

RESOLUTION 2019-11

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH, FLORIDA, AUTHORIZING THE HOWARD JOHNSON HOTEL INCREASE THE NUMBER OF TEMPORARY LODGING UNITS FROM 40 TO 43 UNITS PER ACRE FOR THE PROPERTY LOCATED AT 6100 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 Howard Johnson Hotel desires to convert eight (8) existing suites into sixteen (16) temporary lodging units, totaling 144 temporary lodging units at a density of 43 units per acres; and,

**WHEREAS**, OTO Development, LLC / Trenam Law for Ray Lee Reagan, Trustee filed with the City an Application on August 6, 2019, for a Conditional Use and Variance to expand the density above 30 temporary lodging units per acre for the property located at 6100 Gulf Boulevard, St. Pete Beach, Florida; and,

**WHEREAS**, the application for Conditional Use Permit and companion Variance was reviewed by the Technical Review Committee on August 21, 2019, 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 September 17, 2019, to consider the Conditional Use Permit and companion Variance Applications in accordance with all the criteria listed in the City of St. Pete Beach Land Development Code; and

**WHEREAS**, while the Conditional Use Permit and Variance applications were reviewed together, pursuant to City Land Development Code, this Resolution is for only the Conditional Use Permit approval.

**NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of St. Pete Beach, that:**

Section One: The above recitals are true and correct and are incorporated herein by reference.

Section Two: 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 prior to the issuance of any building permits.
2. The existing sidewalk along the Gulf Blvd. frontage shall be removed and replaced to accommodate a ten-foot sidewalk to allow for safe, unobstructed and efficient pedestrian flow. The portion of the ten-foot sidewalk that extends into the subject property shall be provided to the City as a permanent pedestrian access easement. The condition for an expanded sidewalk shall only become effective upon the City entering into an agreement with the Florida Department of Transportation (FDOT) that transfers the easement to the FDOT for the expanded sidewalk. The installation of the sidewalk may be delayed until the completion of City utility undergrounding along this Gulf Blvd frontage, in which case a cost estimate for the sidewalk expansion and a bond in the amount estimated shall be set aside for the sidewalk expansion.
3. At least one trash receptacle and one other design element as approved by the Community Development Department shall be provided within the front landscape zone. The emptying of the trash receptacle and maintenance of these objects shall be the responsibility of the hotel operator.
4. A pedestrian pathway linking the expanded sidewalk with the front of the building shall be constructed with a distinctive and visually-interesting paving pattern such as pavers or stamped concrete, and this design shall be approved by the Community Development Department prior to site plan approval.
5. Within the front landscape zone or adjacent bump-outs the applicant shall install Buttonwoods or another low-maintenance Florida native evergreen tree selected for canopy spread every 30 feet except where obstructions are present. Where obstructions are present, the tree(s) may be relocated to other internally landscaped areas at the front of the site.
6. A business tax receipt shall be required for the 144 lodging units, with the stipulation that the temporary lodging units must be offered, advertised and occupied on a temporary basis for 30 consecutive days or less for temporary lodging guests.
7. Landscape buffers shall be planted and maintained on the north and south of the subject property. The north buffer shall extend a total of 105 linear feet from the front property line. The south buffer shall extend a total of 165 linear feet from the front property line. The portion of the south buffer along the seven new parking spaces shall meet the requirements of a five-foot Type A buffer as shown in LDC Sec. 22.8 regardless of existing width.
8. Pervious pavers, shell, or a similar alternative shall be installed along the front landscape zone, between the landscape zone and the wheel-stops, to allow for additional rainfall percolation into the landscape zone.
9. A fire hydrant shall be approved in location by the fire marshal and installed on the southern side of the property prior to the issuance of a certificate of occupancy.
10. Any violation of these conditions and companion variance shall entitle the City Commission to modify or revoke the Conditional Use and Variance.

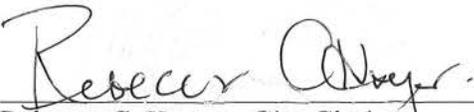
Section Three: This resolution will become effective immediately upon adoption.

**Passed this 17th day of September, 2019, by the City Commission of the City of St. Pete Beach, Florida.**

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Alan Johnson, Mayor

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

