, and streetscape, and consider placement of public art wherever possible.

Objective 2.4

A variety of parking solutions for motorized and non-motorized transportation systems shall be pursued to support development and redevelopment while maintaining ease of access and parking throughout the Downtown Redevelopment District.

Objective 2.5

Development and redevelopment will be encouraged to provide public improvements that create and contribute to pedestrian and bicycle linkages throughout the Downtown Redevelopment District.

Objective 2.6

A joint use public/private parking garage, including public restroom facilities, as centrally located as practical and feasible, shall be pursued in the Downtown Redevelopment District.

GOAL 3:

Create a downtown core community that has a “sense of place” that is a vibrant and memorable place for residents and visitors that will provide neighborhood services, and opportunities for living, working, recreation and entertainment that showcases the City’s waterfront, main street environment and history.

Objective 3.1

The Community Center site shall continue to be redeveloped and expanded as a waterfront park accessible to all residents and visitors containing active and passive open space that will be a venue for local and regional outdoor activities and entertainment; a pedestrian waterfront boardwalk access to Corey Avenue, public boat slips and a kayak launch ramp will be encouraged and pursued; and a public marina for daily transient slips only should be considered.

Objective 3.2

Sunset and Sunrise parks for public use and enjoyment shall be pursued as an integral element of development and redevelopment at either end of Corey Avenue as focal points for these areas.

Objective 3.3

Development and redevelopment are encouraged to create a vibrant Downtown environment containing a variety of building forms and styles that respect the Downtown village-like character and heritage along the Corey Avenue main street and provide building designs that relate to the human scale at the street level.

Objective 3.4

All new building construction shall comply with current Building and Safety Codes, FEMA and National Flood Insurance Program regulations to maximize protection of the City's built infrastructure from all manner of hazards, natural disasters and flooding. The City shall ensure compliance not only through the building permit process but through Code Enforcement and inspections as necessary to maintain the highest FEMA rating achievable for a coastal barrier island.

Policies

Policy 1:

All projects shall be consistent with building and site design guidelines and standards that establish the quality design features expected for renovation, redevelopment and new construction in the Downtown Redevelopment District.

Policy 2:

The character of each district within Downtown shall be reinforced through the site plan review and approval process. Projects shall be consistent with and contribute positively to the vision of the character district in which it is located.

Policy 3:

The design of all projects in the Downtown Redevelopment District shall make meaningful contributions to the pedestrian environment through site and building design.

Policy 4:

New development and redevelopment shall be compatible with the human scale of the area and contribute to a pedestrian-friendly and safe environment.

Policy 5:

On-site overhead utilities shall be placed underground as part of all development projects.

Policy 6:

All development projects shall contribute their pro rata share to the Community Improvements Fund, as may be required at the time of building permit or before.

Policy 7:

Property owners/developers are encouraged to meet with residents, area neighborhood associations/business groups prior to submitting major development and redevelopment projects for City review.

Policy 8:

Shared parking for commercial, office and mixed use developments should be accomplished wherever possible.

Policy 9:

All new development and redevelopment shall mitigate potential flood, hurricane and tropical cyclone hazards.

Policy 10:

Internal connectivity and shared driveway access points between adjoining properties of compatible uses should be pursued wherever practical and feasible to further reduce curb cuts to improve traffic flow on adjacent roadways as well as reduce vehicular conflict with pedestrians and bicyclists.

Policy 11:

A Transportation Management Plan (TMP) shall be required on all development that increases density or intensity of development on the site. All physical and operational improvements and strategies, including mitigation, as may be required by the TMP approved by the City, shall be a condition of site plan approval.

Policy 12:

A pedestrian bridge over Gulf Boulevard connecting the east and west areas of Corey Avenue shopping and entertainment district shall be pursued.

Policy 13:

The assembly of smaller parcels into larger buildable sites will be encouraged.

Policy 14:

All new development or redevelopment shall be required to obtain administrative site plan approval prior to construction.

Town Center Core District (TC-1)

- (a) **Location and Character.** The Town Center Core District contains 32.54 acres or approximately 2.5% of the total land area of the City. This District is illustrated on the Future Land Use Map. Corey Avenue between Gulf Boulevard and Mangrove Avenue has served as the “downtown” shopping area for almost 50 years and is experiencing a high rate of vacancies.
- (b) **Purpose and Intent; Redevelopment Incentives and Deterrents.** The following policies shall govern development in the Town Center Core District and are intended to revitalize the historic “downtown” shopping area and expand the City’s “Main street” from the waterfront edge of Corey Circle to the east, through downtown westward to Sunset Way and Blind Pass Channel on the west end of Corey Avenue, and includes 75th Avenue from the Corey Causeway westward to Blind Pass Channel. The primary focus shall be to encourage revitalization and redevelopment where the focus is on safe and comfortable pedestrian mobility and a “sense of place” or a “sense of community” where residents come together to live, play, work and share recreational activities.

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water-side of buildings. Blank wall facades shall be prohibited. Street-level retail facades shall have a storefront character. Architectural elements that provide protection to the pedestrian from weather elements shall be encouraged.

Policy 2:

Vehicular curb cuts and driveways shall be discouraged and minimized on Corey and 75th Avenues to ensure a pedestrian-friendly, comfortable and safe environment as well as minimize pedestrian-vehicular conflict.

Policy 3:

Non-residential uses only shall be allowed on the ground floor of any building fronting Corey Avenue or 75th Avenue and shall be the primary use component of every new development or redevelopment in the Downtown area.

