

F L O R E N C E G A R D E N S
City of Gulfport Mississippi

NEW COMMUNITY PLAN SUBMITTAL
NOVEMBER, 2007

DRAFT



Boat Storage
Light Industrial & Mini-storage

School
Connector to Playfield Complex

Meeting Hall & Other Civic Uses

Ramble with Playground

Drainage/Greenway to be enhanced

Market Square
Market Pavilion
Commercial Street
Shared Parking

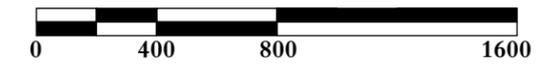
Storm Pond

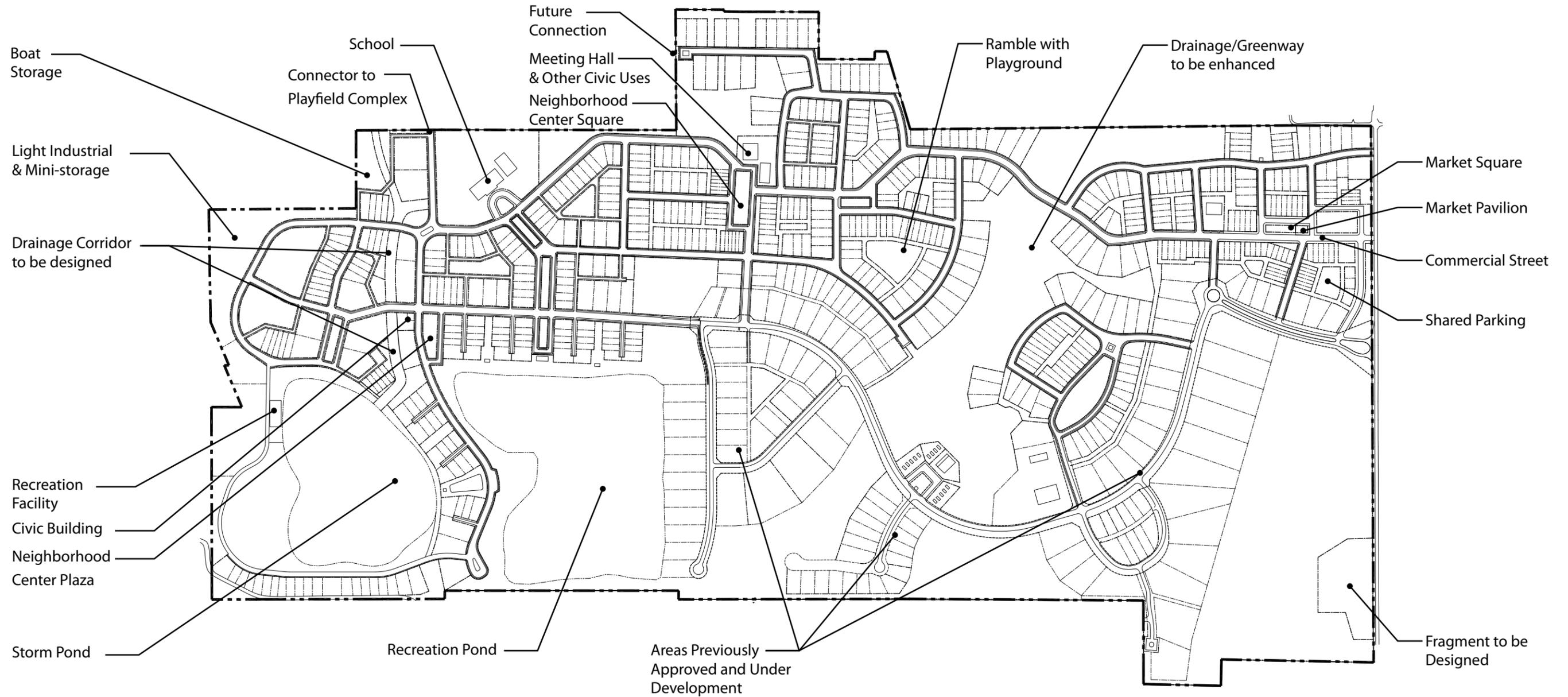
Recreation Pond

Existing Development

Existing Development

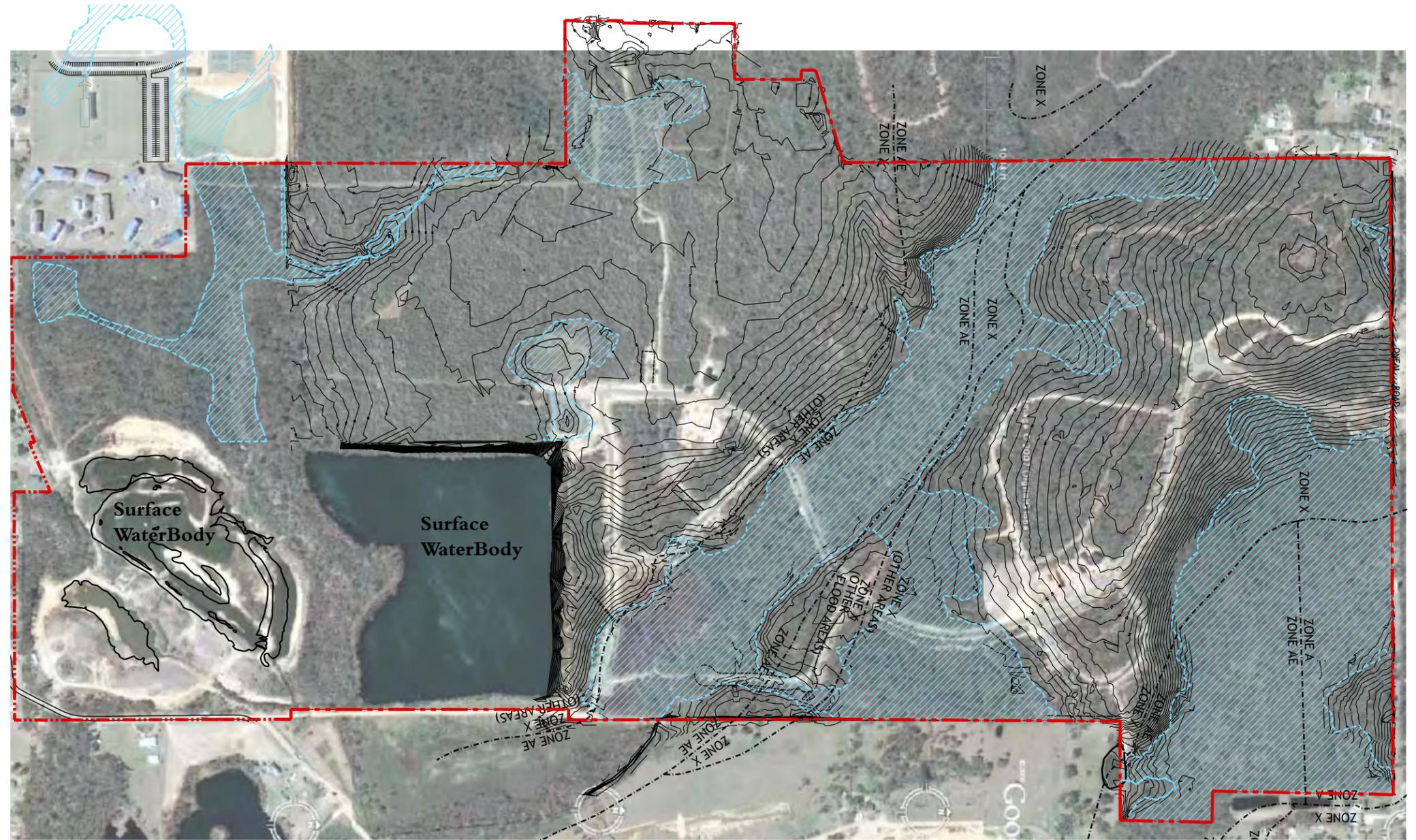
Fragment to be Designed



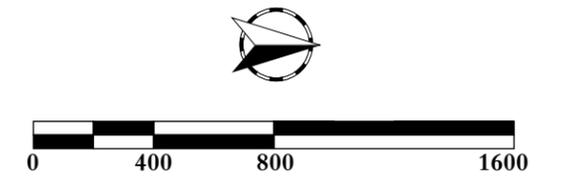


Compliance with Minimum Contiguous Acreage requirements for Traditional Neighborhood Development as set forth in Section 3.3.2a

TND Overall Acreage = 427 acres
TND Developable Area = 240 acres



- Site Boundary
- Flood Zones
- Wetlands
- Treed Areas



Compliance with allocation of remanants of the site outside the Pedestrian Sheds as set forth in Section 3.1.10.

Transect Zones outside ped shed: T1, T2, T3 (as well as areas previously approved and under development)

Compliance with Pedestrian Shed requirements as set forth in Section 3.3.2b.

