



BOARD OF ADJUSTMENT MEETING

CITY OF ST. PETE BEACH

155 Corey Avenue
St. Pete Beach, Florida

Wednesday, 6/28/2017
2:00 p.m.

Call to Order
Pledge of Allegiance
Roll Call

1. **Changes to the Agenda** – Agenda items to be added, moved or deleted will be addressed at this time. Added items will be assigned agenda item numbers and moved items should remain with the same item numbers. Notation will be made that those items will be taken out of order.
2. **Audience Comments** – Comments shall be limited to three minutes per person to issues not on the agenda.
3. **Approval of Minutes**

5/31/2017
4. **Agenda Items**
 - I. Case 17-00007: 5955 Gulf Winds Drive – Applicant requests a variance to Section 23.5 of the Land Development

Code to reduce the minimum required number of parking spaces to allow for the renovation of a restaurant.

5. Adjournment

APPEAL

APPEAL: Florida Statutes 286.0105 Notices of meetings and hearings must advise that a record is required to appeal. Each board, commission, or agency of this state or of any political subdivision thereof shall include in the notice of any meeting or hearing, if notice of the meeting or hearing is required, of such board, commission, or agency, conspicuously on such notice, the advice that, if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AMERICANS WITH DISABILITIES ACT: Florida Statutes 286.26. Accessibility of public meetings to the physically handicapped. In accordance with the Americans with Disabilities Act and Florida Statutes, persons needing special accommodations to participate in a meeting should contact City Hall at (727) 367-2735 no later than forty-eight (48) hours prior to the meeting for assistance.

Electronic media must be submitted a minimum of 24 hours in advance to cityclerk@stpetebeach.org

The public is cordially invited to attend.

All agenda material is available for review at City Hall.

BOARD OF ADJUSTMENT MEETING

MINUTES

MAY 31, 2017

2:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Paul Skipper, Chairman
Michael Bomar, Member
Sandie Lyman, Member
Ron Holehouse, Member

ABSENT:

Tom DeYampert, Member

ALSO PRESENT:

Attorney Dickman, City Attorney
Jennifer Bryla, Community Development Director
Mike Larimore, Zoning Tech II
Mary Jo Murphy, Deputy City Clerk

1. Changes to the Agenda

City Attorney Dickman asked to address Item No. 4 after Item No 5.

2. Audience Comments

There were no audience comments.

3. Minutes for Acceptance – 4/26/2017

Member Holehouse made a motion to approve the minutes from the April 26, 2017 meeting. The motion was seconded by Member Lyman and unanimously approved by a roll call vote (4 yeses – 0 nos).

4. Discussion Regarding Variance Criteria

During ‘Changes to the Agenda,’ Item No. 4 was moved to be discussed after Item No. 5.

5. Agenda Items

I. Case 17-00001: 2803 Sunset Way.

Mike Larimore gave Staff’s presentation to the board, and the recommendation was for approval with conditions.

Chairman Skipper asked the applicant to come forward.

Michael Chren, 2803 Sunset Way, owner, thanked the board for the opportunity to make a presentation and introduced the architects for the project.

Andrew Covar, 490 Brasfield Square, Atlanta, GA 30316, Historical Concepts, senior principal and project manager, spoke in regard to the architectural design and style of the project.

Chairman Skipper asked if anyone would like to speak on behalf of the application. There were no comments.

Chairman Skipper asked if anyone would like to speak in opposition to the application. The following people spoke in opposition to Case No. 17-00001:

Jack Slosberg, 106 29th Avenue

Robert Pandis, 3610 E. Maritana Drive

Alfred Romanoski, 2706 Pass-A-Grille Way

Chairman Skipper asked for further public comment. Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board members.

Andrew Covar, Historical Concepts, submitted drawings, via the document camera, and spoke in regard to the belfry, the bell, square footage and dimensions.

Member Lyman made a motion to approve Case No. 17-00001 as written. The motion was seconded by Member Bomar. The motion was approved by an individual roll call vote, (4 yeases – 0 nos).

II. Case 17-00002: 3701 Gulf Boulevard

Mike Larimore gave Staff's presentation to the board, and the recommendation was for approval with conditions.

Chairman Skipper asked the applicant or their representative to come forward.

Joe Romano, 11520 Oakhurst Road, Down Under Construction Services, state certified building contractor representing the Hotel Zamora, spoke about the design of the deck and that the owner is willing to agree with all of staff's recommendations.

Dev Mangar, 360 Blanca Avenue, Tampa, Florida, owner, spoke about hiring Joe Romano to perform the work for extending the outdoor deck.

