



**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

**Notice of Public Meeting
Technical Review Committee**

**Community Development Department TRC Room
155 Corey Avenue, City Hall, St. Pete Beach, FL 33706**

**Wednesday, April 3, 2024
10:00 AM**

Regular Meeting Agenda

This is an informal meeting between City staff and the applicant(s). The public is invited to attend, however no public comment shall be permitted.

Discussion Items

1. Variance #23072: 2007 Pass-A-Grille Way

Applicant requests an Unnecessary and Undue Hardship Variance to permit the construction of roofed, open porch extension, 12' x 28.67' (overall dimensions), 11'2" high, to create an approximately 300 sq. ft. covered ride wait area that will fully encroach into the required secondary front setback with existing 1.67' setback where 25' is required (LDC Sec. 15.7.(b)(2)).

2. Temporary Use #23055: 4945 Gulf Blvd (Prima Cantina Restaurant)

Applicant requests a 30-day extension to utilize 50 of their on-premise parking spaces to operate a commercial parking lot on a temporary basis between 10 AM and 8 PM (LDC Sec. 6.11). The request is for a continuous 30-day extension rather than weekends and holidays as approved in summer 2023.

Next Meeting: April 17, 2024

**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Action Request:

Strategic Objective:

Date: April 3, 2024

Prepared By: Kristin Coman, Senior Planner

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests an Unnecessary and Undue Hardship Variance to permit the construction of roofed, open porch extension, 12' x 28.67' (overall dimensions), 11'2" high, to create an approximately 300 sq. ft. covered ride wait area that will fully encroach into the required secondary front setback with existing 1.67' setback where 25' is required (LDC Sec. 15.7.(b)(2)).

Funding:

Attachments:

1. 23072- 2007 PAG Way - Certificate of Completeness and Submittal Documents



Memo To: Board of Adjustment
From: Kristin Coman, Senior Planner
Date: 3/13/2024
Re: **CERTIFICATE OF COMPLETENESS**

Please be advised that on this date, the following application has been deemed complete and will be scheduled for the Board of Adjustment agenda on the next available hearing of **April 24, 2024**.

Please note a Technical Review Committee meeting is also required and will be scheduled prior to the Board of Adjustment hearing.

Variance Case Number: 23072

Application Type: Unnecessary and Undue Hardship Variance

Owner: Collom Properties, LLC

Applicant/Agent: Kyle Bass – Weber, Crabb & Wein, P.A.

Parcel Number: 18-32-16-68634-000-0020

Address: 2007 Pass-a-Grille Way, St. Pete Beach, FL 33706

Zone: CG-1

Submittal Documents:

1. Completed Unnecessary and Undue Hardship Variance application form and documents.
2. Boundary Survey with Topography and Improvements prepared by John C. Brendla and Assoc. Inc. dated 10/5/2022, last revised 5/16/2023 consisting of 1 page.
3. Plan set prepared by Keene Engineering Consultants, LLC, Coastal Contracting Services, Inc. and Andrews Design Services dated 10.24.2023, last revised 11.14.23 consisting of 4 sheets.

The application and submittal documents will be forwarded to the following agents for review and/or comment:

City/Board Professionals:

- | | |
|---|--|
| ☒ Board of Adjustment Attorney via email | ☒ TRC Committee via email |
| ☐ Code Enforcement Manager via email | ☐ City Manager |

Board Members:

- | | |
|---|---|
| ☒ Paul Skipper, Chair | ☒ Joe Moholland |
| ☒ Michael Bomar, Vice Chair | ☒ Dan Small |
| ☒ Denise Chase | |

Cc: Charles Collom, Collom Properties, LLC, Owner **via email** (jrcmoo@aol.com)
Kyle Bass, Applicant **via email** (kyle.bass@webercrabb.com)

CASE #: 23072 ^{3rd} (SECOND AMENDED)

PARCEL #: 18-32-16-68634-000-0020

SUBMITTAL DATE: ~~1/12/24~~ 03.07.24

AMOUNT DUE: \$526.66

PAYMENT DATE: 2.13.14

UNNECESSARY AND UNDUE HARDSHIP VARIANCE APPLICATION

The following items are to be submitted, along with this application, at least 30 days prior to the public hearing:

- Two (2) copies of the property survey, completed in the last ten years, which contains the legal description, land area, and existing improvements on the site that has been signed and sealed by a surveyor licensed in the State of Florida;
- Seven (7) copies of a site plan showing the request, drawn to scale, of size between 11x17" and 36x48";
- Emailed copy of the survey and site plan to planning@stpetebeach.org.
- The Application Fee, payable to the City of St. Pete Beach (non-refundable)

**OWNER/AGENT INFORMATION:**

Identification	Name	Address	Phone #
Owner	Charles Collom Collom Properties, LLC	2381 E Vina Del Mar Blvd St. Pete Beach, FL 33706	727-418-1314
Applicant/ Agent	Kyle Bass Weber, Crabb & Wein, P.A.	5453 Central Ave. St. Petersburg, FL 33710	727-828-9919
Owner Email Address: jrcmoo@aol.com		Applicant/Agent Email Address: kyle.bass@webercrabb.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation CG-1	Future Land Use Designation CG	Lot Area 13,283 sq ft
Legal Description: Phillips Division Rev Map N 115ft of that unnumbered tract lying E of BLK 1 between E R/W of Florida Ave (NKA Pass A Grille Way & Water).		
Address: 2007 Pass A Grill Way, St. Pete Beach, FL 33706		
Explanation of Request: Proposed repair/extension of roof and porch structure at the front of the building over the entrance of the building. The current structure sits back from the property line approximately one foot and the requested variance will allow for the porch to be extended along the same line as the northern wall of the building. The requested setback is approximately 1.65 feet. The requested structure will extend in line with the north wall of the building 12 feet and will run the length of the front of the building which is 39 feet. The whole structure, including the portion that is not subject to the setback is approximately 280 sq. ft. The Applicant is not requesting to encroach any further towards the northern property line. The proposed structure, in addition to being a repair to the existing porch, will provide continuity to the existing building and surrounding area.		

Findings Necessary for Granting Request: In order for an application for a unnecessary and undue hardship 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 these requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

The property in question sits in the CG-1 zoning district. The building on the property was built in 1979. The northern wall of the building on the property was built one foot off the northern property line and at the time it was built it was in accordance with the then current City Code.

The Applicants are requesting to build on the front of the building (facing Pass A Grille Way), a front porch covered to provide their patrons protection from elements and weather as they stand. Additionally, the covered porch will bring the look of the build in line aesthetically with this area of St. Pete Beach. Importantly, the proposed porch will not be encroaching any closer to the northern property line, and instead it will be merely extending westerly approximately 12 feet.

The special conditions and circumstances that are peculiar to the land/structure/building is that the Code now requires a 25 foot secondary front set back. This set back makes it impossible, or nearly impossible, for the applicants to build the porch over their front door area. This conditions is not applicable to the other lands/buildings in the area as other properties don't have this secondary front set back restricting their builds.

2. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

The requested variance is not a result from actions taken by the applicants or the prior owners. The building was built in 1979 (per the Pinellas County Property Appraiser). The current owners, as well as the owners before them inherited the land and building on the land. The special condition existed prior to the owners owning the property, and it was not created by them.

3. Literal interpretation of the provisions of the Land Development Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development Code and results in unnecessary and undue hardship on the applicant;

Literal interpretation of the provisions of the Land Development Code deprives the Applicants from revamping and improving/updating the porch area of their building. Most of the other businesses, and particularly, restaurants in St. Pete Beach have a front covered area for the benefit of the customers and patrons. The proposed structure is common in the area and community.

4. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Comprehensive Plan or the Land Development Code, nor will it permit an increase in development density;

The hardship is not deliberate or knowingly created, and the proposed structure is consistent with the Comprehensive Plan/Land Development Code. The reason of the proposed structure is due to natural aging of the current structure and bringing it up-to-date. Further, the proposed structure will not increase the density.

5. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

The applicant has no desire to achieve greater financial return from his property with this requested variance. The applicant desires to build out a front porch area with a covering to provide patrons with a place to escape the weather, rain or shine. The proposed structure, the "Porch," will not bring any financial benefit to the property nor is that the intent of the applicants. It will aid the appearance of the building that is already on the property and thus add to the appearance of the area as a whole.

6. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

Granting the variance would not allow the Applicants any special treatment and instead would be conveying the same treatment to the Applicant as to the other owners of the other lands/buildings in the same area.

7. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

The Applicant is requesting the minimum variance that makes possible the reasonable use of the building. The proposed structure is no more intrusive than on the set back line than the current building. The size of the requested structure is the least necessary to achieved the desired protection from the elements.

8. The requested variance is in harmony with the general intent and purpose of the Comprehensive Plan and the Land Development Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

The requested variance for the proposed structure is within the general guidelines of the comprehensive plan and is consistent with other structures in the community, including the adjacent business. In no way will this proposal adversely affect the property values In the area, and actually will work to improve the aesthetics of the area and properties.

			
Signature of Applicant	Date	Signature of Authorized Agent	Date

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.

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

CYC 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.

CYC On all variances except for administrative (de-minimis) variances, a majority vote is required. Action on this application by the BOA/City Commission may be continued to a later meeting.

CYC I understand that if a variance is approved by the BOA, City Commission or City Manager, 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 becomes voided.

CYC 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.

CYC I understand that any person aggrieved by the final decision of the Board of Adjustment or City Commission has the right to file a petition in the Pinellas County Circuit Court within 30 calendar days after the decision. Appeals of decisions made by the City Manager for administrative variances are to a hearing officer designated by the City Commission and must be made within 30 days from the date of the final administrative 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.

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

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


Signature of Applicant

2-9-24
Date

Owner's Authorization for Agent

Community Development Department

City of St. Pete Beach, Florida

I/WE Charles Collom / Collom Properties, LLC
(print name of property owner)

hereby authorize Kyle D. Bass, Esq., and Weber, Crabb & Wein, P.A.
(print name of agent)

to represent me/us in an application for Variance
(type of application: variance, conditional use, zoning, etc.)

[Signature]
Signature of Owner

Signature of Owner

Charles Collom
Print Name of Owner

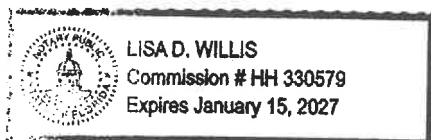
Print Name of Owner

The forgoing instrument was acknowledged before me this 9 day of
February 2021 by Charles Lee Collom or who is
personally known _____ produced
FL DL as identification.

[Signature]
(Notary Signature)

2-9-24
(Date)

My Commission Expires 1-15-27





PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Charles Collom/Collom Properties, LLC, 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 for unnecessary or undue hardship variances and practical difficulty variances, or seven (7) days in advance of the final administrative decision for administrative (de-minimis) variances, 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 Collom / Collom Properties, LLC

Address: 2381 E Vina Del Mar Blvd St. Pete Beach, FL 33706



Signature

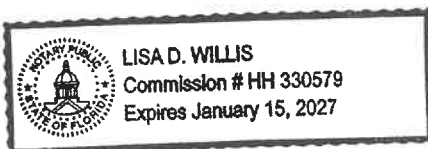
2-9-24

Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 9 day of Feb., 2024 by:
Charles Lee Collom who appeared before me, and is personally known to me, or has produced
FL DL as identification, and did take an oath.

