

CITY OF ST. PETE BEACH, FLORIDA

ORDINANCE 2008-46

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA PROVIDING FOR AMENDMENT OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY BY AMENDING THE OFFICIAL ZONING MAP INCORPORATED THEREIN; PROVIDING FOR AMENDMENT OF THE ZONING DESIGNATION OF PROPERTY GENERALLY LOCATED AT 1307 GULF WAY AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; PROVIDING FOR A CHANGE IN THE DESIGNATION OF SAID PARCEL FROM RESIDENTIAL LOW MEDIUM 2 TO TRADITIONAL HOTEL DISTRICT ON THE CITY'S OFFICIAL ZONING MAP; 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 has initiated rezoning of the subject property in order to provide optimal development rights to the owner of said property; and

WHEREAS, the City's Planning Board has reviewed this ordinance, found it to be consistent with the City's adopted comprehensive plan and has recommended approval thereof; and

WHEREAS, the City Commission, as the City's local planning agency, has found this ordinance to be consistent with the City's adopted comprehensive plan; and

WHEREAS, the City Commission has found this ordinance to be in the best interest, safety and welfare of the citizens of the city; and

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

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA HEREBY ORDAINS:

Section 1. The Land Development Regulations of the City of St. Pete Beach, Florida are hereby amended by amending the Official Zoning Map incorporated therein by changing the zoning designation of the property generally located at 1307 Gulf Way and more particularly described in Exhibit "A" attached hereto and made a part hereof, from Residential Low Medium 2 to Traditional Hotel District.

Section 2. The property owner shall submit a site plan meeting the requirements of Division 5 of the St. Pete Beach Land Development Code to the City Commission for review for consistency with said requirements prior to any development permitting.

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 All Ordinances or parts of Ordinances in conflict herewith are hereby repealed to the extent of any conflict with this Ordinance.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 or part of this ordinance is declared invalid by a court of competent jurisdiction, the valid remainder hereof shall remain in full force and effect.

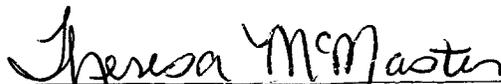
Section 5. This ordinance shall become effective immediately upon adoption.



Michael Finnerty, MAYOR

FIRST READING : 12-16-2008
PUBLISHED : 12-31-2008
SECOND READING : 1-14-2009
PUBLIC HEARING : 1-14-2009

I, Theresa B. McMaster, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this 14th day of January, 2009.



Theresa B. McMaster, City Clerk

CASE Z-20080003

Applicant: Takvor Evrikoz
Owner: Takvor Evrikoz
Property: 1307 Gulf Way **Lot area:** .36 acres
Request: Rezoning Property from Residential Low Medium - 2 (RLM-2) to Traditional Hotel District (THD)

GENERAL INFORMATION:

FLUP map category: Residential High with Resort Facilities Overlay

Current zoning: RLM-2

Current use: 14 Unit Hotel

Proposed FLUP map category: Residential High with Resort Facilities Overlay

Proposed use: 19 Unit Hotel

Surrounding properties:

Location:	Zoning:	Land use:
North:	North: RLM-2	Residential
South:	South: RLM-2	Hotel
East:	East: RLM-2	Residential
West:	West: ROS	Pass-a-Grille Beach

PLANNING ISSUES:

The proposed project would redevelop the existing 14 unit hotel building with a new structure with a maximum of 19 units. The standards associated with the Traditional Hotel District zoning would provide for a significant expansion of the development on the site, but would require the provision of parking which is not currently available. The use characteristics of the facility should not be appreciably different if the zoning request is approved, but the potential impacts of operation would increase proportionately with the increase in units.

Ordinance 2005-46

Attachment "A"

Legal Description 1307 Gulf Way

WEBSTER'S MAP, WARREN BLK B, LOTS 133 & 134 & N 35FT OF LOT 135
TOGETHER WITH THAT VAC PT OF GULF WAY DESC BEG AT NW COR OF
LOT 133 TH S01DE 135FT TH W 22.24FT TH N 135FT TH E 20.98FT TO POB (PER
O.R. 13168/437)

Exhibit A

1307 Gulf Way