Chairman Skipper asked if anyone would like to speak in opposition of the variance. The following people spoke in opposition to Case No. 17-00002:

David Nixon, 3606 Casablanca Avenue

Lisa Signorile, 3612 E. Maritana Drive

Robert Pandis, 3610 E. Maritana Drive

Chairman Skipper asked if anyone else would like to speak against the application. There were no comments.

Hearing none, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board members.

Chairman Skipper allowed the owner to comment once again.

Dev Mangar, 360 Blanca Avenue, Tampa, Florida, owner, spoke about the following items: deck, privacy, music, pets and the retention pond.

Chairman Skipper asked for any further comments or rebuttal.

David Nixon, 3606 Casablanca Avenue, spoke in regard to parking, landscaping and pets.

Lisa Signorile, 3612 E. Maritana Drive, spoke in regard to drinking on the deck.

Dev Mangar, 360 Blanca Avenue, Tampa, Florida, owner, spoke once more about pets, plastic bags, and containers available for excrement.

Hearing no further comments, Chairman Skipper closed the public hearing portion and opened it for discussion among the Board members.

Member Holehouse made a motion to deny Case No. 17-00002: applicant requests a variance to Section 42.7 of the Land Development Code to reduce the minimum required secondary front yard setback to allow for the construction of the deck. Vote yes for a vote of denial.

Chairman Skipper commented to the board members that a yes vote would support the motion, and Chairman Skipper called for a roll call vote.

The motion was seconded by Member Bomar. The motion was approved by an individual roll call vote, (3 yeses; 1 no – Member Lyman).

For clarification, Chairman Skipper added that the application was denied.

4. Discussion Regarding Variance Criteria

City Attorney Dickman submitted and reviewed, via the document camera, a one-page document entitled “Sec. 3.12 – Variances” with the board members.

6. Adjournment

There being no further business before the board, the meeting was adjourned at 3:47 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Paul Skipper, Chairman

Minutes approved on: _____



St. Pete Beach Board of Adjustment

155 Corey Avenue
St. Pete Beach, FL 33706
727-367-2735

6/28/17

Variance Case
#17-00007

Applicant/Agent
Charles Marco, Agent

Location
5955 Gulf Winds Drive

Commission District
District 2

Staff Representative
Mike Larimore,
Zoning Tech II

Related Cases
Board of Adjustment
Case #2012-0019

Staff
Recommendation
Approval

ITEM SUMMARY:

Item	Requirement	Existing Condition	Proposed
Land Development Code 23.5:	18 parking spaces		
Minimum Required Parking Spaces	(1 space per 100 square feet of floor area)	11 parking spaces	8 parking spaces

Applicant requests a variance to Section 23.5 of the Land Development Code (LDC) to reduce the minimum required number of parking spaces to allow for the renovation of a restaurant.

Existing Use: Commercial (Restaurant)

Adjacent Uses

North: Commercial (Personal Services)

South: Commercial (Restaurant)

East: Infrastructure (60th Avenue)

West: Infrastructure (Gulf Winds Drive)

Applicant requests a variance to reduce the number of parking spaces required to allow for the renovation of a restaurant. The current structure once housed an ice cream shop that received a similar variance for parking in 2012. The renovations include interior work and a new, uncovered exterior deck on the front of the building.

The current parking situation includes 11 nonconforming parking spaces and drive aisles of inadequate size as required by the LDC. The proposed parking layout will include 8 conforming parking spaces and drive aisles of appropriate size per Code. The new proposed exterior deck is exempt from additional parking requirements as it is less than 500 square feet in size.

PUBLIC NOTICE:

Notice of public hearing has been advertised as required by State Statutes, including: a legal advertisement in a local newspaper, written notices of hearing to owners of property within 300 feet of the subject property, and the posting of a public hearing sign for 7 days on the subject property prior to the public hearing. As of the time of this report, no comments have been received.

COMPREHENSIVE PLAN/LAND DEVELOPMENT CODE:

The subject property is located in the Commercial Corridor Gulf Boulevard (CC-2) zoning district and the Community Redevelopment District. The CC-2 zoning district allows for eating and drinking establishments with or without outdoor seating as a permitted use. The subject property has a Future Land Use Designation of CC-2 and is located in the Downtown Redevelopment District.

Restaurant uses require 1 parking space per 100 square feet of floor area; the existing building is approximately 1,720 square feet in size and would therefore require a minimum of 18 parking spaces. The Applicant states that the servable restaurant space is 980 square feet in size with the kitchen, prep, corridor, and bathroom areas making up the remaining 740 square feet of floor area. Outdoor decks 500 square feet in size or less are exempt from additional parking space requirements.