My commission Expires:



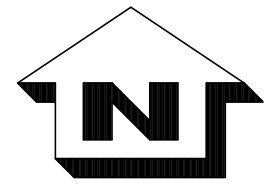
NOTARY: 

Print Name: Lisa D. Willis Notary

Public, State of Florida

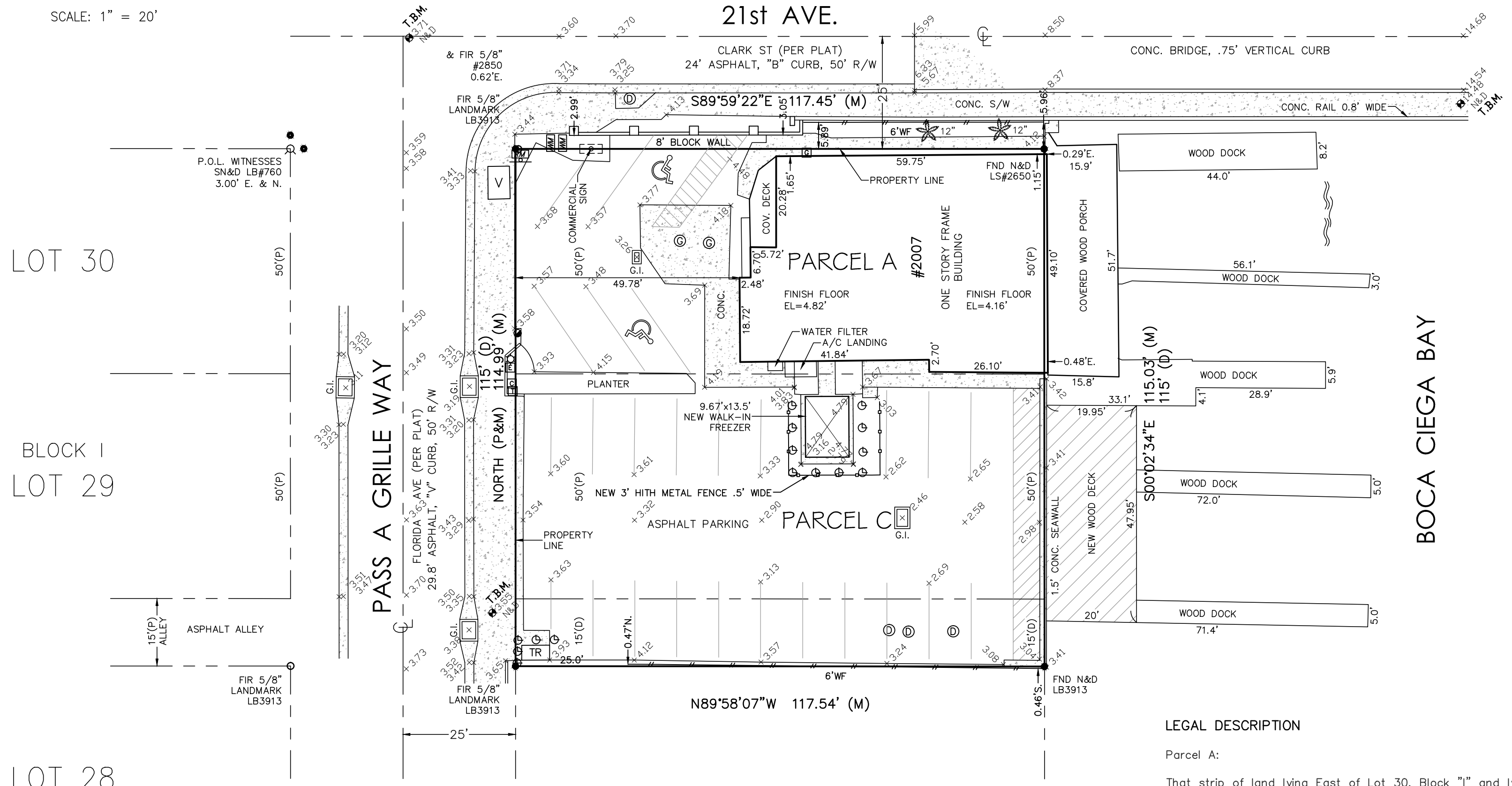
(Notarial Seal)

SECTION 18, TOWNSHIP 32S, RANGE 16E



NORTH BASIS:
ASSUMED
SCALE: 1" = 20'

CERTIFIED TO: COLLOM PROPERTIES LLC



- LEGEND:
- FND = FOUND
 - N&D = NAIL & DISK
 - FIR = FOUND IRON ROD
 - SIR = SET IRON ROD
 - OHW = OVERHEAD WIRE
 - (C) = CALCULATED
 - (D) = DEED
 - (M) = FIELD MEASUREMENT
 - (P) = PLAT
 - CONC = CONCRETE
 - R/W = RIGHT OF WAY
 - P.O.L. = POINT ON LINE
 - SN&D = SET NAIL AND DISK
 - S/W = SIDEWALK
 - T.B.M. = TEMPORARY BENCHMARK
 - C/C = COVERED CONCRETE
 - G.I. = GRATE INLET
 - WF = WOOD FENCE
 - WM = WATER METER
 - BFP = BACK FLOW PREVENTER AND WATER METER
 - CLEANOUT = CLEANOUT
 - CABLE T.V. = CABLE T.V.
 - PM = POWER METER
 - TELEPHONE BOX = TELEPHONE BOX
 - TRANSFORMER = TRANSFORMER
 - POWER RISER = POWER RISER
 - GAS METER = GAS METER
 - VAULT = VAULT
 - BOLLARD = BOLLARD
 - LAMP = LAMP
 - FIRE HYDRANT = FIRE HYDRANT
 - TRAFFIC SIGN = TRAFFIC SIGN
 - POWER POLE = POWER POLE
 - SM = SANITARY MANHOLE
 - DM = DRAIN MANHOLE
 - GM = GREASE MANHOLE
 - CPT = CABBAGE PALM TREE
 - DIA = SPOT ELEVATION

LEGAL DESCRIPTION

Parcel A:

That strip of land lying East of Lot 30, Block "I" and lying between the North and South lines of said Lot 30, as extended East to the water and lying between the East line of Florida Avenue and the water, all as shown on the REVISED MAP OF PHILLIPS DIVISION OF PASS-A-GRIFFE CITY, according to the Map or Plat thereof, as recorded in Plat Book 3, Page 38, being the same property shown on the Map of Phillips Division of Pass-a-Grille City, according to the Plat thereof, as recorded in Plat Book 4, Page 26, Public Records of Pinellas County, Florida.

Parcel C:

That certain unnumbered parcel or tract of land, designated Water Lot, lying between Pass-a-Grille Way and the waters of Boca Ciega Bay, and across Pass-a-Grille Way, opposite Lot 29 of Block "I", and opposite all the alley abutting said Lot 29, in Plat Book 4, Page 26, Pinellas County, Florida Public Records: said parcel being 65 feet, more or less, in width and lying between the bayward extensions of the North lines of Lot 28, Block "I" and the North line of Lot 29, Block "I", if said lines were extended Eastward.

Flood Zone
AE (EL. 10')
COMMUNITY PANEL #125149 12103C0278 H,
EFFECTIVE 8/24/21
Basis of Bearings:
WEST BOUNDARY OF WATER LOTS
ASSUMED NORTH
Benchmark:
COUNTY #288 Y 135 P.C.
EL. = 4.053' N.G.V.D., ADJUSTED TO
EL. = 3.32' N.A.V.D. M.S.L. = 0.00'

NOTE: This survey is made for the exclusive use of the current owners of the property and also those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.

NOTE: This survey was prepared without the benefit of a title search and is subject to all easements, rights-of-way and other matters of record. Survey not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

CERTIFICATION

I hereby certify that the survey represented hereon meets the requirements of Chapter 5J-17, Florida Administrative Code.

JOHN O. BRENDLA
Florida Surveyor's Registration No. 4601
Certificate of Authorization No. 760

JOHN C. BRENDLA AND ASSOCIATES, INC.
Professional Land Surveyors and Mappers

JCB
4015 82nd Avenue North
Pinellas Park, Florida 33781
Telephone (727) 576-7546
Facsimile (727) 577-9932
LB 760

BOUNDARY SURVEY
WITH TOPOGRAPHY AND
IMPROVEMENTS

2209-21.CRD

REVISIONS

No.	DESCRIPTION	DATE
1.	UPDATE DECK AREA	5/16/2023

FB: 976 PG: 64,65,69
Job Number: 2209-21
Survey date: 10/5/22
DWN: JM
CHK: JOB

1. THE STRUCTURAL SPECIFICATIONS AND DRAWINGS FOR THIS WORK HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICE TO MEET THE MINIMUM REQUIREMENTS OF THE 7th EDITION 2020 FLORIDA BUILDING CODE (FBC) STANDARDS FOR BUILDING CONSTRUCTION.

2. DEFINITIONS: HEREAFTER REFERRED TO WITHIN THE PROJECT DOCUMENTS:

DESIGNERS - ARCHITECTS, ENGINEERS, DESIGNERS, DRAFTPERSONS OR THERE AGENTS WHO HAVE CONTRIBUTED TO THE ASSEMBLY OF THE PROJECT DOCUMENTS.

OWNER - THAT PERSON, PERSONS OR ENTITY THAT RETAINS LEGAL POSSESSION OF OF THE PROJECT WHEN COMPLETED

CONTRACTOR - THE PERSON, PERSONS OR ENTITY RESPONSIBLE FOR THE ACTUAL CONSTRUCTION AND CONTROL OF THE PROJECT DOCUMENTS, BE IT OWNER OR HIRED.

4. CONSTRUCTION LOADS SHALL NOT OVERLOAD THE STRUCTURE, NOR SHALL THEY BE IN EXCESS OF DESIGN LOADS FOR ALL APPLICATIONS

5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS SHOWN ON THE STRUCTURAL DRAWINGS AND/OR NOTED IN STRUCTURAL SPECIFICATIONS. ANY DIFFERENCES WITH THE STRUCTURAL DRAWINGS AND/OR SPECIFICATIONS, OR WITH CONDITIONS ENCOUNTERED AT THE JOB SITE, SHALL BE REPORTED TO THE OWNER IN WRITING BEFORE COMMENCEMENT OF ANY WORK EFFECTED BY SUCH DIFFERENCES.

6. THE CONTRACTOR SHALL RIGIDLY ADHERE TO ALL LAWS, CODES AND ORDINANCES WHICH APPLY TO THIS PROJECT. HE/SHE SHALL NOTIFY AND RECEIVE CLARIFICATION FROM THE OWNER IN WRITING OF ANY VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND GOVERNING REGULATIONS.

7. THE CONTRACTOR SHALL INVESTIGATE THE PROJECT SITE DURING PREPARATION. ALL REMNANTS OF PREVIOUS STRUCTURAL ACTIVITY, ABOVE OR BELOW GRADE, AND ANY DISCOVERED NATURAL DETRIMENTS SHALL BE REPORTED TO THE OWNER IN WRITING PRIOR TO THE START OF CONSTRUCTION.

8. ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES AND ETC., SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND THE MINIMUM REQUIREMENTS FOR EMBEDMENT, SPACING AND ETC., AS SET FORTH IN THE (FBC) STANDARDS FOR BUILDING CONSTRUCTION.

9. NO VARIANCE FROM THE SUBMITTED PROJECT DOCUMENTS BY A BUILDING OFFICIAL, CONTRACTOR, AND/OR OWNER SHALL BE BINDING ON THE DESIGNERS UNLESS AGREED TO BY ALL PARTIES IN WRITING.

10. AREAS DESIGNATED AS SHEARWALLS SHALL NOT HAVE OPENINGS GREATER THAN 12" IN ANY DIMENSION AND SHALL NOT EXCEED 144 SQ. INCHES COMBINED TOTAL AREA.

SHEARWALL DESIGN FOR FRAME STRUCTURES IS BASED ON SECTIONS 305.4 THRU 305.5 AND TABLES CONTAINED THEREIN IBHS.

SHEARWALL DESIGN FOR MASONRY STRUCTURES IS BASED ON SECTIONS 205.5 THRU 205.7 AND TABLES CONTAINED THEREIN IBHS.

11. MASONRY ELEMENTS OF THE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTERS 14, 19 & 21 OF THE (FBC) ACI 318 AND ASTM STANDARDS SET THEREIN AS CONCRETE MASONRY TYPE N-1 GRADE G-1 ASTM C-90--44, MORTAR ASTM C270, TYPE "M" OR "S" AS APPLICABLE. FIBER REINFORCEMENT SHALL COMPLY WITH ASTM C 1116.

12. FOUNDATION DESIGN AND TESTING REQUIREMENTS:
SLAB AND FOOTER DESIGN BASED ON A MINIMUM UNIFORM SOIL BEARING PRESSURE OF 2000 LB/SF AT A MINIMUM OF 12" BELOW CONSTRUCTION GRADES.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT AN ADEQUATE COMPACTION AND TESTING VALUE OF 2000 PSF IS OBTAINED.

