

## Temporary Use Permit (TUP15-01) Southwest International Boat Show

**Request** Consider and take action for a Temporary Use Permit (TUP) for the Southwest International Boat Show scheduled from March 17 – 20, 2016 at the South Shore Harbour Marina located next to the South Shore Harbour Resort and Conference Center. A boat show will also be held in the fall of this year as well.

The Zoning Ordinance provides for the Planning and Zoning Commission to consider temporary use permits based upon several criteria in relation to the proposed event or use in association with the surrounding properties. Those criteria are listed in the report below.

**Applicant** Marion Daly of the Southwest International Boat Show

**Owner** South Shore Harbour Marina on behalf of the South Shore Harbour Development

**Zoning** “OS-PUD” (Open Space with a Planned Unit Development) Overlay

**Location** Generally located north of Marina Bay Drive (FM 2094), and east of South Shore Boulevard within the parking lot for the South Shore Harbour Marina. The location for the event is within the South Shore Harbour PUD.

- Attachments**
1. Show Exhibit Plan
  2. South Shore Marina Plan
  3. Applicant Letter

**Background** For approximately the last eight (8) years, the Southwest International Boat Show (SWIBS) has been holding their annual event at the South Shore Harbour Marina. In early 2015, discussions began with the applicant for the boat show to receive a temporary use permit. In late December 2015, the applicant submitted the application for the temporary use permit.

**Site and Surrounding Area** The boat show is located in the parking lot and two piers of the South Shore Marina, which are located on a peninsula with the South Shore Harbour Resort and Conference Center.

Direction	Surrounding Zoning	Surrounding Land Use
North	“RSF-2-PUD” and “RMF-2-PUD”	South Shore Marina, Marina Townhomes and South Shore Lake Estates
South	“CO-PUD”	ANICO and INEOS Office Buildings
East	“RMF-1.2-PUD”	South Shore Marina, Marina Village and the Palms Apartments
West	“RMF-1.2-PUD”	South Shore Marina, Beacon Island

**Access** Access will be provided by South Shore Boulevard from Marina Bay Drive (FM 2094).

## South Shore Boulevard

	<i>Existing Conditions</i>	<i>Proposed Conditions (MMP)</i>
Roadway Type	Minor Arterial	Minor Arterial
Right-of-way Width	150 feet	100 feet
Pavement Width and Type	2-lane, 80-foot divided median, 25-foot wide concrete pavement each way with sidewalks on east side.	4-lane, 14-foot divided median, 24-foot wide concrete pavement each way with sidewalk on either side.

### Setup and Removal

The applicant indicates that setup for the event would proceed from March 12<sup>th</sup> to March 16<sup>th</sup> with the takedown/removal being completed by March 23<sup>rd</sup>. Staff will inspect the site on March 23<sup>rd</sup> to make sure the site has been returned to its existing condition.

### Noise

The applicant has received a sound permit for each night of the event (Thursday thru Sunday) from the League City Police Department. The permit is required for the use of outdoor sound amplification equipment.

### Parking

Parking will be provided in designated parking areas on Thursday and Friday in coordination with the normal operations of the surrounding businesses. Parking will be slightly re-adjusted to account for weekend traffic and lessened conflicts with neighboring businesses.

### Health & Sanitation

The event will have food vendors at the location. Each vendor is required to have a Harris or Galveston County Health District permit. In addition, the event must have a temporary permit from the Galveston County Health District as well. A condition will be requested to receive copies of all food and drink permits.

In addition, as shown in Attachment 1, restrooms will be provided throughout the event location. Restrooms will consist of portable facilities.

### Building Permits

The exhibitors will be showing boats on trailers, various marine exhibits and outdoor equipment with tents provided by the event. The applicant has submitted a tent permit application for all of the tents to be located on the site.

The applicant has also submitted sign permit applications for directional signs as well as the signs at the entrance of the site.

All building permits will be issued prior to the setup of the site.

### Police Permits

As mentioned previously, the applicant has received a sound permit for each night during the event from the Police Department. Additionally, a permit for the banner crossing FM 518 near Perkins Avenue has been issued display for the show from March 7 thru March 21<sup>st</sup>.

However, since the property is solely located on private property and does not directly affect a public roadway an event permit is not required.

The event will also have League City Police Officers on-site on Saturday and Sunday.

### Fire Marshal

One of the areas of focus is public and fire safety. The event is located between office buildings and the marina and the Fire Marshal has indicated several changes would be necessary in order to assist emergency services in case of an emergency.

On January 20, 2016, City staff from the Fire Marshal's Office and Planning Department walked the location with the applicant and the Marina Manager. The meeting discussed the areas of concern and

laid the ground work for changes which will be verified when the Fire Marshal's Office inspects the site just prior to the start of the event. However, as a result of the proposed boat show and possible changes at the site, further changes are anticipated to be made.

