

Agenda Packet

Community Redevelopment Agency

**Tuesday, December 6, 2011
(Following Council Meeting)**

Agenda Item No. 1
Approval of Minutes

City of Gulfport Florida
Community Redevelopment Agency Meeting Minutes
Tuesday, October 18, 2011

The Regular Meeting of the Community Redevelopment Agency was held on Tuesday, October 18, 2011 in the City Hall, City Council Chambers, located at 2401 - 53rd Street South, Gulfport, Florida.

Michael J. Yakes, Mayor, called the meeting to order immediately following the regularly scheduled City Council Meeting which convened at 7:00 p.m.

Roll Call:

Present were Councilmembers Samuel Henderson, Jennifer Salmon, and Barbara Banno; Vice Mayor David Hastings; Mayor Michael J. Yakes; City Manager James O'Reilly; City Attorney Andrew Salzman and City Clerk Lesley DeMuth.

Public Session:

Mayor Yakes opened the Public Session. Neither hearing nor seeing anyone who wished to speak, Mayor Yakes closed the Public Session.

1. Consider approval of the Community Redevelopment Agency Meeting minutes of September 20, 2011.

Motion by Councilmember Henderson, second by Councilmember Salmon to approve the minutes of September 20, 2011.

UNANIMOUS APPROVAL BY ACCLAMATION

2. Discuss and consider the dissolution of the Economic Development Advisory Committee.

City Clerk DeMuth read Agenda Item No. 2.

City Manager O'Reilly explained the item.

Mayor Yakes opened for public discussion. Neither hearing nor seeing anyone who wished to speak, Mayor Yakes closed the public discussion.

Motion by Councilmember Henderson, second by Councilmember Banno to approve Agenda Item No. 2; the dissolution of the Economic Development Advisory Committee.

ROLL CALL:	VICE MAYOR HASTINGS	YES
	COUNCILMEMBER HENDERSON	YES

COUNCILMEMBER SALMON	YES
COUNCILMEMBER BANNO	YES
MAYOR YAKES	YES

MOTION CARRIED.

3. Discuss and consider the dissolution of the Waterfront Redevelopment Advisory Board.

City Clerk DeMuth read Agenda Item No. 3.

City Manager O'Reilly explained the item.

Mayor Yakes opened for public discussion. Neither hearing nor seeing anyone who wished to speak, Mayor Yakes closed the public discussion.

Motion by Councilmember Henderson, second by Councilmember Banno to approve Agenda Item No. 3; the dissolution of the Waterfront Redevelopment Advisory Board.

ROLL CALL:	VICE MAYOR HASTINGS	YES
	COUNCILMEMBER HENDERSON	YES
	COUNCILMEMBER SALMON	YES
	COUNCILMEMBER BANNO	YES
	MAYOR YAKES	YES

MOTION CARRIED.

4. Consider the request of the Gulfport Merchants Association to place two pieces of art within the District.

City Clerk DeMuth read Agenda Item No. 4.

City Manager O'Reilly explained the item and stated that he recommends approval with the stipulation that the artists work with the city staff on the location for vision and site requirements and that city council have the opportunity to look at the art before its installation.

Owen Pach, representing the Merchant's Association, spoke on the art donation and advised that he would submit the drawings of the proposed artwork.

Councilmember Salmon noted that this item is coming before council because the artwork is to be placed on City Property to which City Manager O'Reilly agreed.

Mayor Yakes opened for public discussion.

Patricia Millward, 1518 Gray Street S., asked if this will cost the City anything to which City Manager O'Reilly advised that any money would come out of the TIFF funds and also that the artists would maintain the artwork.

Bob Newcomb, 921 Fremont Street S., personally endorsed this program.

Doug Hudson, 5525 Gulfport Boulevard S., said he is glad to see the money raised by the Merchant's Association being used to support a local artist/local non-profit.

Neither hearing nor seeing anyone else who wished to speak, Mayor Yakes closed the public discussion.