13. STUCCO APPLICATIONS SHALL MEET THE REQUIREMENTS OF ASTM :C926-STUCCO AND ASTM :C1063 FOR WIRE LATH.

SETBACKS:
LOT (PARCELS A&B)

FRONT (WEST) = 25'
COMPLIES

RIGHT SIDE (SOUTH) = 10
COMPLIES

REAR (EAST) = 25'
GRAND-FATHERED

FRONT #2 (NORTH) = 15'
VARIANCE APPROVED

ST.PETE BEACH LAND DEVELOPEMENT /
DIVISION 15 - CG-1 COMMERCIAL / SEC. 15.7
VERSION: JUL 15, 2022 (CURRENT)

MAXIMUM IMPERVIOUS = 90%
ST.PETE BEACH LAND DEVELOPEMENT /
DIVISION 15 - CG-1 COMMERCIAL / SEC. 15.12
VERSION: JUL 15, 2022 (CURRENT)

1. BASIC WIND SPEED 150 M.P.H. (W/3 SECOND GUSTS)
(F.B.C. SEC. 1609) DESIGN WIND SPEED
2. ULTIMATE (AS PER TABLE 1609.3.1) = 150 M.P.H.
NOMINAL (AS PER TABLE 1609.3.1) = 116 M.P.H.
3. WIND IMPORTANCE FACTOR 1.0
4. WIND EXPOSURE CATEGORY D (WORST CASE)
5. STRUCTURE DESIGNED AS OPEN
6. BUILDING RISK CATEGORY II, GROUP A-2
7. APPLIED INTERNAL PRESSURE COEFFICIENT 0.00
8. DESIGN WIND PRESSURE FOR COMPONENTS AND
CLADDING ROOF: 30.5 PSF & -21.1 PSF
9. DESIGN LATERAL SOIL LOAD 100 PSF
10. DESIGN IN ACCORDANCE WITH ASCE 7-16 FORCE
CALCULATION, ASCE 24-14 FLOOD RESISTANCE,
AND THE 7TH EDITION (2020 F.B.C., SEC. 1609).
0 - 30' ABOVE GROUND

CALCULATIONS REPRESENT WORST CASE FOR OVERALL PROJECT

NOTE:
ALL LUMBER SHALL BE #2 GRADE OR BETTER S.Y.P.

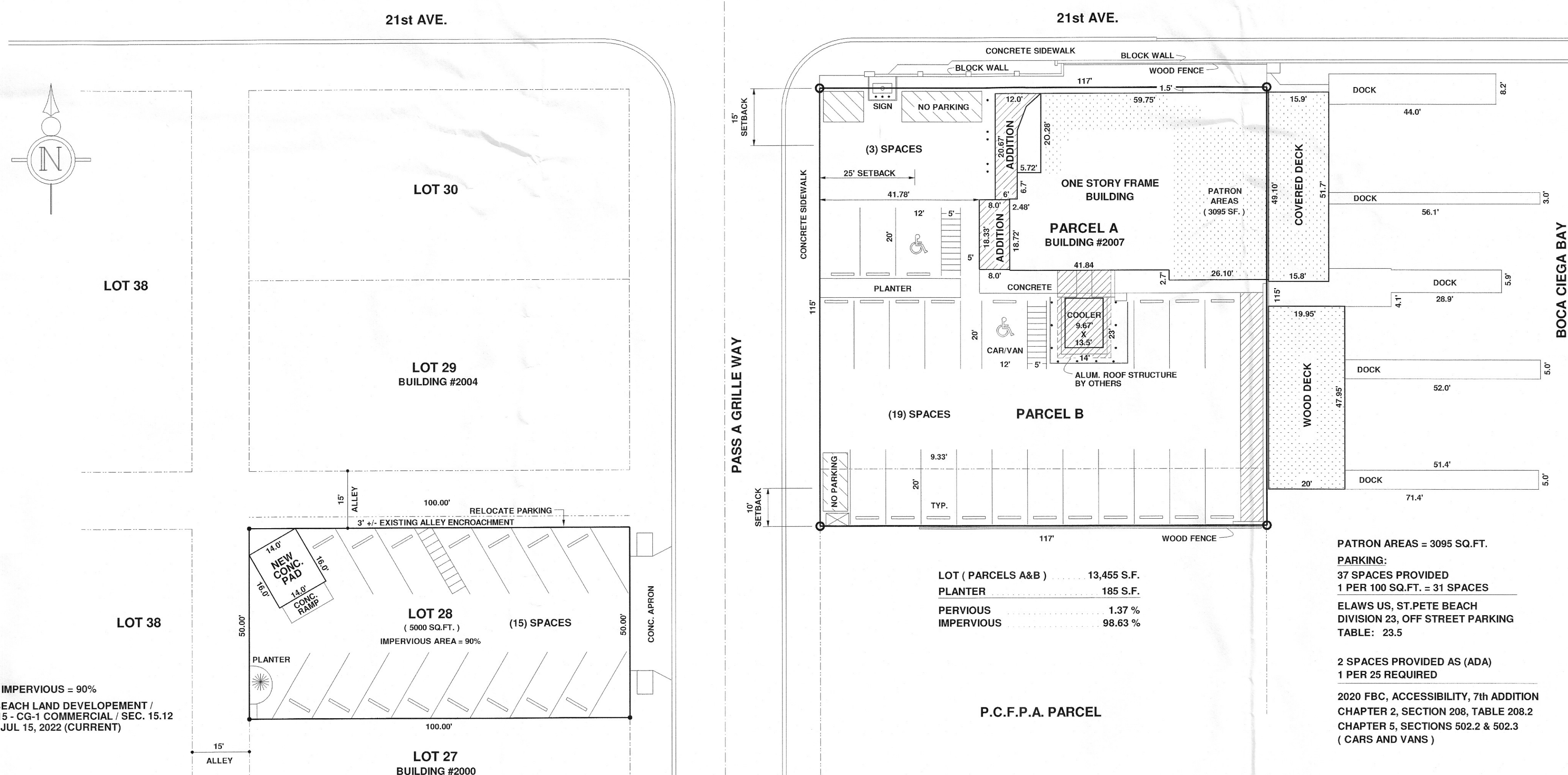
CODE REQD FORCE LB/SQ FT: 38.62 PSF

DESIGN BASE FORCE LB/SQ FT: 39 PSF

FLOOD ZONE AE (BFE @ 10')

ROOF WIND RESISTANCE AS PER ASCE 7-16, FIGURE 28.6-1
WORST CASE (END ZONE) = 45.5

ROOFING WIND RESISTANCE RATING TO BE PROVIDED BY ROOFING MANUFACTURER.



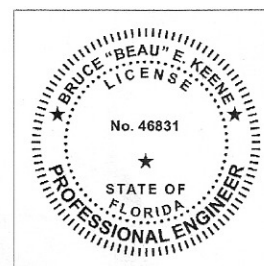
"RED, WHITE & BOOZE"
2007 PASS A GRILLE WAY
ST.PETE BEACH, FL 33706

Bruce E Keene

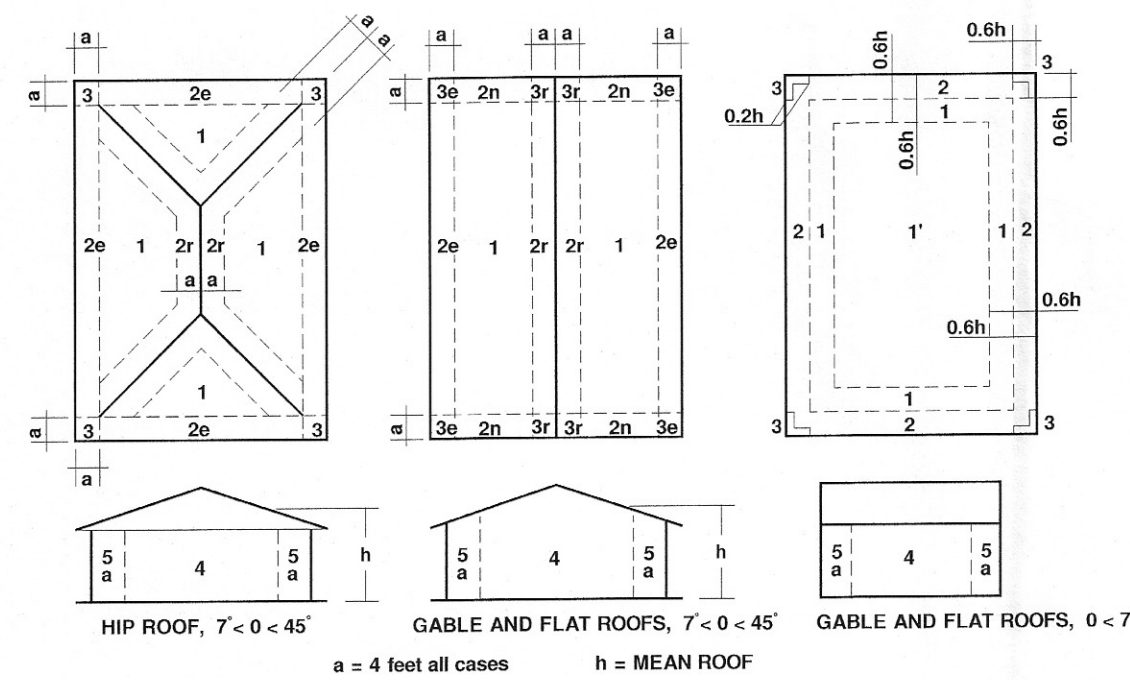
Digitally signed by Bruce E Keene
DN: CN=Bruce E Keene,
ou=Qualifier-A01410C0002018AD7074A6B000707D2
ou=Florida, c=US
Date: 2023.11.15 11:19:58-0500

NOTE: ENGINEER'S CERTIFICATION APPLIES TO STRUCTURAL ASPECTS/COMPONENTS ONLY.

This item has been digitally signed and sealed by Bruce "Beau" E. Keene, P.E., Florida Professional Engineer Registration No. 46831, on the date indicated. If this item is a component of a .PDF binder (e.g. is a sheet within a plan set), the indicated date will be noted on the cover page. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



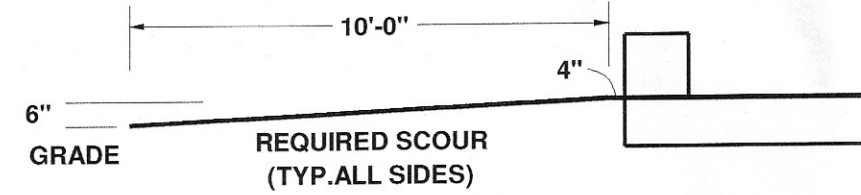
FRONT ROOF-OVER ADDITIONS



COMPONENT AND CLADDING PRESSURE ZONES

WIND-BORNE DEBRIS PROTECTION

- APPROVED HURRICANE SHUTTERS.
OR
- WINDOWS AND DOORS SHALL BE IMPACT RESISTANT AND MEET ALL HURRICANE RESISTANCE STANDARDS AND CODES.
IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR / INSTALLER TO PROVIDE CORRECT INSTALLATION.



NOTE:
TYPICAL SCOUR NOT APPLICABLE FOR PROPOSED PROJECT.
EXISTING EXTERIOR GRADE IS PAVED WALKS AND PARKING.
PLANS ARE FOR FRONT ROOF FACADE ONLY.

ROOF DEAD LOAD = 10 PSF
ROOF LIVE LOAD = 25 PSF
TOTAL ROOF LOAD = 35 PSF

HEADER LOAD = TL(SPAN/2)
35 (12/2) = 210 PLF

HEADER SCHEDULE		
I.D.	QTY	DESCRIPTION/SAFE LOAD *
1	3	(2) 2x6 x8' #2 S.Y.P. PT. = 488 PLF
2	1	(2) 2x10 x10' #2 S.Y.P. PT. = 566 PLF

* UPLIFT RESISTANCE = SAFE LOAD

INTERNAL PRESSURE COEFFICIENTS:
OPEN STRUCTURE = 0.00
PARTIALLY ENCLOSED STRUCTURE = +/- 0.55
FULLY ENCLOSED STRUCTURE = +/- 0.18

WINDOW AND DOOR PRESSURES

OPENING SIZE	ZONE 4	ZONE 5
(A) 20 SF. OR LESS	+61.4 PSF / -66.6 PSF	+61.4 PSF / -82.3 PSF
(B) 20.1 - 50 SF.	+58.5 PSF / -63.7 PSF	+58.5 PSF / -76.3 PSF
(C) 50.1 - 100 SF.	+54.9 PSF / -60.1 PSF	+54.9 PSF / -69.3 PSF
(D) OVER 100 SF.	+52.2 PSF / -57.4 PSF	+52.2 PSF / -63.8 PSF

IT SHALL BE THE RESPONSIBILITY OF THE GLASS SUPPLIER TO PROVIDE CERTIFICATION THAT PROJECT GLASS IS IN ACCORDANCE WITH FBC CHAP. 24, IBHS, CHAP. 6 AND ASTM E 1300 = TO OR > MIN DESIGN PRESSURES.

(NO NEW DOORS OR WINDOWS PROPOSED)

ELECTRICAL NOTES:

- ALL ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE.
- THE OWNER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CODE COMPLIANCE CHANGES AS REQUIRED.
- ARC-FAULT PROTECTION IS REQD. FOR ALL OUTLETS & SWITCHES, INCLUDING THOSE AREAS REQUIRING GFCI PROTECTION IN ACCORDANCE WITH N.E.C. 2017.