Policy 4:

Residential uses shall be permitted only as a secondary use to an overall mixed use retail redevelopment project and shall be allowed only above the first floor.

Policy 6:

On-site parking shall be located to the side or rear of properties. A portion of required parking may be on-street parking, off-site shared-use parking or located within an off-site public parking facility.

Policy 7:

Temporary lodging facilities shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Policy 8:

All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.

Policy 9:

A centrally located public, private or joint public/private shared parking facility, including public restroom facilities, for the Town Center Core District shall be pursued to improve the accessibility, convenience and comfort of residents and visitors to the Downtown area.

Permitted Uses and Standards

- (a) **Primary uses** - Commercial and office.
- (b) **Secondary uses** – Residential use as a component of a mixed use retail and/or office redevelopment project only; Temporary lodging use – bed and breakfast inns.
- (c) **Density/Intensity and Height Standards.**
 - 1. **Commercial and office uses** – shall not exceed:
 - a. a floor area ratio of 1.00 with no residential component; and
 - b. a floor area ratio bonus of 0.45 shall be permitted for a mixed use retail/office/residential development project; and
 - c. **Variations to exceed the maximum floor area ratios above as established in this Future Land Use Plan shall be prohibited.**
 - 2. **Residential use as part of a Mixed Use project** – shall only be allowed as a secondary component to a mixed use retail/office/residential development project and shall not exceed 15 dwelling units per acre in addition to the preceding floor area allowed for commercial and office uses as part of the mixed use project. **Variations to exceed the maximum density established in the Future Land Use Plan shall be prohibited.**
 - 3. **Temporary Lodging Unit Density Pool (“TLU Density Pool”)**: In addition to any density and intensity which may be allowed in the Town Center Core District, the City shall also establish a TLU Density Pool, not to exceed a total of fifty (50) units for the entire Town Center Core District. The following shall govern the implementation of the TLU Density Pool:

- a. The TLU Density Pool shall be allocated by Ordinance of the City Commission upon request of an individual property owner; and
 - b. Such allocation shall not exceed ten (10) temporary lodging units per acre or a cumulative total of ten (10) units per development project; and
 - c. The remaining number of available units shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no temporary lodging units beyond those remaining in the TLU Density Pool available for the Town Center Core District shall be allocated to any subsequent project; and
 - d. *This limitation shall be absolute and shall apply regardless of the proposed size or density of the project requesting such allocation. Such units shall be established exclusive of any other use provided for in the District.*
4. **Height** shall not exceed, but shall be permitted up to the following, subject to any height limitations contained in the City's LDC:
- a. Twenty-eight (28) feet for an exclusively nonresidential development; or
 - b. Forty (40) feet for a building containing nonresidential uses on the first floor mixed with a secondary residential use located above the first habitable floor; and
 - c. **Any increases to, including variances to increase, the maximum height for each use set forth above for this Town Center Core character district shall be prohibited unless approved by voter referendum, if required by the City Charter.**
5. **Impervious Surface Ratio** shall not exceed:
- a. 0.90 for all development; and
 - b. **Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Plan shall be prohibited.**

Town Center Corey Circle District (TC-2)

- (a) **Location and Character.** The Town Center Corey Circle District contains 4.67 acres or less than 4/10ths of 1% of the total land area of the City. This District is illustrated on the Future Land Use Map. The entire area has become vacant, unsafe and in disrepair except for one restaurant and an automotive service shop. Corey Circle is clearly visible from the Corey Causeway main entrance to the City.
- (b) **Purpose and Intent; Redevelopment Incentives & Deterrents.** The following policies shall govern development in the Town Center Corey Circle District and are intended to encourage redevelopment of the area as one or two comprehensive mixed use residential/commercial projects to anchor the east terminus of the Corey Avenue Main street that will act as a catalyst for revitalizing the entire Corey Avenue area as well as create a safer environment and attractive entrance to the City.

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water side of buildings. Blank wall facades shall be prohibited. Street-level retail facades shall have a storefront character. Architectural elements that provide protection to pedestrians from weather elements shall be encouraged.

Policy 2:

Parking shall be integrated into the principal building and hidden from public view to the maximum extent feasible and practical.

Policy 3:

Retail/Restaurant uses shall be located on the first floor or accessible from street level and near the pedestrian walkways to provide easy public access.

Policy 4:

Publicly or privately-owned small-scale marina facilities with transient boat slips will be encouraged in locations and quantities that attract visitors to the Downtown core and minimize adverse environmental impacts.

Policy 5:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required on the entire building site where any new development will occur, with particular emphasis on screening and buffering from adjacent residential uses that may include landscaping and privacy walls.

Policy 6:

Temporary lodging uses shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to

evacuation orders being issued for residents in Zone A.

Policy 7:

All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.

Permitted Uses and Standards

(a) **Primary uses** - Commercial and office use; Temporary lodging use – hotel, motel, resort condominium; Residential use but only as part of a mixed-use development on a minimum 1.8 acre buildable site.

(b) **Secondary uses** - Commercial and office as a component of a mixed use project; Marina.