Transect Zones inside ped shed: T3, T4L, T5

Compliance with Transect Zone Allocation requirements as set forth in Table 14A.

See tables below

Gulf Port SmartCode Requirements

- T1 = no minimum
- T2 = no minimum
- T3 = 10% - 40%
- T4L = 20% - 50%
- T5 = 10% - 30%
- T6 = prohibited

Neighborhood 1

T2	T3	T4L	T5	Civic Green	SD	Total
25.9	16.9	19.7	8.1	6.1	0.0	76.8
34%	22%	26%	11%	8%	0%	100%

Neighborhood 2

T2	T3	T4L	T5	Civic Green	SD	Total
11.2	17.8	26.3	7.0	5.8	0.0	68.0
16%	26%	39%	10%	9%	0%	100%

Neighborhood 3

T2	T3	T4L	T5	Civic Green	SD	Total
13.0	9.7	22.6	11.9	19.5	18.7	95.3
14%	10%	24%	12%	20%	20%	100%

Total

T2	T3	T4L	T5	Civic Green	SD	Total
50.1	44.4	68.5	27.0	31.4	18.7	240.0
21%	18%	29%	11%	13%	8%	100%



Transect Zones

- T5 - Urban Center
- T4 - Urban Open (L)
- T3 - Sub-Urban
- T2 - Rural
- T1 - Natural
- Areas Previously Approved and Under Development

Civic Space Reserves

- Civic Building
- Civic Space
- Civic Parking
- Special District
- 1/4 Mile Pedestrian Shed



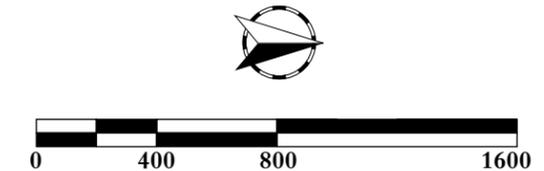
Compliance with Gross Equivalent Density requirements as set forth in Sections 3.4 and Table 14B.