Motion by Councilmember Henderson, second by Councilmember Banno to approve Agenda Item No. 4.

ROLL CALL:	VICE MAYOR HASTINGS	YES
	COUNCILMEMBER HENDERSON	YES
	COUNCILMEMBER SALMON	YES
	COUNCILMEMBER BANNO	YES
	MAYOR YAKES	YES

MOTION CARRIED.

5. Any Other Business. None.

6. Adjournment.

Motion by Vice Mayor Hastings, second by Councilmember Henderson to adjourn.

Date Approved: _____

Michael J. Yakes, Mayor

Lesley DeMuth, City Clerk

Agenda Item No. 2
Resolution No. 2011-02



**CITY OF GULFPORT
COMMUNITY REDEVELOPMENT AGENCY**

AGENDA MEMORANDUM

FROM: Fred Metcalf, AICP, Community Development Department Director
Submitted by: Michael Taylor, AICP, Principal Planner

DATE: December 6, 2011

AGENDA ITEM: 2

RESOLUTION NO: 2011-02

SUBJECT: Application # CRA 11-01; Request for an Outdoor Sales and Display permit for an existing retail store.

Applicant: Donal Walsh

Subject Address: 2825 Beach Boulevard South

Property ID Number: 33/31/16/09612/025/0050

RECOMMENDATION:

City Staff recommends approval of an Outdoor Sales and Display permit for an existing retail store, subject to the following condition:

1. Outdoor Sales and Display at 2825 Beach Boulevard South will be permitted for a period of fifteen (15 years) and will expire on September 21, 2026.

BACKGROUND:

The subject structure was granted a change of use from a residence to a retail store in 1995 and has remained a commercial use since that time. The present applicant opened a retail store in the existing structure in May 2010. Currently, the applicant wishes to place and utilize two tables in front of the store for outdoor sales and display of goods during store hours.

ANALYSIS:

The subject site lies within the Community Redevelopment District (CRD), Mixed Use (MU) area within the Comprehensive Land Use Plan and Waterfront Area Redevelopment Plan. The zoning designation is Waterfront Redevelopment District (WRD), Mixed Use. Retail sales is a permitted use.

The applicant proposes to place two tables outside in the front yard areas; one table on each side of the front walkway leading to the structure. Each area is approximately 10'x 15', or 150 square feet. The total space will be approximately 300 square feet. The proposal is to have the outdoor sales and display five days a week during the times of 10 a.m to 5 p.m.

Surrounding uses include commercial and office uses to the north and residential uses to the west and south. No buffering has been provided between the subject building and the triplex to the south. However, the proposed outdoor sales and display will be limited to two tables placed in front of the store, as depicted on the attached sketch. Outdoor sales and display of retail goods is compatible with the surrounding uses and properties since the area dedicated for the outside sales and displays is limited in size.

The applicant must meet the following outdoor sales and display section of Chapter 22 of the City's Code of Ordinances:

Sec. 22-5.08. WRD (waterfront redevelopment district) zoning district.

(g) Outdoor sales or displays. There shall be no outdoor sales or displays, or outdoor commercial recreation/entertainment in the waterfront redevelopment district, unless a special permit for the same has been approved by the community redevelopment agency. A special permit may be approved by the community redevelopment agency after conducting a public hearing as provided herein. The special permit shall be granted only upon a finding that the proposed use is compatible with surrounding uses and does not create any adverse effect on any surrounding property. The permit may be approved with conditions found necessary by the community redevelopment agency. The permit issued hereunder shall be valid for any period deemed appropriate by the community redevelopment agency. Nothing contained herein shall be construed to create any right in any property owner for the issuance or renewal of any special permit provided hereby. No notice and public hearing shall be required for special events organized or sponsored by the City of Gulfport. No special permit shall be required for artists working in public, so long as no product or service is offered or displayed for sale.

FINANCIAL IMPACT:

Outdoor sales and display of retail goods provides a visible attraction to the central Beach Boulevard South Mixed Use district and has a positive impact on both the subject retail store and the Beach Boulevard shopping venue.