CRITERIA REVIEW (LDC 3.12.a):

The Board of Adjustment may authorize variances to the land development regulations if the applicant is able to demonstrate compliance with all five (5) of the following conditions. Staff analysis of criteria in *red italics* below:

- 1) The existence of conditions and circumstances that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same district which have complied with these regulations without hardship; that the strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building; and the peculiar conditions and circumstances are not the result of the actions of the applicant. *The existing conditions and circumstances of the structure are peculiar. The structure was originally built in 1947 and constructed in the center of the property creating inadequate space for sufficient parking and circulation on site. These existing conditions are not the result of the Applicant.*
- 2) Neither a nonconforming use of neighboring lands, structures or buildings, legal or illegal, in the same district, nor a permitted use in adjacent districts shall be considered as grounds for issuance of a variance. *No other structures or uses are being considered.*

- 3) The proposed variance will not have the effect of changing any district boundary on the zoning map, nor constitute the granting of a nonconforming use. Under no circumstances shall a variance permit an increase in development density or permit a use not specifically permitted in the district. *The proposed variances will not affect any district boundaries or permit a nonconforming use.*
- 4) The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In granting the variance, the appropriate board of authority may prescribe any conditions and safeguards it deems necessary or desirable as a condition of approval of the variance application. *The requested variance is in harmony with the general intent of the Land Development Code. The applicant is proposing 8 parking spaces and drive aisles with dimensions that are conforming to Code and create a safer environment for on-site vehicular and pedestrian traffic.*
- 5) The appropriate board of authority finds as a reasonable conclusion that hardship would unnecessarily result from a literal enforcement of the provisions of the land development regulations as set forth in the application, and the variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building. *The literal enforcement of the land development regulations would result in a hardship for the Applicant. The square footage and orientation of the existing structure and parking requirements based on square footage would not allow the reasonable commercial/restaurant use of the structure. This use is supported by the Comprehensive Plan as a support to the City's resort facilities and tourist economy.*

STAFF RECOMMENDATION:

Staff recommends approval – Current parking regulations prevent reasonable commercial use of the structure given the structure's current size and orientation. While the request is to decrease the total number of existing parking spaces on the property, the current parking situation includes spaces of inadequate size and drive aisles as narrow as 2 feet. The proposed layout will create both parking spaces and drive aisles of code compliant size creating a safer and more navigable space. The Applicant, in discussions with Staff, has represented that they sought other options for parking on adjacent properties and found none available.

	<u>Attachments:</u> A. Relevant Code Section B. Aerial Photo C. Site Photo D. Case #2012-0019 Development Order E. Variance Application F. Site Plan
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Attachment A.

Sec. 23.5. - Number of parking spaces required.

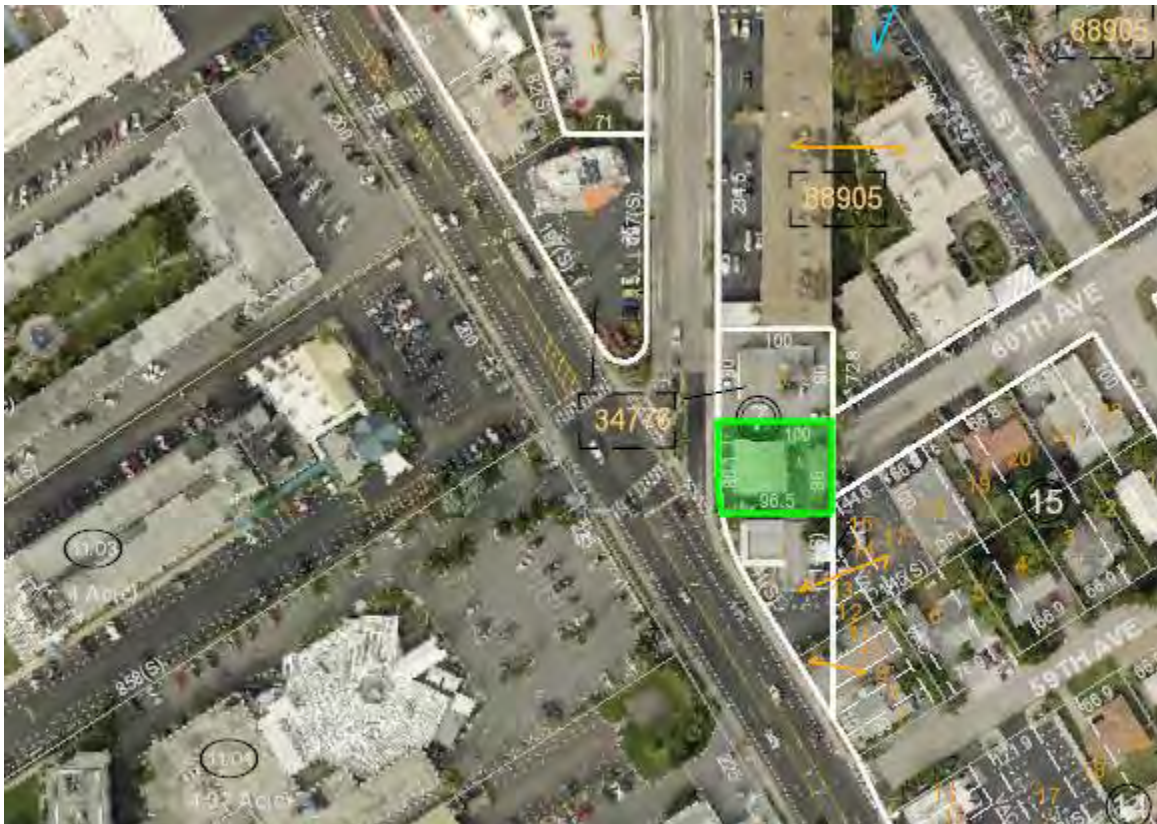
Regardless of any other requirement of these regulations, each and every separate or individual store, office, or other business shall be provided with at least one off-street parking space, excluding required handicap parking, unless specific provision to the contrary is made herein.