(c) **Density/Intensity and Height Standards.**

1. Residential use

- a. Shall only be permitted as part of mixed-use residential development project located on a minimum 1.8 acre buildable site and shall not exceed 24 dwelling units per acre. Commercial, office or temporary lodging uses only shall be located on the first habitable floor accessible at street level; and
- b. Exclusive residential development shall be prohibited; and
- c. **Variances to exceed the maximum density above as established in this Future Land Use Plan shall be prohibited.**

2. Commercial and office use only – shall not exceed:

- a. a floor area ratio of 0.55; and
- b. **Variances to exceed the maximum floor area ratio above as established in this Future Land Use Plan shall be prohibited.**

3. Temporary Lodging Use. Density and Intensity shall be approved by Conditional use only and shall not exceed fifty (50) temporary lodging units per acre located on a minimum 1.8 acre buildable site and shall also not exceed a cumulative total of 150 units per project subject to the requirements, restrictions and limitations established below for the TLU Density Pool for the Town Center Core Core Circle Coquina West, Activity Center, and Bayou Residential Districts.

4. Height shall not exceed, but shall be permitted up to the following, subject to any height limitations contained in the City’s LDC:

- a. Twenty-eight (28) feet for exclusively nonresidential uses; or

- b. Seventy-six (76) feet above base flood elevation for buildings containing non-residential uses on the first habitable floor accessible at street level mixed with a primary residential and temporary lodging use; or
- c. Seven Eighty-six (86) feet above base flood elevation for buildings containing nonresidential uses on the first habitable floor accessible at street level and either a minimum of fifty (50) temporary lodging units or a primary residential use above the first floor or all three uses in one or more buildings as part of a unified development project, provided that the main principal building provides retail/commercial uses at street level; and
- d. **Any increases to, including variances to increase, the maximum height for each type of use set forth above for this Town Center Corey Circle character district shall be prohibited unless approved by voter referendum, if required by the City Charter.**

5. **Impervious Surface Ratio** shall not exceed:

- a. 0.70 for all new development; and
- b. **Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Plan shall be prohibited.**

Town Center Coquina West District (TC-2)

- (a) **Location and Character.** Town Center Coquina West contains 6.11 acres or less than ½% of the total land area of the City. This District is consists of a three block area that currently is a mix of existing residential, light industrial, small motel and commercial restaurant/bar uses.
- (b) **Purpose and Intent; Redevelopment Incentives and Deterrents.** The following policies shall govern development in the Town Center Coquina West District and are intended to encourage redevelopment of the area as one or two comprehensive mixed use residential/commercial projects to anchor the west terminus of the Corey Avenue Main street and to act as a catalyst for revitalizing the entire Corey Avenue Main street.

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water-side of buildings. Blank wall facades shall be prohibited. Street-level retail facades shall have a storefront character. Architectural elements that provide protection to the pedestrian from weather elements shall be encouraged.

Policy 2:

Structured parking that can be integrated into the principal building and hidden from public view will be encouraged and pursued.

Policy 3:

Retail/Restaurant uses shall be located on the first floor or accessible from street level and near the pedestrian walkways to provide easy public access.

Policy 4:

Publicly or privately-owned small-scale marina facilities with transient boat slips will be encouraged in locations and quantities that attract visitors to the Downtown core and minimize adverse environmental impacts.

Policy 5:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required on the entire building site where any new development will occur, with particular emphasis on screening and buffering from adjacent residential uses that may include landscaping and privacy walls.

Policy 6:

Temporary lodging uses shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Policy 7:

All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.

Permitted Uses and Standards

- (a) **Primary uses** - Commercial and office; Temporary lodging use – hotel, motel, resort condominium; Residential use but only as part of a mixed use development project located on a minimum two acre buildable site.
- (b) **Secondary uses** - Commercial and office as a secondary component of a mixed use residential/commercial development project; Marina.
- (c) **Density/Intensity and Height Standards.**
 - 1. **Residential use**
 - a. Shall only be permitted as part of mixed-use development project located on a minimum two acre buildable site and shall not exceed 24 dwelling units per acre. Commercial, office or temporary lodging uses only shall be located on the first habitable floor accessible at street level; and
 - b. Exclusive residential development shall be prohibited; and
 - c. **Variances to exceed the maximum density above as established in this Future Land Use Plan shall be prohibited.**
 - 2. **Commercial and office use only** – shall not exceed:
 - a. a floor area ratio of 0.55; and
 - b. **Variances to exceed the maximum floor area ratio established in this Future Land Use Plan shall be prohibited.**
 - 3. **Temporary Lodging Use.** Density and Intensity shall be approved by Conditional use only and shall not exceed fifty (50) temporary lodging units per acre located on a minimum 1.8 acre buildable site and shall also not exceed a cumulative total of 150 units per project subject to the requirements, restrictions and limitations established below for the TLU Density Pool for the Town Center Core Corey Circle, Coquina West, Activity Center, and Bayou Residential Districts.
 - 4. **Height** shall not exceed, but shall be permitted up to the following, subject to any height limitations contained in the City’s LDC:
 - a. Twenty-eight (28) feet for an exclusively nonresidential use; or
 - b. Seventy-six (76) feet above base flood elevation for buildings containing non-

residential uses on the first habitable floor accessible at street level mixed with a primary residential component above; or

- c. Eighty-six (86) feet above base flood elevation buildings containing nonresidential uses on the first habitable floor accessible at street level and either a minimum of fifty (50) temporary lodging units or a primary residential use above the first floor or all three uses in one or more buildings as part of a unified development project, provided that the main principal building provides retail/commercial uses at street level; and
- d. **Any increases to, including variances to increase, the maximum height for each type of use set forth above for this Town Center Coquina West character district shall be prohibited unless approved by voter referendum, if required by the City Charter.**