MOTION:

An appropriate motion would be for the Community Redevelopment Agency to move to approve/deny the permit request for outdoor sales and display for the property located at 2825 Beach Boulevard South, subject to the recommended condition.

CRA RESOLUTION 2011-02

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF GULFPORT, FLORIDA, APPROVING APPLICATION #CRA 11-01; A REQUEST FOR AN OUTDOOR SALES AND DISPLAY PERMIT FOR AN EXISTING RETAIL STORE AT 2825 BEACH BOULEVARD SOUTH, GULFPORT, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application has been received for an Outdoor Sales and Display Permit for an existing retail store at 2825 Beach Boulevard South; and

WHEREAS, the Community Redevelopment Agency conducted a Public Hearing, following notice to affected property owners in accordance with the City of Gulfport Code of Ordinances.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF GULFPORT, FLORIDA:

Section 1. The Community Redevelopment Agency hereby approves Application #CRA 11-01; a request for an Outdoor Sales and Display Permit for an existing retail store at 2825 Beach Boulevard South, Gulfport, Florida, for a period of fifteen years (15 years) expiring September 21, 2026.

Section 2. This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 6th day of December, 2011, by the Community Redevelopment Agency of the City of Gulfport, Florida.

Michael J. Yakes, Mayor

ATTEST:

Lesley DeMuth, City Clerk



Permit # CRA 11-01

**CITY of GULFPORT, FLORIDA
Community Development Department**

CRA Sales & Displays, Outdoor Entertainment Permit

Applicant Name: DONAL WALSH

Business Name: THE GATE HOUSE

Business Address: 2825 BEACH BLVD S.

Business Phone: (727) 657-1555 Occupational License # 03578

Permit Requested (check all that apply):

Outdoor Sales & Displays Outdoor Entertainment

Setup Area (check all that apply):

Private Property Public Property (requires an indemnification agreement & proof of insurance)

Additional Information:

Applicant must provide a diagram showing where the sales and displays, and/or entertainment areas will be setup. Applicant must also provide proof of proper insurance coverage, as outlined in attached resolution, if utilizing public property for setup.

Application Fee:

Include fee by cash, check or money order payable to the City of Gulfport for \$35.00

Permit valid for the following dates & times only:

10 a.m./p.m. to 5 a.m./p.m. ⁱ

Sunday Monday Tuesday Wednesday Thursday Friday

Saturday

CRA Meeting Date:

Date 12 / 6 / 11

Certification:

I have read and understand Chapter 22, Section 22-5.08(g) of the City of Gulfport Code of Ordinances and will comply with all requirements set forth therein. I understand that failure to meet the conditions outlined in Section 22-5.08(g) may result in immediate revocation of this permit.

