

**PERDIDO KEY
NEIGHBORHOOD PLAN**



Prepared by

**Escambia County
Division of Planning and Zoning**

Adopted September 4, 1997

EXECUTIVE SUMMARY
Perdido Key Neighborhood Plan

The Perdido Key Neighborhood Plan includes the following recommendations:

- Comprehensive Plan: designate entire Key Mixed Use 4 (MU-4): increasing from 640 to 1,494 acres;
- Comprehensive Plan: increase the overall maximum average density for the entire Key to 6 units per acre; it is now 4 units per acre in the MU-4 area;
- Growth: the maximum potential dwelling units, based on zoning densities, is 8,895; there are now 2,861 units on the Key, which means 6,034 additional units can be constructed;
- Zoning: existing zoning to remain with the following height limitations:

R-1PK 4 units per acre and 35 feet in height

R-2PK 8 units per acre; maximum height of 4 stories, or 2 stories less than adjacent structure existing on June 1, 1997

R-3PK 14 units per acre; maximum height of 8 stories or 2 stories less than adjacent structure existing on June 1, 1997; in the case of redevelopment, a new structure can be no more than 2 stories higher than the existing structure, not to exceed 8 stories

C-1 14 units per acre (hotels not to exceed 21 units per acre); maximum height of 10 stories

CCPK NEW CATEGORY - Commercial Core Perdido Key
14 units per acre (hotels not to exceed 25 units per acre); height as follows:
2.5 - 4 stories: 25% lot coverage
5 - 7 stories: 23% lot coverage
8 - 9 stories: 21% lot coverage
over 9 stories: 19% lot coverage

- Streetscape: upgrade streetscape character of Perdido Key Drive including a pedestrian/bike path
- Road Widening: both Perdido Key Drive and the bridge need to be widened to 4 lanes

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I. INTRODUCTION

Development of a Perdido Key Neighborhood Plan was prompted by two things. First, the Escambia County planning staff was concerned about the fact that the 1993 Comprehensive Plan and the Perdido Key zoning were not in agreement about the maximum dwelling unit density allowed for this area. Second, area residents have voiced concern over the existing zoning regulations with regard to building height. For both reasons, it was decided that the County and the neighborhood needed to decide on a vision for the future of Perdido Key.

The Neighborhood Plan process involved two public meetings, 12 Neighborhood Plan Advisory Committee meetings and numerous public hearings, as well as data collection and analysis by County staff.

This Neighborhood Plan document presents the results of this process, including:

- summaries of information gathered throughout the process;
- Goals, Objectives and Policies developed with the Advisory Committee; and
- recommended changes to the Comprehensive Plan and the Land Development Code (zoning code).

II. GOAL, OBJECTIVES AND POLICIES

The goals, objectives, and policies of the Perdido Key Neighborhood Plan were developed by the Advisory Committee, in conjunction with County staff, and were based on public input. Public input for this section began with a survey conducted at the first public meeting. This was followed up with Advisory Committee input, and pulled together by Staff.

The intent of the goals, objectives and policies is to provide a framework for future development action on the Key. While immediate needs have been identified regarding density and height restrictions, it is important not to overlook the continuing needs of the neighborhood in areas such as neighborhood character, site design standards and hurricane evacuation. The goals, objectives, and policies which follow identify means for addressing these issues over time.

Goal: To encourage responsible, quality growth on Perdido Key with a balanced mix of residential and commercial development while maintaining its character as a family-oriented beach community and preserving its natural amenities.

Land Use

Objective: By late-1997, adopt revised zoning provisions for Perdido Key to be included in the Escambia County Land Development Code.

Policy: The zoning will include height limitations reflective of existing development.

Policy: The zoning will include density distribution reflective of existing land use. As much as possible, the allowable densities will reflect the densities adopted in the 1996 Land Development Code. Allowable densities will be decreased in areas where the existing land use is considerably lower than the allowable density.

Policy: The zoning will allow for clustering of development and allow for mixed land use.

Policy: The zoning will include stricter site design standards that provide for quality development. These standards may include revisions to landscape requirements, building footprints, and access management.

