

**PLANNING & ZONING BOARD**

**DATE:**

**THURSDAY, JULY 17, 2025**

**TIME:**

**6:00 P.M.**

**LOCATION:**

**HOLIDAY INN HARBORSIDE**

**401 2<sup>ND</sup> STREET**

**INDIAN ROCKS BEACH, FL 33785**

***KEY WEST ROOM***



# City of Indian Rocks Beach

1507 Bay Palm Boulevard, Indian Rocks Beach, Florida 33785  
[www.indian-rocks-beach.com](http://www.indian-rocks-beach.com)

## AGENDA

### CITY OF INDIAN ROCKS BEACH PLANNING & ZONING BOARD

THURSDAY, JULY 17, 2025 at 6:00 P.M.

HOLIDAY INN HARBORSIDE

401 2<sup>ND</sup> STREET- (KEY WEST ROOM) INDIAN ROCKS BEACH, FLORIDA 33785

- 
1. **CALL TO ORDER.**
  2. **ROLL CALL.**
  3. **APPROVAL OF MINUTES:** April 24, 2025.
  4. **PRESENTATION:** Forward Pinellas- Mixed Use
  5. **ADJOURNMENT.**
- 

APPEALS: Any person who decides to appeal any decision made, with respect to any matter considered at such hearing, will need a record of the proceedings and, for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, per s. 286.0105, F.S. Verbatim transcripts are not furnished by the City of Indian Rocks Beach, and should one be desired, arrangements should be made in advance by the interested party (i.e., Court Reporter).

In accordance with the Americans with Disability Act and s. 286.26, F.S., any person with a disability requiring reasonable accommodation to participate in this meeting should contact the City Clerk's Office with your request, telephone 727/595-2517 [lkornijtschuk@irbcity.com](mailto:lkornijtschuk@irbcity.com), no later than FIVE (5) days before the proceeding for assistance.

POSTED: July 11, 2025

**AGENDA ITEM NO. 1**  
**CALL TO ORDER**

**AGENDA ITEM NO. 2**  
**ROLL CALL**



**AGENDA ITEM NO. 3**  
**APPROVAL OF APRIL 24, 2025**  
**MINUTES**

**CITY OF INDIAN ROCKS BEACH  
PLANNING AND ZONING BOARD  
MINUTES- APRIL 24, 2025**

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The Indian Rocks Beach Planning and Zoning Board was held on **THURSDAY, APRIL 24, 2025**, at 6:00 p.m., at the Church of the Isles, 200 24<sup>th</sup> Avenue, Indian Rocks Beach, FL. 33785.

**1. CALL TO ORDER.** City Attorney Mora called the meeting to order at 6:01 p.m.

**2. ROLL CALL:**

**PRESENT BOARD MEMBERS:** Adrienne Dausen, Scott Holmes, Myra Warman, Dave Mott, and alternate Bert Valery.

**OTHERS PRESENT:** City Attorney Randy Mora, Planning Consultant Hetty C. Harmon, and City Clerk Lorin Kornijtschuk.

**ABSENT BOARD MEMBERS:** Rick McFall, Herb Sylvester, Peter Sawchyn

**3.** Approval of minutes: October 23, 2023.

**Unanimous Approval.**

**4.** Appointment of Member Holmes as Acting Chair for the purpose of the April 24, 2025 meeting.

**Unanimous Approval.**

**5.** Discussion of Section 110-103.

- Item introduced by staff without substantive discussion by the Board.
- Item to be substantively revisited at subsequent hearing.

**6.** Meeting adjourned at 6:30 p.m.

**AGENDA ITEM NO. 4**  
**PRESENTATION**  
**FORWARD PINELLAS**  
**"MIXED USE"**

# Indian Rocks Beach Recommendations for Mixed-Use Regulations

Planning & Zoning Board  
July 17<sup>th</sup>, 2025





# Overview

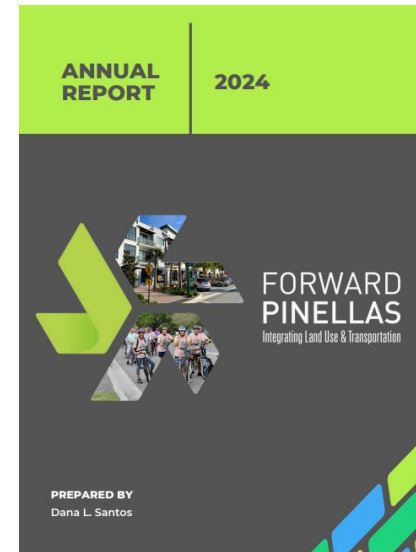


- Who Is Forward Pinellas?
- Overview of the 2020 Gulf Boulevard Visioning Study
- What is Mixed-Use?
- Current Options for Mixed-Use Development
- Recommendations for Mixed-Use Standards
- Visualizations of Proposed Mixed-Use Standards
- Other Factors Affecting Development
- Questions & Answers



# Our Agency

- Formed by the merger of two Pinellas County agencies
  - Metropolitan Planning Organization (MPO) - Addresses transportation/mobility needs across the county
  - Pinellas Planning Council (PPC) - Coordinates land use decision making across the county
- Our role
  - Forum for countywide decision making on transportation and land use issues
  - Provide technical assistance to 24 local governments and unincorporated Pinellas County



Want to learn more about what we do? Use the link below!

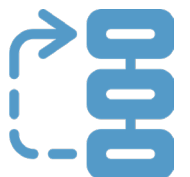
[bit.ly/ForwardPinellasExplained](https://bit.ly/ForwardPinellasExplained)



Enable good  
land use  
decision  
making



Identify  
transportation  
needs in the  
county



Prioritize  
countywide needs  
& Identify  
potential funding

# Our Governing Board

- Voting members of the Forward Pinellas Board are elected officials who represent:
  - Pinellas County Board of County Commissioners
  - 24 Pinellas municipalities
  - Pinellas Suncoast Transit Authority (PSTA)
- To help the Forward Pinellas Board make informed decisions, advisory committees review plans and provide input prior to any board action. Committees include:
  - Planners Advisory Committee (PAC)
  - Citizens Advisory Committee (CAC)
  - Technical Coordinating Committee (TCC)
  - Bicycle Pedestrian Advisory Committee (BPAC)
  - Local Coordinating Board (LCB)



**Board meetings are held the second Wednesday of each month.**

**Live stream:**

**[www.youtube.com/pinellascountymeeting](http://www.youtube.com/pinellascountymeeting)**

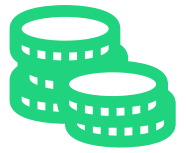


## 2020 GULF BLVD. VISIONING STUDY





# Visioning Study Themes



**Economic  
Vitality**



**Transportation  
and Mobility**



**Community  
Character**



**Quality of Life and  
Environmental  
Protection**

# Visioning Study Principles and Actions

- Themes with guiding principles and near term, mid-term and long-term recommendations
- Near-term and Mid-Term Recommendations include “Community Character” improvements such as determining **if** and **where** the City will like mixed-use development







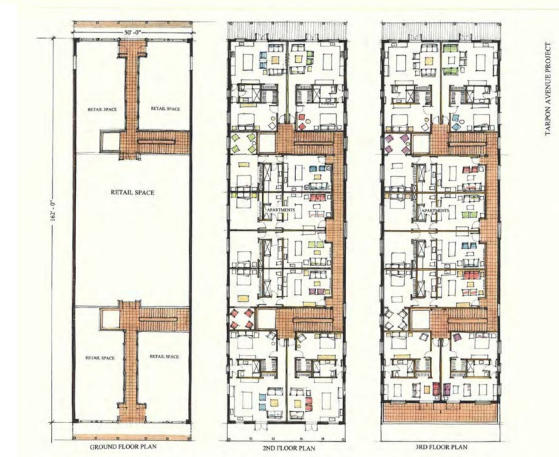
## WHAT IS MIXED-USE?