The following minimum off-street parking requirements are applicable to all districts except as otherwise provided herein:

<u>Use</u>	<u>Parking Requirement (spaces)</u>
Restaurant	1 per 100 SF floor area

a) In instances of new construction or facility expansion involving the establishment of outdoor seating areas or other accessory or supplemental uses, the number of required parking spaces shall be increased in accordance with the above table such that parking is adequate to accommodate the entire area of use, both internal and external to the structure; provided, however, outdoor dining or outdoor drinking areas shall not be required to provide additional parking when the outdoor dining or outdoor drinking area is less than 500 square feet or is located on a private sand beach affiliated with a temporary lodging establishment. Any portion of the outdoor dining or outdoor drinking area greater than 500 square feet not located on a private sand beach affiliated with a temporary lodging establishment shall be included as gross floor area for the purposes of calculating off-street parking requirements at the rate set forth in the above table or as otherwise provided by this Code.

Attachment B.



Above: Subject property highlighted.

Attachment C.



Above: Subject property, facing southeast



Above: Subject property, facing northeast



CITY OF ST. PETE BEACH

Mr. Fred Buns
6650 Sunset Way
St. Pete Beach, Florida 33706

**DEVELOPMENT ORDER
Board of Adjustment - June 27, 2012
BOA Case # 2012-0019**

The Board of Adjustment reviewed and conducted a public hearing on an application for a variance in the above-captioned case on June 27, 2012.

Address: 5955 Gulf Winds Drive, St. Pete Beach, Florida
Parcel ID 36-31-15-34776-007-0020
Gulf Wind Subdivision

Request: Variance from Section 23.5 of the Land Development Code to permit off-street parking that does not meet the minimum standard for an ice-cream shop/restaurant.

IT IS HEREBY ORDERED:

Case number 2012-0019 is hereby **APPROVED** with the following condition:

1. Variance approval is limited to the ice-cream shop and use only.


Paul Skipper
Chairman

6-28-12
Date

This Variance shall expire on June 27, 2013 unless a building permit for the construction authorized by such variance is obtained within such time and said building permit has not expired prior to the completion of construction in accordance therewith. Any person aggrieved by this Order may appeal to the Circuit Court on or before thirty (30) days from the date of the Order



City of St. Pete Beach
Community Development Department
155 Corey Avenue
St. Pete Beach, Florida 33706
727-367-2735
www.stpetebeach.org



VARIANCE APPLICATION

Case Number: PLN 17-00007

PROPERTY FOR PROPOSED VARIANCE

Legal Description: LOT 2, BLOCK 7, "GULF WINDS
SUBDIVISION", PB 24, PP 29-30
Parcel ID: 2613115134776100710020
Address: 5955 GULF WINDS DR

Current Zoning: _____ FLUM Designation: _____ Lot Area: _____

Existing Use: RESTAURANT Proposed Use: RESTAURANT

APPLICANT/AGENT:

Name: CHARLES MARCO
Address: 5905 GULF BLVD
City: SPB State: _____
Zip: 33706 Phone: 727-741-5255
Email: charlesmarco2@gmail.com

PROPERTY OWNER:

Name: _____
Address: _____
City: _____ State: _____
Zip: _____ Phone: _____
Email: _____

DETAILS OF THE REQUEST: Cite code sections for which variance is requested: (Add additional sheets if necessary)

PARKING VARIANCE TO EXISTING
RESTAURANT INTERIOR RENOVATIONS -
POST PERMIT APPROVAL AND INITIAL
CONSTRUCTION BY LICENCED CONTRACTOR.
SEE ATTACHED COPY OF PERMIT AND PARKING
SITE PLAN.

