

ORDINANCE NO. 2009-08

AN ORDINANCE OF THE CITY OF GULFPORT, FLORIDA PROVIDING FOR THE AMENDMENT OF THE 49th STREET CORRIDOR COMMUNITY REDEVELOPMENT PLAN WHICH WAS ORIGINALLY APPROVED IN OCTOBER, 2000; SPECIFICALLY PROVIDING FOR THE CREATION OF A NEW APPENDIX E, PROPOSING THE AMENDMENT OF THE LAND USE CLASSIFICATIONS WITHIN THE REDEVELOPMENT DISTRICT TO COMMUNITY REDEVELOPMENT DISTRICT (CRD) TO ACCOMMODATE THE DEVELOPMENT OF THREE OVERLAY DISTRICTS WHICH WOULD ALLOW FOR VARIOUS DEGREES OF MIXED USE DEVELOPMENT; PROVIDING FOR THE REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith, TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Gulfport approved the 49th Street Corridor Redevelopment Plan in October, 2000; and

WHEREAS, the Planning and Zoning Board/Local Planning Agency has reviewed this ordinance and found it to be consistent with the City's adopted Comprehensive Plan; and

WHEREAS, the City Council deems it advisable to amend the 49th Street Corridor Redevelopment Plan; and

WHEREAS, notice of this ordinance has been provided in accordance with law;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF GULFPORT, FLORIDA HEREBY ORDAINS:

Section 1: The 49th Street Corridor Redevelopment Plan is hereby amended with the addition of a new Appendix E, which reads as follows:

APPENDIX E

49TH STREET CORRIDOR COMMUNITY REDEVELOPMENT PLAN LAND USE PLAN

Purpose

Chapter 163.362 Florida Statutes requires that a Community Redevelopment District provide for limitations on the types, size, height, number and proposed use of buildings. The proposed Community Redevelopment District shall reflect the following general objectives of this document.

- Eliminate unsightly activities and uses.
- Better control outdoor sales and display.
- Attract working professionals and home-based businesses.
- Promote mixed uses as part of Live-Work and Mixed-Use arrangements.
- Provide added flexibility for property owners with regard to the types of permitted uses.

- Preserve and enhance residential neighborhoods and the overall residential character of the area.

The 49th Street Corridor Community Redevelopment Plan map and supporting Overlay District map shall serve as the guidelines for the CRA, Planning and Zoning Board and City Council in the review and approval process for all new or rehabilitative development within the 49th Street Corridor Community Redevelopment Plan area. Additionally, all new or rehabilitative development shall also conform to requirement of current applicable State statutes and local ordinances and codes, as amended from time to time.

Land Use Category

The Future Land Use Plan (FLUP) category within the 49th Street Corridor Community Redevelopment Plan shall be the Community Redevelopment District (CRD) classification as provided within the Future Land Use Element of the City’s Comprehensive Plan.

Zoning District

The underlying zoning districts will remain the same while three overlay districts are proposed which will allow limited mixed use development as set forth in the applicable overlay district area as outlined on the Overlay District Map.

Site development parameters, types of uses, density and intensity of use shall be governed by the 49th Redevelopment Master Overlay District (49thOD) and the subset of three Overlay Districts: Commercial/Mixed Use Overlay District (CMUOD), Live-Work Overlay District (LWOD) and the Tangerine Parkway Overlay District (TPOD) within the City’s Land Development Regulations. Properties within the Institutional (I), Public (P) and Open Space (OS) zoning districts in the 49th Street Corridor Community Redevelopment Plan map shall retain and maintain their respective development parameters as set forth in the Land Development Regulations for the Institutional (I), Public (P) and Open Space (OS) districts.

Table 1

<u>Zoning</u>	<u>Overlay District</u>
Commercial General (CG), Retail Commercial (CL-2)	Commercial/Mixed Use Overlay District (CMUOD)
Single-Family Residential (R-1), One/Two-Family Residential (R-2), Multiple-Family Residential (R-3)	Live-Work Overlay District (LWOD)
One/Two-Family Residential (R-2), Multiple-Family Residential (R-3)	Tangerine Parkway Overlay District (TPOD)

Generally, the 49thOD is intended to be consistent with the Community Redevelopment District (CRD) land use category of the Gulfport Comprehensive Plan. The district is intended to encourage and promote the revitalization of the 49th Street Corridor Community Redevelopment Plan area and to maintain the unique characteristics of the area. This is to be achieved by allowing a wide variety of mixed uses, preserving existing residential neighborhoods and establishing development regulations which will promote reinvestment in the district.