See tables below

Neighborhood 1	T2	T3	T4L	T5
Acres	25.9	16.9	19.7	8.1
Density Limit (EHU/ac.gross)	1	5	10	14
By Right Density (EHU)	25	84	196	114
Neighborhood 2	T2	T3	T4L	T5
Acres	11.2	17.8	26.3	7.0
Density Limit (EHU/ac.gross)	1	5	10	14
By Right Density (EHU)	11	88	262	97
Neighborhood 3	T2	T3	T4L	T5
Acres	13.0	9.7	22.6	11.9
Density Limit (EHU/ac.gross)	1	5	10	14
By Right Density (EHU)	12	48	225	166
Total Site by Right Density	48	220	683	377



- Transect Zones**
- T5 - Urban Center
 - T4 - Urban Open (L)
 - T3 - Sub-Urban
 - T2 - Rural
 - T1 - Natural
 - Areas Previously Approved and Under Development
- Civic Space Reserves**
- Civic Building
 - Civic Space
 - Civic Parking
 - Special District
 - 1/4 Mile Pedestrian Shed



Compliance with Maximum Block Size requirements as set forth in Table 14C

- T1 - No Maximum
- T2 - No Maximum
- T3 - 3000 feet max
- T4 - 2400 feet max
- T5 - 2000 feet max

All Blocks conform to Table 14C



Compliance with Thoroughfare Termination and Cul-de-sac Limitations as set forth in 3.6.2c

One street terminates with a cul-de-sac as a future connection.

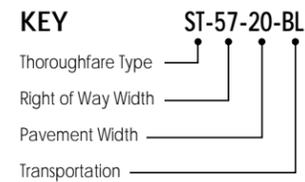
Compliance with Required % of Lots Enfronting Thoroughfares as set forth in Section 3.6.2d

Neighborhood 1: More than 80% of lots front on Thoroughfares

Neighborhood 2: More than 80% of lots front on Thoroughfares

*Request for Warrant
Neighborhood 3: 68% of Lots front on a Thoroughfare.*

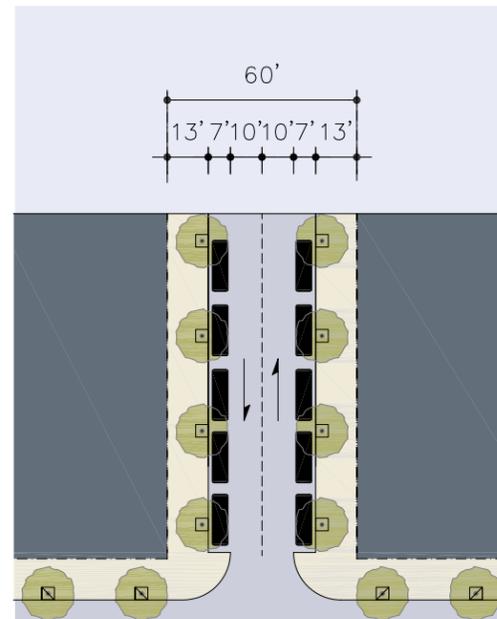




THOROUGHFARE TYPES

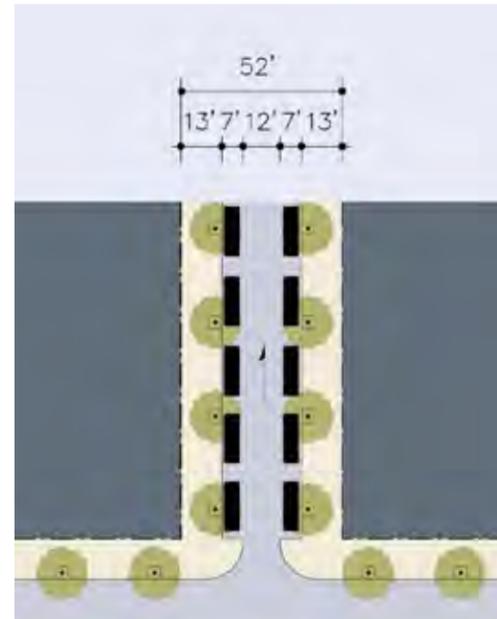
- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL
- Bicycle Trail: BT
- Bicycle Lane: BL
- Bicycle Route: BR
- Path: PT
- Transit Route: TR

Thoroughfare Type
Transect Zone Assignment
Right-of-Way Width
Pavement Width
Movement
Design Speed
Pedestrian Crossing Time
Traffic Lanes
Parking Lanes
Curb Radius
Public Frontage Type
Walkway Type
Planter Type
Curb Type
Landscape Type
Transportation Provision