Applicant Signature _____

Planning & Development Official Signature _____

Date Permit Approved by CRA _____

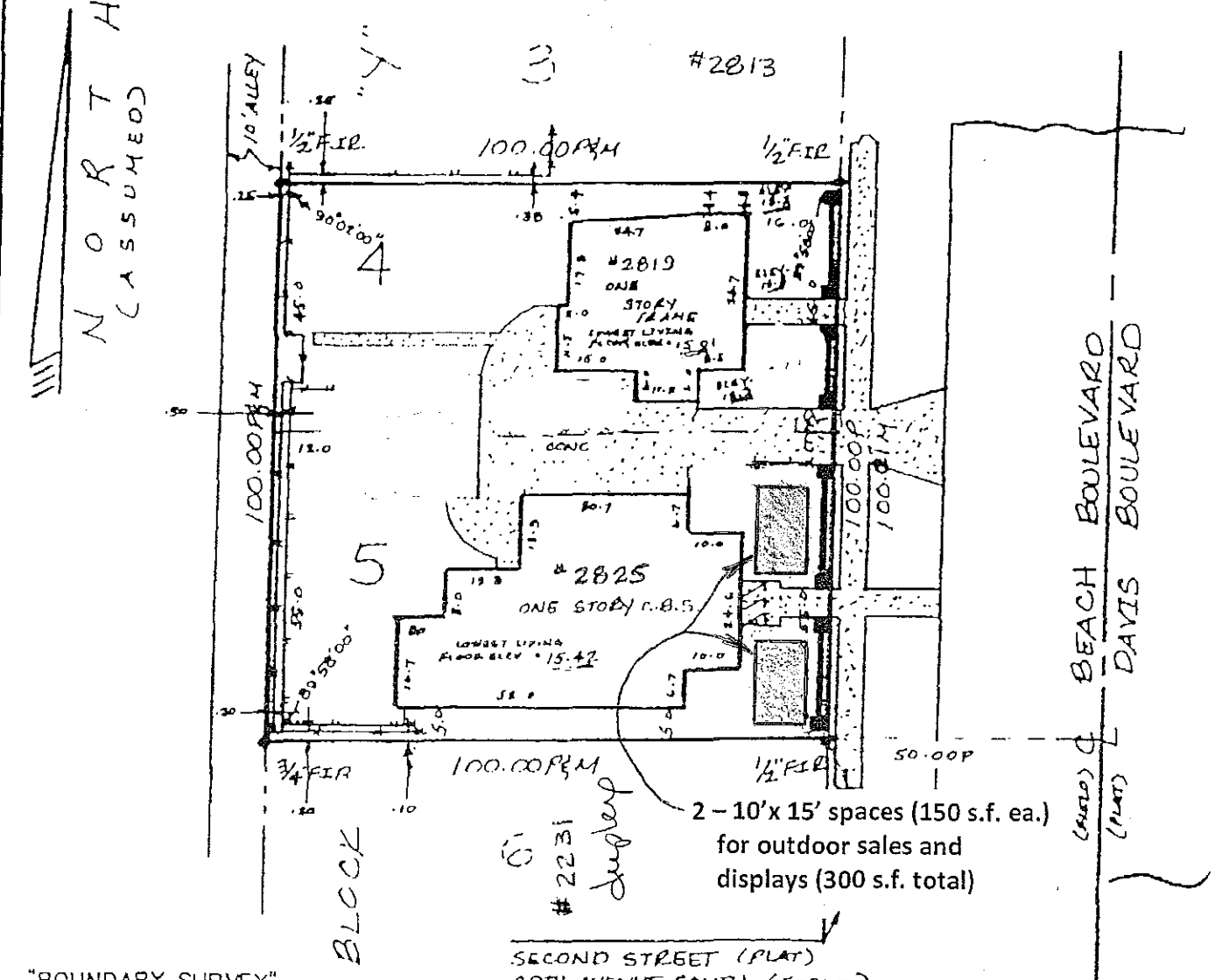
Outdoor Sales and Display Application CRA 11 - 01

2825 Beach Boulevard South

SEC. 22, TWP. 31 S., RGE. 1

NOTES

- - - - - = 4' CHAIN LINK FENCE
- - - - - = 6' WOOD FENCE



"BOUNDARY SURVEY"

SECOND STREET (PLAT)
29TH AVENUE SOUTH (FIELD)

LEGEND: F.I.R. = FOUND IRON ROD; F.C.I.P. = FOUND CAPPED IRON PIPE; S.N.D. = SET NAIL & DISK; F.C.M. = FOUND CONCRETE MONUMENT; P.R.M. = PERMANENT REFERENCE MONUMENT; P.C.P. = PERMANENT CONTROL POINT; P.I. = POINT OF INTERSECTION; R/W = RIGHT-OF-WAY; F.N.D. = FOUND NAIL & DISK; CONC. = CONCRETE; COV. = COVERED; ASPH. = ASPHALT; SEC. = SECTION; TWP. = TOWNSHIP; RGE. = RANGE; ELEV. = ELEVATION; PAYMT. = PAYMENT; C.B.S. = CONCRETE BLOCK STRUCTURE; F.C.I.R. = FOUND CAPPED IRON ROD; P = PLAT; M = MEASURED; D = DEED; F.I.P. = FOUND IRON PIPE; S.C.I.R. = SET CAPPED IRON ROD