Additional Documents:

Check here if document is attached	Required Document
☒	Recent Survey of the property illustrating all boundaries, easements, and physical improvements.
☒	Site Plan drawn to scale showing proposed deviations of the code.

In order for an application for a variance to be approved or approved with conditions, the Board of Adjustment must make a positive finding with regard to each of the provisions below, which are also located in Division 3 of the Land Development Code. The applicant has the burden of proof demonstrating that the application for the variance complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Conditions and circumstances exist that are peculiar to the subject land, structure or building and do not apply generally to neighboring lands, structures or buildings in the same zoning district which have complied with these regulations without hardship.

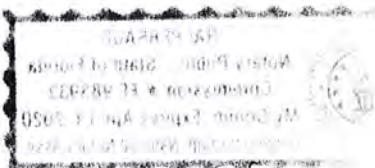
EXISTING, PERMITTED, BUILDING INTERIOR RENOVATIONS TO CONFORM TO NEW PARKING REGULATIONS,

2. The strict application of the provisions of the land development regulations would deprive the applicant of reasonable use of such land, structure or building.

BUILDING INTERIOR RENOVATIONS WERE STOPPED AFTER FIRST INSPECTION, AND BUILDING LOCKED DOWN.

3. The peculiar conditions and circumstances are not the result of the actions of the applicant.

NOT THE RESULTS OF THE APPLICANT.



4. The proposed variance will not have the effect of changing any district boundary on the zoning map.

WILL NOT CHANGE ANY DISTRICT
BOUNDARY ON THE ZONING MAP.

5. The variance shall not permit a non-conforming use or permit a use not specifically permitted in the zoning district.

THE PERMITTED USE WILL NOT CHANGE.

6. The variance shall not increase density or intensity over that which is permitted in the Comprehensive Plan.

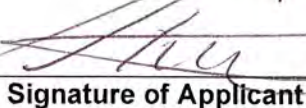
THE VARIANCE WILL NOT INCREASE
THE PERMITTED DENSITY OF THE
COMPREHENSIVE PLAN.

7. The granting of a variance will be in harmony with the general purpose and intent of the land development regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

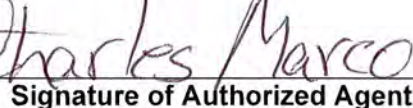
THE GRANTING OF THIS VARIANCE WILL
BE IN HARMONY WITH THE GENERAL
PURPOSE AND INTENT OF THE LAND DEV.
REGS., AND NOT INJURIOUS TO THE NEIGHBORHOOD.

8. The variance proposed is the minimum variance that will make possible the reasonable use of the land, structure and building.

THE PROPOSED VARIANCE REQUEST IS A
MINIMUM VARIANCE.


Signature of Applicant

Date


Signature of Authorized Agent

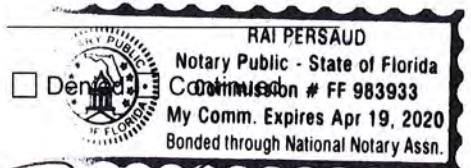
Date

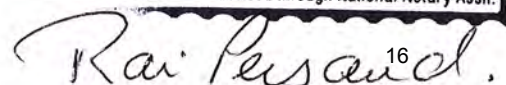
For office use only:

Hearing Date: _____

Fees: _____

Board Action: ☐ Approved as requested ☐ Approved with conditions ☐ Denied




Rai Persaud¹⁶

VARIANCE APPLICATION

Applicants must acknowledge understanding of the following. Initial each of the statements below. If you do not understand any of these, staff will explain them to you.

AS I understand that the City will not accept or process an incomplete application.

AS I understand that a non-conforming use or structure in a particular zoning district does not, in any way, provide justification for the granting of a variance. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a variance.

AS On all variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

AS I understand that if a variance is approved by the BOA/City Commission, the applicant is required to obtain the appropriate building permits within 1 year from the date of the decision. If no permit is obtained within 1 year, the approval from the Board/City Commission becomes voided.

AS I understand that if any application filed under the provisions of this Code is denied, no subsequent application seeking substantially the same or similar approval shall be filed within six months of the final decision on the original application.

AS I understand that any person aggrieved by the final decision has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Permits for construction may be granted prior to the expiration of this 30-day period, but an appeal will be grounds for revocation of the permit.

AS I understand that I, as the applicant, or my authorized representative must be present at all scheduled public meetings on the application.

After acknowledgement of these conditions, complete the application form on the following pages

[Signature]
Signature of Applicant

5/10/17
Date

Owner's Authorization for Agent
Community Development Department
City of St. Pete Beach, Florida

I/WE

59th Avenue Property, LLC
(print name of property owner)

hereby authorize

Charles Marco
(print name of agent)

to represent me/us in an application for

Parking Variance
(type of application: variance, conditional use, zoning, etc.)