The CMUOD is intended to allow for a mix of more intensive non-residential and mixed-use uses consistent with the commercial character of the area, the street configuration and design, as well as its operational characteristics.

The TPOD district is intended to allow for a mix of residential and non-residential uses consistent with the residential character of the area, the street configuration and design, as well as its operational characteristics. This is to be achieved by allowing a variety of mixed use/live-work arrangements, preserving the existing residential scale of the neighborhood and establishing development regulations which will promote reinvestment in the district.

The LWOD district is intended to allow for a mix of residential and live-work uses consistent with the residential character of the area, the street configuration and design, as well as its operational characteristics.

Table 2 below shows the Existing Zoning Districts as they relate to the three Overlay Districts, existing permitted uses and uses encouraged to be established through this Plan.

Table 2

<u>Land Use/Zoning</u>	<u>Permitted Existing Uses</u>	<u>Encouraged Uses</u>
<u>Commercial Mixed Use Overlay District (CMUOD)</u>		
<u>CG (CG, CL-2)</u>	<u>Outdoor Storage, Warehouse, Vehicle Storage/Repair</u>	<u>Creative Industries, Mixed-Uses</u>
<u>Live Work Overlay District (LWOD)</u>		
<u>RU (R-1, R-2, R-3)</u>	<u>Single-family, Duplex</u>	<u>Live Work Uses (with onsite primary operator residence)</u>
<u>Tangerine Parkway Overlay District (TPOD)</u>		
<u>RU (R-2, R-3)</u>	<u>Single-family, Multi-family</u>	<u>Live Work Uses (as stand alone business or with onsite primary operator residence)</u>

Density and Intensity of Use

Generally, the density and intensity of use for parcels within the 49thOD are the same as the underlying zoning district with the exception of mixed use projects within the CMUOD (see below).

The following table illustrates the density and intensity of use for parcels within the three overlay districts.

Table 3

Zoning District	Density					FAR		ISR
	Residential (du/ac)			Temporary Lodging (units/ac)	Residential Equivalent (beds/ac)	Stand.	Max.(1)	
	Stand.	Min.(2)	Max.(1)					
Commercial/Mixed Use Overlay District (CMUOD)								
CG	24	7	24	40	48	0.55	0.75 (2)	0.90
CL-2						0.45		0.85
Live Work Overlay District (LWOD)								
R-1	7.5	-	-	22.5	22.5	0.40	---	0.65
R-2								
R-3	10			30	30	0.50	---	0.75
Tangerine Parkway Overlay District (TPOD)								
R-2	7.5	-	-	22.5	22.5	0.40	---	0.65
R-3	10			30	30	0.50	---	0.75

(1) As part of a Mixed use development only per the Special Criteria for Mixed Use development Section 22-5.16.

(2) For Mixed use developments only. A minimum of 60 percent of the provided floor area must be used for non-residential uses.

CMUOD Density and Intensity of Use - Mixed use developments in the CMUOD may incorporate any permitted use or a combination of such uses with residential uses. Mixed use developments are not limited by typical proportionate share requirements and may utilize all of the permitted development potential with a few limitations as follows:

1. Residential uses are only permitted as part of a Mixed-use development;
2. Residential components of Mixed-use developments shall not occupy more than 40 percent of the permitted gross floor area (0.75) nor less than 30 percent of the maximum permitted density.

Example: a one-acre site will permit a maximum 32,670 square feet of gross floor. Non-residential uses must occupy at least 19,602 square feet of that area. A minimum of seven dwelling units up to 24 dwelling units may be located within the remaining 13,068 square feet.

Boundaries

The 49thOD constitutes 131.50 acres and follows the same boundaries as the 49th Street Corridor Plan as follows:

Starting at the intersection of the Pinellas Trail and 49th Street South south to Gulfport Boulevard South; west to 51st Street South; north to 20th Avenue South; west to 55th Street South; north to 18th Avenue South; east to 52nd Street South; north to the Pinellas Trail; east to beginning.

The CMUOD generally includes those parcels directly along 49th Street South within the CG and CL-2 zoning districts and constitutes 50.06 acres. Parcels with frontage along Tangerine Parkway and within the CG and CL-2 zoning districts are also within this overlay district.

