



**APPENDIX E**

**Waterfront Area Land Use Plan**



•Transient Accommodations shall not exceed thirty (30) units per acre.

•Non-Residential use shall not exceed a Floor Area Ratio (FAR) of .60 nor an Impervious Surface Ratio (ISR) of .70. Maximum Building Height shall not exceed forty five (45) feet.

#### **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.

#### **F. RECREATION/OPEN SPACE (R/OS)**

The purpose of this category is to depict the area within the Redevelopment District which is now used, or appropriate to be used, for open space and/or recreational purposes.

Uses and development standards of the Recreation/Open Space category adopted in the City of Gulfport Comprehensive Plan shall be applicable to this area.

#### **G. PUBLIC FACILITIES (PF)**

The purpose of this category is to depict those areas within the Redevelopment District which are now used, or appropriate to be used, for Municipal facilities.

Uses appropriate and consistent with this category include the following:

•Primary Uses - Municipal Facilities.

Intensity standards shall be as follows:

•Floor area ratio (FAR) shall not exceed .65.

•Impervious surface ratio (ISR) shall not exceed .90.

Maximum Building Height shall not exceed forty five (45) feet.

#### **IMPACT ANALYSIS**

The explicit intent of the Waterfront Redevelopment Plan, and, specifically, the land use element therein, is to preserve the existing character of the area which is manifested primarily in residential dwellings, public recreational facilities, and small retail businesses.

Since the area is virtually built out, i.e. only 1.96 acres of vacant land is available for new development, the plan focuses primarily on improving existing public facilities and infrastructure, and providing incentive programs and a regulatory climate which will spur rehabilitative development by the private sector.

As demonstrated in Tables I and II, the impact of the plan in terms of traffic generation is minimal. The additional 1,001 vehicle trips per day generated by the district will have no adverse effect on adopted Levels of Service for Gulfport Boulevard (County Road), 58th Street South, and 49th Street South. Because of limited opportunities for new development, the CRD 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.

**Sec. 22-5.01. OS (open space) zoning district.**

- (a) *Purpose.* The purpose of the OS (open space) zoning district shall be to locate and establish areas within the City of Gulfport which are uniquely suited for the conservation or preservation of open space and the natural environment, and for limited recreation usage.
- (b) *Permitted principle uses and structures.* The following principal uses and structures are permitted:
  - (1) Land or water in its natural state for preservation.
  - (2) Public park for passive recreation use, including picnic areas, playground equipment, pavilions, hiking trail, boardwalk, off-street parking and observation platform.
- (c) *Conditional uses.* The following uses may be permitted only upon review and specific approval thereof by the city council:
  - (1) Drainage facilities;
  - (2) Boat ramp or dock;
- (d) *Minimum lot requirements.* There are no specific requirements for this district.
- (e) *Minimum green space requirement.* No use shall exceed in impervious surface ratio (ISR) of 0.60.
- (f) *Maximum building or structure coverage.* The maximum building or structure coverage shall not exceed a floor area ratio (FAR) of 0.25.
- (g) *Maximum building height.* The maximum building height shall be forty-five (45) feet.
- (h) *Minimum yard requirements and buffering.* There are no specific requirements for this district.

(Ord. No. 93-14, § 5, 10-5-93; Ord. No. 96-21, § 1, 11-19-96; Ord. No. 2000-20, § 2, 10-3-00)

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

(a) **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.

(b) **Permitted principle uses and structures.** Uses and structures permitted within the WRD zoning district and associated density (units per acre), intensity (floor area ratio, impervious surface ratio), and building height standards shall be consistent with the redevelopment area land use plan and maps contained in the City of Gulfport Waterfront Redevelopment Plan. The following shall be permitted uses and development standards applicable to each of the following areas of the WRD zoning district, as designated in the land use plan and maps of the waterfront redevelopment plan:

**(6) Recreation/open space (R/OS) area.**

- a. Permitted uses.
  1. Public recreation grounds or parks;
  2. Public beaches;
  3. Special events or other uses found by the community redevelopment agency to be compatible with the purpose of the redevelopment district and existing or permitted uses of adjacent properties.
- b. Dimensional regulations. No specific dimensional regulation requirements have been established for this area.
- c. Maximum building height. The maximum building height shall be forty-five (45) feet.

**(7) Public facilities (PF) area.**

- a. Permitted uses.
  1. Any public use of property owned and operated by the City of Gulfport;
  2. Any use of property leased from the City of Gulfport, which use has been found by the city council to be compatible with the existing or permitted use(s) of adjacent properties;
  3. Special events or other uses found by the community redevelopment agency to be compatible with the purpose of the redevelopment district and existing or permitted uses of adjacent properties.
- b. Dimensional regulations. No specific dimensional regulation requirements have been established for this area.
- c. Maximum building height. The maximum building height shall be forty-five (45) feet.