

RESOLUTION 2018-16

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, AUTHORIZING A CONDITIONAL USE FOR A COMMERCIAL PARKING LOT LOCATED AT 5090 GULF BOULEVARD; INCORPORATING THE CONDITIONS OUTLINED HEREIN AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Pete Beach supports independently owned businesses within the City; and

WHEREAS, Hattak, LLC c/o Chris and Cathie Taktikos, desires to conduct a commercial parking lot business for beach access; and,

WHEREAS, Hattak, LLC (Timothy P. Driscill, Esq., agent) filed with the City an Application on March 06, 2018, for a Conditional Use of the property located at 5090 Gulf Boulevard, St. Pete Beach, Florida; and,

WHEREAS, the application for Conditional Use was reviewed by the Technical Review Committee on April 4, 2018, and the recommended conditions appropriate to mitigate potential impacts imposed by the use were determined and are outlined in the associated staff report submitted to the City Commission; and

WHEREAS, the City Commission held a quasi-judicial public hearing on October 23, 2018, to consider the Conditional Use Application and reviewed the application in accordance with all the criteria listed in the City of St. Pete Beach Land Development Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, THAT:

SECTION 1. Recitals. The above recitals (“Whereas” clauses) are true and correct and adopted hereby as findings, purpose and intent of the City Commission.

SECTION 2. The City Commission hereby incorporates the following conditions into the Conditional Use Permit:

1. Landscaping within buffers shown on the submitted survey shall be required in accordance with Division 39.10 of the Land Development Code. The 5’ buffer along 51st Ave shall be landscaped with additional trees where feasible. A hedge shall be installed along the west side of the property abutting an existing duplex.
2. Any lighting utilized for the parking lot shall be directed away from the western property currently in use as residential multifamily and shielded direct glare or hazardous interference from public roadways and all adjacent properties.
3. Signage indicating when parking lot is “full” or “open.” Any signage on the property will require a sign permit in conformance with Division 26 of the Land Development

Code.

4. A 5-foot access easement shall be established on Lot 49 and 50, along Gulf Boulevard, to allow for a future 10-foot sidewalk for pedestrian access.
5. Trash receptacles shall be provided on site and maintained.
6. Two parking spaces per dwelling unit (four total) shall be reserved at all times for residents in the apartment building.
7. Hours of operation (9 am to 9 pm) will be required.
8. A Business Tax Receipt pursuant to Article IV of the City Code of Ordinances will be required.
9. The surface of the parking lot shall be well maintained. No sand, gravel or other debris may run off into the street.
10. Portable toilets shall be made available to users of the lot and shall be maintained and cleaned at least once per week for the duration of the sewer moratorium (Resolution 2016-15). When the sewer moratorium is lifted, a permanent structure, including at least one toilet and one sink, shall be constructed at the owner's expense within three months of the date of the lifting of the moratorium. Location and specifications of the structure and fixtures shall be approved by the City prior to issuance of a building permit.
11. The beach access gulf-ward of the lot shall be maintained and cleaned on a daily basis.
12. Wheel stops will be installed between the parking spaces and buffers indicated on the submitted site plan.
13. A Traffic Impact Fee may be required.
14. No storm water discharge may leave the site all storm water must be directed away from the property boundary and infiltrate through the proposed gravel and grass surface.
15. This conditional use permit shall be for a period of three (3) years and expire on 23 October 2021.

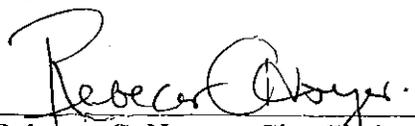
SECTION 3. Effective Date. This resolution shall take effect immediately upon rendition of this resolution by the City Clerk and containing all signatures required below.

CITY COMMISSION, CITY OF ST. PETE
BEACH, FLORIDA.



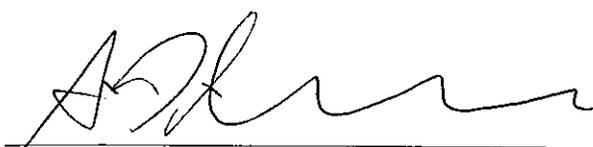
Alan Johnson, Mayor

ATTEST:



Rebecca C. Haynes, City Clerk

APPROVED AS TO LEGAL FORM AND CORRECTNESS:



Andrew Dickman, City Attorney