5. **Impervious Surface Ratio** shall not exceed:

- a. 0.70 for all new development; and
- b. **Variances to exceed the maximum impervious surface ratio established in the Future Land Use Plan shall be prohibited.**

TC-2 Temporary Lodging Use

(a) **Density - TC-2 Temporary Lodging Unit Density Pool (“TC-2 TLU Density Pool”)**: The City shall establish a TC-2 TLU Density Pool, not to exceed a total of three-hundred and twenty-five (325) units for the entire Town Center Corey Circle and Coquina West Districts (TC-2). These density pool units may also be allocated to the Activity Center and Bayou Residential Districts. The following shall govern the allocation of temporary lodging units from the TLU Density Pool:

1. The TC-2 TLU Density Pool shall be allocated by Ordinance of the City Commission upon request of an individual property owner; and
2. Such allocation shall not exceed fifty (50) temporary lodging units per acre; and
3. Such allocation shall not exceed a cumulative total of one hundred fifty (150) temporary lodging units per development project; and
4. The remaining number of available temporary lodging units in the TLU Density Pool shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no temporary lodging units beyond those remaining in the TC-2 TLU Density Pool for the TC-2 Districts shall be allocated to any subsequent project; and
5. *This limitation shall be absolute and shall apply regardless of the proposed size or density of the project requesting such allocation. Such units shall be established exclusive of any other use provided for in the District.*

(b) Intensity Standards.

1. **Temporary lodging use** shall not exceed an aggregate floor area of 750 square feet per temporary lodging unit allocated by Ordinance, excluding indoor amenities, common areas and structured parking. Indoor amenities and common areas shall not exceed an additional 0.2 floor area ratio combined. For example: 50 units x 750 square feet = 38,500 square feet plus 0.2 x total parcel square feet for common areas & indoor amenities = total building square footage, excluding structured parking.
2. **Variations to exceed the maximum floor area ratio above as established in the Future Land Use Plan shall be prohibited.**

Downtown Core Residential District (DCR)

- (a) **Location and Character.** Downtown Core Residential District contains 11.65 acres or less than 1% of the total land area of the City. This District is illustrated on the Future Land Use Map.
- (b) **Purpose and Intent; Redevelopment Incentives and Deterrents.** The following policies shall govern development in the Downtown Core Residential District to encourage quality residential redevelopment that supports the downtown core shopping and entertainment area and acts as a transition area from downtown core mixed commercial and residential uses to lower density residential neighborhoods to the south and west.

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground levels are equally important for both the street and water side of residential homes, town homes and multi-family structures. Blank wall facades shall be prohibited.

Policy 2:

Development and redevelopment shall be compatible with the existing developments that remain in the neighborhood.

Permitted Uses and Standards

- (a) **Primary uses** - Residential.
- (b) **Secondary uses** - None.
- (c) **Density/Intensity and Height Standards.**
 - 1. **Residential use** – Shall not exceed:
 - a. Ten (10) dwelling units per acre; and
 - b. **Variations to exceed the maximum density above as established in the Future Land Use Plan shall be prohibited.**
 - 2. **Height** for residential buildings shall not exceed:
 - a. Thirty-five (35) feet above base flood elevation inclusive of structured parking; and
 - b. **Any increases to, including variances to increase, the maximum height set forth above for this Downtown Core Residential character district shall be prohibited unless approved by voter**

referendum, if required by the City Charter.

3. **Impervious Surface Ratio** shall not exceed:

- a. 0.70 for all development; and
- b. **Variances to exceed the maximum impervious surface ratio above as established in the Future Land Use Plan shall be prohibited.**

Upham Beach Village District (UBV)

- (a) **Location and Character.** The Upham Beach Village District contains 16.10 acres or approximately 1-¼% of the total land area of the City. This District is illustrated on the Future Land Use map.

The neighborhood is a mixture of residential and motel temporary lodging uses that are at or near functional obsolescence. There is a diverse mixture of densities and intensities of existing development in this neighborhood, ranging from single family homes to motels that have an existing density of 78 units per acre, and include aging apartment complexes that are being converted to residential condominiums that will preclude redevelopment anytime in the foreseeable future. This diversity of uses, densities and intensities within this character district gives rise to unique compatibility issues that must be sensitively addressed.

- (b) **Purpose and Intent; Redevelopment Incentives and Deterrents.** The following policies shall govern development in the Upham Beach Village District and are intended to allow redevelopment of residential uses as well as allow existing motel temporary lodging uses that are part of the heritage of this Upham neighborhood to redevelop as temporary lodging uses at the same density as exists. Such redevelopment shall be subject to height limitations and design standards that protect existing and future neighborhood residential uses as well as improve safety, circulation and drainage:

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at ground level are equally important for both the street and water- side of buildings. Blank wall facades shall be prohibited. Street-level facades shall integrate architectural elements that provide protection to the pedestrian from weather elements shall be encouraged.

Policy 2:

Only existing temporary lodging uses may be redeveloped and new temporary lodging uses shall be strictly prohibited.

Policy 3:

A mixture of residential and temporary lodging uses throughout the district shall be encouraged to be preserved and redeveloped.

Policy 4:

Redevelopment of existing temporary lodging uses shall provide the minimum necessary vehicular curb cuts and driveways to provide reasonable, adequate and safe ingress and egress to the development site and ensure a pedestrian-friendly and safe environment by minimizing pedestrian-vehicular conflict.