(NO NEW ELECTRIC PROPOSED)

SECTION "A"

WIND CALCULATIONS

RATED WIND SPEED	150 M.P.H. W/3 SEC. GUSTS
DESIGN EAVE HEIGHT	7.83'
TRUSS ASSEMBLY TOTAL LOAD	35 PSF
BUILDING HEIGHT:	11.17
ROOF PITCH:	8 deg.
MEAN ROOF HEIGHT	9.5'
CODE REQD FORCE LB/SQ FT:	38.62 PSF
DESIGN BASE FORCE LB/SQ FT:	39 PSF

AOR: AREA OF RESISTANCE

L1: DIRECTION OF FORCE PARALLEL TO WALL

L2: DIRECTION OF FORCE PERPENDICULAR TO WALL

BASIS FOR UPLIFT:

MEAN ROOF x DESIGN FORCE = PLF	=	9.5 x 39 = 371 PLF
UPLIFT PER TRUSS / RAFTER = PLF x SPACING	=	371 x 2 = 742# UPLIFT
UPLIFT PER POST OR PIER = PLF x SPAN / 2	=	371 (8/2) = 1484# UPLIFT

SECTION "B"

WIND CALCULATIONS

RATED WIND SPEED	150 M.P.H. W/3 SEC. GUSTS
DESIGN EAVE HEIGHT	7.83'
TRUSS ASSEMBLY TOTAL LOAD	35 PSF
BUILDING HEIGHT:	12.0'
ROOF PITCH:	21 deg.
MEAN ROOF HEIGHT	9.92'
CODE REQD FORCE LB/SQ FT:	38.62 PSF
DESIGN BASE FORCE LB/SQ FT:	39 PSF

AOR: AREA OF RESISTANCE

L1: DIRECTION OF FORCE PARALLEL TO WALL

L2: DIRECTION OF FORCE PERPENDICULAR TO WALL

BASIS FOR UPLIFT:

MEAN ROOF x DESIGN FORCE = PLF	=	9.92 x 39 = 387 PLF
UPLIFT PER TRUSS / RAFTER = PLF x SPACING	=	387 x 1.33 = 515# UPLIFT
UPLIFT PER POST OR PIER = PLF x SPAN / 2	=	387 (10/2) = 1935# UPLIFT

NOTES:

ALL LUMBER SHALL BE #2 GRADE OR BETTER

RIDGE BOARD SHALL BE ONE NOMINAL SIZE LARGER THAN THE RAFTER OR AT LEAST EQUAL TO THE DEPTH OF THE RAFTER PLUMB CUT.

RAFTERS THAT RISE TO A HEIGHT OF 4' OR GREATER ABOVE THE ROOF BELOW SHALL REQ. COLLAR TIES IN THE UPPER 1/3 OF THE HEIGHT, FOR EACH 3rd SET OF RAFTERS (MIN. 1x6 #2 FOR COLLAR TIES)

MAXIMUM RAFTER SPAN		
SIZE	SPACING	
	16" O.C.	24" O.C.
2x6	14'-7"	12'-10"
2x8	19'-3"	16'-10"
2x10	24'-7"	21'-6"

SEALED ROOF DECK:

(PEEL 'N' STICK MEMBRANE)
SELF-ADHERING POLYMER-MODIFIED BITUMEN UNDERLAYMENT COMPLYING WITH ASTM D1970 APPLIED OVER THE ENTIRE ROOF.

ROOF NAILING SCHEDULE:

F 1667 RSRS-03 (2-1/2" x 0.131")
4" O.C. @ EDGES
4" O.C. IN FIELD
(RSRS) = RING SHANK ROOF SHEATHING NAIL.

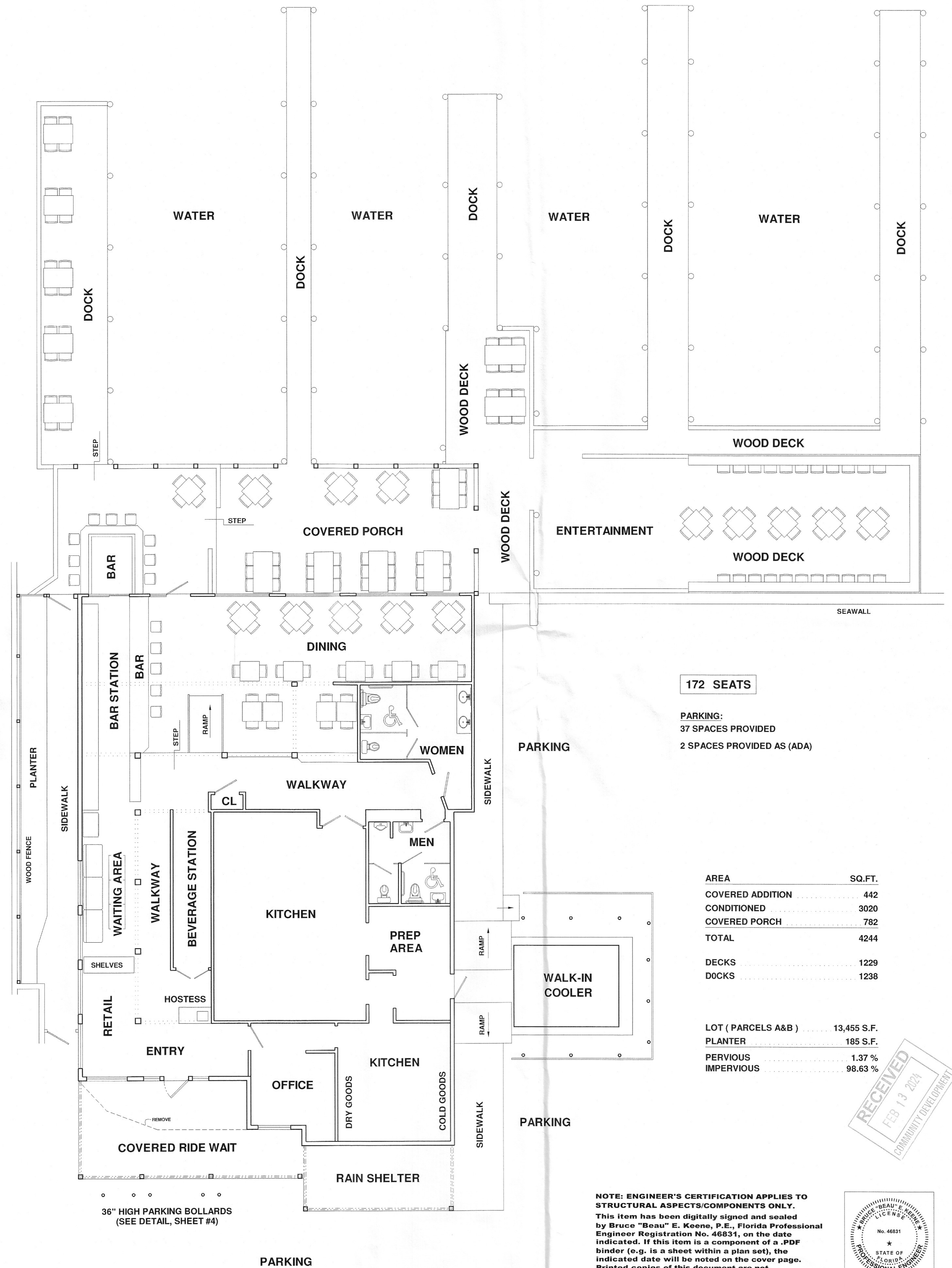
(2020 FBCR, TABLE R803.2.3.1)						
ROOF SHEATHING ATTACHMENT						
RAFTER / TRUSS SPACING 24 in. O.C.	WIND SPEED					
	140 MPH	150 MPH		160 MPH		
	E	F	E	F	E	F
EXPOSURE "B"						
RAFTER / TRUSS SG = 0.42	6	6	6	6	4	4
RAFTER / TRUSS SG = 0.49	6	6	6	6	6	6
EXPOSURE "C"						
RAFTER / TRUSS SG = 0.42	4	4	4	4	4	4
RAFTER / TRUSS SG = 0.49	6	6	6	6	6	6
EXPOSURE "D"						
RAFTER / TRUSS SG = 0.42	4	4	4	4	3	3
RAFTER / TRUSS SG = 0.49	6	6	4	4	4	4
E = INCHES O.C. @ EDGES						
F = INCHES O.C. IN FIELD						

NOTE:

FOUNDATION DESIGN AND TESTING REQUIREMENTS.

SLAB AND FOOTER DESIGN BASED ON A MINIMUM SOIL BEARING PRESSURE OF 2000 LB/SF AT A MINIMUM OF 12" BELOW CONSTRUCTION GRADES.

IT SHALL BE THE OWNERS RESPONSIBILITY TO INSURE THAT THROUGH ADEQUATE COMPACTION AND TESTING THAT A VALUE OF 2000 PSF IS OBTAINED.



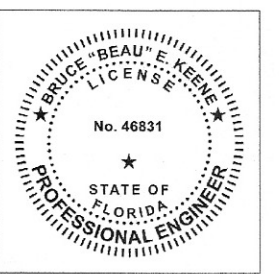
172 SEATS

PARKING:
37 SPACES PROVIDED
2 SPACES PROVIDED AS (ADA)

AREA	SO.FT.
COVERED ADDITION	442
CONDITIONED	3020
COVERED PORCH	782
TOTAL	4244
DECKS	1229
DOCKS	1238

LOT (PARCELS A&B)	13,455 S.F.
PLANTER	185 S.F.
PERVIOUS	1.37 %
IMPERVIOUS	98.63 %

NOTE: ENGINEER'S CERTIFICATION APPLIES TO STRUCTURAL ASPECTS/COMPONENTS ONLY.
This item has been digitally signed and sealed by Bruce "Beau" E. Keene, P.E., Florida Professional Engineer Registration No. 46831, on the date indicated. If this item is a component of a PDF binder (e.g. is a sheet within a plan set), the indicated date will be noted on the cover page. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