Hurricane Evacuation

Objective: By late 1997, provide a mechanism for the safe evacuation of all Perdido Key residents in the event of a hurricane.

Policy: Escambia County will continue to enforce its traffic concurrency requirements and ensure that new development will be permitted only if it can safely be accommodated on the roadway system during hurricane evacuation.

Policy: The Perdido Key Advisory Committee will work with the Escambia County Emergency Management Division to identify appropriate shelter locations for Perdido Key evacuees. The Committee will then work to encourage use of shelters in the event of a hurricane to limit additional burden on the roadway system.

Transportation

Objective: By 1999, achieve State updating of the 1988 Preliminary Design and Environmental Study (PD and E) of Perdido Key Drive (and bridge) to include four lanes in the context of a pedestrian and bicycle friendly community. Through proper roadway design that is compatible and harmonious with existing vehicular activity, the roadway design should calm existing traffic so that pedestrians and bicycles may coexist with automobiles. Further, traffic calming has the added benefit of increasing exposure to commercial establishments and has been found to actually increase roadway level of service (LOS).

Policy: As much as possible, limit the location of roadway improvements to within the existing right of way.

Policy: Roadways should have medians, wider travel lanes, and bicycle/pedestrian paths with a landscaped buffer.

Policy: Create nodes along Perdido Key Drive linking transit use (shuttle/trolley, bike path, sidewalk), to commercial activities (retail/dining), tourist activities (hotels/motels, short-term condos), residential activities (single-family/multi-family long-term), and recreational activities (beach, marina, nature preserve). Nodes should have, at least the very least, a small covered shelter and an informational kiosk, in addition to a transit stop. All nodes should link north/south crosswalks to boardwalk-style pathways to the beach. These pathways will run along 10-foot access easements bisected by existing property lines.

Policy: Through the Metropolitan Planning Organization, press the State Department of Transportation to schedule prompt funding of the widening of Perdido Key Drive, based upon the PD and E study. If local funds are needed to supplement State funds, investigate impact fees or a transportation district (MSBU) for the Key only.

Objective: By the year 2002, provide a safe, lighted pedestrian and bicycle corridor along Perdido Key Drive to encourage non-motorized transportation and to provide increased recreational opportunities to Perdido Key residents.

Policy: Lighting along the pedestrian and bicycle corridor will be required to be designed so as to:

- a) minimally impact turtle nesting activity, and
- b) enhance the overall character of the neighborhood.

Signage

Objective: By December 1997, in consultation with the Advisory Committee, present to the Planning Board and the Board of County Commissioners an evaluation of the adopted County sign provisions as they relate to Perdido Key. The presentation will include a formal request to amend the County Land Development Code to include the recommended changes.

Policy: At minimum, the evaluation will ensure that the County sign provisions include the following requirements:

- Signs on Perdido Key should be made of appropriate materials for the beach environment.
- The Perdido Key Neighborhood Plan Advisory Committee will assist the county in developing design standards for signage, including off-premise signs.
- No billboards will be allowed on Perdido Key. An off-premise directional sign amendment will be "fast tracked" for mid-1997 adoption.
- Signs on Perdido Key should be of a size that would allow for clear business identification, but not so large as to negatively impact the visual quality of the neighborhood.

Community Center

Objective: By 2005, construct or lease a community center to meet the needs of Perdido Key residents.

Policy: The community center should be constructed using a combination of public and private funds.

Policy: The community center should be self-supporting and available to all Perdido Key residents.

Policy: The community center shall be centrally located and may include accommodations such as a kitchen, meeting room with dividers, voting precinct capabilities and passive recreational facilities.

Public Waterfront Access Areas

Objective: By 2002, improve the four County-owned public areas to include recreational amenities.

Policy: Improvements to, and maintenance of, County-owned properties shall be the responsibility of the County.

Policy: Improvements such as picnic tables or benches, boat ramps for Intracoastal Waterway access, and improved parking shall be planned in consultation with residents of the Key.