Policy 5:

Structured parking that can be integrated into the principal building and hidden from public view will be encouraged and pursued.

Policy 6:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required on the entire building site where any development will occur, with particular emphasis on screening and buffering from adjacent residential uses that may include landscaping and privacy walls.

Policy 7:

Development and redevelopment shall be compatible with the existing neighboring residential uses that immediately surround the development site.

Policy 8:

Temporary lodging uses shall comply with all County and local hurricane closure and evacuation procedures that will ensure orderly evacuation of guests and visitors prior to evacuation orders being issued for residents in Zone A.

Policy 9:

All temporary lodging uses shall comply with adopted City rules and regulations that ensure that projects approved as temporary lodging facilities are built, function, operate and are occupied exclusively as temporary lodging uses.

Permitted Uses and Standards

(a) **Primary uses** - Residential; Temporary lodging uses – hotel, motel, resort condominium, bed & breakfast inn.

(b) **Secondary uses** - None.

(c) **Density/Intensity and Height Standards.**

1. **Residential use** shall not exceed:

- a. 7.5 dwelling units per acre for single family homes and duplexes; or
- b. 18 dwelling units per acre for multi-family residential use on a minimum $\frac{1}{3}$ acre buildable site; or
- c. 21 dwelling units per acre for multi-family residential use on a minimum $\frac{1}{2}$ acre buildable site; or
- d. 24 dwelling units per acre for multi-family residential use on a minimum $\frac{3}{4}$ acre buildable site.
- e. **Variations to exceed the maximum density above as established in this Future Land Use Plan shall be prohibited.**

2. **Temporary Lodging use – motel and bed & breakfast inn** – Temporary lodging units shall be allocated on a first come first serve basis utilizing the Temporary Lodging Unit Density Pool established below.
3. **Temporary Lodging Unit Density Pool (“TLU Density Pool”)**: Density for temporary lodging uses in the Upham Beach Village District shall be regulated as follows:
 - a. The City shall establish a TLU Density Pool not to exceed 175 total units for the entire Upham Beach Village District; and
 - b. The TLU Density Pool shall be allocated by ordinance of the City Commission upon request of an individual property owner; and
 - c. Any TLU Density Pool allocation by ordinance per project shall not exceed the number of existing licensed temporary lodging units located on the development site; and
 - d. The remaining number of available TLU Density Pool units shall be specified in each City Commission ordinance allocating such units and each such ordinance shall provide that no units beyond those remaining in the TLU Density Pool shall be allocated to any subsequent temporary lodging use project in the Upham Beach Village District; and
 - e. *This limitation shall be absolute and shall apply regardless of the proposed size or density of the project requesting such allocation. Such units shall be established exclusive of any other use provided for in the District.*
4. **Height** shall not exceed, but shall be permitted up to the following, subject to any height limitations contained in the City’s LDC:
 - a. Thirty-five (35) feet above base flood elevation, inclusive of structured parking, for single family homes, duplexes and multi-family uses 18 dwelling units per acre or less; or
 - b. Forty-five (45) feet above base flood elevation, inclusive of parking, for multi-family residential use exceeding 18 dwelling units per acre and all temporary lodging uses; and
 - c. **Any increases to, including variances to increase, the maximum height for each type of use set forth above for this Upham Beach Village character district shall be prohibited unless approved by voter referendum, if required by the City Charter.**
5. **Impervious Surface Ratio** shall not exceed:
 - a. 0.85 for temporary lodging use; or
 - b. 0.70 for residential use; and
 - c. **Variances to exceed the maximum impervious surface ratio established in the Future Land Use Plan shall be prohibited.**

Commercial Corridor Blind Pass Road District (CC-1)

- (a) **Location and Character.** The Commercial Corridor Blind Pass Road District contains 7.4 acres or approximately ½% of the total land area of the City. This District is illustrated on the Future Land Use Map. Nearly all of the parcels fronting Blind Pass Road lost frontage property during the widening of the Road in 2003 expanding it from 2 lanes to 5 lanes. As a result, many of the parcels lost parking and are too shallow to provide standard parking and buffers from the residential neighborhoods causing commercial encroachment into almost exclusively single-family residential neighborhoods.
- (b) **Purpose and Intent; Redevelopment Incentives and Deterrents.** The following policies shall govern development in the Commercial Corridor Blind Pass Road District and are intended to facilitate assembly and redevelopment of commercial frontage parcels to increase lot depth and reduce non-residential encroachment into the existing residential neighborhoods, increase buffering between residential and nonresidential uses, redevelop sites to current code design and safety standards, as well as reduce curb cuts to reduce pedestrian/bicyclist – vehicular conflict and improve traffic flow.

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at street level is important for any façade facing street frontage. Blank walls shall be prohibited on any street facing or residential facing facade. Any street-level retail facades shall have a storefront character. Both street-level retail and office facades should be designed to integrate architectural elements that provide protection to the pedestrian from weather elements wherever possible.

Policy 2:

Commercial redevelopment of property that does not have direct access to Blind Pass Road shall be prohibited.

Policy 3:

Frontage properties along Blind Pass Road shall be permitted to assemble properties and expand to the limits of the District boundaries only. Encroachment into the residential neighborhoods beyond the District boundaries is expressly prohibited.

Policy 4:

A physical buffer that may include landscaping and privacy walls adjacent to existing residential properties shall be required for all new non-residential development and redevelopment or renovation, whether or not the development site is expanded by assembling parcels of land.