X [Signature]
Signature of Owner

Signature of Owner

X JACK BURNS
Print Name of Owner

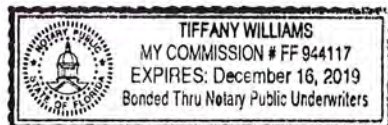
Print Name of Owner

The forgoing instrument was acknowledged before me this May day of 16
2017, by JACK BURNS who is personally known personally known
or produced _____ as identification.

Tiffany Williams
(Notary Signature)

May 16, 2017
(Date)

My Commission Expires _____





THE SUNSET CAPITAL OF FLORIDA

PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Charles Marco, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing and remain in place until the requested action has been heard and decided. Multiple sign postings shall not be more than three hundred (300) feet apart. If the subject parcel(s) abut more than one (1) street, notices shall be posted along each street. When the subject parcel(s) does not front a public road, the sign shall be posted at the point on a public road by which the property is, or can be, reached.

The sign shall be maintained in good readable condition by the applicant. If the said sign is destroyed, lost, or becomes unreadable, the applicant or applicant's representative shall obtain a replacement sign. Any sign posted in accordance with these requirements shall be removed from the property and disposed of by the applicant or applicant's agent not later than 24 hours following the final decision.

Applicant/Agent (must fill out agent authorization form):

Name(print): Charles Marco

Address: 5905 Gulf Blvd

[Signature] 5/10/17
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 10 day of MAY, 2017 by _____, who appeared before me, and is personally known to me, or has produced _____ as identification, and did take an oath.

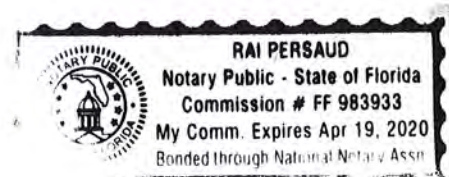
My commission Expires:

NOTARY:

Print Name: Rai Persaud

Notary Public, State of Florida

(Notarial Seal)



Attachment F.

BUILDING INFORMATION

EXISTING BUILDING: 1 STORY COMMERCIAL
BUILDING CATEGORY: II
CONSTRUCTION TYPE: TYPE III-b; UNSPRINKLERED
ALTERATION LEVEL: 2

BUILDING AREA

- EXISTING CONDITIONED BUILDING AREA: 1,720 s.f.

PER *2014 FBC, 5th ED. 1004.1.1

- OCCUPANCY CLASSIFICATION: A-2 ASSEMBLY

- DINING & CUSTOMER AREA: 980 S.F.

- DINING AREA: 1 PERSON / 15 Sq Ft. = 65 PERSONS

- DINING ROOM SEATS PROVIDED = 56 SEATS PROVIDED

- KITCHEN & PREP AREA: 510 S.F.

- KITCHEN: 1 PERSON/200 Sq Ft. = 3 PERSONS

- BATHROOMS & CORRIDOR AREAS: 230 Sq Ft.