Gateway Concept

Objective: By 1998, develop a gateway concept that reflects the character of the Perdido Key community.

Policy: A unique logo will be designed and used to identify the Key as a distinct community.

Policy: The gateway concept will be used to clearly identify the north and west entrances onto Perdido Key.

III. LAND USE AND URBAN DESIGN PLAN

As mentioned previously, the density of dwelling units allowed on Perdido Key is regulated by two separate sources: the 1993 Escambia County Comprehensive Plan and the Escambia County Land Development Code (LDC.) Because of the inconsistency of these two documents, Staff has worked with the Perdido Key Advisory Committee to identify the most appropriate way to reconcile this error.

A. Rezoning Recommendations

This plan recommends rezoning some areas of the Key. Most notably, the area along Perdido Key Drive east of the Federal conservation land will be changed to Commercial Core Perdido Key (CCPK.) This is a new zoning designation that allows for up to 14 residential dwelling units per acre, 25 hotel/motel units per acre, and heights that are limited only by the footprint of the building. This designation will allow part of Perdido Key to develop as a destination resort area while limiting the impact of such development on the areas of the Key more residential in nature.

Additionally, 29 acres should be changed from R-3 to R-1 based on a request by the Architectural Control Committee of the McShep Subdivision. This subdivision is located on the western Gulf side of the Key. Rezoning was requested to better reflect the type development prescribed in the covenants of this subdivision.

Finally, one parcel on the north edge of the new CCPK district will be rezoned from R-3 PK to C-1 PK on the southern portion of the property. This will allow that large parcel to serve as a transition from CCPK to residential.

B. Density

This Neighborhood Plan recommends that the density requirements for existing zoning categories remain largely the same, with the only change being a maximum of 21 hotel/motel units in C-1 (down from 25 units.) As discussed above, a new category, CCPK, is proposed that would allow for a clustering of high intensity development in one area of the Key.

C. Height Restrictions

The majority of development on the Key has occurred at heights of 4 stories or less. However, there are higher buildings scattered throughout the area. This has resulted in incompatible land uses. To mitigate this problem, and to encourage compatible future development, this plan proposes the following height limits:

R-1 PK	35 feet from first habitable floor.
R-2 PK	4 stories, or 2 stories less than an adjacent structure, if the adjacent structure is greater than 4 stories and existed on June 1, 1997.
R-3 PK	8 stories, or 2 stories less than an adjacent structure, if the adjacent structure is greater than 8 stories and existed on June 1, 1997. In the event of redevelopment of currently developed property, new structures can be no more than 2 stories higher than the previously existing structure, not to exceed 8 stories.
C-1 PK	10 stories.
CCPK	Based on percent of lot coverage:
	2.5 - 4 stories 25% lot coverage
	5 - 7 stories 23% lot coverage
	8 - 9 stories 21% lot coverage
	over 9 stories 19% lot coverage

Adjacent structure is defined as "a structure on the lot abutting the property in question."

D. Summary

Table 1 shows the density and population potential with the proposed changes (assuming all vacant acreage develops to the maximum residential density.)

Table 1
Proposed Density and Population Changes

	Acres	Potential Residential Dwelling Units	Average Density	Population (1.92 persons per household)
Existing	1,494	8,895	6 du/acre	17,793
Proposed	1,494	7,305	4.9 du/acre	14,391

IV. PROCESS

The need for creating a Neighborhood Plan for Perdido Key is threefold:

The primary factor creating the need for a Neighborhood Plan is the inconsistency between the two regulatory documents that pertain to density of dwelling units on the Key: the 1993 Escambia County Comprehensive Plan and the Escambia County Land Development Code. These two documents are intended to be consistent with one another, with the Land Development Code being the tool to implement the Comprehensive Plan. A comparison of these two documents clearly showed an inconsistency with regard to dwelling unit densities.

In the spring of 1996, Staff completed a dwelling unit analysis for the Key which identified a problem in the 1993 Comprehensive Plan Foundation Document baseline dwelling unit numbers for the Future Land Use Area on the Key known as MU-4. This discovery led to a Comprehensive Plan "emergency amendment" which allowed for the continuation of low density development until a plan was put into place that would allow for more intense development to resume. This emergency amendment was approved by the Department of Community Affairs in November 1996. It contains strict development guidelines that can only be changed by a Comprehensive Plan amendment that is based on a Neighborhood Plan.