Policy 5:

Vehicular access from side streets shall be encouraged for residential development provided such access is not incompatible with the residential neighborhood abutting the redevelopment.

Policy 6:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required on the entire building site where any new development will occur, with particular emphasis on screening and buffering from adjacent residential uses.

Permitted Uses and Standards

(a) **Primary uses** - Commercial and office; Mixed Use Residential/Commercial/Office; Residential.

(b) **Secondary uses** – Commercial and office.

(c) **Density/Intensity and Height Standards.**

1. **Residential Use** shall not exceed:

- a. 7.5 dwelling units per acre for single family homes and duplexes for lots that do not access Blind pass Road; or
- b. 12 dwelling units per acre for a multi-family residential use as part of a mixed use residential/commercial/office project on a minimum ½ acre buildable site with commercial or office on the first floor at street level and residential use permitted on the second and third floors only; and
- c. **Variiances to increase the density above as established in the Future Land Use Plan shall be prohibited.**

2. **Intensity - Commercial and office** – shall not exceed a floor area ratio of:

- a. 0.7 as an exclusive nonresidential use; or
- b. 0.9. as part of a mixed use residential/commercial/office project on a minimum ½ acre buildable site with commercial or office on the first floor at street level and residential use permitted on the second and third floors only; and
- c. **Variiances to exceed the maximum density or floor area ratio established in this Future Land Use Plan shall be prohibited.**

3. **Height** shall not exceed, but shall be permitted up to, the following, subject to any height limitations contained in of the City’s LDC:

- a. Twenty-eight (28) feet for an exclusively nonresidential use only; or
- b. Forty (40) feet for mixed-use development projects located on a minimum ½

acre buildable site with a retail or office component on the first floor at street level and the residential use located above the first floor; and

- c. **Any increases to, including variances to increase, the maximum height for each type of use set forth above for this Commercial Corridor Blind Pass Road character district shall be prohibited unless approved by voter referendum, if required by the City Charter.**

4. **Impervious Surface Ratio** shall not exceed:

- a. 0.70 for all new development; and
- b. **Variances to exceed the maximum impervious surface ratio above as established in this Future Land Use Plan shall be prohibited.**

Commercial Corridor Gulf Boulevard District (CC-2)

- (a) **Location and Character.** Commercial Corridor Gulf Boulevard District contains 21.58 acres or less than 2% of the total land area of the City. This District is illustrated on the Future Land Use Map. This District also has substandard parking, narrow-depth lots that encroach into adjacent residential neighborhoods and too many curb cuts that create pedestrian-vehicular conflict and impede traffic flow on Gulf Boulevard.
- (b) **Purpose and Intent; Redevelopment Incentives and Deterrents.** The following policies shall govern development in the Commercial Corridor Gulf Boulevard District and are intended to allow for the assembly of land to increase lot depth and reduce nonresidential encroachment into adjacent residential neighborhoods, increase buffering between residential and non-residential uses, as well as redevelop to current code design and safety standards, reduce curb cuts that will improve traffic flow on Gulf Boulevard and reduce pedestrian/bicyclist-vehicular conflict:

Policies

Policy 1:

Architectural design features that provide visual interest, are aesthetically pleasing and relate to the human scale at street level for any façade facing street frontage. Blank walls shall be prohibited on any street facing or residential facing facade. Any street-level retail facades shall have a storefront character. Both street-level retail and office facades should be designed to integrate architectural elements that provide protection to the pedestrian from weather elements wherever possible.

Policy 2:

Commercial redevelopment of property that does not have direct access to Gulf Boulevard shall be prohibited.

Policy 3:

Frontage properties along Gulf Boulevard shall be permitted to assemble properties and expand to the limits of the District boundaries only. Encroachment into the residential neighborhoods beyond the District boundaries is expressly prohibited.

Policy 4:

Utility Easements and sidewalks shall be required on all development projects if existing conditions permit the construction of a sidewalk and location of a utility easement that can be integrated into the redevelopment site plan without undue hardship to the property owner.

Policy 5:

A physical buffer that may include landscaping and privacy walls adjacent to existing residential properties shall be required for all new nonresidential development and redevelopment or renovation, whether or not the development site is expanded by

assembling parcels of land.

Policy 6:

Vehicular access from side streets shall be encouraged for residential development provided such access is not incompatible with the residential neighborhood abutting the redevelopment.

Policy 7:

Professional landscaping and design standards consistent with the standards contained in the LDC shall be the minimum required on the entire building site where any development will occur, with particular emphasis on screening and buffering from adjacent residential uses and on Gulf Boulevard frontage.

Permitted Uses and Standards

(a) **Primary uses** - Commercial and office; Mixed Use Residential/Commercial/Office.

(b) **Secondary uses** – Commercial and office.