- NON-OCCUPANT AREA

TOTAL OCCUPANCY LOAD: 68 PERSONS

PLUMBING REQUIREMENTS

MALES = 50% OF 68 PEOPLE = 34 MALES

MALE TOILETS/URINALS = 1 PER 50 PEOPLE =

- TOTAL PROVIDED: 1

MALE LAVS. REQUIRED = 1 PER 80 PEOPLE = 1

- TOTAL PROVIDED: 1

FEMALES = 50% OF 68 PEOPLE = 34 FEMALES

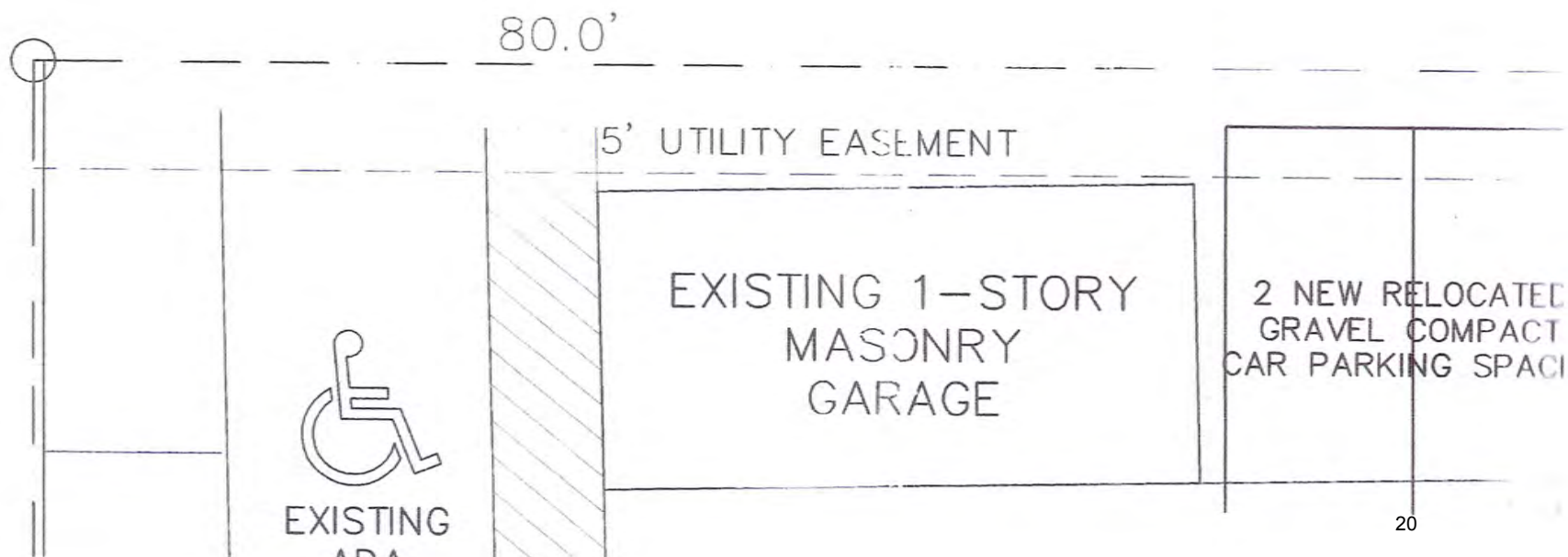
FEMALE TOILETS = 1 PER 50 PEOPLE = 1

- TOTAL PROVIDED: 1

FEMALE LAVS. REQUIRED = 1 PER 80 PEOPLE =

- TOTAL PROVIDED: 1

POSSIBLE



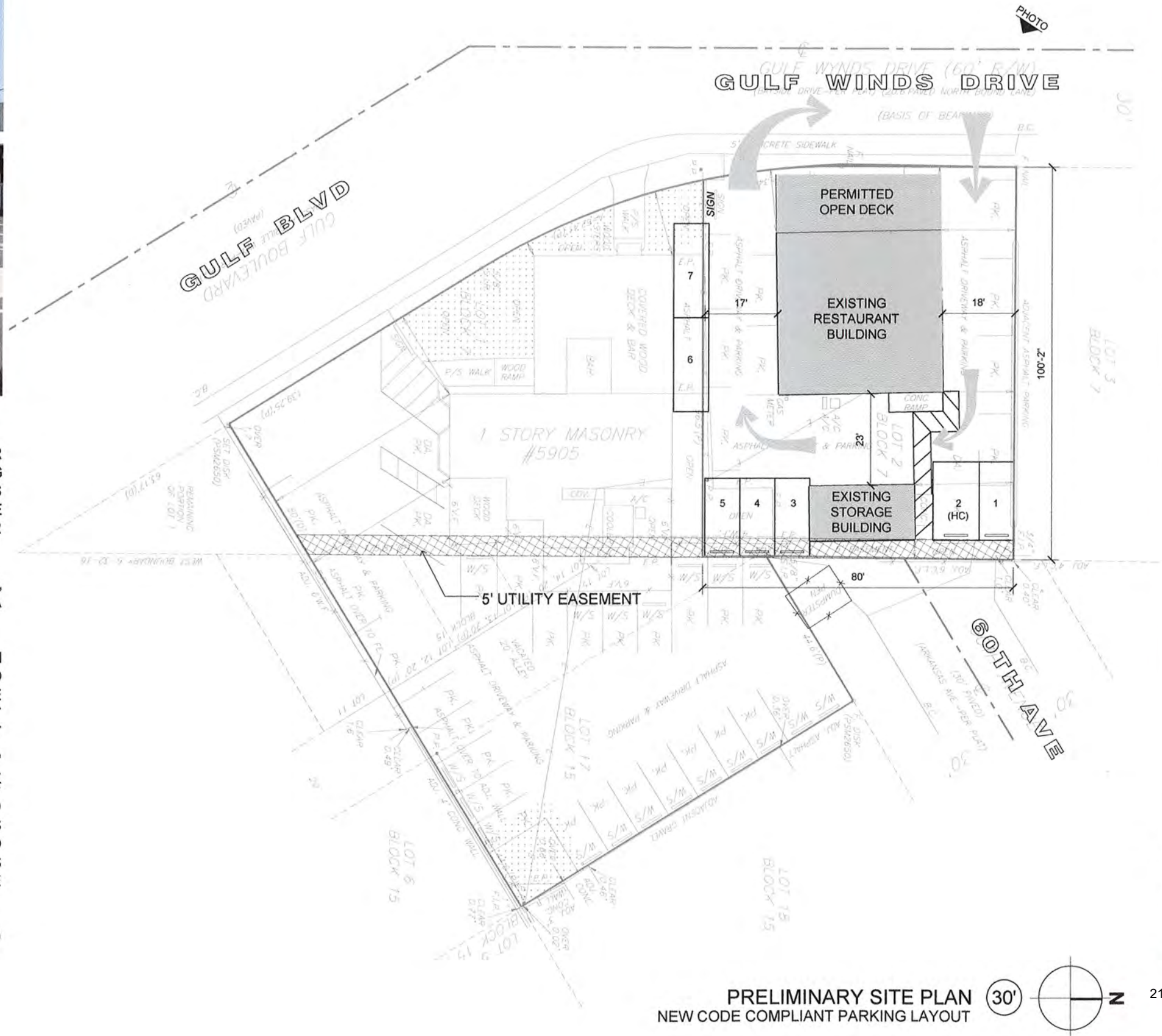


THE SIZE AND SCOPE OF THIS PROJECT IS A VARIANCE REQUEST RELIEF FOR THREE ADDITIONAL PARKING SPACES OF THE ST PETE BEACH ORDINANCE REQUIRING ADDITIONAL PARKING FOR THE EXISTING RESTAURANT INTERIOR RENOVATIONS AT 5955 GULF WINDS DRIVE. THE NEW, PERMITTED OPEN DECK WILL NOT SERVE FOOD. THE NEW DECK AND INTERIOR RENOVATIONS HAVE BEEN ISSUED UNDER PERMIT #20161724, DATED 2-16-17.

THE CURRENT, NON-CONFORMING PARKING HAS ELEVEN PARKING SPACES, INCLUDING ONE HANDICAP WITH A FIVE FOOT ACCESSIBILITY AISLE LEADING TO A HANDICAP RAMP TO THE EAST ENTRANCE.

THE PROPOSED, CONFORMING PARKING SPACES DELINEATE SEVEN RE-ARRANGED AS SHOWN, INCLUDING THE CURRENT HANDICAP SPACE AND ACCESS AISLE SYSTEM. THE CALCULATED NEED FOR PARKING AT 150 SQUARE FEET PER PARKING SPACE IS A TOTAL OF TEN, AT 1490 SF DIVIDED BY 150. THAT EXISTING SPACE CALCULATED WOULD BE THE SEATING AREA AND THE KITCHEN. IT DOES NOT INCLUDE