The TPOD consists of those properties with frontage directly along Tangerine Parkway with the exception of those parcels within the CG zoning district and constitutes 10.90 acres.

The LWOD consists of the remaining parcels with the exception of those parcels within the Institutional (I), Public (P) and Open Space (OS) districts and constitutes 70.54 acres

Impact Analysis

The explicit intent of the 49th Street Corridor Community Redevelopment Plan is to preserve the existing character of the residential neighborhoods and encourage the transition of industrial uses (outdoor storage, warehouse, vehicle storage/repair, etc.) to mixed-use, commercial and office uses compatible with residential components. Residential development in the Commercial General (CG) and Commercial Retail (CL-2) will not be permitted as a standalone use and must be part of a mixed-use development.

The area is virtually built out with only 5.78 acres (4.40 percent) of vacant land available. Of this area 4.3 acres (3.27 percent) is within the Commercial/Mixed Use Overlay District (CMUOD) and 1.48 acres (1.13 percent) are within the Live-Work Overlay District (LWOD). No vacant parcels are located within the Tangerine Parkway Overlay District (TOPD). In addition, the intensity of use for parcels within the Plan area is not increased beyond what is permitted by the Countywide Land Use Rules with the exception of parcels within the Commercial General (CG) and Commercial Retail (CL-2) zoning districts. The utility demand created by the increase in intensity of use for those properties within the Commercial General (CG) and Commercial Retail (CL-2) zoning districts can be absorbed by existing excess utility capacities. The plan, instead, focuses primarily on providing a regulatory climate which will spur and encourage rehabilitative development by the private sector.

The permitted intensity of use for properties within the CMUOD will increase. The existing permitted Floor Area Ratios (FAR) for the Commercial General (CG) and Commercial Retail (CL-2) districts are 0.55 and 0.45, respectively. The existing permitted density, per the Comprehensive Plan, for residential equivalent uses within the Commercial General (CG) and Commercial Retail (CL-2) districts are 18 and 10 dwelling units per acre, respectively. However, the Land Development Code does not permit residential uses at all within the CG or CL-2 zoning districts so the effective permitted density is actually zero. For mixed-use developments in the CMUOD only, the new density will be 24 dwelling units per acre and the new FAR will be 0.75. For non-residential developments the FAR will remain at its existing level of 0.55. Stand alone residential uses will not be permitted.

Mixed-use developments must use at least 60 percent of the provided floor area for non-residential uses. The remainder of the floor area may be used for residential uses up to 24 dwelling units per acre. A minimum of 30 percent of the permitted density must be used. For example, a mixed use development on a one-acre parcel would be entitled to 32,670 square feet of floor area at a 0.75 FAR. A minimum of 19,602 square feet of that floor area must be dedicated towards non-residential uses. The remaining floor area may be used for at least seven dwelling units up to 24 dwelling units.

Three sets of analyses are provided for Wastewater, Potable Water and Solid Waste to provide a more complete, well-rounded examination of the potential impacts to these utilities. The first analysis under each heading utilizes only maximum population in the equation as consistent with the analyses provided in the City's Comprehensive Plan. These analyses simply assume that 1,201 dwelling units will be built on the 50.06 acres within the CMUOD at 24 dwelling units per acre all as part of mixed use

development. It is also assumed that there are no dwelling units in this area now. The second analysis under each heading takes into account existing land uses and makes a series of assumptions as follows:

- An existing permitted FAR of 0.55 for all parcels within the CMUOD despite the fact that approximately nine acres are within the CL-2 district with a lower permitted FAR of 0.45.
- Every property is assumed to be currently and completely developed to the maximum FAR of 0.55 with the current existing uses as follows:
 - Retail: 301,327 square feet;
 - Office: 24,945 square feet;
 - Restaurant: 38,580 square feet;
 - Vehicle Sales/Service: 147,657 square feet;
 - Warehouse/Storage: 349,110 square feet;
 - Industrial: 150,043 square feet;
 - Government: 101,680 square feet; and
 - Other: 85,960 square feet.
- Every property will be redeveloped with a mixed use development at the maximum 0.75 FAR.
- Every property will employ a 60/40 split of floor area nonresidential (981,276 square feet) to residential (654,184 square feet).
- Nonresidential floor area will be allotted as 20 percent office (196,255 square feet), 30 percent restaurant (294,383 square feet) and 50 percent retail (490,638 square feet).
- Every property will be developed with a maximum density of 24 dwelling units per acre (1,201 dwelling units).

