

**INDIAN ROCKS BEACH  
CITY COMMISSION AGENDA MEMORANDUM**

**MEETING OF:** November 10, 2015      **AGENDA ITEM:**

**SUBMITTED AND  
RECOMMENDED BY:** Danny Taylor, Planning and Zoning Director

**APPROVED BY:** Brently Gregg Mims, ICMA–CM  
City Manager

**SUBJECT:**                      **WORKSESSION ITEM:**  
Residential Over Commercial in B Zoning District.

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**BACKGROUND**

The City of Indian Rocks Beach measures approximately 1224 acres in area which includes 704 acres of water and 111 acres of right-of-way leaving 408 acres of land. Of the land area, about 25 acres is designated as B zoning. Much of the rest is zoned specifically for residential uses. The B zoning also allows residential uses.

In order to ensure and preserve area for commercial development and provide for a balance of land uses, this amendment restricts residential uses to the floors above first-floor commercial uses in the B zoning district. This amendment will provide for more mixed-use development.

The B zoning is located on Gulf Boulevard and 5<sup>th</sup> Avenue which are considered major thoroughfares. Most of the Narrows Business District Triangle is zoned B.

On August 20, 2015, the LPA expressed concern about existing first-floor residential uses being made legally non-conforming by passing this amendment. In order to balance this concern with a desire to ensure commercial uses, first-floor residential uses would be allowed by special exception in the B zoning district.