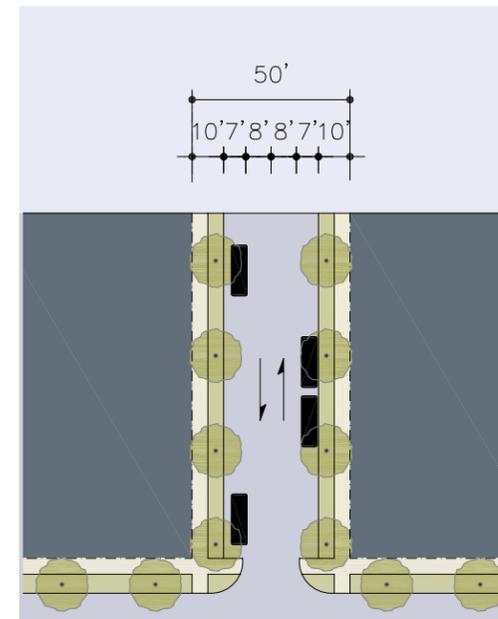
CS-60-34

Thoroughfare Type	Commercial Street
Transect Zone Assignment	T5
Right-of-Way Width	60 feet
Pavement Width	34 feet
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	10 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides @ 7 feet marked
Curb Radius	15 feet
Public Frontage Type	Gallery/Arcade, Shopfront/Awning
Walkway Type	13 foot Sidewalk
Planter Type	4x4" Tree well
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	



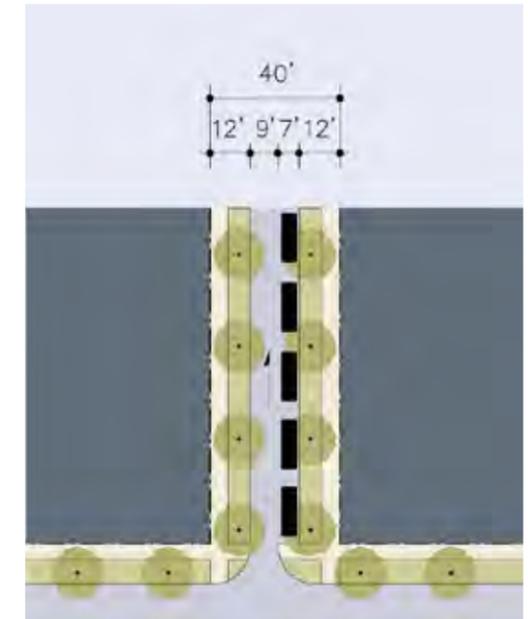
CS-52-26

Thoroughfare Type	Commercial Street
Transect Zone Assignment	T5
Right-of-Way Width	52 feet
Pavement Width	26 feet
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	8 seconds
Traffic Lanes	1 lane
Parking Lanes	Both Sides @ 7 feet marked
Curb Radius	15 feet
Public Frontage Type	Gallery/Arcade, Shopfront/Awning
Walkway Type	13 foot Sidewalk
Planter Type	4'x4" tree well
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	



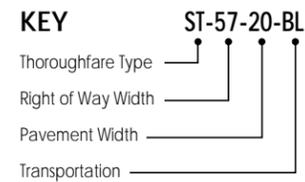
ST-50-30

Thoroughfare Type	Street
Transect Zone Assignment	T4, T3
Right-of-Way Width	50 feet
Pavement Width	30 feet
Movement	Yield Movement
Design Speed	25 MPH
Pedestrian Crossing Time	4.5 seconds
Traffic Lanes	2 lanes
Parking Lanes	Both Sides @ 7 feet unmarked
Curb Radius	15 feet
Public Frontage Type	ST, FC, DY/LC
Walkway Type	5 foot Sidewalk
Planter Type	5 foot Continuous planter
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	



ST-40-16

Thoroughfare Type	Street
Transect Zone Assignment	T4, T5
Right-of-Way Width	40 feet
Pavement Width	16 feet
Movement	Yield Movement
Design Speed	25 MPH
Pedestrian Crossing Time	5 seconds
Traffic Lanes	1 lane
Parking Lanes	One Side @ 7 feet marked
Curb Radius	15 feet
Public Frontage Type	Stoop, Forecourt, Light Court, Porch and Fence
Walkway Type	6 foot Sidewalk
Planter Type	6' Continuous Planter
Curb Type	Curb
Landscape Type	Trees at 30' o.c. Avg.
Transportation Provision	



THOROUGHFARE TYPES

- Boulevard: BV
- Avenue: AV
- Commercial Street: CS
- Street: ST
- Road: RD
- Rear Alley: RA
- Rear Lane: RL
- Bicycle Trail: BT
- Bicycle Lane: BL
- Bicycle Route: BR
- Path: PT
- Transit Route: TR

Thoroughfare Type	
Transect Zone Assignment	
Right-of-Way Width	
Pavement Width	
Movement	
Design Speed	
Pedestrian Crossing Time	
Traffic Lanes	
Parking Lanes	
Curb Radius	
Public Frontage Type	
Walkway Type	
Planter Type	
Curb Type	
Landscape Type	
Transportation Provision	

RD-32-27

Thoroughfare Type	Road
Transect Zone Assignment	T2, T3
Right-of-Way Width	32 feet
Pavement Width	27 feet
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	8 seconds
Traffic Lanes	2 lane
Parking Lanes	One Side @ 7 feet marked
Curb Radius	15 feet
Public Frontage Type	Porch and fence, Common Lawn
Walkway Type	5' foot Sidewalk
Planter Type	none
Curb Type	Curb
Landscape Type	Trees Clustered
Transportation Provision	

RD-20-20

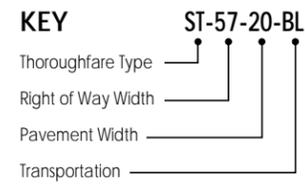
Thoroughfare Type	Road
Transect Zone Assignment	T2, T3
Right-of-Way Width	20 feet
Pavement Width	20 feet
Movement	Slow Movement
Design Speed	25 MPH
Pedestrian Crossing Time	5 seconds
Traffic Lanes	2 lane
Parking Lanes	none
Curb Radius	16 feet
Public Frontage Type	Porch and fence, Common Lawn
Walkway Type	None
Planter Type	none
Curb Type	Swale
Landscape Type	Trees Clustered
Transportation Provision	