(c) **Density/Intensity and Height Standards.**

1. **Residential Use** shall not exceed:

- a. 7.5 dwelling units per acre for single family homes and duplexes for lots that do not access Gulf Boulevard; or
- b. 12 dwelling units per acre for a multi-family residential use as part of a mixed- use residential/commercial/office project located on a minimum ½ acre buildable site with commercial or office on the first floor at street level and residential use permitted on the second and third floors only; and
- c. **Variations to increase the density above as established in the Future Land Use Plan shall be prohibited.**

2. **Commercial and office** – shall not exceed a floor area ratio of:

- a. 0.7 as an exclusive nonresidential use; or
- b. 0.9. as part of a mixed use residential/commercial/office project on a minimum ½ acre buildable site with commercial or office on the first floor at street level and residential use permitted on the second and third floors only; and
- c. **Variations to exceed the maximum density or floor area ratio above as established in this Future Land Use Plan shall be prohibited.**

3. **Height** shall not exceed, but shall be permitted up to, the following, subject to any height limitations contained in the City’s LDC:

- a. Twenty-eight (28) feet for an exclusively nonresidential use only; or

- b. Forty (40) feet for a mixed-use development project located on a minimum ½ acre buildable site with a retail or office component on the first floor at street level and the residential use located above the first floor; and
- c. **Any increases to, including variances to increase, the maximum height for each type of use set forth above for this Commercial Corridor Gulf Boulevard character district shall be prohibited unless approved by voter referendum, if required by the City Charter.**

4. **Impervious Surface Ratio** shall not exceed:

- a. 0.70 for all new development, and
- b. **Variances to exceed the maximum impervious surface ratio above as established in this Future Land Use Plan shall be prohibited.**

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IV. Housing Plan Element

GOAL 1:

The City shall provide decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the City, free from arbitrary discrimination because of race, sex, handicap, ethnic background, age, marital status or household composition.

Objective 1.1

In accordance with this Comprehensive Plan the City shall continue to provide technical assistance to the private sector so that they will be able to provide a suitable mix of housing types and numbers to meet the City's housing needs as well as making all housing sites in the City available to low and moderate income families.

Policy 1.1.1

The City shall provide technical information for use by the private sector.

Policy 1.1.2

The City shall periodically review ordinances, codes, regulations and permitting processes in order to increase the efficiency and economy of meeting the housing needs of the City, while continuing to ensure the health, welfare and safety of the residents.

Policy 1.1.3

The City shall continue to allow a variety of residential densities and housing types in order to enhance the opportunity for the private sector to provide housing in a wide range of types and costs.

Policy 1.1.4

Because the City of St. Pete Beach suffers physical and economic constraints beyond its control that prevent efforts to provide affordable housing in accordance with the requirements of Rule 9J-5, the City shall continue to work with neighboring communities and continue its support of the public transportation system and other affordable housing strategies through implementation of an affordable housing impact fee mitigation program for all new construction.

Policy 1.1.5

For all developments in areas covered by a Community Redevelopment Plan approved in accordance with Pinellas Planning Council guidelines for the establishment of such plan, the City shall implement an Affordable Housing Impact Fee in accordance with the standards approved in the Community Redevelopment Plan. Additionally, the City shall provide for such density bonuses for the provision of affordable housing as are represented in the approved Community Redevelopment Plan.

Measure: The availability of housing suitable for the needs of the residents

Objective 1.2

In accordance with this Comprehensive Plan the City shall attempt to increase the opportunity for all citizens to purchase or rent decent, safe and sanitary housing which they can afford, free from arbitrary discrimination because of race, sex, handicap, ethnic background, age, marital status or household composition.

Policy 1.2.1

The City shall continue to support and enforce Fair Housing legislation, as may be enacted or amended periodically, to include age, handicap and household composition in addition to race, sex, national origin and religion.

Policy 1.2.2

The City shall facilitate the notification of enforcement agencies whenever housing discrimination is encountered.

Measure: Continuing availability of suitable housing opportunities for all residents

Objective 1.3

Group homes shall continue to be permitted within suitable locations to insure that the needs of the City residents requiring such housing are met.

Policy 1.3.1

The City shall establish non-discriminatory standards and criteria addressing the location of group homes and foster care facilities where appropriate.

Policy 1.3.2

The City shall review, and amend if warranted, the zoning codes so that different classes of group homes will be permitted in appropriate residential neighborhoods where the class of group homes is necessary to meet the needs of the City residents.

Measure: The continued permitting of group homes

Objective 1.4

In accordance with this comprehensive plan the City shall work to extend the useful life of the existing housing stock while maintaining the neighborhood quality through land development regulations.

Policy 1.4.1

The City shall periodically review and amend, where necessary, the housing and health codes and other standards relating to care and maintenance of residential and neighborhood environments and facilities.

Policy 1.4.2

The City shall encourage individual homeowners to increase private reinvestment in housing by providing information and technical assistance programs.

Policy 1.4.3

The City shall, in as much as FEMA regulations permit, allow for older, traditionally non-conforming, residential structures to be rebuilt and maintained as domiciles at their existing densities.

Measure: The number of housing units improved or maintained

Objective 1.5

The City shall continue to provide uniform and equitable treatment for persons and businesses displaced by state and local government programs consistent with Sec. 421.55, FS.

Policy 1.5.1

The City shall insure that reasonably located, standard housing at affordable costs is available to persons displaced through public action prior to their displacement.

Policy 1.5.2

Before approving the taking of private residential property, the City Commission shall review the current housing market to assure that standard housing, at affordable cost is available to displaced persons.

Measure: The implementation, as necessary, of procedures to deal with displacement

Objective 1.6

As an ongoing objective, the City shall eliminate any substandard housing that may exist.

Policy 1.6.1

The City shall maintain or increase code enforcement activities, through regular inspections of the housing stock.

Policy 1.6.2

The City shall encourage housing improvement and replacement projects through the land development regulations.

Measure: The absence of substandard housing

Objective 1.7

The City shall assist property owners in the identification, preservation, and protection of historical and architecturally significant housing with the adoption of this Comprehensive Plan.

