

# 2017 Annual CRA Report 49<sup>th</sup> Street Redevelopment Plan

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**CITY OF GULFPORT**



**TABLE OF CONTENTS**

**I. City of Gulfport 49<sup>th</sup> Street Redevelopment Area Map ..... 3**

**II. History.....4**

**III. Accomplishments ..... 5**

**IV. Budget/Audit Information .....7**

**Governmental Balance Sheet .....8**

**Governmental Statement of Revenues, Expenditures, and  
Changes in Fund Balances .....9**

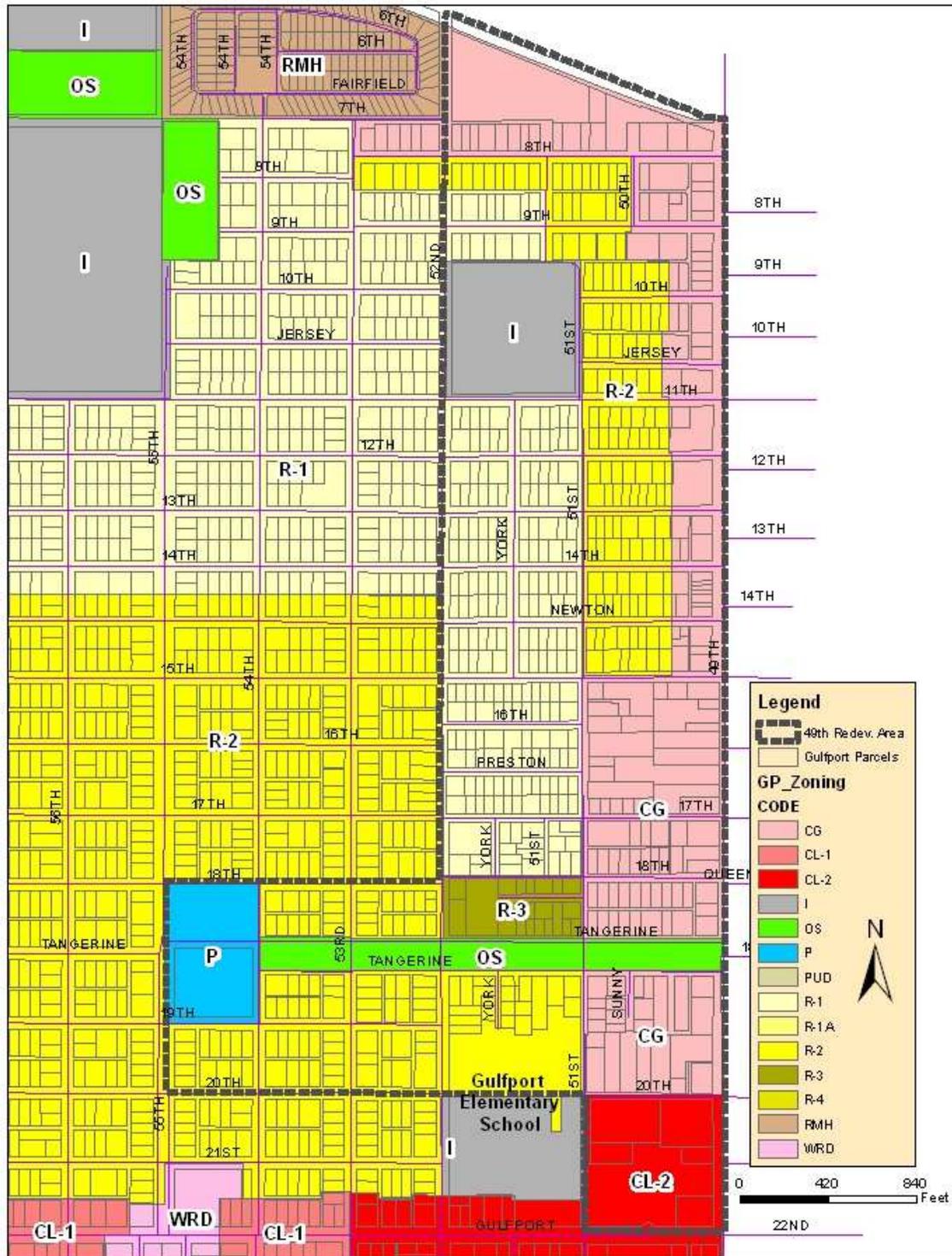
**Combining Statement of Revenues, Expenditures  
and Changes in Fund Balances .....10**