This second set of analyses then provides the impact between the “current” maximum build out scenario and the proposed mixed use maximum build out scenario. Furthermore, this set of assumptions is used for the traffic analysis.

A third set of analyses takes the density/intensity of use assumptions made in the second set of analyses but uses the Pinellas Planning Council’s standard FAR assumption of a 60 percent build out for both existing and proposed scenarios. For example, while a 0.55 FAR may permitted the PPC assumes a standard FAR of 0.33. In other words assumed floor areas and densities are reduced by 30 percent.

Wastewater Analysis

Source: Pinellas County Adopted 2008 Comprehensive Plan; Potable Water Supply, Wastewater, and Reuse Element; Potable Wastewater Supply Sub-Element; Table 23; Projected flow and capacity.

Analysis 1: Residential Only

Table 4a

<u>Treatment Site</u>	<u>2010 Projected Flow (MGD)</u>	<u>Capacity (MGD)</u>	<u>2010 Projected Excess Capacity (MGD)</u>	<u>Max. Additional Demand*</u>	
				<u>MGD</u>	<u>% of Excess Capacity</u>
<u>Southwest Treatment Plant</u>	<u>10.26</u>	<u>16</u>	<u>5.74</u>	<u>0.24</u>	<u>4.19%</u>

Analysis 2: All Uses

Table 4b

<u>Treatment Site</u>	<u>2010 Projected Flow (MGD)</u>	<u>Capacity (MGD)</u>	<u>2010 Projected Excess Capacity (MGD)</u>	<u>Max. Additional Demand*</u>	
				<u>MGD</u>	<u>% of Excess Capacity</u>
<u>Southwest Treatment Plant</u>	<u>10.26</u>	<u>16</u>	<u>5.74</u>	<u>0.22</u>	<u>3.88%</u>

Analysis 3: All Uses with 30 percent standard intensity of use reduction

Table 4c

<u>Treatment Site</u>	<u>2010 Projected Flow (MGD)</u>	<u>Capacity (MGD)</u>	<u>2010 Projected Excess Capacity (MGD)</u>	<u>Max. Additional Demand*</u>	
				<u>MGD</u>	<u>% of Excess Capacity</u>
<u>Southwest Treatment Plant</u>	<u>10.26</u>	<u>16</u>	<u>5.74</u>	<u>0.14</u>	<u>2.51%</u>

Potable Water Analysis

Sources: "Evaluation and Appraisal Report", City of St. Petersburg, 2005 and City of Gulfport, Public Services Department, 2005.

Analysis 1: Residential Only

Table 3a

<u>Provider</u>	<u>2010 Projected Average Daily Demand (MGD)</u>	<u>2010 Permitted Average Day Demand (MGD)</u>	<u>2010 Projected Excess (MGD)</u>	<u>Max. Additional Demand*</u>	
				<u>MGD</u>	<u>% of Excess Capacity</u>
<u>Tampa Bay Water</u>	<u>44.9</u>	<u>47.8</u>	<u>2.9</u>	<u>0.30</u>	<u>10.36%</u>

Analysis 2: All Uses

Table 3b

<u>Provider</u>	<u>2010 Projected Average Daily Demand (MGD)</u>	<u>2010 Permitted Average Day Demand (MGD)</u>	<u>2010 Projected Excess (MGD)</u>	<u>Max. Additional Demand*</u>	
				<u>MGD</u>	<u>% of Excess Capacity</u>
Tampa Bay Water	44.9	47.8	2.9	0.25	8.59%

Analysis 3: All Uses with 30 percent standard intensity of use reduction

Table 3c

<u>Provider</u>	<u>2010 Projected Average Daily Demand (MGD)</u>	<u>2010 Permitted Average Day Demand (MGD)</u>	<u>2010 Projected Excess (MGD)</u>	<u>Max. Additional Demand*</u>	
				<u>MGD</u>	<u>% of Excess Capacity</u>
Tampa Bay Water	44.9	47.8	2.9	0.18	6.21%

Solid Waste Analysis

Source: Pinellas County Adopted 2008 Comprehensive Plan; Solid Waste and Resource Recovery Element; Solid Waste Sub-Element; Table 6.

* The Pinellas County Comprehensive Plan's Solid Waste Sub-Element provides (page 2-19) that 80 percent of solid waste was combusted or recycled. Therefore 80 percent of the anticipated tons/year generated was used.