# Mixed-Use Development

- Mixed-use development incorporates two or more uses into the same building
- Often refers to development with ground floor commercial/retail uses and upper floor residences
- Typically characterized as walkable and bikeable - offering residents more chances to live, work and shop in a single neighborhood and gives people more options on how to get from place to place



Source: City of Tarpon Springs

# The Culby Building, Gulfport



- 5 apartments + 5 storefronts + 1 large office
- 3 stories
- 13,900 sq. ft. total
  - 4,900 residential
  - 9,000 nonresidential
- 4,400 sq. ft. building footprint
- **1.7 Floor Area Ratio (FAR)**

# Keys to Mixed-Use Redevelopment



## MARKET DEMAND

- Proposed uses must garner enough market demand on their own rights
- Uses should be complementary, creating synergy
- Competitive supply should be considered



## SITE

- Appropriate site dimensions to support all elements of development including storm water management and parking
- Site is easily accessible and highly visible
- Attractive visual orientation and streetscapes
- Creating a sense of place and maintaining community character
- Successful integration of open spaces and buildings



## POLITICAL SUPPORT

- May require public sector support to facilitate land assembly and/or financial feasibility



## FINANCIAL

- More difficult than single-use development due to complexities from incorporating multiple land uses (financing, construction, leasing, management)
- Longer development periods, especially if phasing is involved
- Higher risk perception for potential equity partners
- Higher construction costs than single-use development of same size and scale



# Mixed-Use Typologies

	TENANT-DRIVEN	AMENITY-DRIVEN	SPECULATIVE
	<p>Driven by existing tenants/owners</p> <p>Business strategy to diversify business in off-season with residential income</p>	<p>Driven by desire for amenities to serve VRBO development</p>	<p>Speculative development without identified tenants</p>
Programming	<p>Ground floor retail (tenant/owner); residential units above</p>	<p>Ground floor retail; residential and VRBO uses above</p>	<p>Ground floor retail; office, residential, or VRBO uses above</p>
Opportunities/Challenges	<ul style="list-style-type: none"> <li>Potential driven by existing tenant-owners choosing to redevelop sites/buildings as mixed-use</li> <li>Phasing/timing could be challenging with existing operating business</li> </ul>	<ul style="list-style-type: none"> <li>Market may not be strong enough to support ground-floor commercial rents needed to support construction costs</li> <li>Strong VRBO market may cross subsidize costs for retail buildout</li> <li>Higher potential for vacancies</li> </ul>	<ul style="list-style-type: none"> <li>Market may not be strong enough to support ground-floor commercial rents needed to support construction costs</li> <li>Higher potential for vacancies</li> </ul>





## CURRENT OPTIONS FOR MIXED-USE DEVELOPMENT





# Professional Office, Business and Neighborhood Mixed-Use

- Professional Office District (P-1)
  - Allows mix of uses within same district (i.e., professional offices, medical clinics, single-family and two-family detached) **but not within same structure**
- Neighborhood Mixed-Use (NMU)
  - Similar regulations as Professional Office
  - Allows residential on **floors above commercial**
- Business District (B)
  - Allows single-family, two-family and multifamily on the floors above commercial, hotels, motels and motor lodges



Existing Mixed-Use Building  
in Indian Rocks Beach

# Planned Unit Development (PUD) Zoning District

- Designed to encourage:
  - Innovative, residential nonresidential, and mixed-use developments
  - Design that encourages travel by foot, bicycle, and transit
  - Traditional quality-of-life design features that create pedestrian scale
- Maximum height: 50 feet total, or 40 feet above 10 ft pilings
- Must otherwise conform to the Comprehensive Plan
- City Commission has wide latitude in what gets approved



Bayside Oaks Townhomes  
(Photo credit: Realtor.com, 2024)





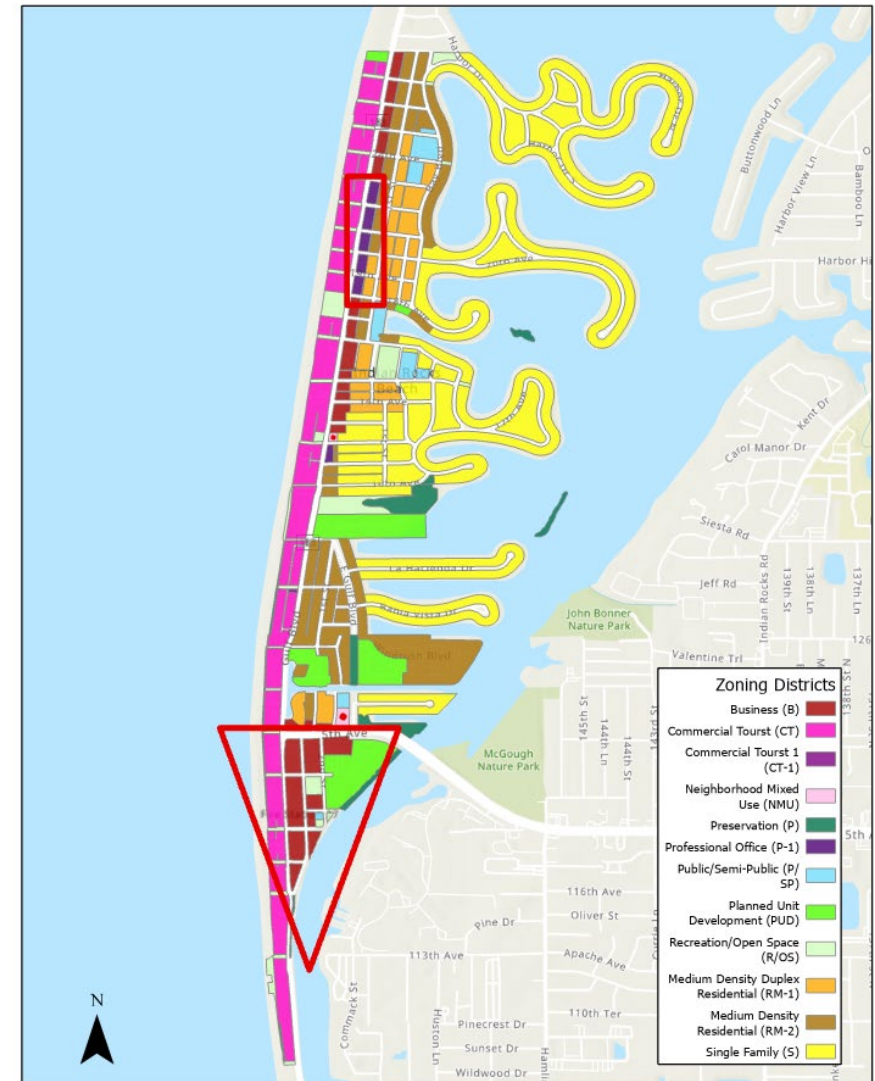
## MIXED-USE REGULATIONS RECOMMENDATIONS