A SURVEY OF LOTS 4 & 5, BLOCK "Y", PLAT OF BOCA CEIGA PARK SUBDIVISION

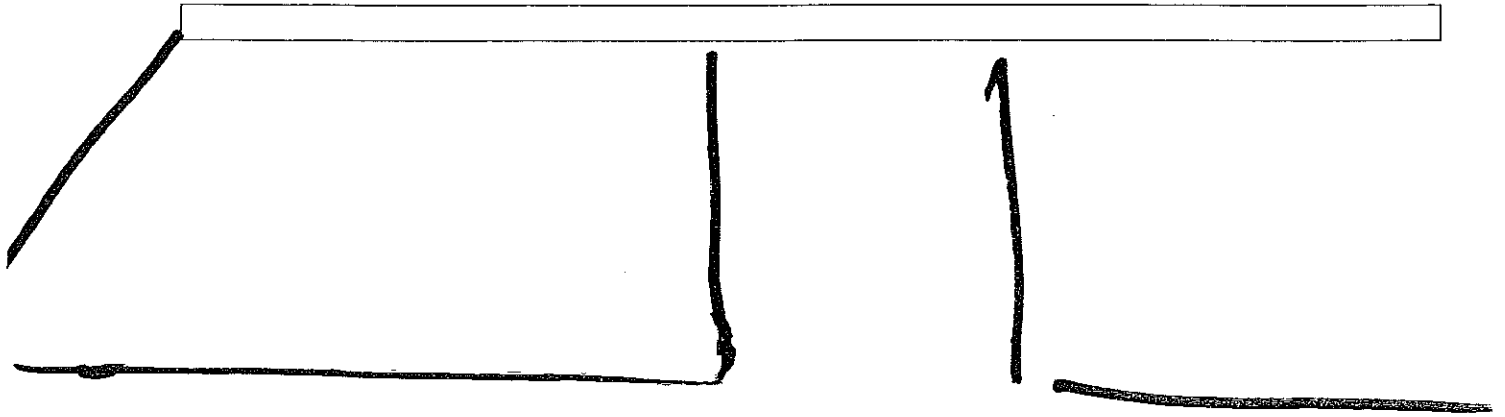
AS RECORDED IN PLAT BOOK 3, PAGE 24, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

I, WILLIAM C. KEATING, THE SURVEYOR IN RESPONSIBLE CHARGE CERTIFY THAT THE SURVEY REPRESENTED HEREON AS MEETING THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES (AS PRESCRIBED IN RULES 61G47, DEPT. OF PROFESSIONAL REGULATION), (NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL).