Analysis 1: Residential Only

Table 6a

<u>Provider</u>	<u>Capacity (tons/yr)</u>	<u>2005 Tons Incinerated</u>	<u>Excess Capacity (tons/yr)</u>	<u>Max. Additional Demand*</u>	
				<u>Tons/Yr</u>	<u>% of Excess Capacity</u>
Pinellas County	1,149,750	906,489	243,261	2,436	1.00%

Analysis 2: All Uses

Table 6b

<u>Provider</u>	<u>Capacity (tons/yr)</u>	<u>2005 Tons Incinerated</u>	<u>Excess Capacity (tons/yr)</u>	<u>Max. Additional Demand*</u>	
				<u>Tons/Yr</u>	<u>% of Excess Capacity</u>
Pinellas County	1,149,750	906,489	243,261	3,918	1.61%

Analysis 3: All Uses with 30 percent standard intensity of use reduction

Table 6c

<u>Provider</u>	<u>Capacity (tons/yr)</u>	<u>2005 Tons Incinerated</u>	<u>Excess Capacity (tons/yr)</u>	<u>Max. Additional Demand*</u>	
				<u>Tons/Yr</u>	<u>% of Excess Capacity</u>
<u>Pinellas County</u>	<u>1,149,750</u>	<u>906,489</u>	<u>243,261</u>	<u>1,462</u>	<u>0.60%</u>

Traffic Analysis

A Transportation Impact Analysis was conducted to determine the impact that the CMOUD trips would have on the surrounding roadway network. A Trip Generation Analysis was performed using the equations from the Institute of Transportation Engineers (ITE) Trip Generation, 7th Edition. The Land Use Codes (LUC) for the uses proposed in the CMOUD consisted of LUC 710: General Office, LUC 820: General Commercial and LUC 230: Residential Condominium.

As noted previously, this Traffic Analysis uses the same set of assumptions as that used for the second set of scenarios for the Potable Water, Wastewater and Solid Waste analyses. The total floor area was split as 20 percent Office, 80 percent Commercial (further split as 30 percent Restaurant and 50 percent Retail) and 1,201 dwelling units. Based upon the trip generation analysis, the total trips expected to be generated by the CMOUD is 3,199 P.M. Peak Hour trips, with 1,531 Inbound trips and 1,668 Outbound trips. The P.M. Peak Hour trip generation is broken down as follows:

- General Office: 299
- General Commercial (restaurant and retail): 2,439
- Residential: 462

The total trips were distributed onto the surrounding roadway network using the following distribution percentages:

- 40 percent on 49th Street S
- 15 percent from the east on 22nd Avenue South
- 15 percent from the west on 22nd Avenue South
- 15 percent from the adjacent local streets west of 49th Street South
- 15 percent from the adjacent local streets east of 49th Street South

These distribution percentages were based upon engineering judgment and the understanding that the majority of the project trips would travel along 49th Street South, since the CMOUD fronts 49th Street South. The remaining 60 percent is projected to utilize Gulfport Boulevard South (22nd Avenue South) (30 percent) and 30 percent to utilize the local roads surrounding the 49th Street Redevelopment District. The projected trip generation was applied to the trip distribution percentages to determine the impact on the surrounding roadway network. Based upon the Pinellas County Metropolitan Planning Organization (MPO) 2008 Annual Level of Service Report, the roadways of Gulfport Boulevard South (22nd Avenue South) from 34th Street South to 58th Street South and 49th Street South from Gulfport Boulevard South (22nd Avenue South) to Central Avenue are monitored. Therefore, a roadway capacity analysis

was performed for these adjacent segments. Based upon the roadway capacity analysis, it is anticipated that the available capacity on 22nd Avenue South and 49th Street South will accommodate the additional trips generated by the CMOUD.



Table 7

Roadway	From	To	Road Type	No. of Lanes	LOS Std	LOS Capacity ¹	Existing Peak Hour Volume ²	Existing LOS ²	Excess Roadway Capacity	CMUOD Vol.	Volume to Capacity Ratio (V/C)	Future LOS	CMUOD % of Avail. Capacity
22nd Ave. S.	34th St. S.	58th St. S.	Minor Arterial	4U	D	1,539	1,009	B	530	480	0.97	D	91%
49th St. S.	Gulfport Blvd.	Central Ave.	Minor Arterial	4U	D	1,539	782	C	757	668	0.94	D	88%

Notes:

1 - LOS Capacity based upon FDOT O/LOS Generalized Level of Service Tables

2 - Source: Pinellas County Metropolitan Planning Organization 2008 Annual Level of Service Report

Note: All other road within the vicinity of the subject redevelopment area are local roads and no existing AADT data is provided in the 2008 Pinellas County MPO Annual Level of Service Report.