FLOOR PLAN

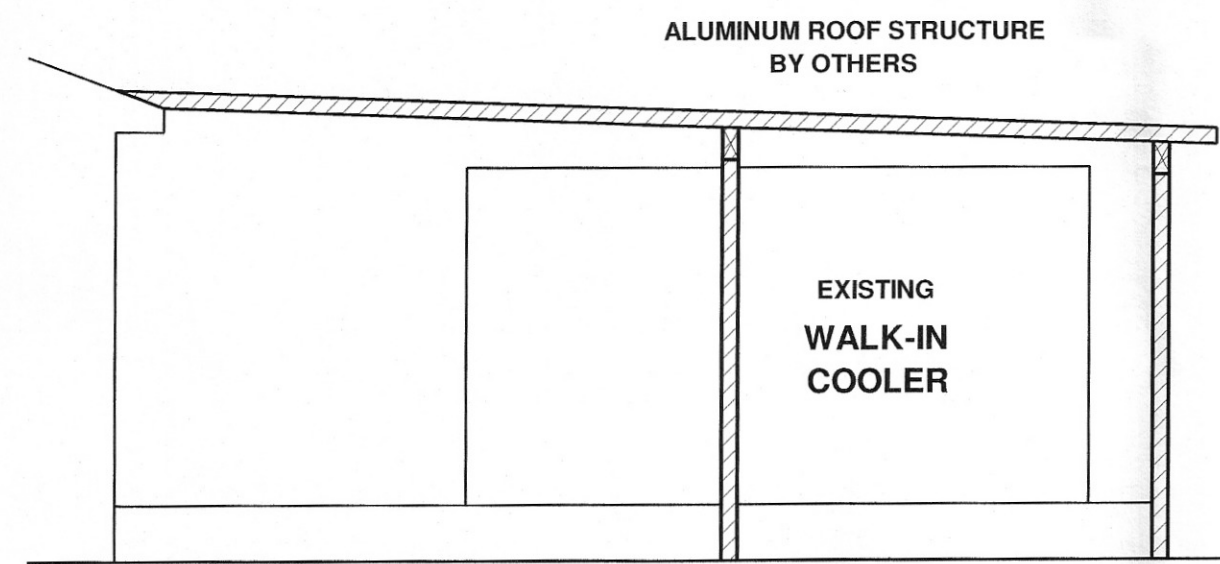
AD640B



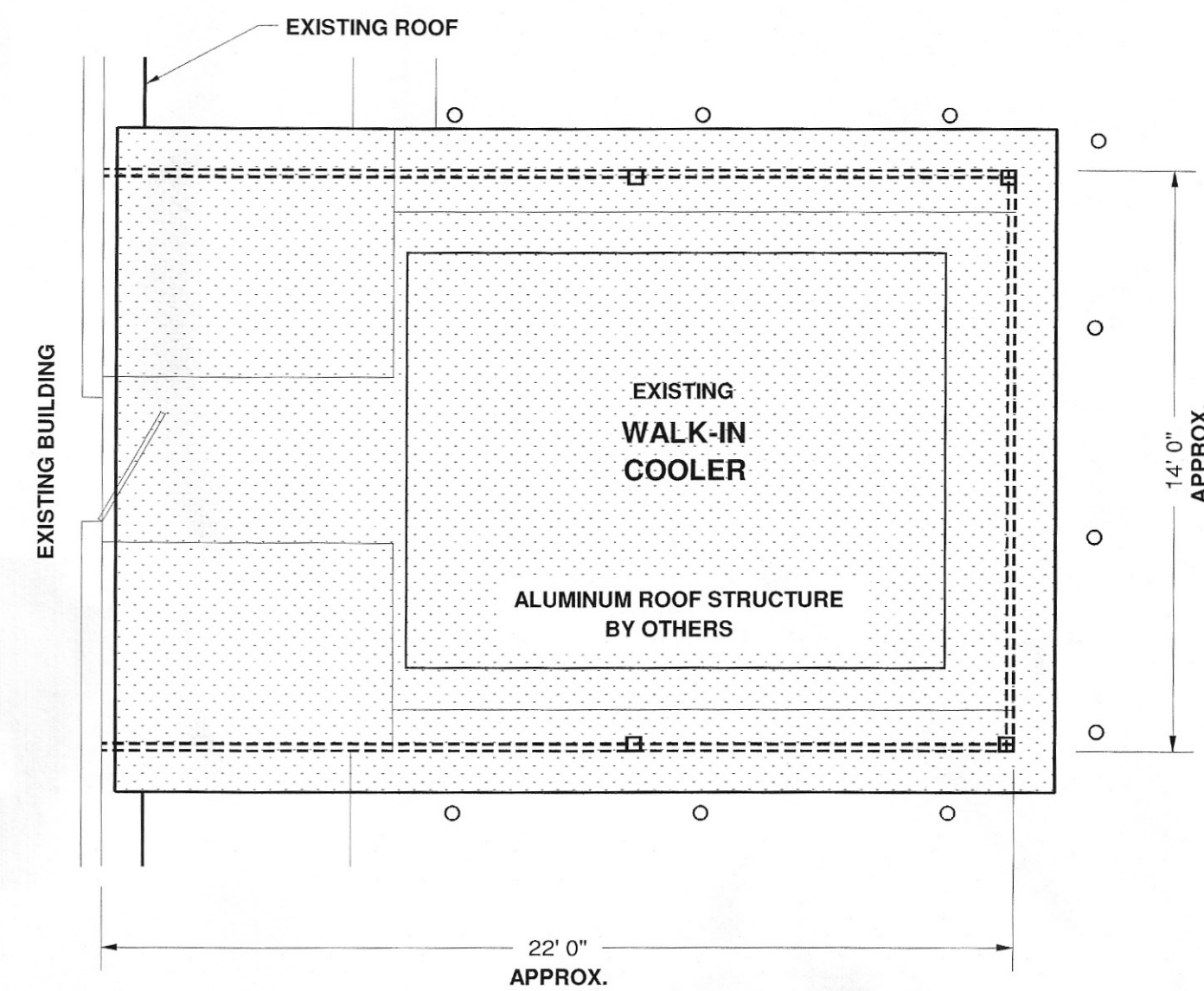
SCALE:	1/8" = 1'
DRAWN BY:	LWA
DESIGN:	COMMERCIAL
CHECKED:	B.K.

REVISED:	11-14-2023
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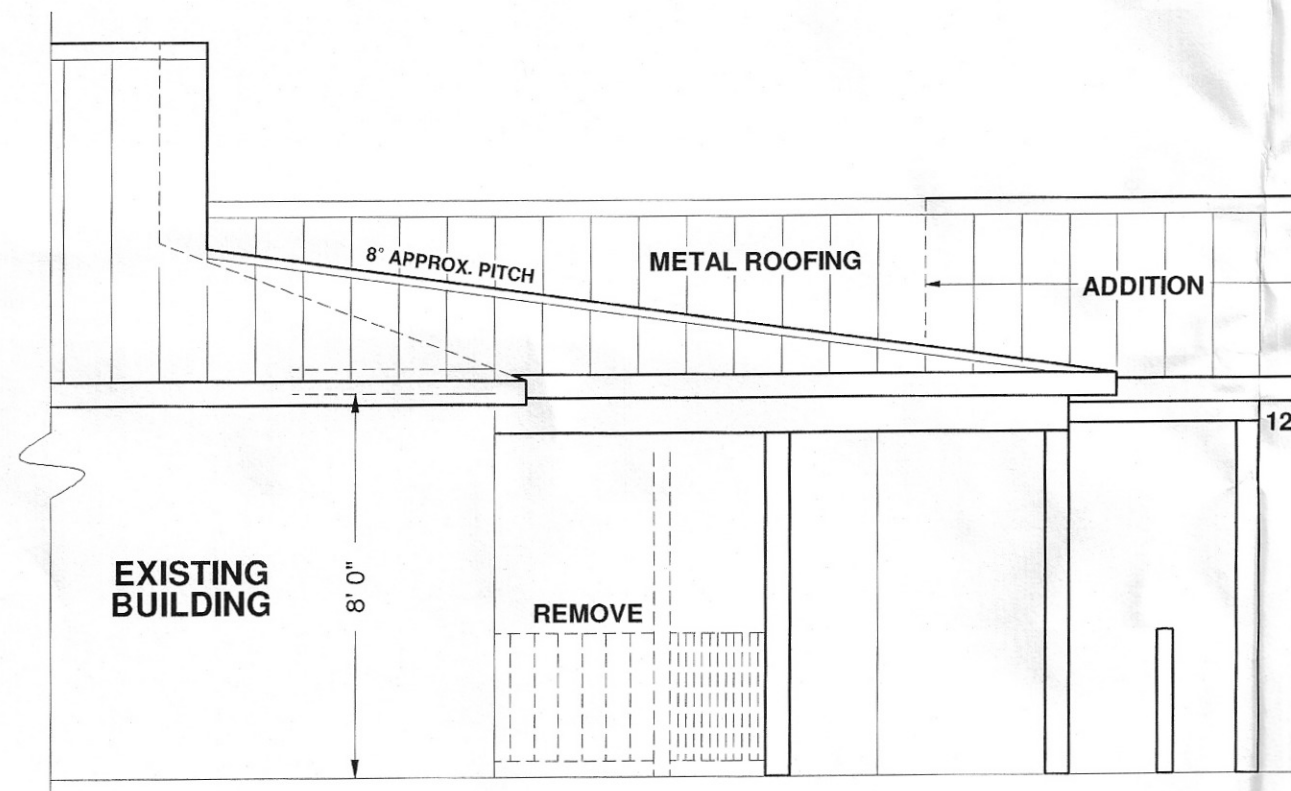
SHEET	2
OF	4



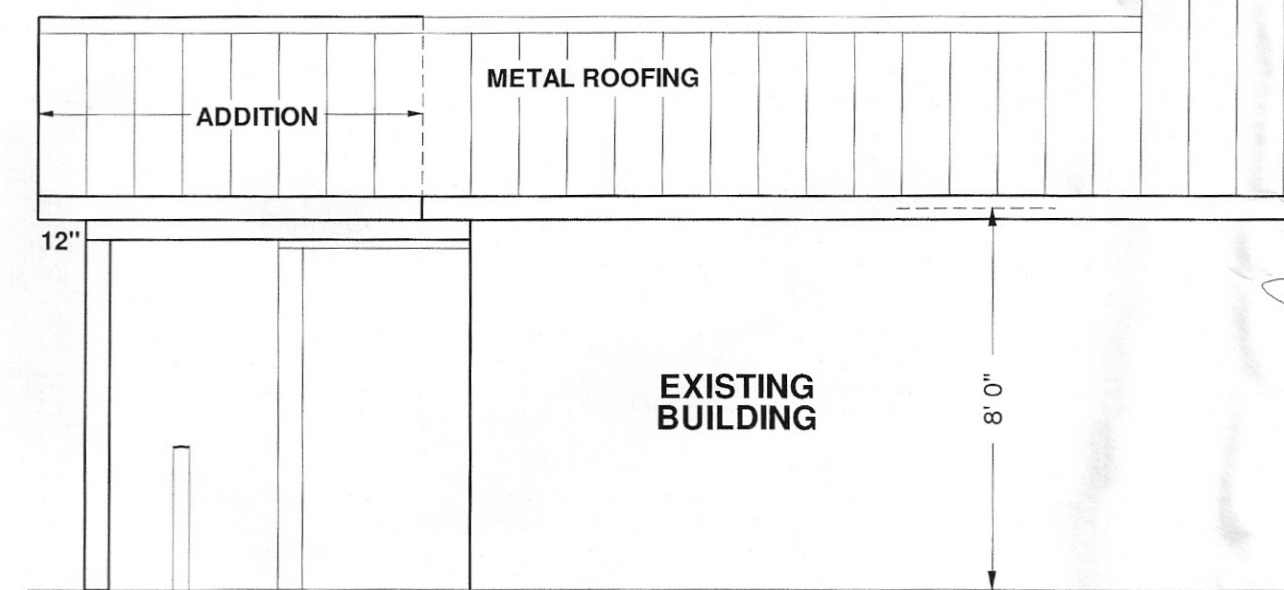
COOLER ROOF OVER
ELEVATION
(SEE INSTALLER'S PLAN)