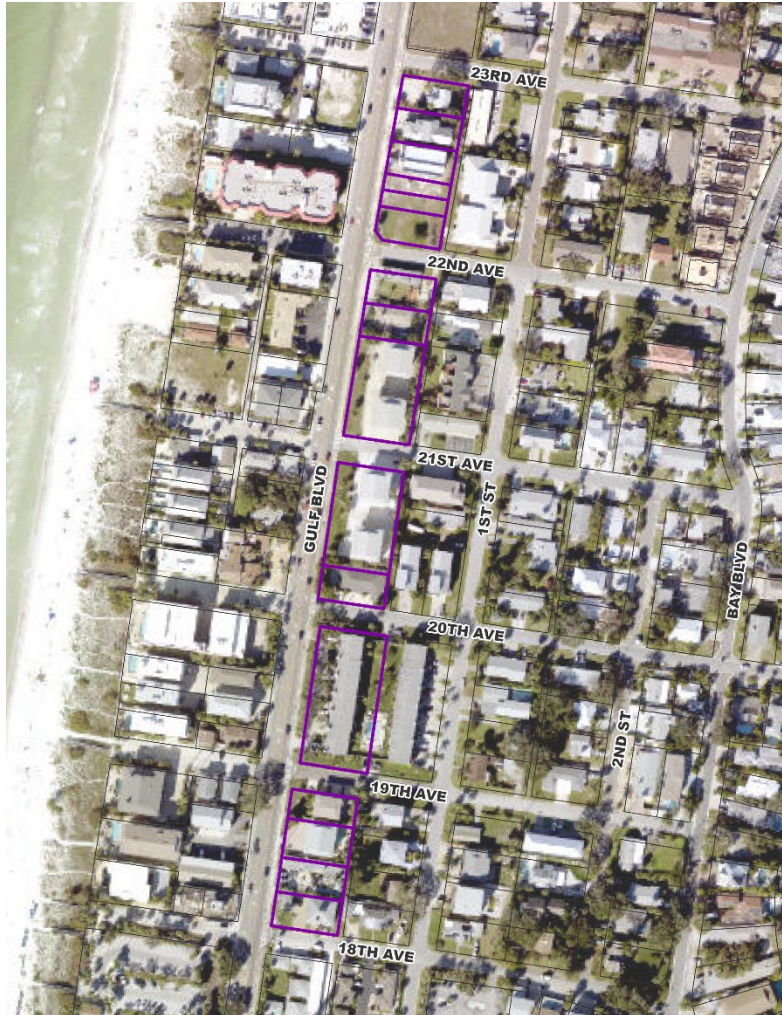


# Which Zoning Districts Would This Apply To?

- Relevant Zoning Districts:
  - Professional Office (P-1)
  - Business (B) District Triangle Overlay Zone
- Purpose of recommended regulations:
  - **Provide options** for mixed-use development
  - Provide regulatory options which are **consistent with the character** and form of the City



# Which Zoning Districts Would This Apply To?



Professional Office District (P-1)  
(43 parcels totaling 3.84 acres)



Business (B) Triangle District Overlay Zone  
(46 parcels totaling 14.02 acres)



# What Types of Regulations Are Being Considered?



## Regulations Under Consideration:

- Setbacks – Measured in feet (ft)
- Residential Density – regulated by Units Per Acre (UPA)
- Nonresidential Intensity – regulated by Floor Area Ratio (FAR)
- Height – Measured in feet (ft)
- Use Allocation – Determines the allocation of each type of use within a mixed-use building; measured as a percentage of the combined gross floor area and in square feet (sq ft)



## Regulations Not Under Consideration:

- Permitted Uses – remaining the same
- Residential Unit Sizes – remaining the same (750 sq ft minimum unit size)
- Impervious Surface Ratio – remaining the same (0.7 ISR)
- The following are not part of the recommendations and are regulated by sections separate from zoning district regulations in the City's Code:
  - Parking Requirements
  - Design Standards
  - Site Plan Review Process

# Professional Office Recommendations – Reduce Minimum Setbacks

- Recommended setbacks:

Setback Type	Existing in Professional Office	Recommendation
Front Yard	25 feet	10 feet
Rear Yard	15 feet	5 feet (with alley) 10 feet (with no alley or if on north/south street)
Side yard	20 feet	10 feet (with minimum of 5 feet on each side)

- Reduced minimum setbacks provide the **option** of bringing buildings closer to sidewalks and streets for more walkability
- Provides option for placing parking in rear of building



2215 Gulf Blvd – Example of shallow setback



1803 Gulf Blvd – Example of deep setback

# Recommended Density/Intensity Bonus for Professional Office

Criteria	Standards
Minimum eligibility for bonus	<ul style="list-style-type: none"> <li>• Permitted nonresidential uses on lowest habitable floor</li> <li>• Residential on <b>upper floors only</b></li> <li>• Required to be raised on pilings</li> </ul>
Maximum Residential Density and Nonresidential Intensity	<ul style="list-style-type: none"> <li>• Permitted nonresidential uses regulated by maximum <b>0.6 FAR</b></li> <li>• Current P-1 Regulations: <b>0.4 FAR</b></li> <li>• Residential uses regulated by maximum <b>15 UPA</b> (same as current regulations)</li> </ul>
Allocation of square footage	<ul style="list-style-type: none"> <li>• Nonresidential intensity and residential floor area <b>may be counted on top of each other</b></li> <li>• Residential/nonresidential allocation must be 50/50 of the combined gross floor area</li> </ul>
Height	<ul style="list-style-type: none"> <li>• Maximum height of pilings – <b>10 ft</b></li> <li>• Maximum height of building above pilings – <b>35 ft</b></li> <li>• Height <b>not to exceed 45 ft</b> in any instance</li> <li>• Current height regulations: 25 feet above pilings (<b>total 35 ft</b>)</li> </ul>
Parking	<ul style="list-style-type: none"> <li>• Separate parking required for residential uses</li> <li>• Parking can be placed below building raised on pilings</li> </ul>



# Example Calculation with Bonus – Professional Office

- Lot size: **7,200 SF**
- Maximum nonresidential floor area (at 0.6 FAR) = **4,320 SF**
- Maximum residential floor area = **4,320 SF** (to be placed on top of nonresidential uses)
- Above calculations based on 0.6 FAR and provisions that residential square footage may be added on top of nonresidential square footage, and must also be a 50/50 split of total combined square footage
- Maximum residential units (based on allowable 15 UPA) =  $7,200 \text{ SF} / 43,560 \text{ SF} = 0.16 \text{ acres}$
- $0.16 \text{ acres} \times 15 \text{ UPA} = 2.47 \text{ units}$
- Partial units not permitted, therefore total residential units allowed = **2 units**
- Each unit must meet the minimum required unit size of 750 SF

# Recommendations for Business District Triangle Overlay Zone

- Recommend reducing setbacks:

Setback Type	Existing in Professional Office	Recommendation
Front Yard	25 feet	10 feet
Rear Yard	15 feet	5 feet (with alley) 10 feet (with no alley or if on north/south street)
Side yard	20 feet	10 feet (with minimum of 5 feet on each side)

- Reduced minimum setbacks provide the **option** of bringing buildings closer to sidewalks and streets for more walkability
- Provides option for placing parking in rear of building
- Reducing minimum setbacks in business core of city can create a **more pedestrian friendly environment**



435 Gulf Blvd – Example of shallow setback



213 Gulf Blvd– Example of deep setback

# Recommended Density/Intensity Bonus for Business Triangle

Criteria	Standards
Use types	<ul style="list-style-type: none"> <li>Permitted nonresidential uses on lowest habitable floor</li> <li>Residential on <b>upper floors only</b></li> <li>Not required to be raised on pilings, but can be</li> </ul>
Density and intensity	<ul style="list-style-type: none"> <li>Permitted nonresidential uses regulated by maximum <b>0.7 FAR</b></li> <li>Current B Triangle Regulations: <b>0.55 FAR</b></li> <li>Residential uses regulated by maximum <b>18 UPA</b> (same as current regulations)</li> </ul>
Allocation of square footage	<ul style="list-style-type: none"> <li>Nonresidential intensity and residential floor area <b>may be counted on top of each other</b></li> <li>Residential/nonresidential allocation must be <b>50/50</b> of the combined gross floor area</li> </ul>
Height	<ul style="list-style-type: none"> <li>Maximum height of pilings – <b>10 ft</b></li> <li>Maximum height of building above pilings – <b>35 ft</b></li> <li>Height <b>not to exceed 45 ft</b> in any instance</li> <li>Current height regulations: 25 feet above pilings (<b>total 35 ft</b>)</li> </ul>
Parking	<ul style="list-style-type: none"> <li>Separate parking required for residential uses</li> <li>Parking can be placed below building raised on pilings</li> </ul>

# Example Calculation with Bonus – Business Triangle

- Lot size: **10,000 SF**
- Maximum nonresidential floor area (at 0.7 FAR) = **7,000 SF**
- Maximum residential floor area = **7,000 SF** (to be placed on top of nonresidential uses)
- Above calculations based on 0.6 FAR and provisions that residential square footage may be added on top of nonresidential square footage, and must also be a 50/50 split of total combined square footage
- Maximum residential units (based on allowable 18 UPA) =  $10,000 \text{ SF} / 43,560 \text{ SF} = 0.23 \text{ acres}$
- $0.23 \text{ acres} \times 18 \text{ UPA} = 4.13 \text{ units}$
- Partial units not permitted, therefore total residential units allowed = **4 units**
- Each unit must meet the minimum required unit size of 750 SF