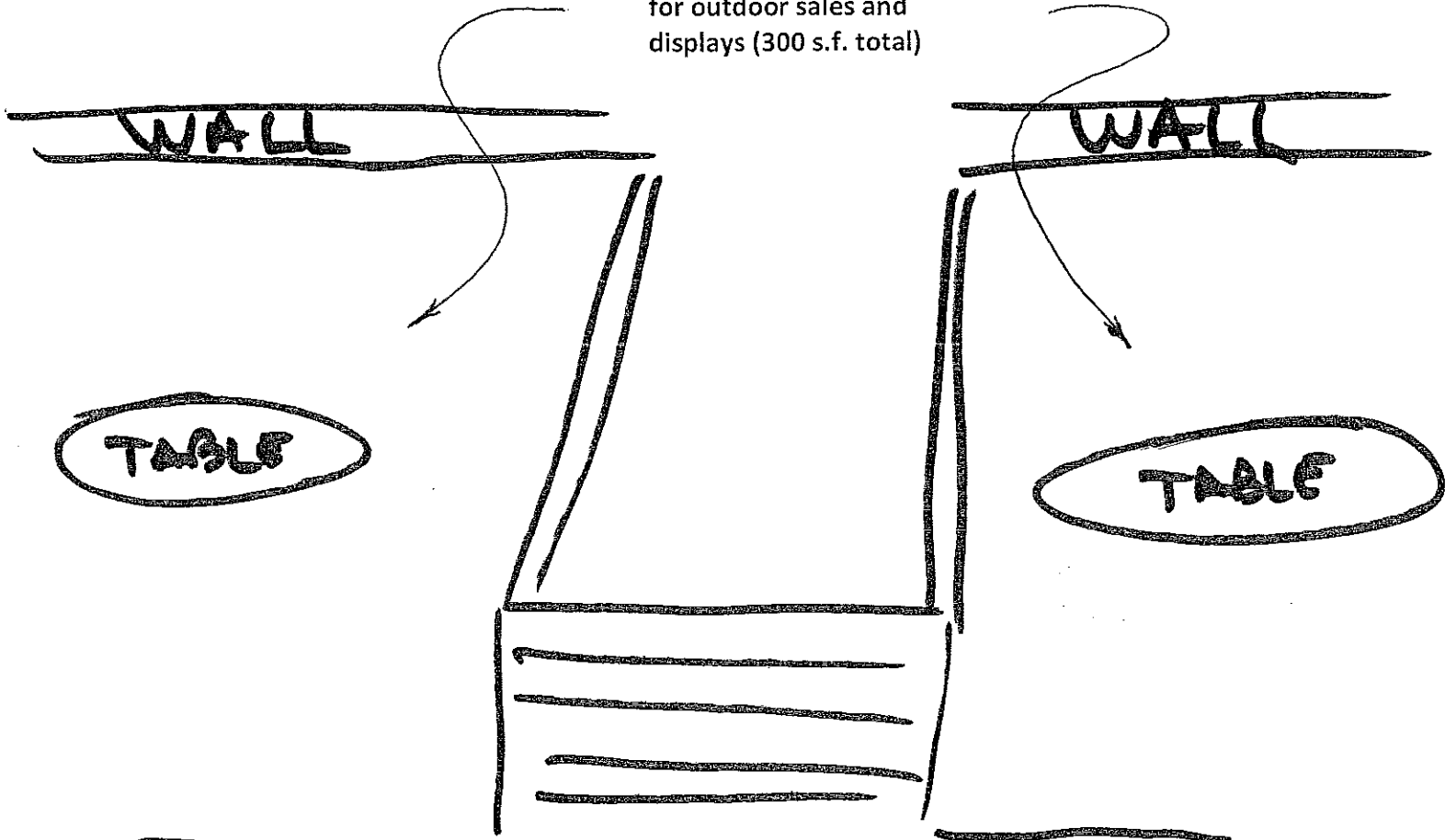
ELEVATION STATEMENT: THIS IS TO CERTIFY THAT WE HAVE OBTAINED ELEVATIONS SHOWN HEREON OF THE ABOVE DESCRIBED LAND, THESE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL VERTICAL DATUM, 1929, BENCHMARK _____, SUPPLIED BY THE ENGINEER IN CHARGE, _____ COUNTY, FLORIDA.

COMMUNITY No. 125108	PANEL No. 0004C	MAP DATE: 11-01-84	APPEARS TO BE IN FLOOD ZONE: "B"
BASE FLOOD ELEV.: NONE	DRAWN BY: K.C.S.	DATE: 2-27-95	APPROVED BY: <i>[Signature]</i>
CHECKED BY: D.W.	SCALE: 1" = 30'	WILLIAM C. KEATING, R.L.S. #1528 ALLIED SURVEYING 3174 SUNNYDALE BLVD. CLEARWATER, FLORIDA 34625	

BEACH BLVD



2 - 10'x 15' spaces (150 s.f. ea.)
for outdoor sales and
displays (300 s.f. total)



Outdoor Sales and Display Application CRA 11 - 01
2825 Beach Boulevard South

Agenda Item No. 3
Any Other Business

Agenda Item No. 4
Adjournment