**Combining Balance Sheet Nonmajor Special Revenue  
Funds .....11**

**Budgetary Comparison Schedule 49<sup>th</sup> Street Redevelopment  
District ..... 12**



# City of Gulfport 49th Street Redevelopment Area





## II. History

On September 7, 1999, Gulfport’s City Council adopted Resolution 99-80 which adopted the finding of necessity for the 49<sup>th</sup> Street Redevelopment Area thereby setting redevelopment activities of this area into action. In October of 2000 the 49<sup>th</sup> Street Redevelopment Plan was accepted by the City Council sitting as the Community Redevelopment Agency (CRA).

Action to delegate redevelopment authority to the City of Gulfport was taken via County Resolution 99-246 on November 23, 1999. Notably though, this Resolution prohibited Gulfport from seeking the use of tax increment financing, and prevented the City from establishing a Redevelopment Trust Fund. It further stipulated that if a Trust Fund was established, the delegation of redevelopment authority and powers would be automatically rescinded. On October 31, 2000, the BCC clarified the intent of Resolution 99-246 by adopting Ordinance 00-86, which approved the creation of a Redevelopment Trust Fund for the CRA. County Ordinance 00-86 does not allow the use of tax increments to provide revenues for the Trust Fund, but does allow the City to allocate other revenue sources to the Trust Fund.

The CRA boundaries have not changed since its establishment and were originally influenced by conditions such as deteriorated structures, poor maintenance of commercial and residential properties, inadequate sidewalks and roadway curbing, and high crime rates. The boundaries of the CRA are depicted in the attached City of Gulfport 49<sup>th</sup> Street Redevelopment Area Map.

The purpose of the 49<sup>th</sup> Street Redevelopment Plan is to stabilize, revitalize and enhance property values within the 49<sup>th</sup> Street CRA boundary. The principal objectives of the Plan are to:

- Promote mixed uses as part of a “Live-Work” and “Mixed-Use” arrangement;
- Provide added flexibility for property owners with regard to the types of uses permitted;
- Eliminate unsightly activities and uses;
- Better control outdoor sales and display;
- Attract working professionals and home-based businesses; and
- Preserve and enhance residential neighborhoods and the overall residential character of the area.

Since approval of the Plan, there was one amendment in 2009, which created overlays that added flexibility and incentives to support small-scale mixed-use development and to assist with the creation of a live-work concept.



### III. ACCOMPLISHMENTS

On August 18, 1992 Resolution 92-55 was adopted finding that conditions of blight exist within the City of Gulfport. The Finding of Necessity study included a data and analysis section which analyzed criteria found in Chapter 163.340, F.S., (8) (a) and (b). This chapter required that in order for an area to be declared a Redevelopment Area it must meet the following criteria:

1. An area in which there are a substantial number of deteriorated or deteriorating structures and conditions which endanger life or property by fire,
2. Other causes of the following factors which substantially impairs or arrests the sound growth of municipality and is a menace to the public health, safety, morals, or welfare in its present condition and use:
  - Predominance of defective or inadequate street layout;
  - Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
  - Unsanitary or unsafe conditions;
  - Deterioration of site or other improvements; and
  - Diversity of ownership or defective or unusual conditions of title which prevent the free alienability of land within the deteriorated or hazardous area.
3. An area in which there exists inadequate parking facilities.