# Recommendations for Business District Triangle Overlay Zone

- Additional eligibility criteria to qualify for density/intensity bonus in Business Triangle
- Purpose: to ensure consistency with character and purpose of Business Triangle; similar regulations for PUD
  - **Site orientation, public realm enhancements and ground floor design and use**
  - Examples:
    - “Building entrances shall face and be visible from adjacent primary streets and be directly accessible from the sidewalk to such street”
    - “Ground level facades along Gulf Boulevard shall have at least 50 percent transparency at the ground level”



Existing Mixed-Use Building in Safety Harbor





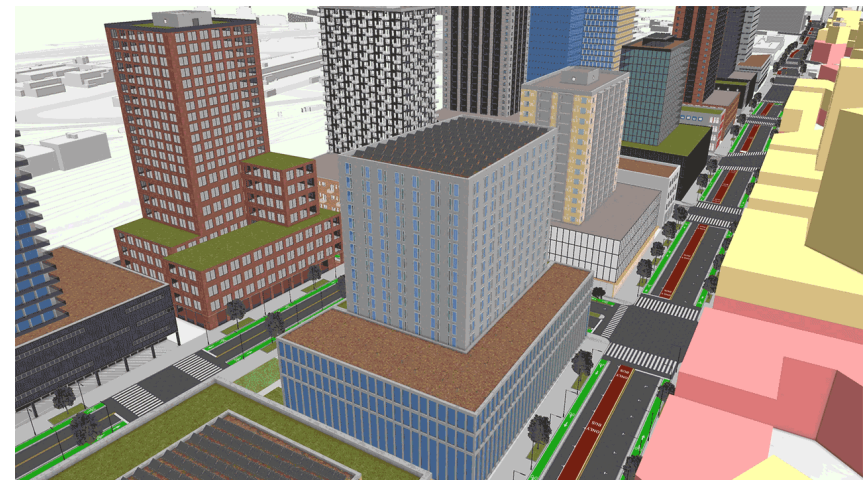
## VISUALIZATIONS OF PROPOSED REGULATIONS





# Introduction to ArcGIS Urban

- ArcGIS Urban is a web-based modeling tool that uses GIS data and other inputs to create a “digital twin” of a city, special area, and/or specific site
- Cities can use this tool to:
  - **Visualize a development proposal on a specific site** to evaluate it in context of the surrounding area
  - **Design “what-if” scenarios and test proposed zoning and land use policy changes** to better understand potential impacts and inform decision-making
  - **Communicate proposed zoning/policy changes with 3D visualizations** that can be published online to **enhance collaboration** between planners, elected officials, community members, and other stakeholders



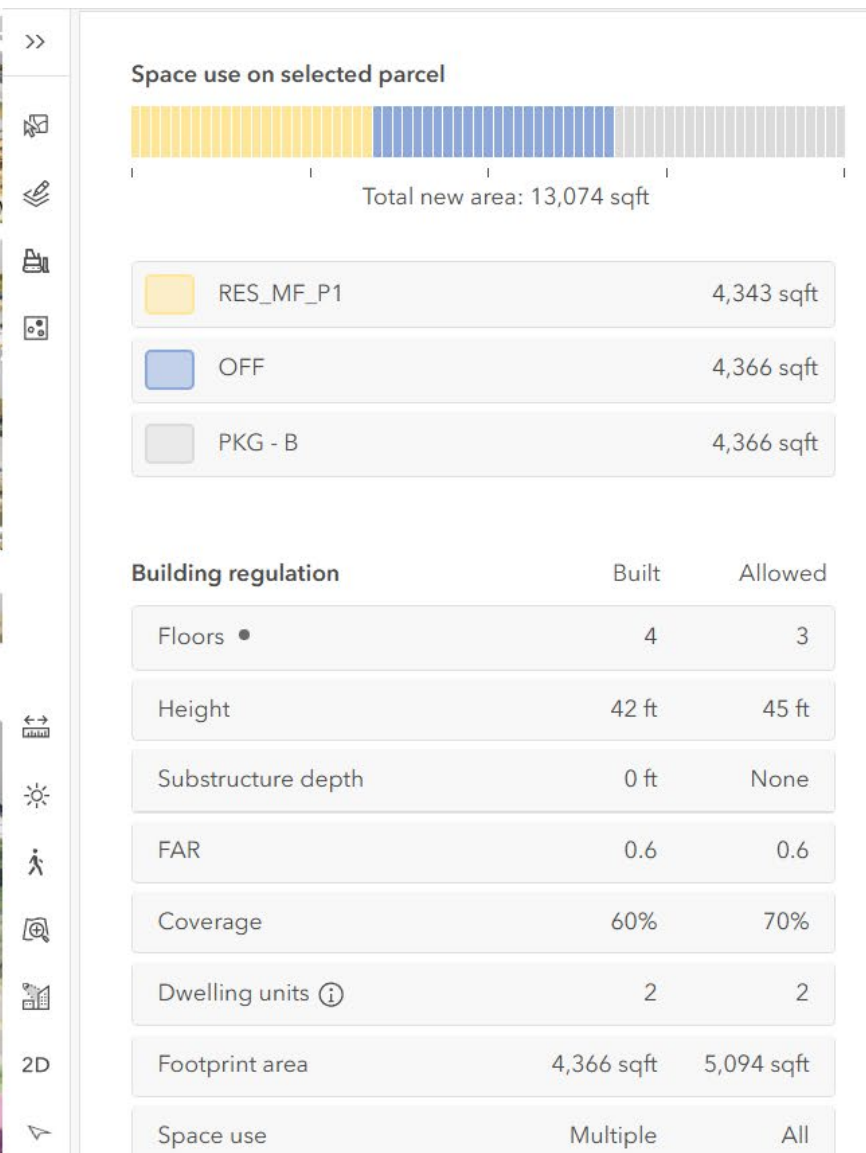
# ArcUrban Model for Indian Rocks Beach

- Created an ArcUrban model to **test the proposed mixed-use bonus regulations** and **evaluate the scale and form of potential redevelopment** if the bonus is adopted and utilized by a property owner in the future
- Used the model to see if the proposed mixed-use bonus regulations make sense in context of the existing built environment and market realities
- Integrated the ArcUrban massing model with CityEngine to create a more realistic visualization of how redevelopment might look on selected sites