Finally, due to the increase in higher density development over the past two years, some area residents have voiced concern about infrastructure capabilities and building height.

In response to the above needs, Staff developed a Perdido Key Advisory Committee that is made up of 14 individuals representing various interests on the Key (see Appendix). These interest areas were developed with great care to assure that all differing interests on the Key were fairly represented. These individuals represent interests ranging from the residential homeowner to the developer/investor and also includes individuals that sit on the Committee strictly for their professional expertise. These individuals were chosen on a first come first serve basis at the first Public Meeting held in May 1996. Some of the original representatives no longer participate. However, all areas of interest are currently represented.

The Committee has met 12 times and has served as a representation of community input as well as an excellent communication source for the general public.

During the initial Committee meetings, Staff explained the issues at hand to assure a level of understanding among all Committee members. This included an explanation and presentation of the need for a Neighborhood Plan for the Key to assure long-term cohesive character of the Key. With this basis of understanding, the Committee was able to develop a goal for the Key, with objectives and policies that carry out the goal.

V. BACKGROUND INFORMATION

A. Existing Land Use and Development Trends

Existing Development Trends

In looking at the existing development on the Key, some distinct patterns have emerged. Several areas consist primarily of single family houses - the waterfront lots on Old River Road, the interior portion of the Key, the northeast section of the Key, and the subdivision that is located between the two State conservation areas. The area near the “curve” on Perdido Key Drive has developed at higher densities and heights. The lots on both sides of Perdido Key Drive, bordered by the “curve” on the east and the conservation land on the west, are a mix of commercial, multi-family residential and some single-family detached houses (see Appendix.) The dominant residential development in this area is low-rise (up to four stories.)

The far west portion of the Key was the most difficult to plan because it has a large number of single-family and low-rise multi-family structures, but it also has some of the largest (and tallest) multi-family developments.

Most of the development on the Key occurred prior to 1990. Between 1990 and 1994 the majority of development was single-family dwellings. Since 1995, there has been an increase in the number of multi-family developments on the Key, typically being developed at the maximum density allowed. This is due primarily to market factors that make multi-family development profitable at this time.

Existing Density

Perdido Key is divided into four separate Future Land Use (FLU) Categories in the Comprehensive Plan. Table 2 shows the existing dwelling units, total acreage and existing density of the Key by FLU category.

Table 2
Existing Residential Density

Future Land Use Category	Developed Residential Acres	Existing Dwelling Units	Average Density of Developed Land
Commercial	38	412	11 du/acre
Residential	355	354	1 du/acre
Mixed Use - 4	223	2095	10 du/acre
Conservation	0	N/A	N/A

Existing Density Potential of Current Zoning

Table 3 indicates the existing dwelling unit potential for the vacant acreage on the Key. This was determined by multiplying the vacant acreage by the maximum density allowed by current zoning. This information was added to the existing density to determine the maximum total density for the area. This analysis assumes that there is no redevelopment of developed parcels.

Table 3
Zoning Dwelling Unit Potential for Vacant Acreage

Zoning Category	Vacant Acres	Maximum Density Allowed	Potential Dwelling Units
R-1 PK	17	4 du/acre	68
R-2 PK	401	8 du/acre (10.7@4.4du/acre)*	3,169
R-3 PK	126	14 du/acre (10.6@2.6du/acre)* (10@4.5du/acre)*	1,548
C-1 PK	99	14 du/acre	1,386
Total	643		6,171

* Vacant lots in partially developed subdivisions.

Adding the potential dwelling units from the above table to the total existing dwelling units results in a total of **9,032 dwelling units** on the Key. The resulting area wide density would be **6 dwelling units per acre**.

A second way of looking at the residential density is to determine the overall density for the entire Key. The total acreage for the Key is approximately 3,000 acres (this includes the Federal and State park lands.) A total of 9,032 dwelling units would result in an overall density on the total Key of 3 dwelling units per acre.