COOLER ROOF OVER
BY OTHERS



LEFT SIDE ELEVATION

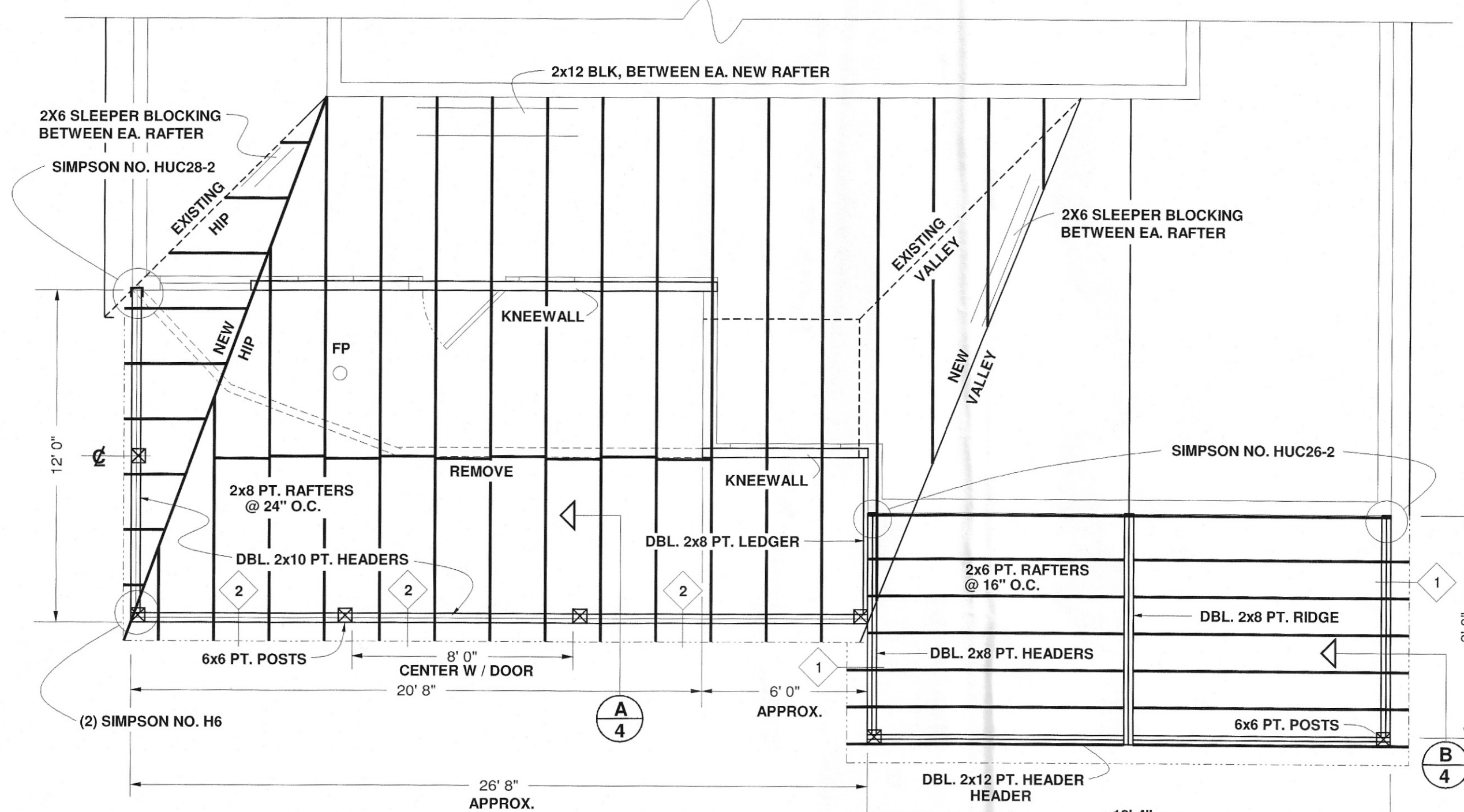


RIGHT SIDE ELEVATION

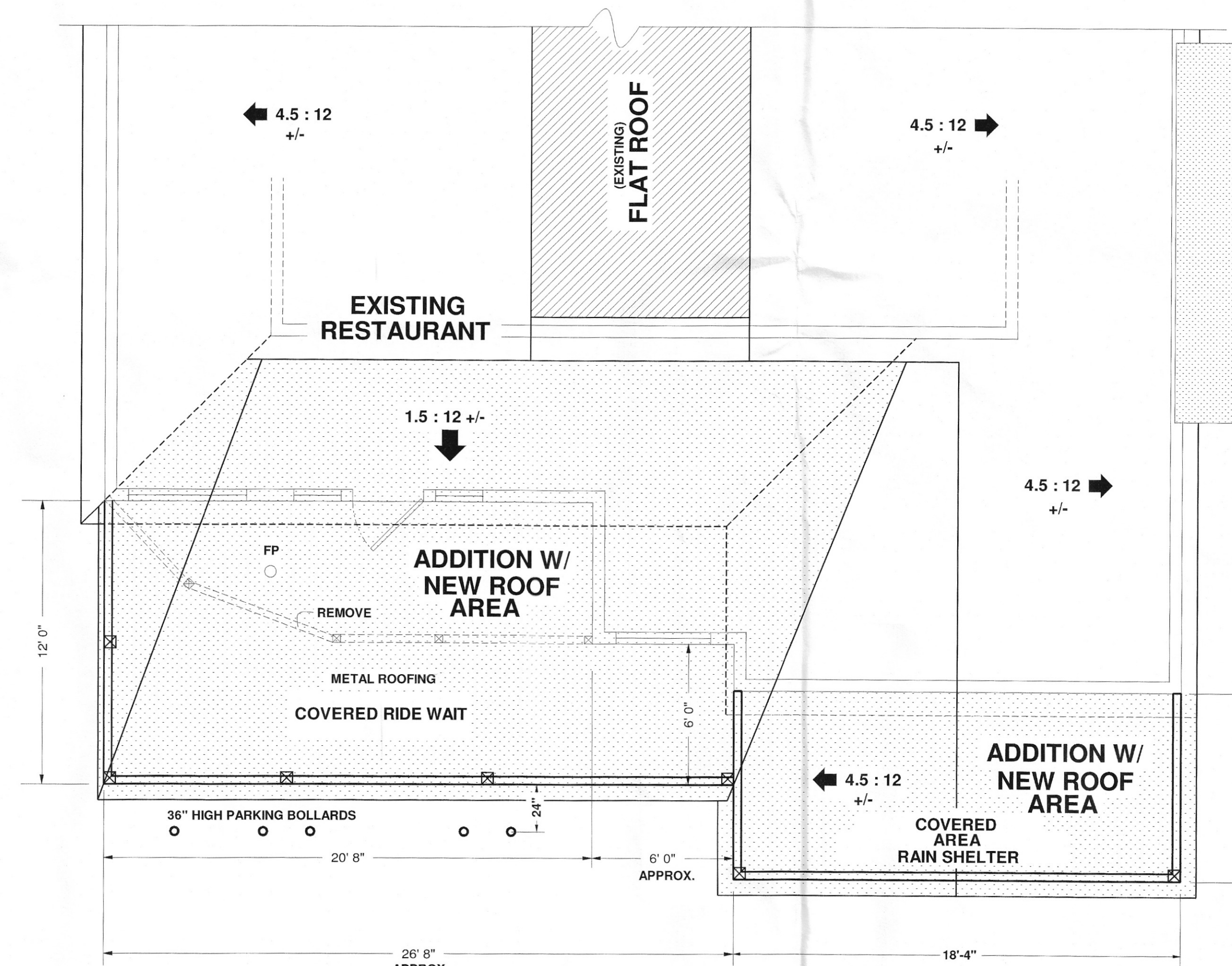


(SEE BOLLARD DETAIL, SHEET #4)

FRONT ELEVATION

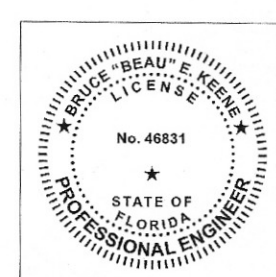
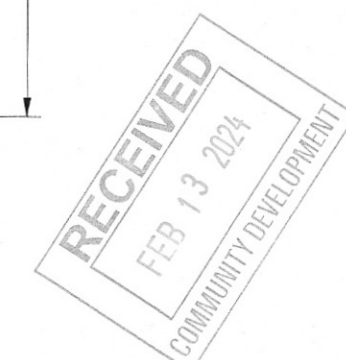


ROOF PLAN



ROOF LAYOUT

NOTE: ENGINEER'S CERTIFICATION APPLIES TO
STRUCTURAL ASPECTS/COMPONENTS ONLY.
This item has been digitally signed and sealed
by Bruce "Beau" E. Keene, P.E., Florida Professional
Engineer Registration No. 46831, on the date
indicated. If this item is a component of a PDF
binder (e.g. is a sheet within a plan set), the
indicated date will be noted on the cover page.
Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.



ROOF PLAN

AD640C

**Keene Engineering
Consultants, LLC**
Bruce "Beau" E. Keene, P.E., No. 46831
207N. PASS A GRILLE WAY
ST. PETE BEACH, FL 33706
PH: 727-398-9448
WWW.CCSIFL.COM
INFO@CCSIFL.COM

CCSI
4710 96th STREET N.
SAINT PETERSBURG FLORIDA 33708
PH: 727-398-9448
FAX: 727-319-0360
WWW.CCSIFL.COM
INFO@CCSIFL.COM

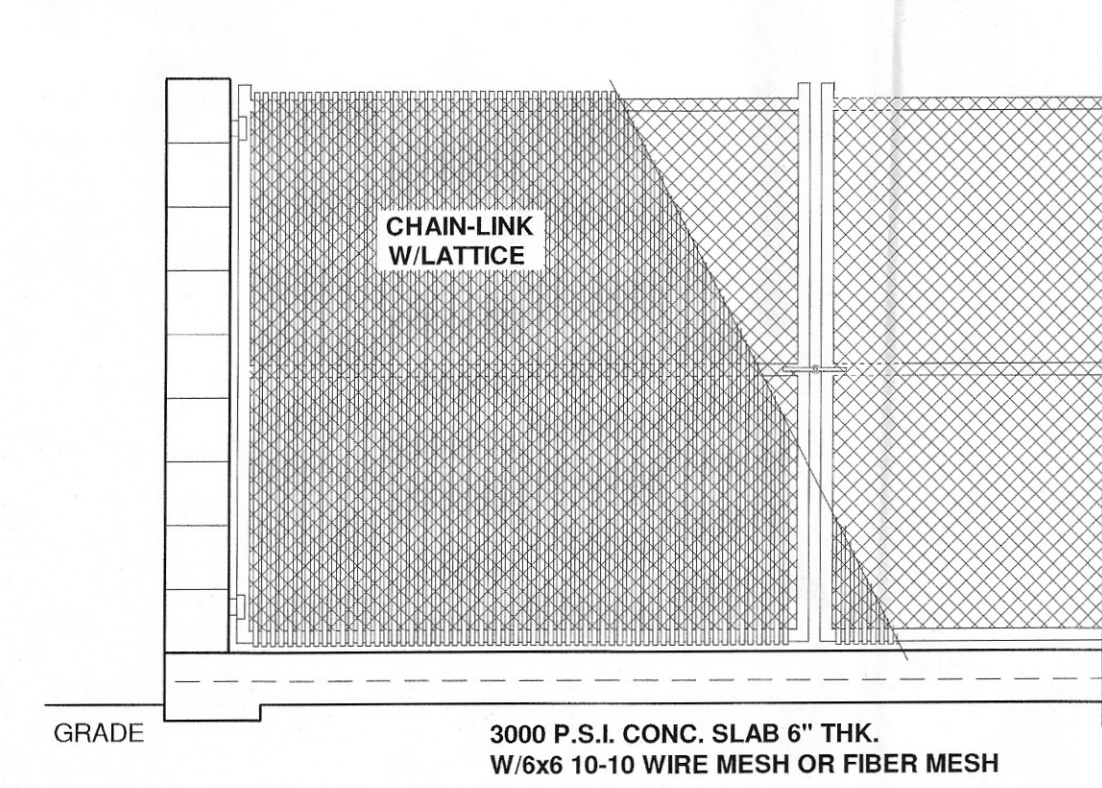
**ANDREWS
DESIGN SERVICE, LLC.**
"ARCHITECTURAL DRAFTING"
1751 22nd AVE. N.
ST. PETERSBURG, FL 33713
LARRY ANDREWS
(352) 257-5525
lwa64@yahoo.com

PROJECT FOR:
"RED, WHITE & BOOZE"
2007 PASS A GRILLE WAY
ST. PETE BEACH, FL 33706

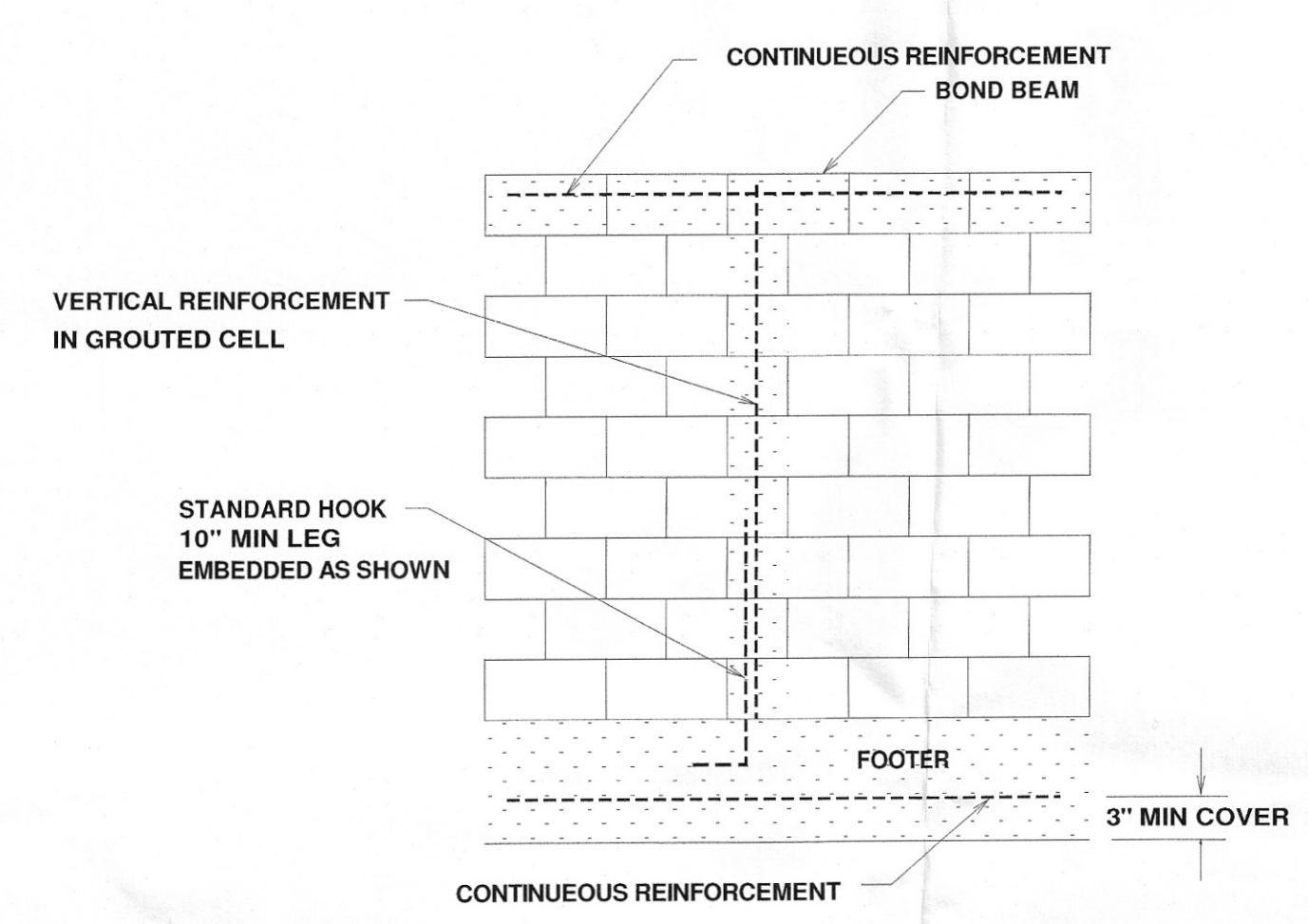
SCALE: 1/4" = 1'	DATE: 10-24-2023	JOB NO. AD640
DRAWN BY: LWA	DESIGN: COMMERCIAL	CHECKED: B.K.
REVIEWED: 11-14-2023		