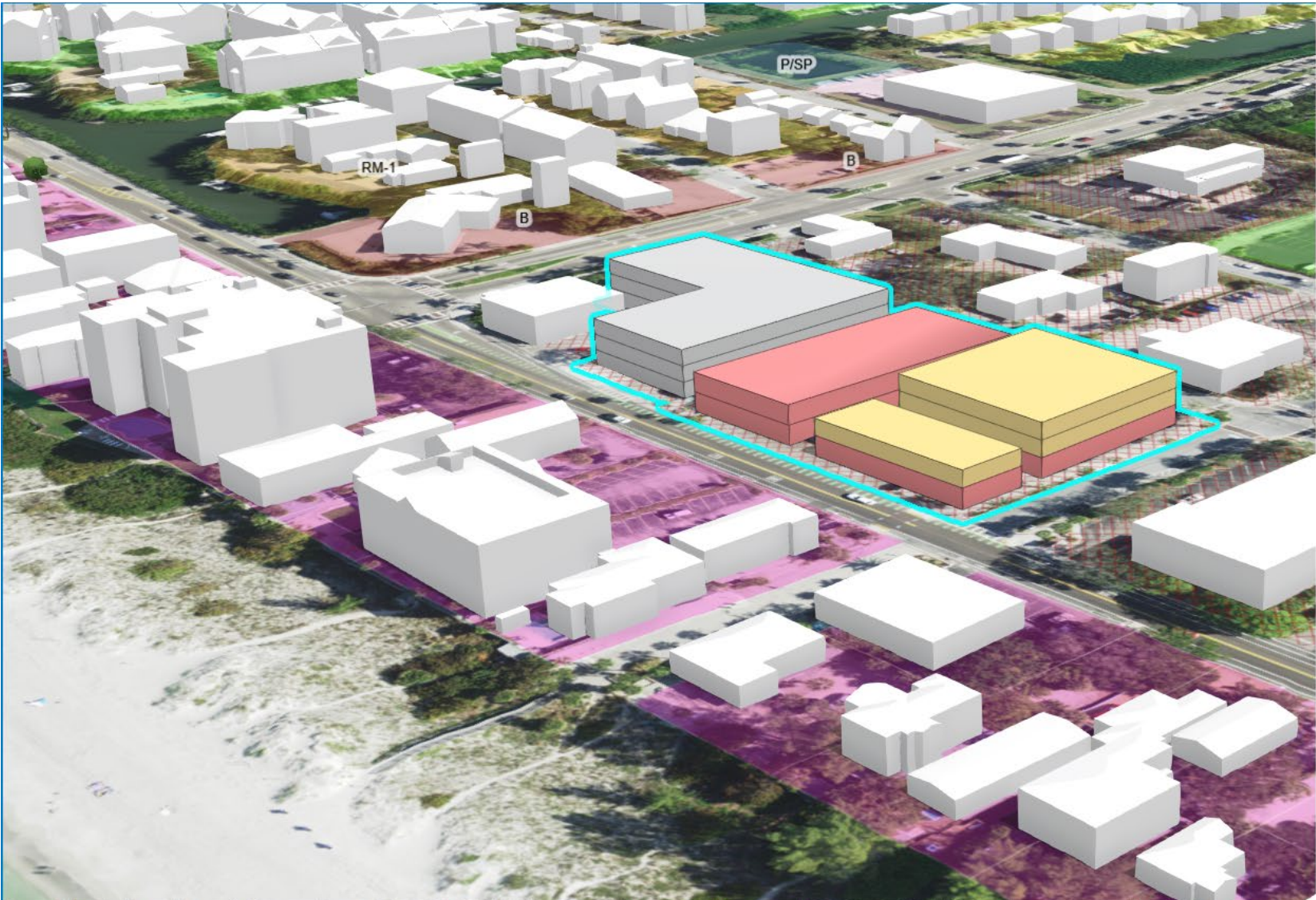


## 3D Visualization for the Professional Office District





# 3D Visualization for the Business Triangle Overlay District



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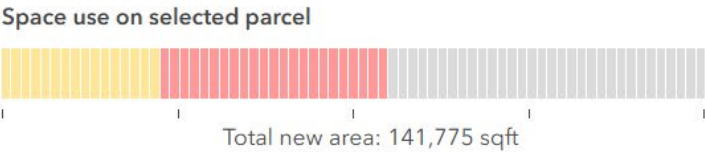
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Res_MF_B	30,121 sqft
MX COM	45,856 sqft
PKG - B	65,798 sqft

Building regulation	Built	Allowed
Floors	3	3
Height	32 ft	45 ft
Substructure depth	0 ft	None
FAR	0.6	0.7
Coverage	70%	70%
Dwelling units ⓘ	29	31
Footprint area	53,609 sqft	53,879 sqft
Space use	Multiple	All



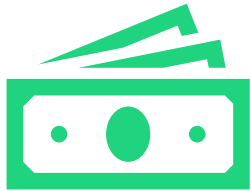


## RELATED REGULATIONS AND OTHER CONSIDERATIONS





# What Factors Into Whether A Development Gets Built?



***Financial Feasibility/  
Profitability***



***Zoning Regulations  
and other Code  
Requirements***



***Infrastructure  
Capacity***

# Financial Feasibility of a Development



- **Project Inputs:** Lot size, use types, building height, gross floor area, number of residential units, required parking spaces



- **Estimated costs:** Hard costs (demolition and construction), soft costs (design and permitting), operating expenses



- **Estimated revenue:** Residential/commercial rent revenue, effective gross income, net operating income

***The financial feasibility of a property varies greatly depending on development parameters, construction costs, parking requirements and more.***

# Other Code Considerations For Development

**Zoning regulations are just one component of developing a property. The City's code has several other requirements that must be met before a development can get built:**



- **Site Plan Review** – Requires sites address traffic access, circulating & parking, arrangement of buildings, landscaping, drainage



- **Short-Term Vacation Rentals** – Only permitted in Single Family, RM-1 and RM-2 zoning districts. **NOT** permitted in Professional Office or Business District



- **Design Standards** – Outlines permitted design provisions and prohibits undesirable design elements



- **Impact Fees** – New Development or redevelopment that increase density or intensity are required to pay a ***development impact fee, recreation impact fee and multimodal impact fee***



- **Parking** – Specific number of parking spots required per use, dependent on square footage of overall development



# Concurrency Management for Public Facilities/Infrastructure



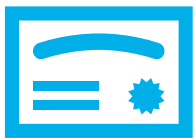
- A **certificate of concurrency** is required before a final development permit is issued.



- The city conducts a **concurrency review to ensure adequate public facilities/services are in place** before or at the time of new development. The review covers the following facilities/services:



- Potable water
- Sanitary sewer
- Solid waste
- Drainage
- Parks and recreation
- Transportation



- A **development cannot move forward unless adequate facilities are in place by the time the development is built.**





## SUMMARY AND NEXT STEPS





# Pros and Cons of the Mixed-Use Bonus



## Pros

- Creates economic development potential for the City and property owners
- Easier to use than PUD district standards – does not require rezoning and improves predictability of what gets approved and built
- Greater opportunity for the City to realize its vision
- Reduces risk of flood damage by elevating habitable space over pilings

## Cons

- Requires the City to adopt new land development regulations
- Concerns may arise about how well new development integrates with established character



# Summary and Next Steps

- Provides **options** for mixed-use development through the proposed density/intensity bonus.
- Proposed bonus only applies in the **Professional Office** and **Business District Triangle Overlay Zone** and could only be utilized if...
  - (1) A property owner chooses to redevelop their property, and
  - (2) All other design and code requirements are met.
- **Seeking input and recommendations** from Planning & Zoning Board to discuss further with City Commission.
- **No regulations are final.** This is an ongoing process and Forward Pinellas will amend proposed regulations based on the P&Z's guidance.
  - Proposed regulations would require final approval by P&Z and City Commission.

# Questions?

**Rodney Chatman, AICP**

Planning Division Manager

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Principal Planner

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**Nicole Galasso, AICP**

Principal Planner

[ngalasso@forwardpinellas.org](mailto:ngalasso@forwardpinellas.org)



# CITY OF INDIAN ROCKS BEACH **MIXED-USE REGULATIONS RECOMMENDATIONS**

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Prepared for the City of  
Indian Rocks Beach by  
Forward Pinellas

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# PROJECT BACKGROUND

The City of Indian Rocks Beach is a vibrant community with valuable assets to offer to its residents and visitors. The City is committed to developing and implementing a vision for the future that reflects the values, goals and priorities of its residents.

## 2009 Indian Rocks Beach Special Area Plan

The City partnered with the Florida Center for Community Design and Research and the University of South Florida to develop a vision and recommendations for the growth and development of the city, with a focus on the Gulf Boulevard corridor.

## 2020 Gulf Boulevard Visioning Study

Building on the Special Area Plan, the City partnered with Forward Pinellas to develop guiding principles and recommendations for implementation of a vision that is reflective of common goals for the future of Indian Rocks Beach. The study involved extensive stakeholder and public outreach and resulted in the following key themes:



**Economic  
Vitality**



**Transportation  
and Mobility**



**Community  
Character**



**Quality of Life  
and Environmental Protection**

The Gulf Boulevard Visioning Study also resulted in near-term, mid-term and long-term recommendations. Near-term and mid-term recommendations included “Community Character” improvements to determine **if** and **where** mixed-use development is desired in the City.