School Impact Analysis

Gulfport is included within a larger geographic unit, Concurrency Service Area (CSA) for purposes of School Concurrency. Development within any CSA is governed by the availability of School Capacity measured with a term called “Seat Balance”. This is calculated by subtracting the District’s total enrolled population from the total number of student stations (seats) available. As there is sufficient unused capacity within a CSA the School District can accommodate additional residential development. The School District uses a formula of 0.32 students yielded per permanent dwelling unit constructed.

The CSA containing the City of Gulfport has a projected “Seat Balance” (available capacity) of 3,219 Elementary Seats, 570 Middle School Seats and 2,821 High School Seats. A representative of the School District has confirmed that the available capacity can absorb the 100 percent build out scenario within the subject area of 1,201 dwelling units without negatively affecting school capacity.

<u>Potential No. Students(1)</u>					<u>Available Seating Capacity (2009)</u>			<u>Percent of Used Capacity (2009)(4)</u>		
<u>Total</u>	<u>Per Grade(3)</u>	<u>Per School Type</u>			<u>K-5</u>	<u>6-8</u>	<u>9-12</u>	<u>K-5</u>	<u>6-8</u>	<u>9-12</u>
		<u>K-5</u>	<u>6-8</u>	<u>9-12</u>						
<u>384</u>	<u>30</u>	<u>177</u>	<u>89</u>	<u>118</u>	<u>3,219</u>	<u>570</u>	<u>2,821</u>	<u>5.51%</u>	<u>15.57%</u>	<u>4.19%</u>

(1) Based on 1,201 dwellings units and 0.32 students per dwelling unit.

(2) Maximum number of dwelling units is based on 1,201 units at 24 dwelling units per acre.

(3) Assumes 13 grades (k - 12)

(4) Assumes an even split among the 13 grades.

Source: Pinellas County School District, 2009 (data and methodology)

Analysis Summary

As mentioned the potential utility impacts provided are based generally on the assumption that every parcel within the Commercial General (CG) and Commercial Retail (CL-2) zoning districts (CMUOD) would be developed at or near the maximum permitted level with mixed-use developments although this scenario is highly unlikely. As shown in the tables above, even with this improbable scenario, there will be no negative impacts on the Level of Service (LOS) or service capacities of existing utilities, services, school capacities or surrounding roadways as adequate excess capacities exist.

Due to the fact that the City has adopted a Comprehensive Stormwater Management Plan, which includes various drainage improvements in the CRD, the Redevelopment Plan does not specifically address stormwater drainage. Stormwater management projects within the district will be closely coordinated between City Departments.

While the Plan does not contemplate any relocation of residents will adhere to the requirements of the Housing Element of the Comprehensive Plan with regard to resident relocation as follows:

Objective 5: The City shall ensure that all residents displaced by public development, redevelopment or housing code enforcement are able to relocate to standard, affordable housing.

Policy 5.1: The City of Gulfport shall provide administrative assistance in locating affordable housing to displaced low and moderate income persons through coordination with the Pinellas County Community Development Relocation Program and the Pinellas County and St. Petersburg Housing Authorities.

In addition, the City is committed to following the requirements of F.S. 163.362(7) which requires municipalities to “provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.”