RL-24-12

Thoroughfare Type	Rear Lane
Transect Zone Assignment	T3, T4, T5
Right-of-Way Width	24 feet
Pavement Width	12 feet
Movement	Yield Movement
Design Speed	10 MPH
Pedestrian Crossing Time	3.5 seconds
Traffic Lanes	2 lanes
Parking Lanes	None
Curb Radius	25 feet
Public Frontage Type	None
Walkway Type	6 feet Sidewalk
Planter Type	None
Curb Type	None
Landscape Type	Inverted Crown
Transportation Provision	Trees at 30' o.c. Avg.
Transportation Provision	None

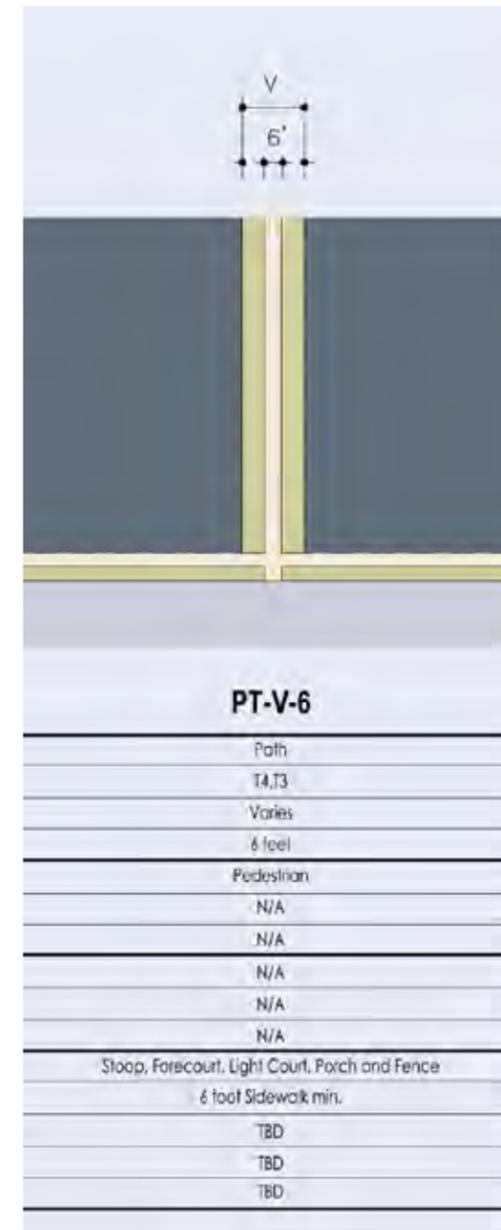
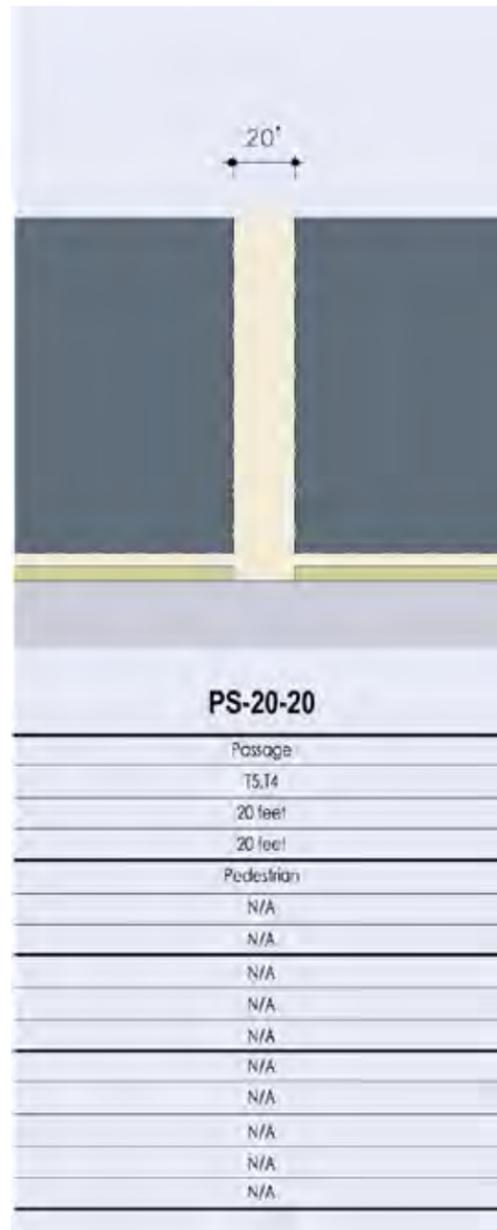
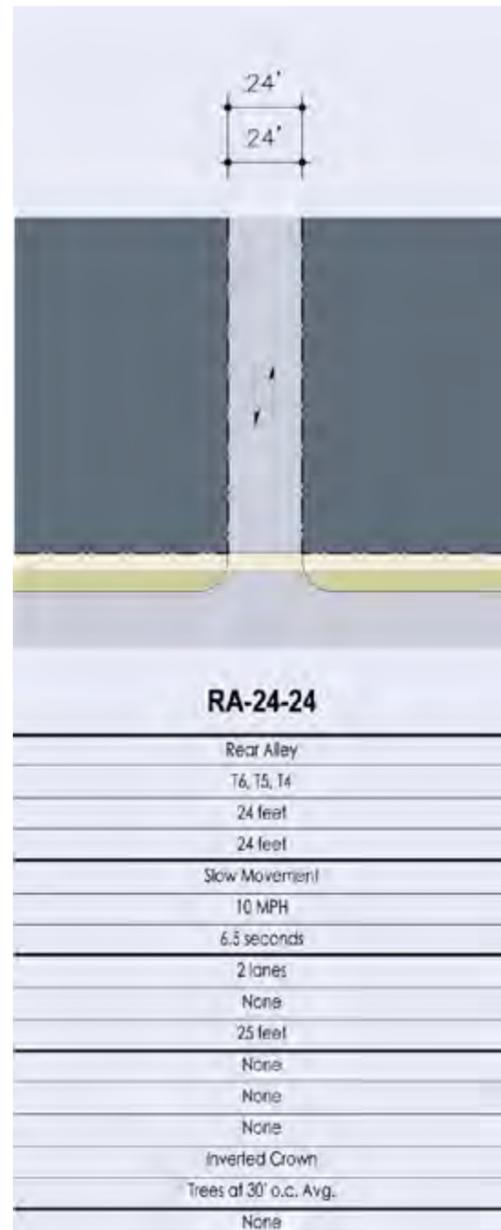
RL-30-12