Pursuant to the statutory provisions for a finding of necessity, the following areas were analyzed by the City and included as part of the Gulfport Area Redevelopment Plan to determine if the area met the statutory criteria. The City found evidence of blighted conditions in each of the six areas of analysis both in the original finding of necessity completed in 1992 and in subsequent analysis completed in 2014 for the re-determination of necessity.

1. Predominance of defective or inadequate street layout
2. Faulty lot layout in relation to size, adequacy, accessibility or usefulness
3. Unsanitary or unsafe conditions
4. Deterioration of site or other improvements
5. Diversity of property ownership
6. Inadequate parking facilities

One of the most critical areas of blight and need is the predominance of inadequate street layout, particularly in terms of the provision of facilities for pedestrians. On the north side of the Greenway, the sidewalks on the opposite side of the street and running parallel to the Greenway are cracked, broken uneven and are more narrow than current standard sidewalks along the majority of the 0.5-mile expanse. The south side of the greenway on the opposite side of the street there is no sidewalk for .3 mile, which calls for the need to main and enhance the Greenway. In addition to these deficiencies, the City noted several other significant deficiencies within the project area. Collectively, they present aesthetic and functional conditions contrary to acceptable standards. They include the following:



1. Roadway surfaces are exhibiting deterioration. Uneven surfaces, heaved and dipped sections, broken pavement, thin areas where underlying brick is exposed, rutting, and tree root intrusion are common.
2. There is no provision for public parking and cars are often parking on the side of the street or on the greenway grass creating a hazardous condition for pedestrian, bicycle and vehicular traffic.

Shortly after the adoption of the 49<sup>th</sup> Street Redevelopment Plan in 2000, the City developed Tomlinson Park which included a drainage project that became a water feature north of the park facilities. From 2003 to 2010 approximately \$800,000 in streetscape and landscape improvements were made using Community Development Block Grant (CDBG) funds. In 2005, the 49<sup>th</sup> Street Neighborhood Center was completed, also utilizing CDBG funding to help with its development. In 2009 the Redevelopment Plan was amended to include mixed use zoning incentives which were incorporated into the Comprehensive Plan and Zoning Code in 2010. Between 2009 and 2010 drainage and sidewalk improvements were made in the Tangerine Parkway which greatly improved drainage in the surrounding neighborhood and provided an east-west sidewalk from 49<sup>th</sup> Street South to Tomlinson Park at 55<sup>th</sup> Street South.

The City used Brownfield funds to complete phase 1 and 2 environmental studies which identified petroleum-based contaminants at the eastern portion of Tangerine Parkway. The City plans on pursuing funding to help address environmental issues which will include development of a park as part of the remediation process. Application for grant funding and construction should take place in 2018 – 2019.



### III. Budget/Audit Information

Tax increment financing is not used as a strategy for funding activities in the 49<sup>th</sup> Street Redevelopment fund. Grants and transfers from the General and Capital Projects Funds support all activities in this fund.

The City audit of the Redevelopment Funds is included in the *2016 City of Gulfport Comprehensive Annual financial Report* (CAFR) which was prepared by the certified public accounting firm of Carr, Riggs & Ingram located in Clearwater, Florida. The CAFR was transmitted to the City Council on March 30, 2017. The full CAFR can be found on the City Website at <http://mygulfport.us/>. The link to the CAFR document is <https://mygulfport.us/wp-content/uploads/2018/05/Gulfport-CAFR-FY17-FINAL.pdf>.

The City has included the Gulfport Community Redevelopment Agency (“CRA”) in the CAFR financial statements. The City Council is the governing body of this agency, which was approved by the Board of County Commissioners of Pinellas County under Chapter 163, Florida Statutes, to act as the redevelopment agency for the Gulfport Community Redevelopment Districts. There are two separate and distinct redevelopment districts in the City, which are referred to as the “Waterfront” and “49th Street” Redevelopment Districts. The operations of these two redevelopment districts are reported as special revenue funds.

Special revenue funds are used to account for and report the proceeds of specific revenue sources (other than debt service or major capital projects) that are legally restricted or committed to expenditures for specified purposes.