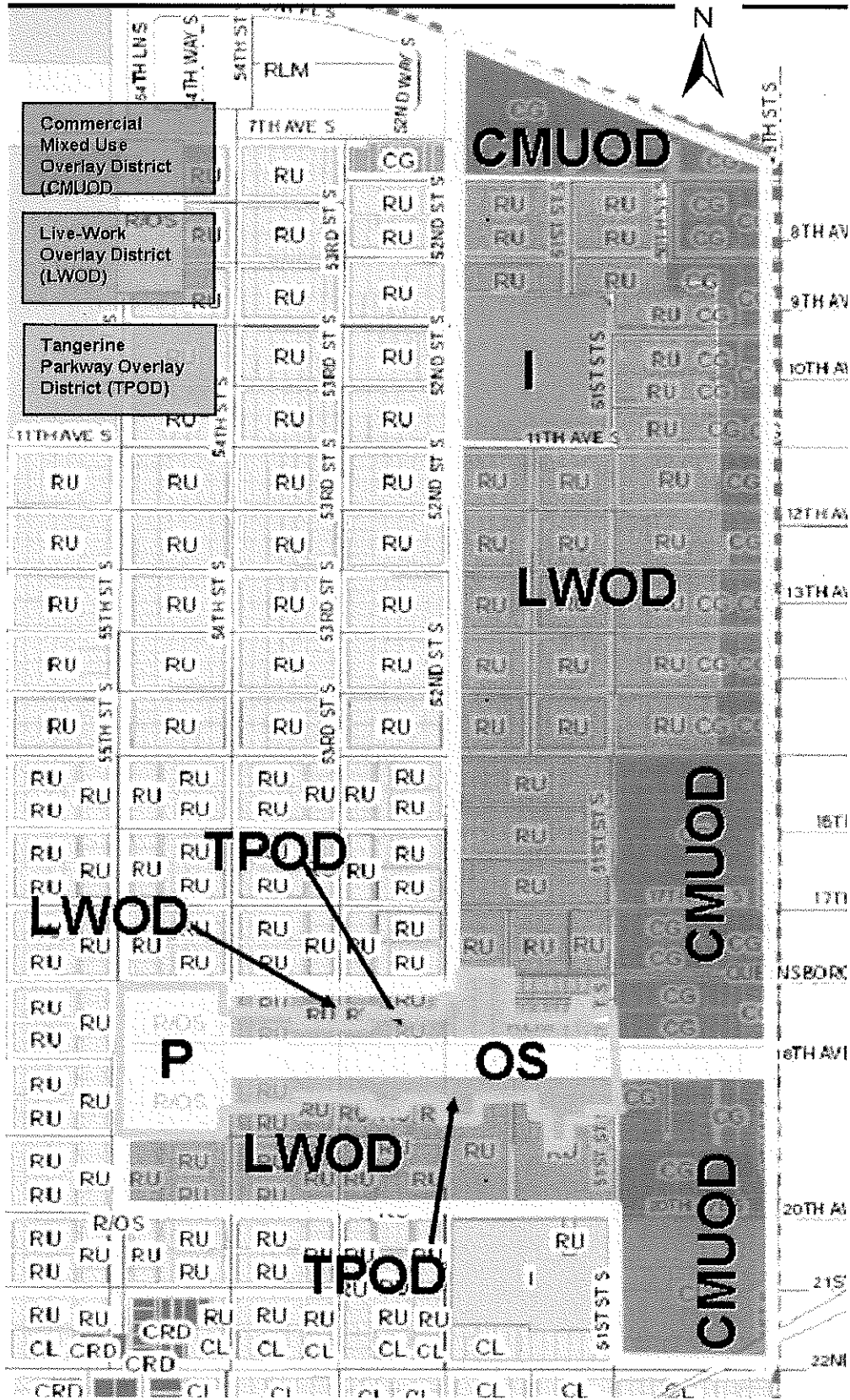
Special Definitions

Creative industry(ies). A set of interlocking industry sectors, and are often cited as being a growing part of the global economy. The creative industries are defined as those which have their origin in individual creativity, skill and talent focusing on creating and exploiting intellectual property products; such as the arts, films, games or fashion designs, or providing business-to-business creative services such as advertising.

Live-Work Use. A combination of residential and nonresidential uses where the principal operator of a business (as included in this list) also maintains a portion of the building as a primary residence.

Mixed Use. A combination of residential and nonresidential uses where the principal operator of a business does not maintain a portion of the building as a primary residence.

OVERLAY DISTRICT MAP



Section 2. The City Council hereby certifies that this ordinance is consistent with the City's Comprehensive Plan adopted in accordance with law.

Section 3. All ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with this ordinance.

Section 4. If any portion of this ordinance is declared invalid, the valid remainder shall remain in full force and effect.

Section 5. This ordinance shall become effective immediately upon its final passage.


Michael J. Yaks, Mayor

FIRST READING : July 21, 2009

PUBLISHED : July 22, 2009

SECOND READING AND
PUBLIC HEARING : August 4, 2009

I, Lesley DeMuth, City Clerk of the City of Gulfport, Florida, do hereby certify that the foregoing ordinance was duly adopted in accordance with the provisions of law and the City Charter this 4 day of August, 2009.


Lesley DeMuth, City Clerk