THE EXISTING MASONRY STORAGE BUILDING, THE TOILETS, THE CORRIDOR AREA, AND THE PERMITTED OPEN DECK FACING THE STREET. HOWEVER, THE PERMIT WAS ISSUED WITH A DESIGNATED SEATING CAPACITY OF 68 PERSONS; OR, $68 \times 15 = 1020\text{SF}$ DIVIDED BY 150, OR 7 TOTAL SPACES REQUIRED FOR 68 SEATS, THE AMOUNT SHOWN ON THE PLAN. THE OWNER'S ARCHITECT HAS WORKED WITH THE ST PETE BEACH COMMUNITY DEVELOPMENT DEPARTMENT TO RESOLVE THIS PARKING REQUIREMENT WITHIN THE EXISTING PROPERTY AS SHOWN ON THIS PRELIMINARY SITE PLAN. HOWEVER, AS OF NOW, A 3 SPACE VARIANCE IS REQUIRED TO COMPLY.

THE ATTACHED SITE PLAN IS FROM A CURRENT, LEGAL LAND SURVEY COMPLETED MARCH, 2017, DELINEATING BOTH PROPERTIES OWNED BY THE SAME PERSON.



REVISED

APPROVED

05-06-17
05-08-17
05-09-17

ARCHITECT RONN GINN
BOX 11965
ST PETERSBURG
FLORIDA 33733
727 302 0145

Contractors, Subcontractors, Material and Labor Suppliers, Workmen and Tradesmen to verify applicable conditions, dimensions, notes and information on the construction documents prior to the commencing of construction. Architect must be notified. Architect is not responsible for any conditions shown or implied on this sheet, and is not liable for any conditions not shown or implied on this sheet.

PROPOSED PARKING LAYOUT

5955 GULF WINDS DRIVE

ST. PETE BEACH, FLORIDA 33706

ARG9721

MAY 2017

SHEET 1

OF 1

STATE OF FLORIDA

RONN GINN

3195

REGISTERED ARCHITECT