The 49<sup>th</sup> Street Redevelopment District and Water Redevelopment District are separate districts of the City's CRA blended component unit. In accordance with Florida Statutes, Chapter 163.387 and Chapter 218.39, the City included an analysis these two funds in the CAFR. The following are excerpts from that document.



**CITY OF GULFPORT, FLORIDA**  
**GOVERNMENTAL BALANCE SHEET**  
**COMMUNITY REDEVELOPMENT AGENCY**  
 September 30, 2017

	<b>49th Street Redevelopment District</b>	<b>Waterfront Redevelopment District</b>
<b>ASSETS</b>		
Cash and Cash Equivalents	\$ 61,934	\$ 199,802
Accounts Receivable (Net)	-	378,616
Prepays	-	838
<b>Total Assets</b>	<b>\$ 61,934</b>	<b>\$ 579,256</b>
<b>LIABILITIES</b>		
Accounts Payable	\$ 51	\$ 115,737
Accrued Liabilities	1,957	43
Due to Other Funds	47,963	-
Unearned Revenue	-	-
<b>Total Liabilities</b>	<b>49,971</b>	<b>115,780</b>
<b>FUND BALANCES</b>		
Nonspendable Prepaid Items	-	838
Assigned for 49th Street Redevelopment	11,963	-
Restricted for Waterfront Redevelopment	-	-
Assigned for Waterfront Redevelopment	-	462,638
<b>Total Fund Balances</b>	<b>11,963</b>	<b>463,476</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 61,934</b>	<b>\$ 579,256</b>



**CITY OF GULFPORT, FLORIDA**  
**GOVERNMENTAL STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**COMMUNITY REDEVELOPMENT AGENCY**  
 For the Year Ended September 30, 2017

	<u>49th Street Redevelopment District</u>	<u>Waterfront Redevelopment District</u>
<b>REVENUES</b>		
Taxes	\$ -	\$ 254,718
Intergovernmental Revenues	-	300,000
Miscellaneous Revenues	-	550
<b>Total Revenues</b>	<u>-</u>	<u>555,268</u>
<b>EXPENDITURES</b>		
Current:		
Community Development/Redevelopment	66,618	808,542
<b>Total Expenditures</b>	<u>66,618</u>	<u>808,542</u>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<u>(66,618)</u>	<u>(253,274)</u>
<b>OTHER FINANCING SOURCES AND (USES)</b>		
Transfers In	70,000	75,000
Transfers (Out)	-	-
<b>Total Other Financing Sources and (Uses)</b>	<u>70,000</u>	<u>75,000</u>
<b>Net Change in Fund Balances</b>	3,382	(178,274)
<b>Fund Balances - Beginning</b>	<u>8,581</u>	<u>641,750</u>
<b>Fund Balances - Ending</b>	<u>\$ 11,963</u>	<u>\$ 463,476</u>



**CITY OF GULFPORT, FLORIDA**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES,**  
**AND CHANGES IN FUND BALANCES**  
**NONMAJOR SPECIAL REVENUE FUNDS**  
**For the Year Ended September 30, 2017**