Thoroughfare Type	Rear Lane
Transect Zone Assignment	T3
Right-of-Way Width	30 feet
Pavement Width	12 feet
Movement	Yield Movement
Design Speed	10 MPH
Pedestrian Crossing Time	3.5 seconds
Traffic Lanes	2 lanes
Parking Lanes	None
Curb Radius	25 feet
Public Frontage Type	None
Walkway Type	6 feet Sidewalk
Planter Type	None
Curb Type	None
Landscape Type	Inverted Crown
Transportation Provision	Trees at 30' o.c. Avg.
Transportation Provision	None



THOROUGHFARE TYPES

Boulevard:	BV
Avenue:	AV
Commercial Street:	CS
Street:	ST
Road:	RD
Rear Alley:	RA
Rear Lane:	RL
Bicycle Trail:	BT
Bicycle Lane:	BL
Bicycle Route:	BR
Path:	PT
Transit Route:	TR



Compliance with Civic Function Allocation as set forth in Section 3.7.2

Neighborhood 1: 8% of developable land

Neighborhood 2: 9% of developable land

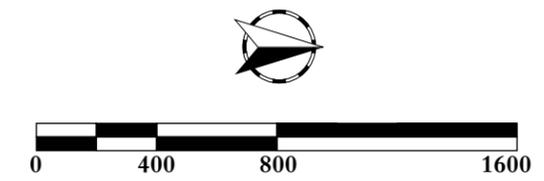
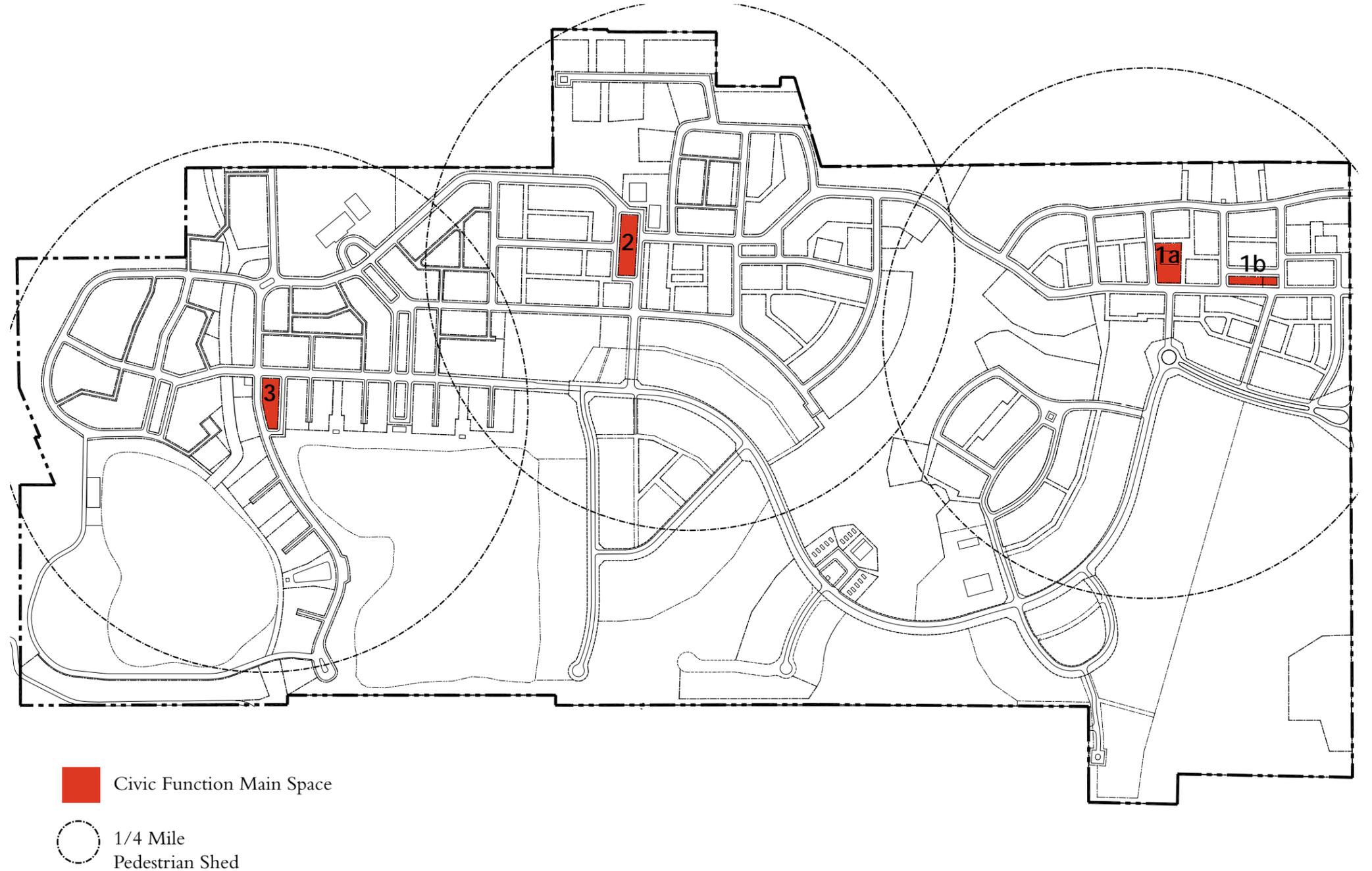
Neighborhood 3: 20% of developable land