## 2025 Mixed-Use Development Recommendations

Following up on the Community Character recommendations, this effort provides recommendations for a mixed-use density and intensity bonus in the **Professional Office and Business Zoning Districts, and specifically the Business District Triangle Overlay Zone**. Recommendations include consideration of neighborhood character, infrastructure and utility capacities, financial feasibility analysis and visualizations to depict examples of recommended regulations.

# DENSITY/INTENSITY BONUS FOR MIXED-USES

## What is a density/intensity bonus?

A density/intensity bonus is a set of regulations a local government can adopt allowing additional development rights given certain criteria are met. The criteria are at the discretion of the local government and can be used to ensure that certain community goals are met in exchange for development rights. Residential density is regulated by Units Per Acre (UPA) and nonresidential intensity is regulated by Floor Area Ratio (FAR). Mixed-use bonuses can also specify how square footage (SF) is allocated by use within a development.

## How would this apply to mixed-use development in Indian Rocks Beach?

The recommendation is to adopt regulations for an **optional** density/intensity bonus for mixed-use development only, meaning that the allowable density and intensity would only increase for mixed-use developments comprised of permitted nonresidential uses within the applicable zoning district and residential uses, which meet certain criteria such as elevating a structure or providing better pedestrian access.

## What kinds of developments could qualify for a bonus?

Generally, the recommended regulations would only apply to the following, with additional requirements to be outlined in specific zoning district recommendations:

- Properties in the Professional (P-1) Office District (43 properties totaling approx. 3.84 acres)
- Properties in the Business (B) District Triangle Overlay Zone (46 properties totaling 14.02 acres)
- Within P-1 district and B District Triangle Overlay Zone, only developments providing a mix of residential uses and permitted nonresidential uses in the same development
- Development must have permitted nonresidential development on the lowest habitable floor and residential may only be permitted on upper floors

## How will this impact the height of buildings?

Height will still be regulated within each zoning district, with specific height maximums recommended for the applicable zoning districts.

## Will mixed-use development create adverse impacts for the community?

All development, regardless of single or mixed-use must meet the outlined requirements for new and redevelopment in the City's Code of Ordinances to ensure that development does not create adverse impacts for the community. This includes site plan review, utilities and infrastructure capacity considerations, development fees, etc.

## Will mixed-use development allow short-term vacation rentals?

No. Per the City's code, short-term rentals are only permitted in the single-family (S), Medium Density (RM-2) and Medium Density Duplex Residential (RM-2) Districts. Vacation rentals are not permitted in the P-1 District or B District Triangle Overlay Zone and therefore will not be eligible for the proposed optional density/intensity bonus.



# PROFESSIONAL OFFICE ZONING DISTRICT

*Existing purpose and intent: Encourage office buildings of high character and attractive surroundings compatible with single and multi-family dwellings located within or adjacent to the district.*

## SETBACK RECOMMENDATIONS

Setback Type	Existing Minimum Setbacks	Recommended Minimum Setbacks
Front Yard	25 Feet	10 Feet
Rear Yard	15 Feet	5 Feet (with alley) 10 Feet (with no alley or if on north/south street)
Side Yard	20 Feet	10 Feet (with minimum of 5 feet on each side)

*Reducing minimum setbacks gives the option of bringing buildings closer to sidewalks and streets, creating a more walkable and inviting area*



*Area outlined in purple is part of Professional Office Zoning District*



*2215 Gulf Blvd - Example of deep setback*



*1803 Gulf Blvd - Example of shallow setback*

# PROFESSIONAL OFFICE ZONING DISTRICT

## DENSITY/INTENSITY BONUS RECOMMENDATIONS

Criteria	Standards
Use Types and Minimum Requirements	<ul style="list-style-type: none"> <li>Permitted nonresidential on lowest habitable floor, residential permitted on upper floors only</li> <li>Required to be elevated to/above design flood elevation through use of pilings or other means</li> </ul>
Density and intensity standards	<ul style="list-style-type: none"> <li>Permitted nonresidential uses regulated by maximum 0.6 FAR (current regulations: 0.4 FAR)</li> <li>Residential uses regulated by a maximum 15 UPA (same as current maximum allowable density)</li> </ul>
Allocation of square footage	<ul style="list-style-type: none"> <li>Nonresidential intensity and residential density may be added together, and not count against each other</li> <li>Residential/nonresidential allocation must be a 50/50 split of the combined gross floor area</li> </ul>
Height	<ul style="list-style-type: none"> <li>Maximum height of pilings - 10 feet</li> <li>Maximum height of buildings above pilings - 35 feet (current regulations: 25 feet above pilings)</li> <li>Height not to exceed 45 feet in any instance</li> </ul>
Parking	<ul style="list-style-type: none"> <li>Separate parking required to be reserved for residential uses</li> <li>Parking can be placed below building raised on pilings</li> </ul>

### EXAMPLE CALCULATION OF DENSITY/INTENSITY BONUS

- Example lot size: 7,200 square feet (SF)
  - Maximum nonresidential floor area:  $7,200 \times 0.6 \text{ FAR} = \mathbf{4,320 \text{ SF}}$
  - Maximum residential floor area: **4,320 SF**
    - Based on 50/50 residential/nonresidential split of total combined floor area
  - Maximum allowable residential units:
    - Determine acreage:  $7,200 \text{ SF} / 43,560 \text{ SF (one acre)} = 0.16 \text{ acres}$
    - $0.16 \text{ acres} \times 15 \text{ units per acre} = 2.47 \text{ units}$
    - Partial units cannot be built, therefore, total residential units allowed = **2 units**
- \*Must meet minimum unit size requirement of 750 SF per unit

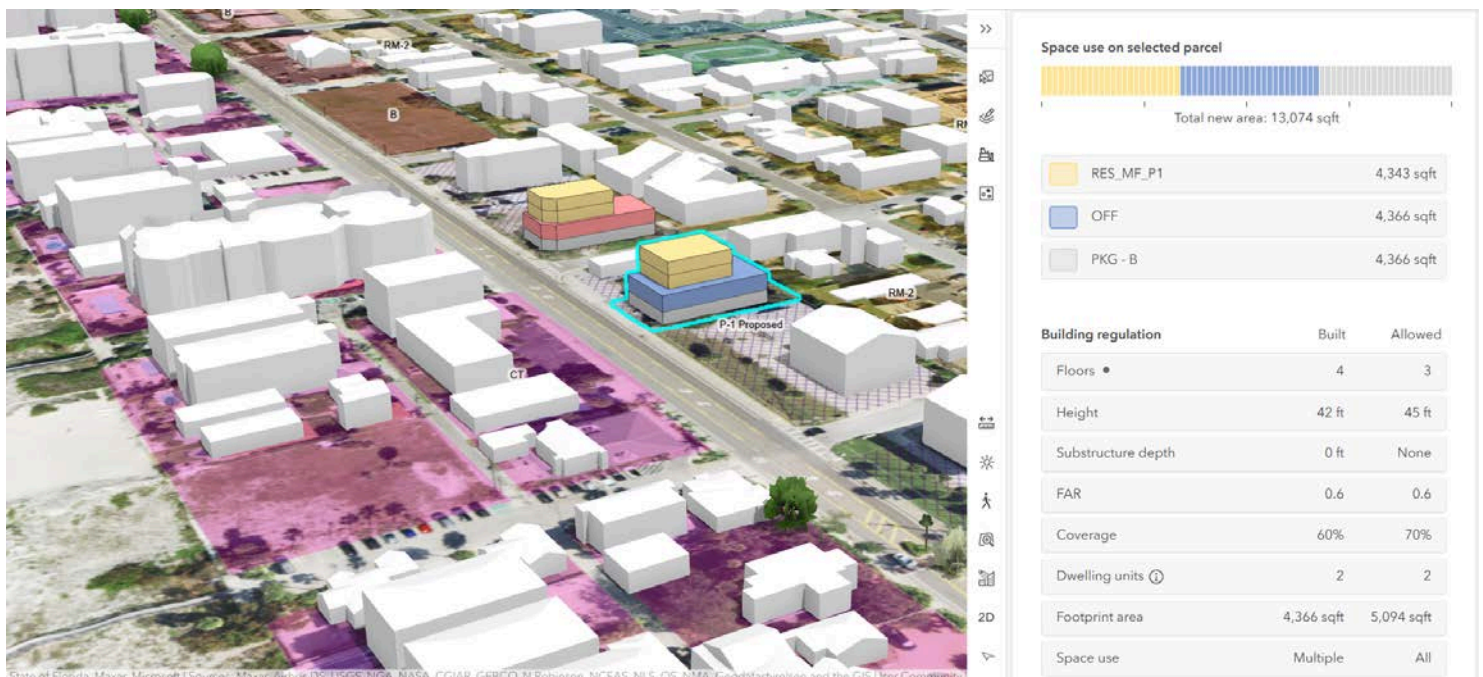
### SUMMARY:

First habitable floor: **4,320 SF nonresidential use**  
 Second habitable floor: **4,320 SF residential use**, split across a **maximum of 2 units**

# PROFESSIONAL OFFICE ZONING DISTRICT VISUALIZATION

The project team used ArcUrban to test the proposed optional mixed-use bonus regulations and better understand the bulk, scale, and form of redevelopment if a property were to utilize the proposed bonus. This 3D visualization helps demonstrate that if a property were to use the maximum allowable densities and intensities outlined in the optional bonus, and follow corresponding design regulations for the P-1 district, the building's overall size, placement, and form fits within the surrounding context.

## 2113 GULF BLVD (VALERY INSURANCE)



## VISUALIZATION DESCRIPTION

- The visualization shows the massing of a mixed-use property with the following elements:
  - First floor, gray - Pilings. Please note that the building regulation metrics show 4 floors are built, but only 3 are allowed. This is because the model is counting pilings as a "floor", even though it is a non-habitable space. The building concept shown is 3 stories over pilings, which would be permitted under the proposed regulations.
  - Second floor, blue - Nonresidential use (office)
  - Third floor and fourth floor, yellow - Residential units

## KEY TAKEAWAYS

- Even with utilizing the maximum FAR of 0.6, the example does not meet or exceed the maximum allowable height of 45 feet (35 ft above a maximum of 10 ft pilings).
- The visualized example fits within similar size, placement and form compared to its surrounding context.



# BUSINESS DISTRICT TRIANGLE OVERLAY ZONE

Existing purpose and intent: Regulations that foster new development and redevelopment, making a pleasant area for businesses and civic functions.

## SETBACK RECOMMENDATIONS

Setback Type	Existing Minimum Setbacks	Recommended Minimum Setbacks
Front Yard	25 Feet	10 Feet
Rear Yard	15 Feet	5 Feet (with alley) 10 Feet (with no alley or if on north/south street)
Side Yard	20 Feet	10 Feet (with minimum of 5 feet on each side)

Reducing minimum setbacks give the option of bringing buildings closer to sidewalks and streets, creating a more walkable and inviting area



Area outlined in red is part of the Business District Triangle Overlay Zone



213 Gulf Blvd - Example of deep setback



435 Gulf Blvd - Example of shallow setback

# BUSINESS DISTRICT TRIANGLE OVERLAY ZONE

## DENSITY/INTENSITY BONUS RECOMMENDATIONS

Criteria	Standards
Use Types and Minimum Requirements	<ul style="list-style-type: none"> <li>Permitted nonresidential on lowest habitable floor, residential permitted on upper floors only</li> <li>Not required to be raised on pilings, but pilings are permitted</li> </ul>
Density and intensity standards	<ul style="list-style-type: none"> <li>Permitted nonresidential uses regulated by maximum 0.7 FAR (current regulations: 0.55 FAR)</li> <li>Residential uses regulated by a maximum 18 UPA (same as current regulations)</li> </ul>
Allocation of square footage	<ul style="list-style-type: none"> <li>Nonresidential intensity and residential floor area may be added together, and not count against each other</li> <li>Residential/nonresidential allocation must be a 50/50 split of the combined gross floor area</li> </ul>
Height	<ul style="list-style-type: none"> <li>Maximum height of pilings (if pilings used) - 10 feet</li> <li>Maximum height of buildings - 35 feet</li> <li>Maximum height of buildings above pilings (if pilings used)- 35 feet (current regulations: 25 feet above pilings; current regulations for Planned Development District: 40 feet above pilings)</li> <li>Height not to exceed 45 feet in any instance</li> </ul>
Parking	<ul style="list-style-type: none"> <li>Separate parking required to be reserved for residential uses</li> <li>Parking can be placed below building if raised on pilings</li> </ul>

## EXAMPLE CALCULATION OF DENSITY/INTENSITY BONUS

- Example lot size: 10,000 square feet (SF)
  - Maximum nonresidential floor area:  $10,000 \text{ SF} \times 0.7 \text{ FAR} = \mathbf{7,000 \text{ SF}}$
  - Maximum residential floor area: **7,000 SF**
    - Based on 50/50 residential/nonresidential split of total combined floor area
  - Maximum allowable residential units:
    - Determine acreage:  $10,000 \text{ SF} / 43,560 \text{ SF (one acre)} = 0.23 \text{ acres}$
    - $0.23 \text{ acres} \times 18 \text{ units per acre} = 4.13 \text{ units}$
    - Partial units cannot be built, therefore, total residential units allowed = **4 units**
- \*Must meet minimum unit size requirement of 750 SF per unit

### SUMMARY:

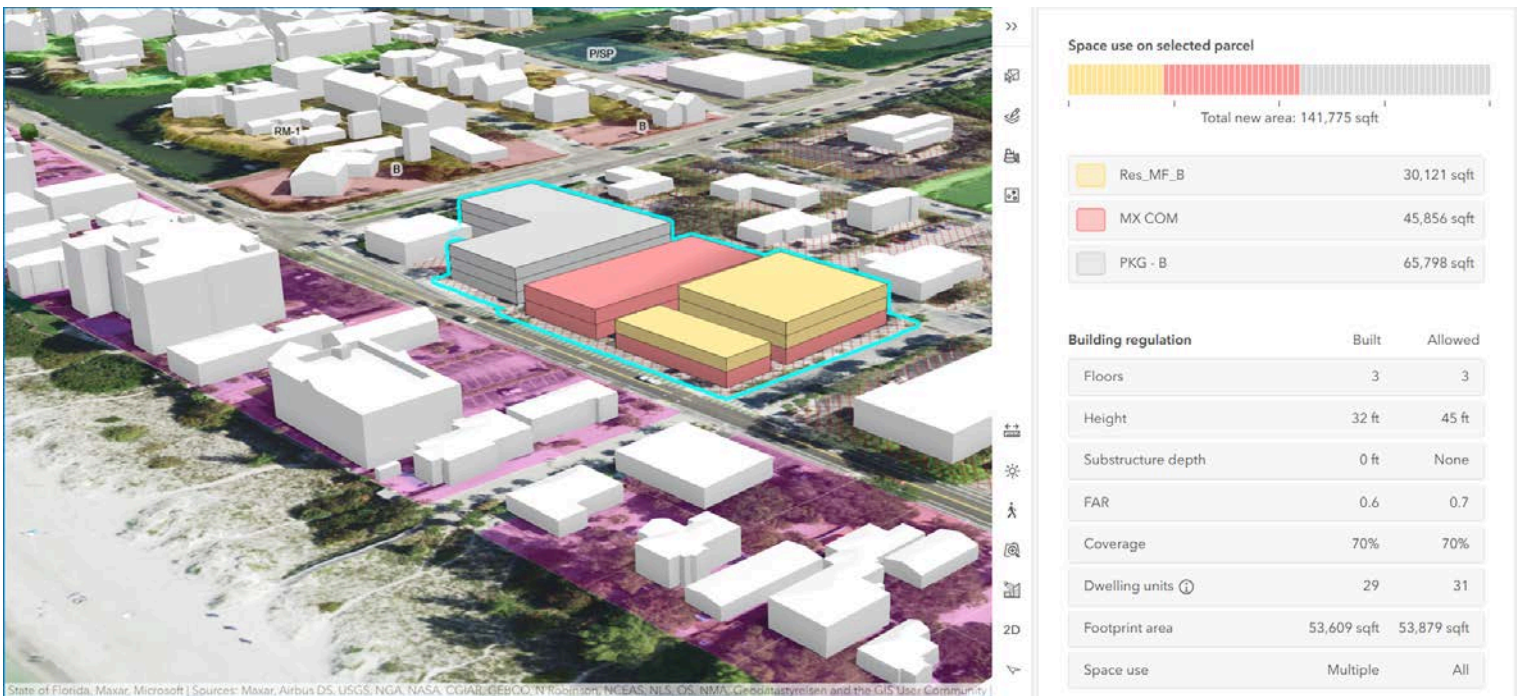
First habitable floor: **7,000 SF nonresidential**