	49th Street Redevelopment District	Law Enforcement Trust	Waterfront Redevelopment District	Total Nonmajor Special Revenue Funds
<b>REVENUES</b>				
Taxes	\$ -	\$ -	\$ 254,718	\$ 254,718
Intergovernmental Revenues	-	-	300,000	300,000
Fines and Forfeitures	-	4,952	-	4,952
Miscellaneous Revenues	-	-	550	550
<b>Total Revenues</b>	<b>-</b>	<b>4,952</b>	<b>555,268</b>	<b>560,220</b>
<b>EXPENDITURES</b>				
Current:				
Public Safety	-	3,820	-	3,820
Community Development Redevelopment	66,618	-	808,542	875,160
<b>Total Expenditures</b>	<b>66,618</b>	<b>3,820</b>	<b>808,542</b>	<b>878,980</b>
<b>Excess (Deficiency) of Revenues Over (Under) Expenditures</b>	<b>(66,618)</b>	<b>1,132</b>	<b>(253,274)</b>	<b>(318,760)</b>
<b>OTHER FINANCING SOURCES AND (USES)</b>				
Transfers In	70,000	-	75,000	145,000
<b>Total Other Financing Sources And (Uses)</b>	<b>70,000</b>	<b>-</b>	<b>75,000</b>	<b>145,000</b>
<b>Net Change in Fund Balances</b>	<b>3,382</b>	<b>1,132</b>	<b>(178,274)</b>	<b>(173,760)</b>
<b>Fund Balances - Beginning</b>	<b>8,581</b>	<b>19,333</b>	<b>641,750</b>	<b>669,664</b>
<b>Fund Balances - Ending</b>	<b>\$ 11,963</b>	<b>\$ 20,465</b>	<b>\$ 463,476</b>	<b>\$ 495,904</b>



**CITY OF GULFPORT, FLORIDA**  
**COMBINING BALANCE SHEET**  
**NONMAJOR SPECIAL REVENUE FUNDS**  
 September 30, 2017

	49th Street Redevelopment District	Law Enforcement Trust	Waterfront Redevelopment District	Total Nonmajor Special Revenue Funds
<b>ASSETS</b>				
Cash and Cash Equivalents	\$ 61,934	\$ 20,465	\$ 199,802	\$ 282,201
Accounts Receivable (net)	-	-	378,616	378,616
Prepaid Items	-	-	838	838
<b>Total Assets</b>	<b>61,934</b>	<b>20,465</b>	<b>579,256</b>	<b>661,655</b>
<b>LIABILITIES</b>				
Accounts Payable	51	-	115,737	115,788
Accrued Liabilities	1,957	-	43	2,000
Due to Other Funds	47,963	-	-	47,963
<b>Total Liabilities</b>	<b>49,971</b>	<b>-</b>	<b>115,780</b>	<b>165,751</b>
<b>FUND BALANCES</b>				
Nonspendable Prepaid Items	-	-	838	838
Restricted for Law Enforcement	-	20,465	-	20,465
Assigned for 49th Street Redevelopment	11,963	-	-	11,963
Assigned for Waterfront Redevelopment	-	-	462,638	462,638
<b>Total Fund Balances</b>	<b>11,963</b>	<b>20,465</b>	<b>463,476</b>	<b>495,904</b>
<b>Total Liabilities and Fund Balances</b>	<b>\$ 61,934</b>	<b>\$ 20,465</b>	<b>\$ 579,256</b>	<b>\$ 661,655</b>



**CITY OF GULFPORT, FLORIDA**  
**BUDGETARY COMPARISON SCHEDULE**  
**49TH STREET REDEVELOPMENT DISTRICT**  
 For the Year Ended September 30, 2017

	<u>Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Budget - Over (Under)</u>
<b>REVENUES</b>			
Intergovernmental Revenues	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXPENDITURES</b>			
Community Development/Redevelopment			
Personal Services	65,721	65,804	83
Operating	1,349	814	(535)
<b>Total Expenditures</b>	<u>67,070</u>	<u>66,618</u>	<u>(452)</u>
<b>(Deficiency) of Revenues (Under) Expenditures</b>	<u>(67,070)</u>	<u>(66,618)</u>	<u>452</u>
<b>OTHER FINANCING SOURCES</b>			
Transfers In	70,000	70,000	-
<b>Total Other Financing Sources</b>	<u>70,000</u>	<u>70,000</u>	<u>-</u>
<b>Net Change in Fund Balance</b>	2,930	3,382	452
<b>Fund Balance - Beginning</b>	<u>(2,930)</u>	<u>8,581</u>	<u>11,511</u>
<b>Fund Balance - Ending</b>	<u>\$ -</u>	<u>\$ 11,963</u>	<u>\$ 11,963</u>