Additionally, below is a list of a few items that will be required as part of the event:

1. Two lanes of access will be provided to and from either end of the event for emergency access.
2. All generators, food preparation areas requiring heat, and other appliances on-site will be required to have a fire extinguisher nearby.
3. All access points identified by the Fire Marshal will have appropriate Fire Department locks in order to permit access to the site at all times.
4. Areas specified by the Fire Marshall will remain clear in order to assist emergency services in accessing and performing necessary life safety operations in an emergency situation.

**Recommendation** Staff recommends approval, subject to the following conditions:

1. This Temporary Use Permit will be limited to the location (South Shore Harbour Marina) and dates of the event (March 17 – 20, 2016),
2. Provide a revised, scaled, site event exhibit for future events. The revised exhibit should include:
  - a. All of the marina, including the nearby piers,
  - b. Location of the restrooms; and,
  - c. Show the location and size of any other large equipment or exhibit/entertainment areas such a stages or pond exhibits,
3. Location of the proposed fence line surrounding the event with access points marked
4. Copies of food permits from all food vendors from either the Harris or Galveston County Health district shall be provided to the Planning Department prior to start of the event.

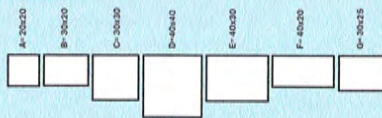
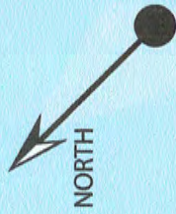
Recommended Motion

Motion to approve TUP15-01 (Southwestern International Boat Show) subject to staff's conditions as presented.

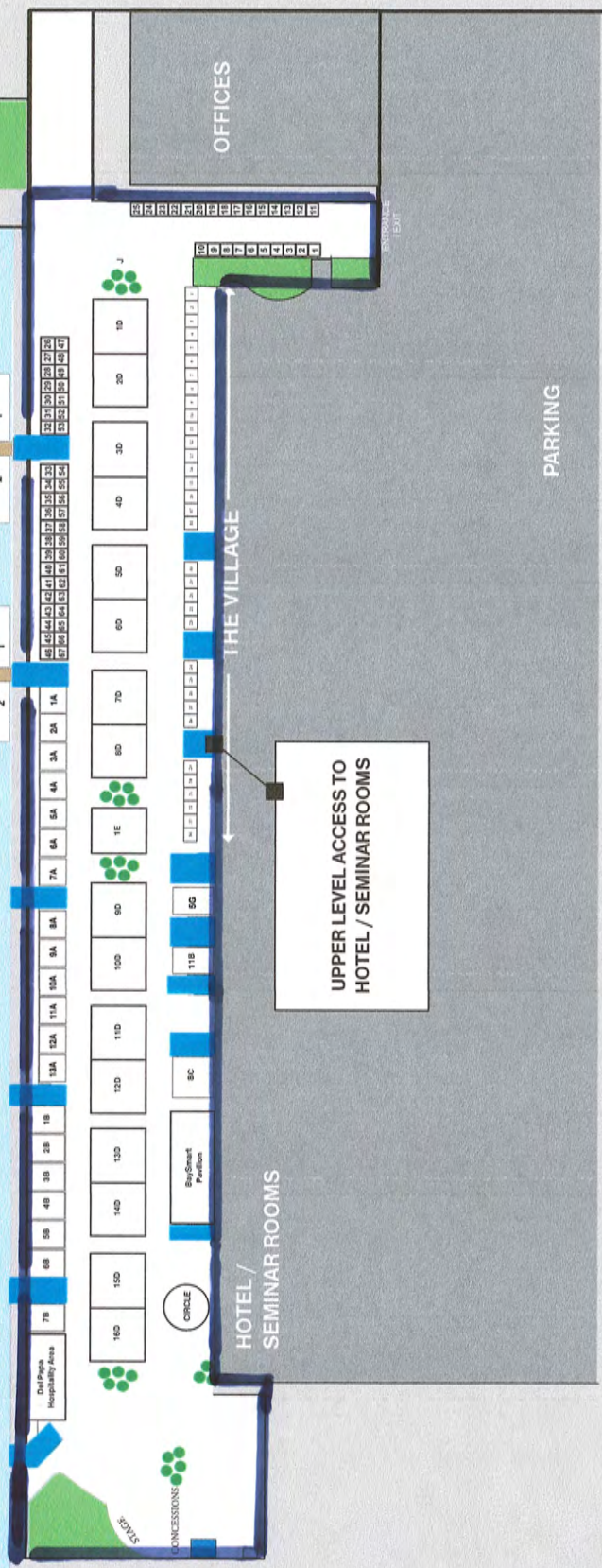
For additional information, you may contact Mark Linenschmidt, Senior Planner at 281-554-1078 or at [mark.linenschmidt@leaguecity.com](mailto:mark.linenschmidt@leaguecity.com).



