

Chapter 33 - Planning Community Regulations

ARTICLE XII. SAN CARLOS ISLAND ~~COMMUNITY PLAN AREA REDEVELOPMENT OVERLAY DISTRICT~~
DIVISION 1. - IN GENERAL

Sec. 33-1742. Deviations.

Deviations from sections 10-256, 10-261 and 10-296 of the Land Development Code, regarding pedestrian facilities and bikeways, refuse and solid waste disposal facilities, and road improvements are required to meet the approval criteria for granting a variance in accordance with section 34-145(b) to be approved.

Secs. 33-1743 – 33-1744. Reserved.

DIVISION 2. – USE AND DEVELOPMENT STANDARDS

Sec. 33-1745. – Mixed Use Overlay.

Properties located within the Mixed Use Overlay, as delineated on Map 1, Page 6 of the Lee Plan and described in Objective 11.2, may apply the alternative property development regulations under the "MUO" category in Table 34-845, parking reductions in Table 34-2020(c), and open space and landscape requirements in Section 10-425.

Sec. 33-1746. – Essential commercial uses.

The following essential commercial uses may be permitted in addition to the uses allowed in underlying commercial conventional zoning districts, and by administrative approval, in accordance with section 34-174(j), in underlying commercial and mixed use planned developments when in compliance with all other applicable regulations.

- (1) Food stores (34-622(c)(16)), Group I
- (2) Boat parts store
- (3) Convenience food and beverage store, no fuel pumps
- (4) Drugstore, pharmacy
- (5) Health Care Facilities (34-622(c)(20)): Group III
- (6) Personal services (34-622(c)(33)): Group I
- (7) Pet services

Sec. 33-1747. – Lighting standards. (Policy 32.2.2)

The following standards apply to outdoor lighting on San Carlos Island in addition to the sea turtle lighting standards found in Article II of Chapter 14 of this Code and the outdoor lighting standards found in Chapter 34-625 of this Code.

- (1) Development must utilize fully shielded, full cut off luminaries; down style canisters with interior baffles on the balconies; pole lights less than 15 feet in height; bollard type fixtures with louvers; and other techniques acceptable to the Division of Environmental Sciences.

- (2) Up-lighting is prohibited. Mercury vapor or metal halide lamps are also prohibited.
- (3) Glass windows and doors must be treated to achieve an industry-approved, inside-to-outside light transmittance value of 45 percent or less.

DIVISION 3. - WATER-DEPENDENT OVERLAY

Sec. 34-1748. – Applicability.

The provisions of this section apply to properties in the San Carlos Community Plan area located within the Water-Dependent Overlay as delineated on Map 12 of the Lee Plan.

Sec. 34-1749. Permitted Uses.

- (a) Property within the Water-Dependent Overlay must be developed with a water-dependent use such as, but not limited to, commercial fishing, port and docking facilities, and commercial or industrial marinas.
- (b) Property within both the Industrial Development future land use category and the Water-Dependent Overlay may be developed with commercial uses which are ancillary to the water-dependent industrial use. The cumulative area of the ancillary commercial development is limited as follows (Policy 32.1.3):
 - (1) Properties located at the foot of the Matanzas Pass Bridge: 25 percent.
 - (2) Properties located in all other areas: 15 percent.

Chapter 34 – Zoning.
 ARTICLE VII. – SUPPLRMENTARY DISTRICT REGULATIONS
 DIVISION 30. - PROPERTY DEVELOPMENT REGULATIONS
 Subdivision II. - Height

Sec. 34-2175. - Height limitations for special areas and Lee Plan land use categories.

The following areas have special maximum height limitations applicable to all conventional and planned development districts:

- (a) *Special areas.*
 - (1) *through (2) remain unchanged.*
 - (3) *San Carlos Island.* The height of a structure may not exceed 35 feet above grade, except as provided for in section 34-2174 and section 34-2175(b)(6). ~~If seaward of the coastal construction control line, elevations may exceed the 35-foot limitation by three feet for nonconforming lots of record.~~
 - (4) *through (7) remain unchanged.*
- (b) *Lee Plan land use categories.*
 - (1) *through (5) remain unchanged.*
 - (6) Marina Village future land use category. The maximum permitted building height is 180 feet. A maximum building height of 230 feet is permitted for buildings that utilize multiple stories of enclosed parking under a residential or hotel use.

