

**RESOLUTION 2019-02**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, AUTHORIZING A MODIFICATION TO THE CONDITIONAL USE RESOLUTION 2019-01 FOR AN OFF-PREMISE PARKING LOT FOR THE PROPERTY LOCATED AT 3815, 3855, 3859 AND 3861 GULF BOULEVARD; INCORPORATING THE CONDITIONS OUTLINED HEREIN AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission supports independently owned businesses within the City; and

**WHEREAS**, the TradeWinds and The Hotel Zamora desires to utilize the property for off-premise parking for employees; and

**WHEREAS**, RIA – TradeWinds has filed with the City an application for a Conditional Use and Variance for the property located at 3815, 3855, 3859, 3861 Gulf Boulevard, St. Pete Beach, Florida; and

**WHEREAS**, RIA – TradeWinds held a community meeting on December 3, 2018, pursuant to Land Development Code Sec. 39.17, to provide the community details about this proposal and solicit conditions for the development which have been included in staff's recommendations; and

**WHEREAS**, the application was reviewed by the Technical Review Committee 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 for consideration; and

**WHEREAS**, the City Commission held a quasi-judicial public hearing on January 22, 2019, and adopted Resolution 2019-01 in accordance with the criteria listed in the City of St. Pete Beach Land Development Code.

**WHEREAS**, the City Commission held a public meeting on May 14, 2019, to consider the modification of Resolution 2019-01 in accordance with 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:

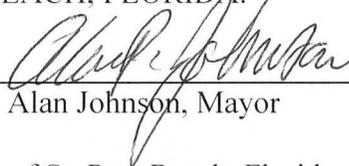
1. A site plan and landscaping plan shall be submitted to and approved by the Community Development Department before the operation of the off-premise parking lot.
2. The surface of the parking lot shall be well maintained. No sand, gravel or other debris may run off into the street. All exposed dirt areas shall be covered with bark, mulch, or other weed control measures included as part of the final landscape plan. The use of non-cypress mulch is strongly encouraged in support of "green" practices for a sustainable community.
3. Any existing vegetation needs to be retained on the property.
4. ~~A permanent easement adequate to expand the sidewalk west of the site to ten feet in width shall be dedicated to the city and recorded in the public records of Pinellas County.~~
5. 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.
6. Any lighting utilized for the parking lot shall be directed away from residential properties and shielded to prevent direct glare or hazardous interference on public roadways and all adjacent properties.
7. Any signage on the property shall require a sign permit in conformance with Division 26 of the LDC.
8. Signs that state "NO MOORING" shall be installed and maintained on the property.
9. This Conditional Use Permit and companion variances except for the permanent easement shall expire two years from the effective date of this Resolution.
10. Any violation of these conditions and companion variances shall entitle the City Commission to modify or revoke the Conditional Use and Variances.

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

**The Conditional Use Resolution is hereby approved, subject to the nine (9) conditions contained herein, this 14th day of May 2019, by the City Commission of the City of St. Pete Beach, Florida.**

**Passed this 14<sup>th</sup> day of May 2019, by the City Commission of the City of St. Pete Beach, Florida.**

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

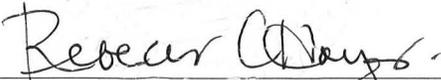


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Alan Johnson, Mayor

I, Rebecca C. Haynes, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Resolution was duly adopted in accordance with the provisions of applicable law this 14<sup>th</sup> day of May 2019.

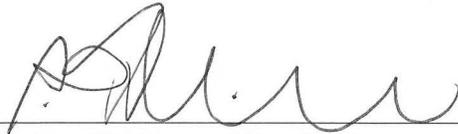
ATTEST:



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Rebecca C. Haynes, City Clerk

APPROVED AS TO LEGAL FORM AND CORRECTNESS:



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Andrew Dickman, City Attorney