South Shore Harbour Marina  
Bay Area Houston, Texas



PER 14	45' x 16'	45' x 16'	50' x 17'	50' x 17'	PER 15
60	59	58	57	56	55
54	53	52	51	50	49
48	47	46	45	44	43
42	41	40	39	38	37
36	35	34	33	32	31
28	27	26	25	24	23
22	21	20	19	18	17
16	15	14	13	12	11
10	9	8	7	6	5
4	3	2	1	2	1





Harbour Entrance

60' 50'	45'	40'	40' 35'	35'	30'	30'	30'
1	2	3	4	5	6	7	8
40 39	46 45	50 49	50 49	54 53	60 59	60 59	60 59
38 37	44 43	48 47	48 47	52 51	58 57	58 57	58 57
36 35	42 41	46 45	46 45	50 49	56 55	56 55	56 55
44 43	40 39	44 43	44 43	48 47	54 53	54 53	54 53
34 33	38 37	42 41	42 41	46 45	50 49	50 49	50 49
32 31	36 35	40 39	40 39	44 43	48 47	48 47	48 47
30 29	34 33	38 37	38 37	42 41	46 45	46 45	46 45
28 27	32 31	36 35	36 35	40 39	44 43	44 43	44 43
26 25	30 29	34 33	34 33	38 37	42 41	42 41	42 41
24 23	28 27	32 31	32 31	36 35	40 39	40 39	40 39
22 21	26 25	30 29	30 29	34 33	38 37	38 37	38 37
20 19	24 23	28 27	28 27	32 31	36 35	36 35	36 35
18 17	22 21	26 25	26 25	30 29	34 33	34 33	34 33
16 15	20 19	24 23	24 23	28 27	30 29	30 29	30 29
14 13	18 17	22 21	22 21	26 25	28 27	28 27	28 27
12 11	16 15	20 19	20 19	24 23	26 25	26 25	26 25
10 09	14 13	18 17	18 17	22 21	24 23	24 23	24 23
08 07	12 11	16 15	16 15	20 19	22 21	22 21	22 21
06 05	10 09	14 13	14 13	18 17	20 19	20 19	20 19
04 03	08 07	12 11	12 11	16 15	18 17	18 17	18 17
02 01	06 05	10 09	10 09	14 13	16 15	16 15	16 15
	04 03	06 05	06 05	12 11	14 13	14 13	14 13
	02 01	04 03	04 03	10 09	12 11	12 11	12 11
		02 01	02 01	08 07	10 09	10 09	10 09
				06 05	08 07	08 07	08 07
				04 03	06 05	06 05	06 05
				02 01	04 03	04 03	04 03
					02 01	02 01	02 01

Single Dock

45' Fuel Pier & Pump Out

60' 16

60' 17

60' 18

Bath House 2

Parking

Pool

Harbour Club

Paradise Reef

Bath House 1

Hotel

Offices

Parking

Yacht Brokerage

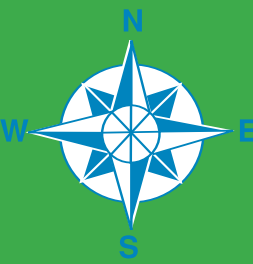
Marina Office

Offices

Yacht Brokerage

Tennis Courts

Fitness Center



Not For Navigational Purposes



618 US Highway 1, Ste 201E, North Palm Beach, FL 33408

January 12, 2016

Dear Sirs

Proposed use of the parking lot at South Shore Harbour Marina for the 2016 South West International Boat Show.

The parking lot at South Shore Harbour Marina located directly in front of Piers 10 through 15, and to the side of Piers 3 through 8, will be utilized for the 8th year for the South West International Boat Show, from March 12 through 23, 2016, inclusive. These dates allow for the delivery, set up, take down and removal of event related equipment.

Set up: March 12-16

Boat Show Dates: March 17-20

Take down/Removal: March 21-23

The site will be used for exhibiting boats on trailers, various marine exhibits, outdoor equipment and tents with exhibits inside, along with utilizing Piers 14 and 15 for in-water vessels.

There is little impact to traffic in the area as South Shore Harbour Marina and Resort is self-contained. Attendees are directed via signage to the South Shore Harbour entrance and from there directed to various parking lots within the resort via signage and boat show personnel.

The show does not impact light, noise or dust in the surrounding area.

A sound permit is obtained for the stage for Thursday-Sunday with the latest time for sound being 9:00pm on Friday and Saturday. The music from the stage which is "island style music" does not impact local or surrounding residents and in 7 years neither the marina management or show organizers have received any complaints.

We also have League City Police Officers on site on Saturday and Sunday.

Permits applied for include: sound, banner and tent permits.

Parking is designated on the site through the lease written with American National and strictly adhered to with personnel directing attendees to specific parking locations on the site. Each year for the show a letter of confirmation for parking is obtained from the Police Chief.

Restrooms are provided for exhibitors and attendees for the four days of the show.

Emergency vehicle ingress or egress is provided through the gates at the side of the Fitness Center and the gates to the side of the Hotel (see attached plan), this allows fast and easy access to the site.

Large signs (30' wide x 4' high) are located at the entrance of the South Shore Harbour Resort to advise attendees where to enter after following the boat show signage - (image of banner attached).

Please let me know if you have any further questions on the above.

Yours sincerely

Marion Daly  
South West International Boat Show  
Tel: 561 842 8808  
Cell: 561 951 9695