Compliance with Civic Function Allocation as set forth in Section 3.7.2c and Table 13

Request for Warrant on Plaza sizes less than 1 acre:

- 1a. Plaza: 0.88 acres
- 1b. Plaza: 0.65 acres
- 2. Plaza: 0.98 acres
- 3. Plaza: 0.82 acres



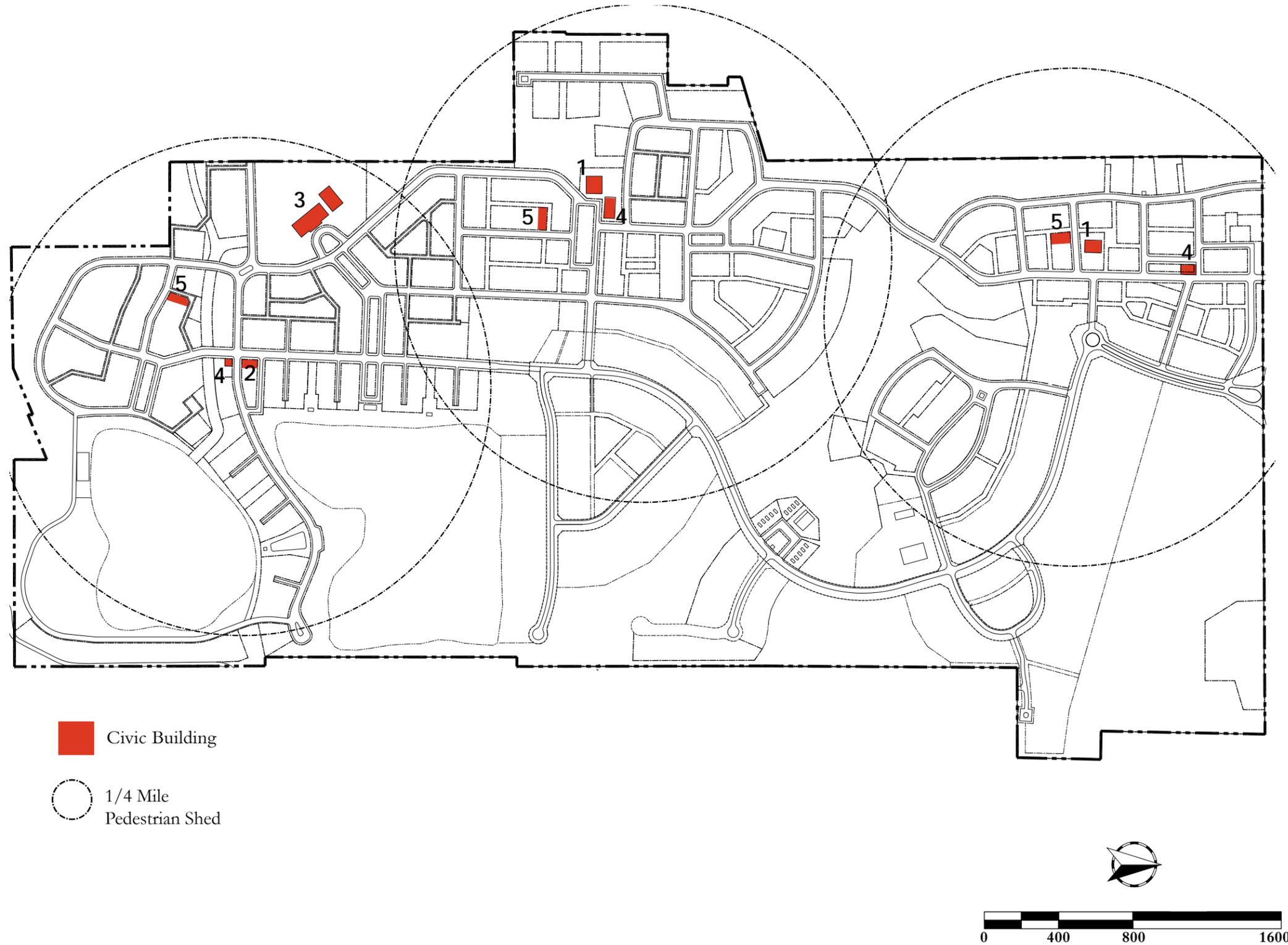
Compliance with Civic Function Allocation as set forth in Section 3.7.2d