Policy 1.7.1

By providing referral to the appropriate governmental and other agencies, the City shall assist property owners in the identification of historically significant structures.

Policy 1.7.2

The City shall assist property owners of historically or architecturally significant housing in applying for and utilizing state and federal assistance programs.

Measure: The identification, preservation, and protection of historically significant or architecturally significant housing

Objective 1.8

Encourage, and provide incentives, when appropriate for design and construction techniques and building materials capable of significantly reducing the cost of maintenance and energy consumption of housing while providing for a more healthy and durable home environment.

Policy 1.8.1

Promote sustainable communities by encouraging Green housing that conserves natural resources and reduces monthly operating costs.

Policy 1.8.2

The City will encourage housing construction that uses the U.S. Green Building Council or the Florida Green Building Coalition land development, new construction and major renovation building standards.

Policy 1.8.3

By 2012, determine a threshold and criteria for requiring LEED standards and FGBC and USGBC certification of development and redevelopment projects, and implement those standards and criteria in the LDC. In addition, consider pilot incentive programs to encourage Green building and development Citywide, including the Community Redevelopment District.

Policy 1.8.4

Implement the requirements of the latest Florida Energy Efficiency Code for Building Construction that assures a conscious effort toward energy efficiency so that proper equipment, building orientation on site, adequate insulation, and appliance selection will be considered by developers.

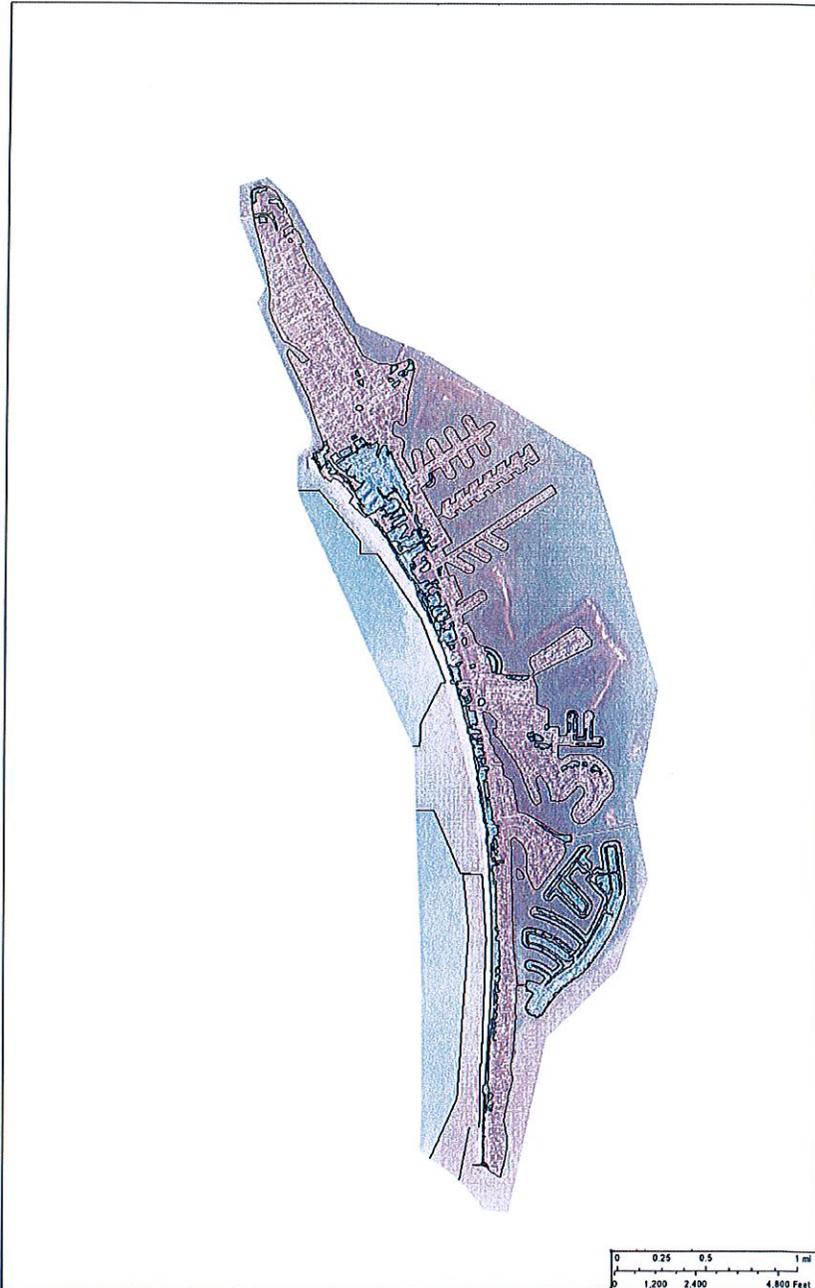
Policy 1.8.5

By 2012, The City shall require all new construction and major renovations to meet Green Building and site design minimum standards and encourage development to exceed minimum standards with various incentive and promotion programs.

Map 104 Coastal High Hazard Area - Storm Surge for Category 1 and 2 (2010)

St. Pete Beach, FL

Source: Pinellas County Planning Department, March 6, 2007 Tampa Bay Regional Planning Council 2010 Statewide Regional Evacuation Study



 **ST PETE BEACH**
THE SUNNY CAPITAL OF FLORIDA

Category 1
Category 2

Note: Map to be relocated to Coastal and Conservation Element