B. Potential Density with Recommended Zoning Changes

The density potential for Perdido Key with the proposed zoning changes is shown in Table 4. It is assumed here that all vacant acreage will develop at the maximum allowable residential density. The average area-wide density resulting from the above changes is **6 dwelling units per acre**.

Table 4
Density Potential with Recommended Zoning Changes

Zoning Category	Original Vacant Acres	Change in Vacant Acres	New Vacant Acres	Average Density	Potential Dwelling Units
R-1PK	17	+18 (McShep)	35	4	140
R-2PK	390.3	-7 (to C-1)	383.3	8	3,066 + 47 = 3,113
	10.7 acres at		10.7 acres at		
R-3PK	105.4	-18 (McShep) -15 (to CCPK) -11 (to C-1)	61.4	14	860 + 28 + 45 = 933
	10.6 acres at 2.6 du/acre; 10 acres at 4.5 du/acre		10.6 acres at 2.6 due/acre; 10 acres at 4.5 du/acre		
C-1PK	99	-75 (to CCPK) +7 (from R-2) +11 (from R-3)	42	14	588*
CCPK	none	+75 (from C-1) +15 (from R-3)	90	14	1,260*
Total potential new dwelling units					6,034
Total "existing" dwelling units (at the time the existing land use map was done)					2,861
Total dwelling unit potential					8,895

*Dwelling unit potential will not be reached due to likely commercial development.

C. Infrastructure Analysis

Potable Water

Potable water is provided to the Key by the Escambia County Utilities Authority (ECUA.) Components of the system include an elevated storage tank on Perdido Key, a ground storage tank at Innerarity Point, distribution lines, and several wells. ECUA has a number of capital improvements underway or planned in their five-year Capital Improvement Program. These include a distribution system connection from their existing lines on Blue Angel Parkway and Old Gulf Beach Highway. This connection will, in effect, loop their distribution system to provide more consistent delivery to the general

southwest County area. ECUA has plans for another storage tank as well as a major rehabilitation to the Perdido Key pump station planned in the Fiscal Year 1997 budget.

While the capacity exists to serve existing and future development on the Key, residents have noted problems with water pressure. ECUA has explained these problems as the result of an unusual combination of circumstances involving repair and maintenance. Full operational status was restored by late 1996.

Sanitary Sewer

Sanitary sewer service is provided to Perdido Key by the ECUA. Wastewater is pumped from the Key to the Bayou Marcus treatment plant located off of Blue Angel Parkway north of Lillian Highway. ECUA is in the process of expanding this treatment plant from its current capacity of 2.0 MGD (million gallons per day) to 8.2 MGD. Completion of Phase I construction, which will increase capacity to 4.0 MGD, is expected to be completed by August, 1997. Final completion of the plant expansion to the full 8.2 MGD is expected by February, 1998. The plant discharge, which currently is a surface water discharge to Bayou Marcus Creek, will be changed to a wetlands application system concurrent with the plant expansion.

Transportation

The roadways on Perdido Key currently operate within their adopted levels of service; however, residents have expressed growing concerns with seasonal traffic, roadway safety, and hurricane evacuation. As part of this Plan, County Staff, with assistance from the West Florida Regional Planning Council, has prepared a traffic analysis for Perdido Key Drive. This analysis looks at the existing traffic demand, the capacity of the existing roadway, and the impact of future development. (see Appendix)

This analysis reveals that the peak hour capacity on the existing roadway is near its capacity. In fact, development of an additional 906 dwelling units on the Key will reach the road's capacity. This is critical in light of the fact that development activity on the Key has dramatically increased in the last two years. In 1995, 250 units were approved for development. This reflects a 96% increase over the previous year. An additional 266 units were approved in 1996. If development continues at this current pace, capacity on the current road system will be reached within three to four years. (see Appendix)

Based on the current development trends, it is apparent that a larger capacity roadway is inevitable. Based on this assumption, Staff looked at the peak hour capacity of a four-lane divided highway on the Key. The increased traffic capacity afforded by this type of roadway would allow for the development of an additional 4,660 dwelling units. The maximum density proposed by this Neighborhood Plan would exceed this capacity. However, experience has shown that not all properties will be developed to their maximum allowable density. Of course, this is a preliminary analysis and would require more detailed study; therefore, the Neighborhood Plan includes policies to work with the State Department of Transportation to further this process.