9 Playgrounds



Compliance with Civic Function Allocation as set forth in Section 3.7.2c, Section 3.7.3b, and Section 3.7.3c

- 1. Meeting Hall
- 2. Third Place
- 3. Elementary School
- 4. Other Civic Building Reserve
- 5. Childcare Building Reservation Lot

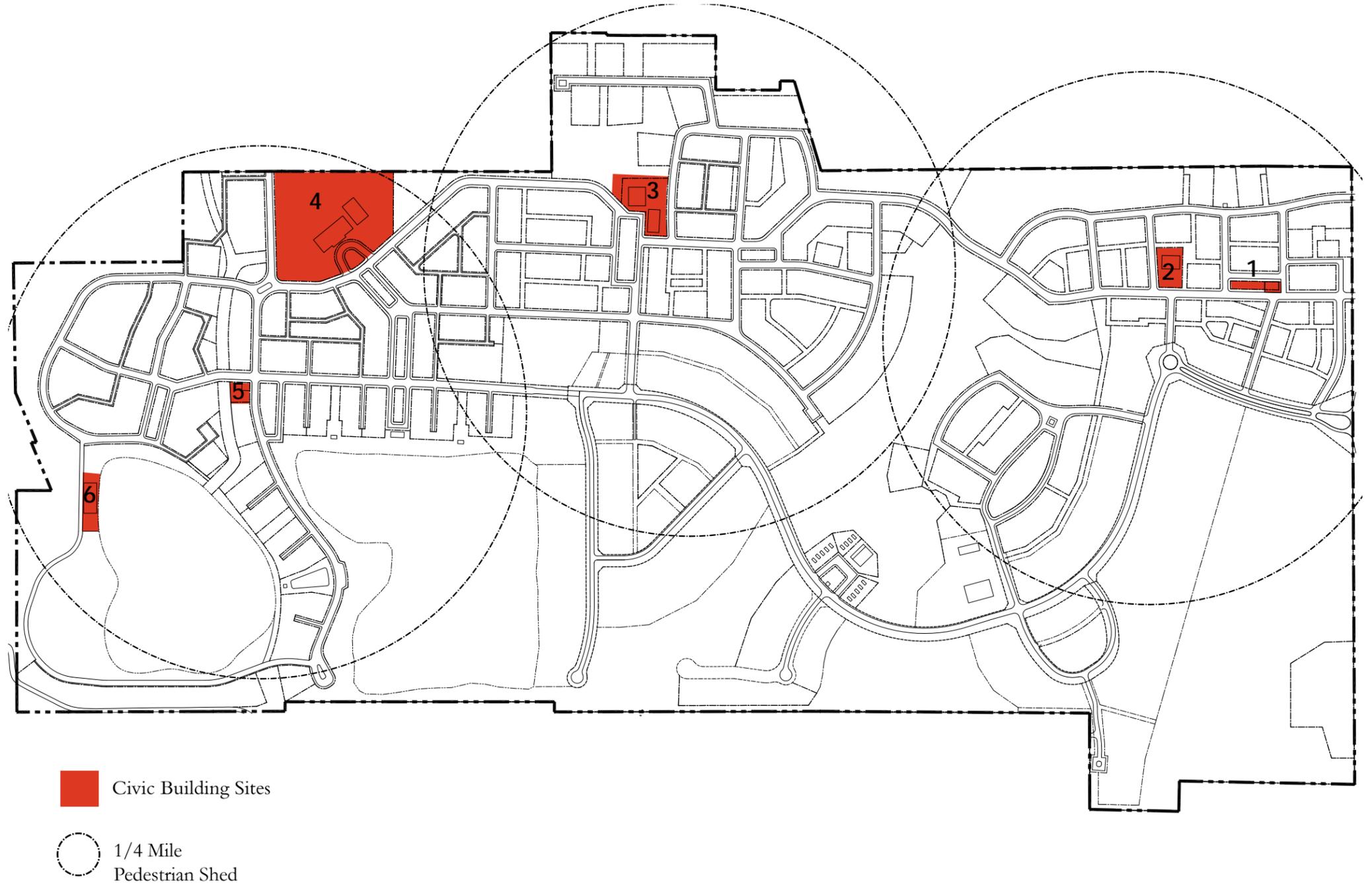


Compliance with Civic Function Allocation as set forth in Section 3.7.3d

1. 0.65 acres / 76.8 acres = 0.85%
2. 0.88 acres / 76.8 acres = 1.2%
= 2.05% of Ped Shed 1

3. 1.51 acres / 68 acres = 2.22% of Ped Shed 2

4. 7.29 acres / 95.3 acres = 7.66%
5. 0.37 acres / 95.3 acres = 0.39%
6. 0.82 acres / 95.3 acres = 0.86%
= 8.91% of Ped Shed 3



Compliance with Special Requirements set forth in Section 3.10.1b, 3.10.1c, and 3.10.1i