Second habitable floor: **7000 SF residential use**, split across a **maximum of 4 units**

# BUSINESS DISTRICT TRIANGLE OVERLAY ZONE VISUALIZATION

The project team used ArcUrban to test the proposed optional mixed-use bonus regulations and better understand the bulk, scale, and form of redevelopment if a property were to utilize the proposed bonus. This 3D visualization helps demonstrate that if a property were to use the maximum allowable densities and intensities outlined in the optional bonus and follow corresponding design regulations for the Business Triangle Overlay district, the development's overall size, placement, and form fits within the surrounding context.

## 401 GULF BLVD (CRABBY BILL'S)



### VISUALIZATION DESCRIPTION

- The visualization shows the massing of a mixed-use property with the following elements:
  - Gray building - structured parking
  - Red building - nonresidential uses (restaurant)
  - Red and yellow combination building
    - Lower floor, red - nonresidential uses (retail or restaurant)
    - Upper floors, yellow - residential units

### KEY TAKEAWAYS

- For larger lots in the city, there is potential to utilize the property for single and mixed-uses
- Structured parking may be one of the only methods to achieving the required parking regulations outlined in the City's Code
- The example above visualizes an FAR of 0.6, though the maximum is 0.7. Similarly, the example shows a height of 32 feet, under the maximum of 45 feet. Given lot and regulatory constraints, building to maximum allowable development rights may not always be possible.



# OTHER CODE CONSIDERATIONS FOR MIXED-USE DEVELOPMENT

Following the recommendations for mixed-use regulations is only one step in receiving a development permit. The City's code has several checks and balances to ensure new development and redevelopment is consistent with the desired character of the city and operate within existing and planned infrastructure capacities. Below is a summary of code sections which address these matters:

Code Section	Standards
Site Plan Review	<ul style="list-style-type: none"><li>• Required for new and redevelopment of properties</li><li>• Require addressing of following: traffic access, circulation &amp; parking, arrangement of buildings, landscaping, topography and drainage</li></ul>
Short Term Vacation Rentals	<ul style="list-style-type: none"><li>• Only permitted in single-family, RM-1 and RM-2 districts.</li><li>• Not permitted in P-1 or B District Triangle Overlay Zone</li></ul>
Design standards	<ul style="list-style-type: none"><li>• Section outlines architectural design provisions for buildings</li><li>• Explicitly prohibits specified undesirable design standards</li></ul>
Concurrency Management and Impact Fees	<ul style="list-style-type: none"><li>• New development, redevelopment or modifications to existing structures that increase number of units or increase floor area is required to pay a development impact fee, recreation impact fee and multimodal impact fee</li><li>• Fee can go towards roads, utilities, sidewalks, curbs, drainage and seawalls</li></ul>
Parking	<ul style="list-style-type: none"><li>• Parking requirements outlined separately from zoning districts</li><li>• Specific number of parking spots required per use</li><li>• Number of spaces dependent on square footage of development</li></ul>

## Infrastructure and Transportation Concurrency

In addition to code compliance, the capacities of infrastructure and transportation facilities are also taken into consideration for new development and redevelopment. In addition to receiving a development permit, a development must also obtain a certificate of concurrency to address these matters:

- To obtain a certificate of concurrency, a development must satisfy conditions of infrastructure capacity identified by the city including potable water, sanitary sewer, solid waste and drainage. The level of service standards for such are identified in the City's Comprehensive Plan.
- Developments requiring the use of roads are also required to submit transportation management plans in conjunction with site plans.

# FINANCIAL FEASIBILITY OF PROPOSED REGULATIONS

The limited availability of land and relatively small lot sizes in Indian Rocks Beach present a unique challenges for redevelopment. Forward Pinellas conducted a preliminary financial feasibility analysis to determine the viability of redeveloping a property under the proposed regulations outlined in the optional density/intensity bonus from a market perspective. This financial feasibility analysis is based on generalized assumptions of development parameters and costs. This exercise is intended for illustrative purposes only and should not be interpreted as a definitive assessment of project viability.

## Professional Office Example: 2113 Gulf Blvd (Valery Insurance)



### Project Inputs

**Lot Size:** 7,279 SF  
**Height:** 2 stories  
**Use:** Office/Residential  
**Max FAR/ISR:** 0.6/0.7  
**Per floor SF:** 4,367 SF  
**Residential Units:** 2 Units  
**Required parking:** 23 Spaces



### Estimated Costs

**Hard Costs:** \$1,856,145  
**Parking Costs:** \$172,500\*\*  
**Soft Costs:** \$371,229  
**Contingency:** \$67,695  
**Site work/demo:** \$26,204  
**Total Cost:** \$2,493,773



### Estimated Revenue

**Residential Revenue:** \$170,329  
**Commercial Revenue:** \$131,022  
**Effective Gross income:** \$286,283  
**Operating Expenses:** \$85,885  
**Net Operating Income:** \$200,398



### Estimated Feasibility Gap

**+ \$174,275**

## Business District Triangle Overlay Example: 401 Gulf Blvd (Crabby Bill's)



### Project Inputs

**Lot Size:** 76,975 SF  
**Height:** 2 stories  
**Use:** Restaurant/Residential  
**Max FAR/ISR:** 0.7/0.7  
**Per floor SF:** 53,883 SF  
**Residential Units:** 31 Units  
**Required Parking:** 279 Spaces



### Estimated Costs

**Hard Costs:** \$22,900,062  
**Parking Costs:** \$2,092,500\*  
**Soft Costs:** \$4,580,012  
**Contingency:** \$835,179  
**Site work/demo:** \$323,295  
**Total Cost:** \$30,731,048



### Estimated Revenue

**Residential Revenue:** \$2,101,417  
**Commercial Revenue:** \$1,616,475  
**Effective Gross income:** \$3,531,997  
**Operating Expenses:** \$1,059,599  
**Net Operating Income:** \$2,472,398



### Estimated Feasibility Gap

**+ \$2,465,851**

\*Parking costs vary significantly depending on whether new parking is constructed, existing spaces are reused, or off-site solutions are utilized. These financial feasibility scenarios assume a cost of \$7,500 per parking spot. Depending on the scenario, these costs could increase and render a negative feasibility gap.



## SUMMARY AND KEY TAKEAWAYS

- The proposed density/intensity bonus for mixed-use development outlines incentives for mixed-use developments, and is **optional**.
- Even within the density/intensity bonus framework, a development does not need to build at the highest allowable density and/or intensity to leverage the bonus.
- Reduced minimum setbacks provide the option for bringing the building closer to the street, but do not require a development to do so. When utilized, reduced setbacks are intended to create active street frontages and enhance walkability.
- The proposed regulations are achievable at a height under 45 feet, and in many cases, the proposed regulations - even at their maximum - could be achieved with 2 habitable stories.
- Parking regulations are addressed in a separate section of the City's code. Overall, parking regulations can drastically change the physical layout and financial feasibility of a development.
- The proposed regulations for the mixed-use regulations density/intensity bonus and the requirements outlined for each zoning district are just one component of redevelopment. Several other forms of compliance outlined within the City's code are required to be met to acquire a development permit.



**AGENDA ITEM NO. 5**  
**ADJOURNMENT.**