SHEET
3
OF 4

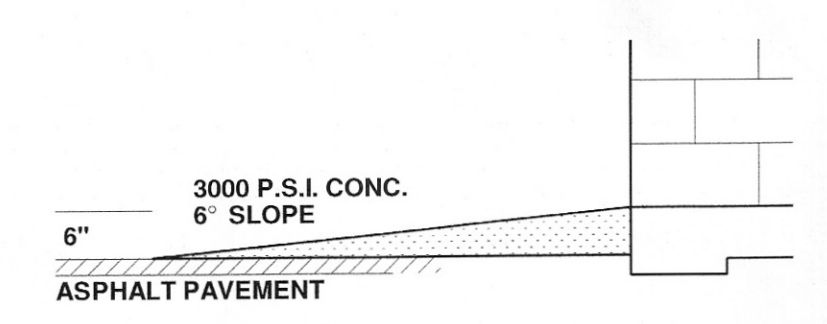
1/4" = 1'



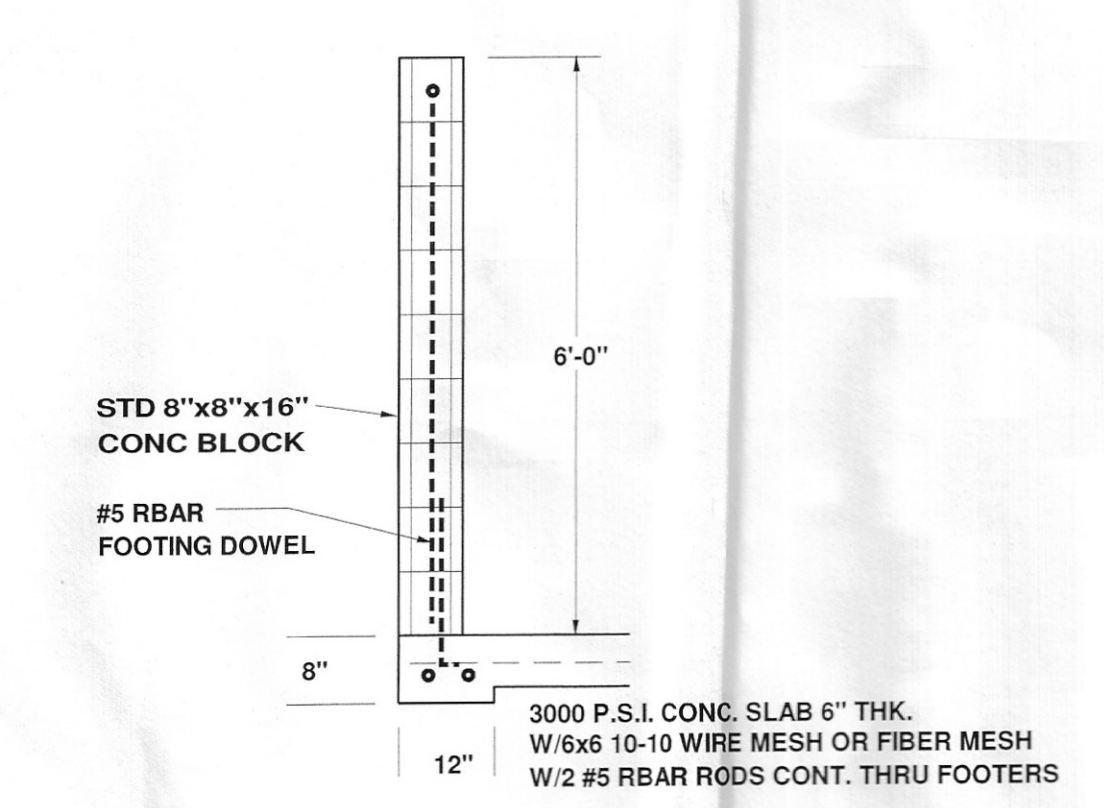
GATE DETAIL



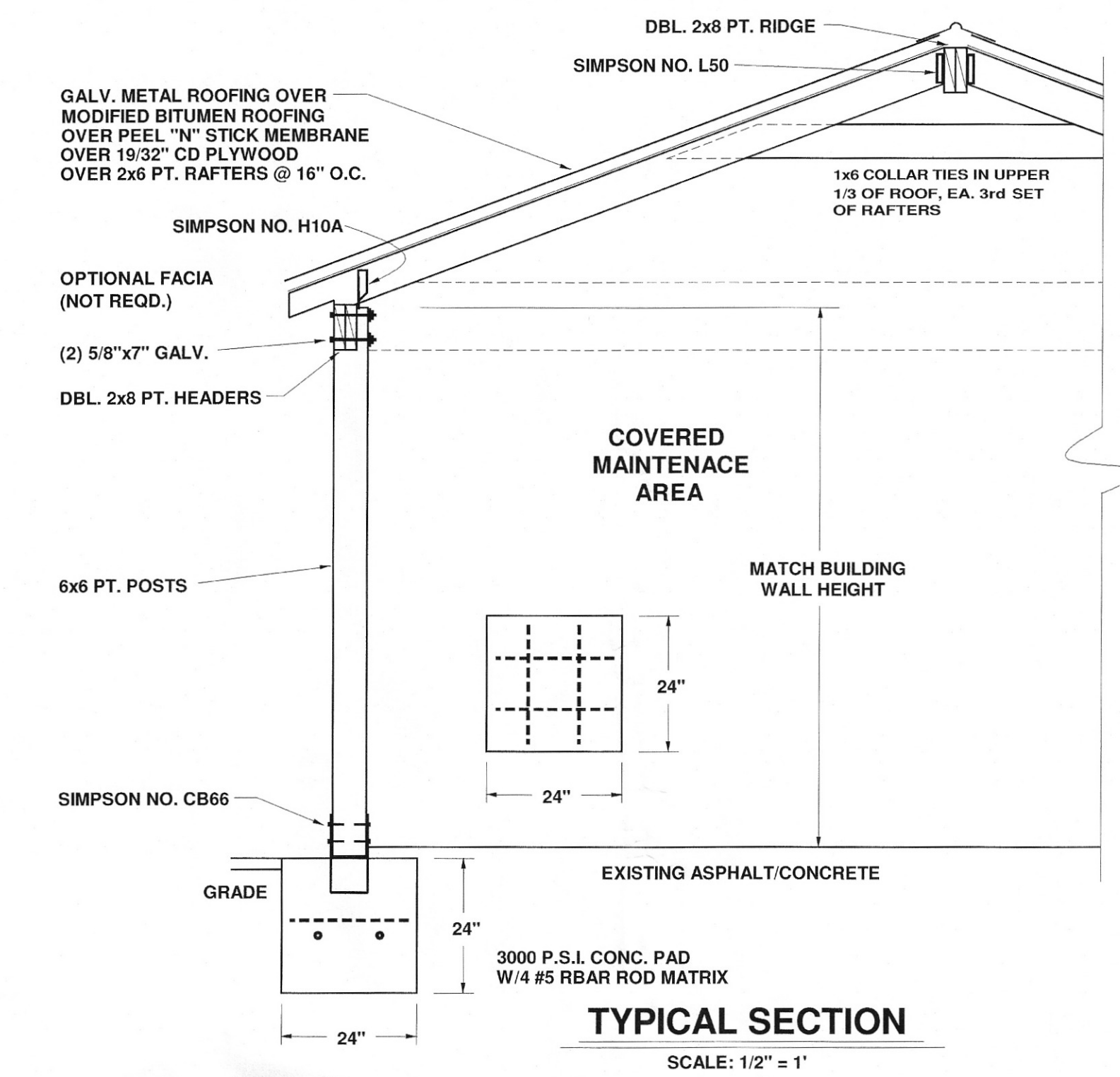
DETAIL " B "



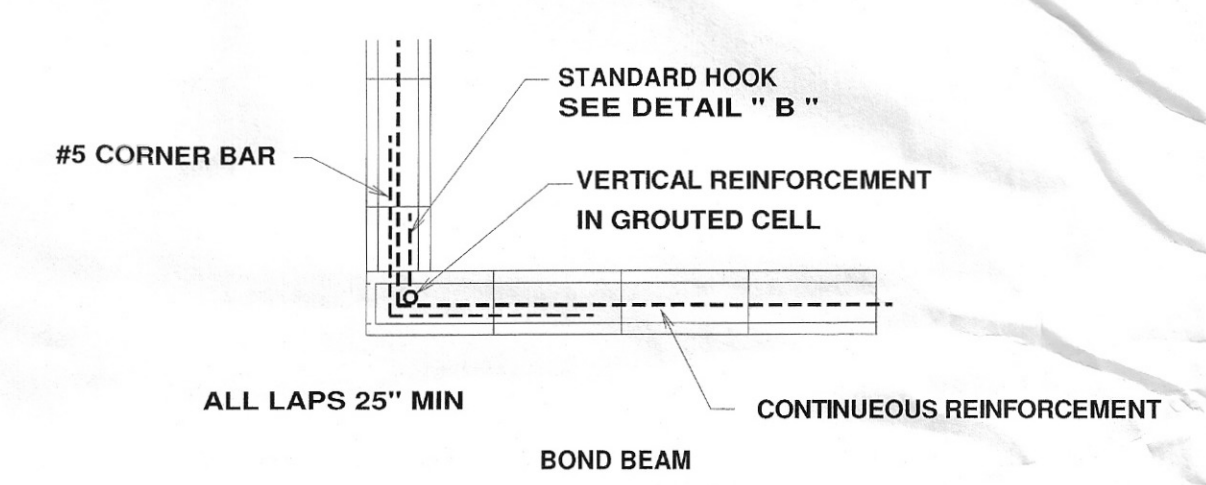
RAMP DETAIL



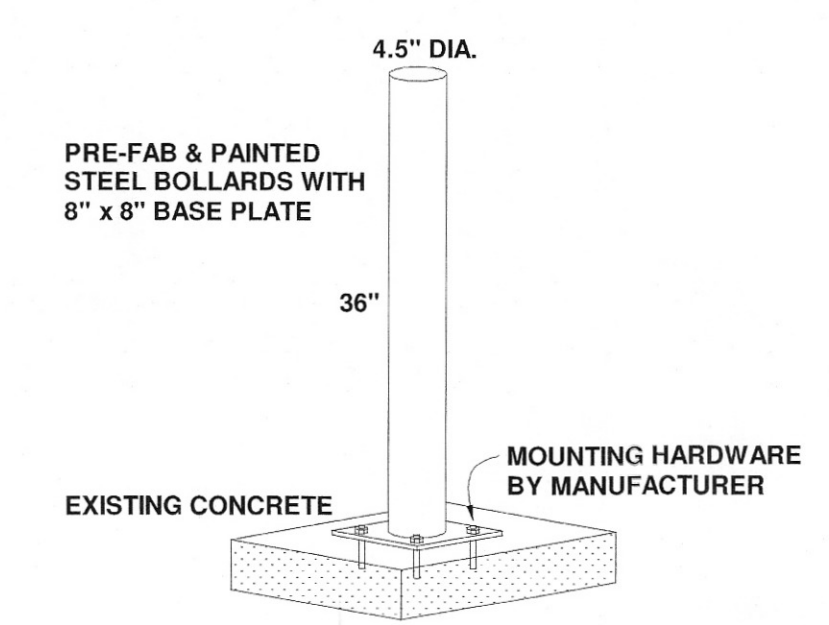
TYP SECTION
SCALE: 1/2" = 1'



