



FURTHER RESOLVED, that the city council hereby grants K & S Norman Family Limited Partnership, Jason & Betsy Norman (Limited Partners), an interim use permit to operate a two-bedroom vacation dwelling unit for up to five guests located at 325 Lake Avenue South, Unit #1302, legally described below, subject to the conditions set forth below:

UNIT B31 AND AN UNDIVIDED INTEREST IN COMMON AREAS, CIC #29 WATERFRONT PLAZA CONDOMINIUMS.

FURTHER RESOLVED, that the land use supervisor is authorized to issue an interim use permit for a vacation dwelling unit on the subject property (in the form of that attached hereto as Exhibit A) subject to the following conditions:

- a) The interim use permit shall not be effective until the applicant has received all required licenses and permits for operation required by the Code and by State statute and provided copies thereof to the land use supervisor; and
- b) Said permit shall remain in effect for up to six years following the effective date of this resolution, or until there is a change in ownership of the property, whichever occurs first; and
- c) The applicant shall adhere to the terms and conditions listed in said permit; and

FURTHER RESOLVED, that the land use supervisor may approve such changes or modifications to the applicant's plans as included in applicant's application as are otherwise authorized under the Code, provided that no such administrative approval shall constitute a variance from Chapter 50.

STATEMENT OF PURPOSE: This resolution grants to K & S Norman Family Limited Partnership, Jason & Betsy Norman (Limited Partners), an interim use permit for a 2-bedroom vacation dwelling unit at 325 Lake Ave. S, #1302, in the Canal Park neighborhood. If approved, the interim use permit remains in effect for six years, or until the property changes hands, whichever occurs first.

The site is located in the F-5 Mid-Rise Community Shopping and Office form district. Consistent with UDC provisions, there is not a restriction on the total number of vacation dwelling units on property located in form-based zoning districts. While off-street parking is not required for vacation dwelling units in this zone district, the applicant has stated that there is a gated parking area in the rear where guests will be given access to one parking space during their stay.

As shown in the staff report in Exhibit B (attached), the applicant's property is a condominium unit in the multi-story Waterfront Plaza Building. Also located in this building is the Suites Hotel at Waterfront Plaza.

The applicant has applied for all the required inspections and licenses and will manage the unit themselves.

On July 13, 2021, the city planning commission held a public hearing on the proposal and heard testimony from citizens. The planning commission voted 7 yeas, 0 nays, and 0 abstentions, to recommend that the city council approve the interim use permit with conditions.

Request filed: June 14, 2021

Action deadline: October 12, 2021