Summary

Looking at infrastructure in terms of planning for the future of Perdido Key indicates transportation, rather than potable water or sanitary sewer, will be the limiting factor for growth.

D. Environmental Considerations

Natural Resource Protection

Perdido Key is an important and fragile natural resource for Escambia County which is subject to County, State, and Federal regulations regarding natural resource protection. Additionally, over 1,000 acres of the Key are protected from development as State and Federal conservation areas. Because of the existing protection mechanisms currently in place, a need to further reduce densities based on natural resource protection was not indicated.

Development, Redevelopment, and Post-Disaster Redevelopment in Flood Prone Areas

Located on a barrier island, the study area is prone to periodic coastal flooding and is vulnerable to coastal storms. The Escambia County Land Development Code includes specific requirements for development and redevelopment in flood prone and coastal areas. These regulations are designed to promote the public health, safety and general welfare and to minimize public and private losses due to flooding and coastal storms. Any development or redevelopment in the study area would be subject to these requirements.

Although subject to the potential impact from coastal storms, the coastal area of Escambia County, including Perdido Key, will always be a prime location for certain kinds of development. The area is an important economic resource for the County as well as a prized location for individual home ownership. Should the entire study area be redeveloped for any reason, it is likely that the resulting redevelopment would include a similar mix of permanent residential, seasonal residential, commercial, and recreational uses that exists now.

E. Hurricane Evacuation and Shelter Capacity

Objective 11.A.7 of the Escambia County Comprehensive Plan establishes an average roadway clearance time for hurricane evacuation of 16 hours. This clearance time, taken from the 1986 Tri-State Hurricane Evacuation Study, was actually the average clearance time for hurricane evacuation in 1986. As such, it was an inappropriate objective for future evacuation times. This problem has been noted in the draft Escambia County Comprehensive Plan Evaluation and Appraisal Report (EAR.)

A second problem with the adopted clearance time is that it does not define "clearance times." For example, the clearance time for evacuating the at-risk population to established shelters would be less than the clearance time for evacuating the at-risk population of the region.

The U.S. Army Corps of Engineers and the consulting firm Post, Buckley, Schuh and Jernigan are currently preparing an update to the 1986 study. This updated study uses the year 2000 as its base

year. Information used for determining the population to be evacuated was based on Traffic Analysis Zones (TAZ.) The West Florida Regional Planning Council maintains a database of dwelling units and population in the TAZ's which is updated based on County building permit data. Projections for dwelling units and population are made for TAZ based on development trends and existing zoning.

Preliminary average evacuation times from the hurricane evacuation study update are presented in the Table 5. These times are reflective of the current zoning; the dwelling unit changes recommended by this Neighborhood Plan are minimal. Therefore, the Neighborhood Plan, and this amendment, would not further impact hurricane evacuation clearance times.

Table 5
Evacuation Times (Hours)

	In-County	Out-of-Region (northbound)	Out-of-Region (eastbound)
Category 2-3 Hurricane; Medium Response; High Seasonal Occupancy	11¼	20	12

APPENDIX

PERDIDO KEY ADVISORY COMMITTEE

<u>Background/Affiliation</u>	<u>Name</u>
Perdido Key Association	Jim Fournier
Perdido Bay Community Association	Gail Fournier
Friends of Perdido Key	Jane Sarajian
Business Owner	M. J. Schwartz
Vacant-Land Owner	Joe Gilchrist
Environmentalist	Eric Ericson
Architect	Ted Connelly
Realtor	Brenda Beumer
Attorney	Jerry M. Gilbreath
Tourist Specialist	Robbie Lapp
Homeowner	Bill Compton
Planner	Jon Dunn
Homebuilders Association/Developer	Curtis Gwin
County Representatives	Shellie Johnson and Beckie Faulkenberry

**SUMMARY OF MULTI-FAMILY AND SINGLE-FAMILY
BUILDING HEIGHTS FOR PERDIDO KEY**

Height/Stories	Number of Multi-Family Buildings	% Total
One-Story Single Family	155	70%
2 - 4	50	23%
5 - 7	4	2%
8 - 9	8	3%
10 - 11	3	1%
12 +	2 (12 story and 16 story)	1%
Total	222	100%

Perdido Key Transportation Analysis

1995 Annualized Peak Hour Traffic Volume

871

Peak Hour Volume of Major Developments Permitted Since 1995

Grand Caribbean	134 DU's x .83	=	111
Perdido Skye	36 DU's x .37	=	13
Lost Key Plantation	62 SF DU's x 1.01	=	63
	52 Condo DU's x .83	=	43
	150 Lodge units x .48	=	72
	Golf Course 18 holes x 3.35	=	60
Beach Colony	221 DU's x .37	=	<u>+82</u>
Peak Hour Trips			444
DOT Peak Hour Distribution Factor			<u>x.568</u>
Total Peak Hour Trips			<u>+ 252</u>
Total Counted and Committed Peak Hour Trips		=	1,123

Peak Hour Capacity of Existing Perdido Key Drive	1,550	Peak Hour Capacity of 4 lane divided	3,320
Less Total County and Committed Peak Hour Trips	<u>-1,123</u>	Less Total County and Committed Peak Hour Trips	<u>-1,123</u>
Remaining Peak Hour Trip Capacity	427	Remaining Peak Hour Trip Capacity	2,197
Remaining Peak Hour Trip Capacity	427	Remaining Peak Hour Trip Capacity	2,197
Divided by (trip rate for low-rise residential condo X Directional Factor)	<u>÷(.83 x .568)</u>	Divided by (trip rate for low-rise residential condo X Directional Factor)	<u>÷(.83 x .568)</u>
Remaining Dwelling Unit Capacity	906	Remaining Dwelling Unit Capacity	4,660
Remaining Dwelling Unit Capacity	906	Remaining Dwelling Unit Capacity	4,660
Divided by vacant acres	<u>÷642</u>	Divided by vacant acres	<u>÷642</u>
Dwelling Units per acre	1.4	Dwelling Units per acre	7.26

ITE Peak Hour Trip Generation Rates used in this analysis (PM Peak Hour for Weekday)

low-rise condominium	.66	high-rise condominium	.37
single-family	1.01	resort hotel	.48
golf course	3.36/hole		

Perdido Key Existing Residential Densities

- Higher densities are concentrated along and near the "curve" on the eastern and southern edges.
- Mixed densities are found along Johnson Beach Road and toward the western end of the key.
- Primarily single family densities are found in Lost Key Subdivision and along the northern and western edge of the canal near there and scattered throughout the key.

Perdido Key Proposed Generalized Zoning

R-1 PK	4 units per acre and 35 feet in height
R-2 PK	8 units per acre; maximum height of 4 stories, or 2 stories less than adjacent structure existing on June 1, 1997
R-3 PK	14 units per acre; maximum height of 8 stories, or 2 stories less than adjacent structure existing on June 1, 1997; in the case of redevelopment, a new structure can be no more than 2 stories higher than the existing structure, not to exceed 8 stories
C-1 PK	14 units per acre (hotels not to exceed 21 units per acre); maximum height of 10 stories (occurs in scattered pockets along Perdido Key Drive)
CC PK	NEW CATEGORY - Commercial Core Perdido Key (found only in the area surrounding the "curve" north and south of Perdido Key Drive) 14 units per acre (hotels not to exceed 25 units per acre); height as follows: 2.5 - 4 stories 25% lot coverage 5 - 7 stories 23% lot coverage 8 - 9 stories 21% lot coverage over 9 stories 19% lot coverage
E.E.L. & G.I.N.S	State and Federal Conservation Lands