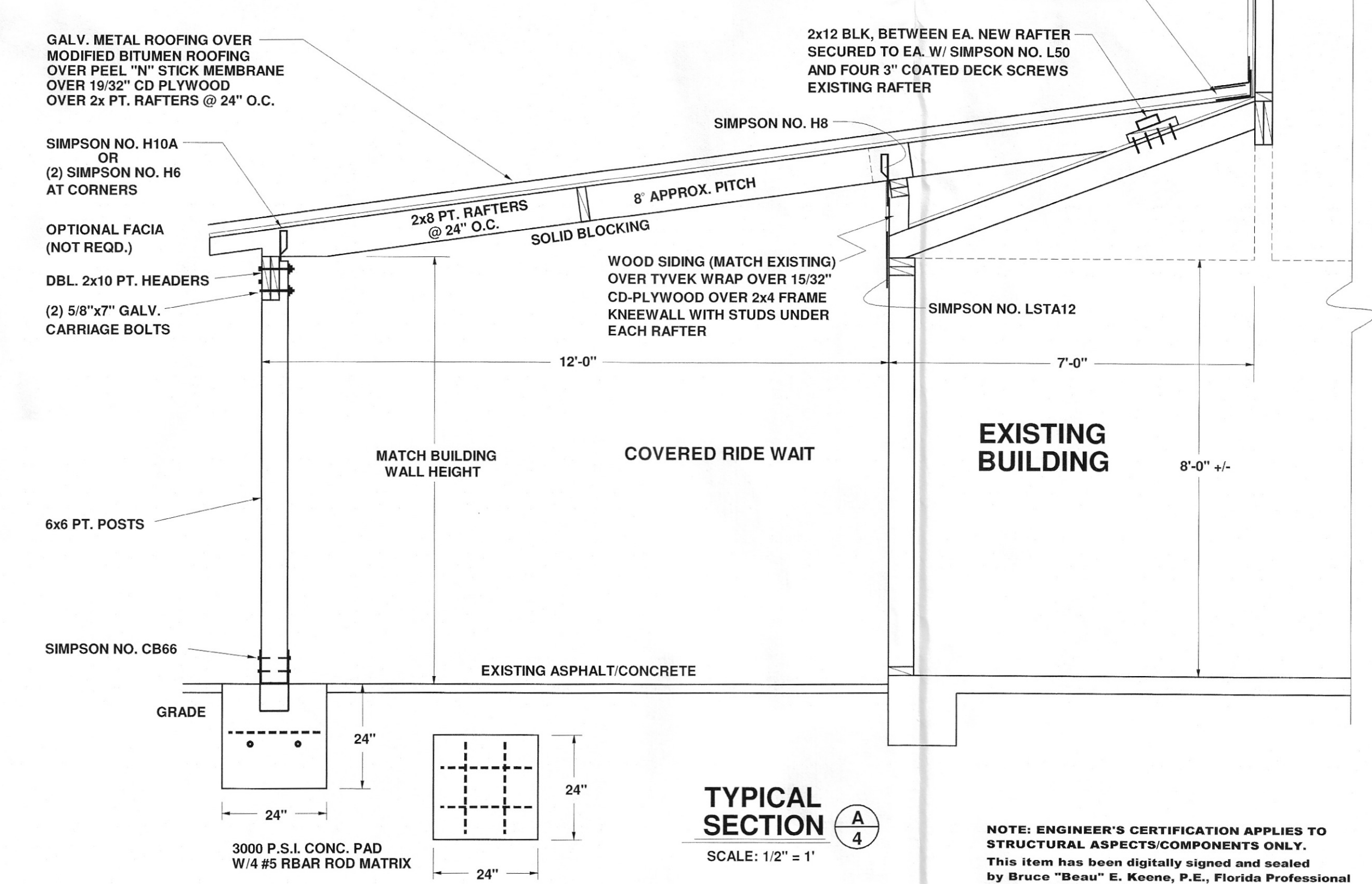
TYPICAL SECTION
SCALE: 1/2" = 1'



DETAIL " C "

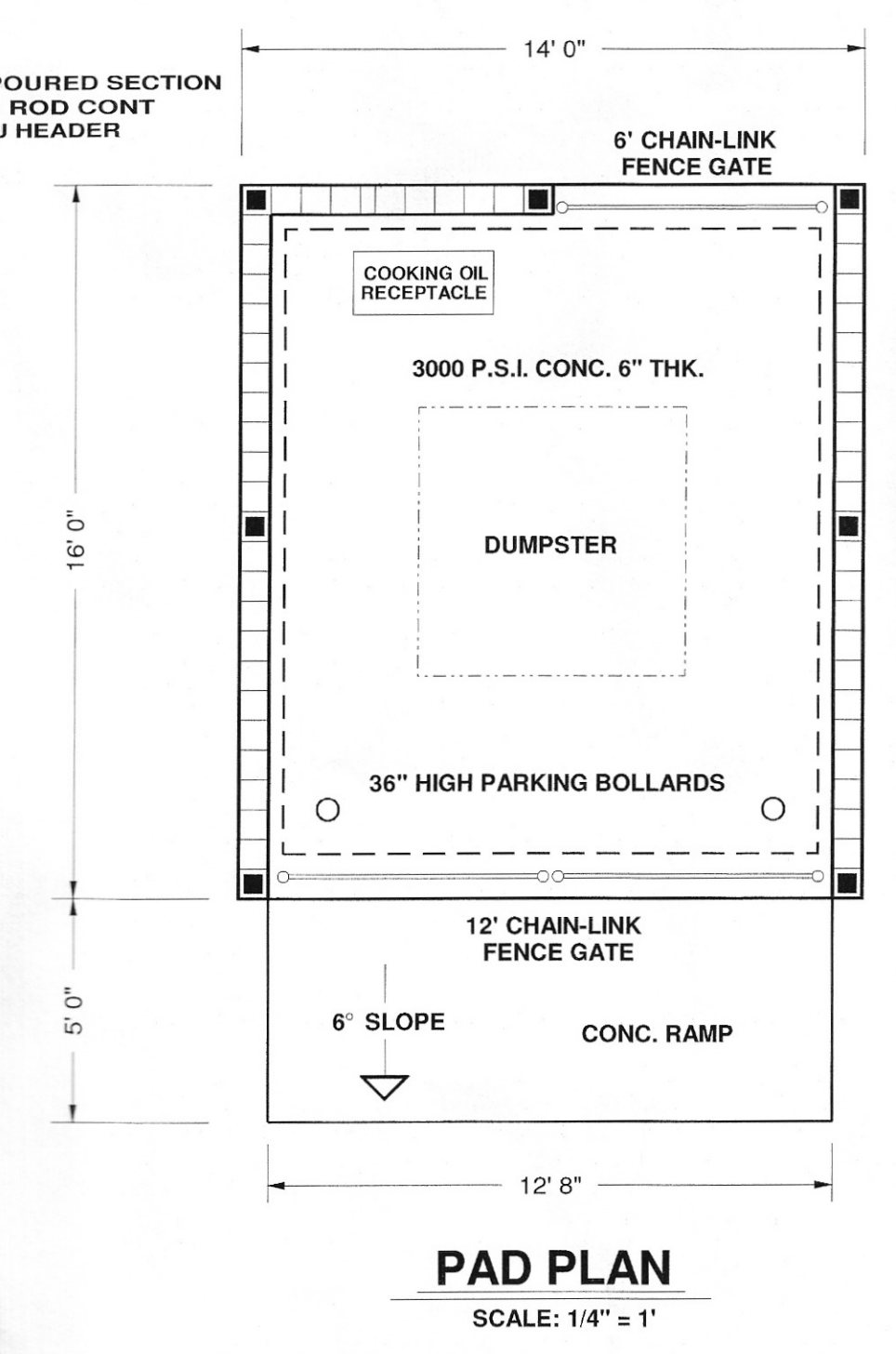
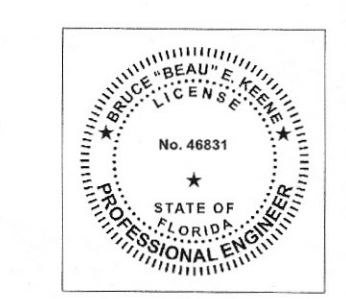


BOLLARD DETAIL



TYPICAL SECTION
SCALE: 1/2" = 1'

NOTE: ENGINEER'S CERTIFICATION APPLIES TO STRUCTURAL ASPECTS/COMPONENTS ONLY. This item has been digitally signed and sealed by Bruce "Beau" E. Keene, P.E., Florida Professional Engineer Registration No. 46831, on the date indicated. If this item is a component of a .PDF binder (e.g. is a sheet within a plan set), the indicated date will be noted on the cover page. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



PAD PLAN
SCALE: 1/4" = 1'

LOT 28 DUMPSTER PAD

CONSTRUCTION PLANS

Keene Engineering Consultants, LLC
P.E. Bruce E. Keene, No. 46831
2670 N. FLORIDA AVE., HERNANDO, FL 34442
352-341-1220
beau@keeneconsultants.com

CCSI
CB-C059522
SAINT PETERSBURG, FL 33708
COASTAL CONTRACTING SERVICES, INC.
PH: 727-398-4948
WWW.CCSIFL.COM
INFO@CCSIFL.COM

ANDREWS DESIGN SERVICE, LLC
"ARCHITECTURAL DRAFTING"
LARRY ANDREWS
1751 22nd AVE. N.
ST. PETERSBURG, FL 33713
lwa64@yahoo.com
(352) 257-5525

PROJECT FOR:
"RED, WHITE & BOOZE"
2007 PASS A GRILLE WAY
ST. PETE BEACH, FL 33706

SCALE:	AS SHOWN
DATE:	10-24-2023
DRAWN BY:	LWA
DESIGN:	COMMERCIAL
CHECKED:	B.K.
REVISIONS:	11-14-2023

SHEET
4
OF 4

AD640D

**TECHNICAL REVIEW COMMITTEE MEETING
CITY OF ST. PETE BEACH
COMMISSION CHAMBERS**

Agenda Report

Action Request:

Strategic Objective:

Date: April 3, 2024

Prepared By: Brandon Berry, Planner II

Through: Jennifer McMahon, Chief Operating Officer

Summary of Issue: Applicant requests a 30-day extension to utilize 50 of their on-premise parking spaces to operate a commercial parking lot on a temporary basis between 10 AM and 8 PM (LDC Sec. 6.11). The request is for a continuous 30-day extension rather than weekends and holidays as approved in summer 2023.

Funding:

Attachments:

1. 23055 Updated Request
2. 23055 Owner Authorization
3. 23055 Site Plan - Modified
4. 23055 Floor Plan Calculations
5. 23055 Issued Temporary Use Permit



Owner's Authorization for Agent

I/WE EE Blvd. Properties, LLC
(print name of property owner)

hereby authorize Nando Silvestri / Prima Cantina
(print name of agent)

to represent me/us in an application for beach goer parking / Temp. Use Permit
(type of application: variance, conditional use, zoning, etc.) App.

DocuSigned by:
DocuSigned by:
Earl Fonville
3/15/2024
Signature of Owner

Signature of Owner

Earl Fonville
Print Name of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this _____ day of _____
20___ by _____ who is personally known _____
or produced _____ as identification.

(Notary Signature)

(Date)

My Commission Expires: _____



TEMPORARY USE PERMIT APPLICATION

CASE NUMBER: _____

PROPERTY FOR PROPOSED TEMPORARY USE

Legal Description: _____

Parcel ID _____

Address 4945 Gulf Blvd. St. Pete Beach, FL. 33706

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

Existing Use: _____ Proposed Use: _____

APPLICANT/AGENT:

Name: Nando Silvestri

Address: 4945 Gulf Blvd.

City: St. Pete Beach State: FL.

Zip: 33706 Phone: (310) 9131729

Email: nandosilvestri@yahoo.com

PROPERTY OWNER:

Name: EE Blvd Properties LLC

Address: PO Box 218

City: Addison, State: TX

Zip: 75001 Phone: 972-331-5991

Email: _____

DETAILS OF THE REQUEST: Include length of time requested and hour of the day the use will be utilized (Add additional sheets if necessary)

would like to request the parking program for
beach goes to be extended an additional 30 days
and be permitted to weekday parking as well.



Owner's Authorization for Agent

I/WE EE BLVD PROPERTIES, LLC
(print name of property owner)

hereby authorize NANDO SIVESTRI
(print name of agent)

to represent me/us in an application for TEMPORARY USE PERMIT APPLICATION
(type of application: variance, conditional use, zoning, etc.) (ATTACHED)

[Signature]
Signature of Owner

Signature of Owner

EARL FONVILLE
Print Name of Owner

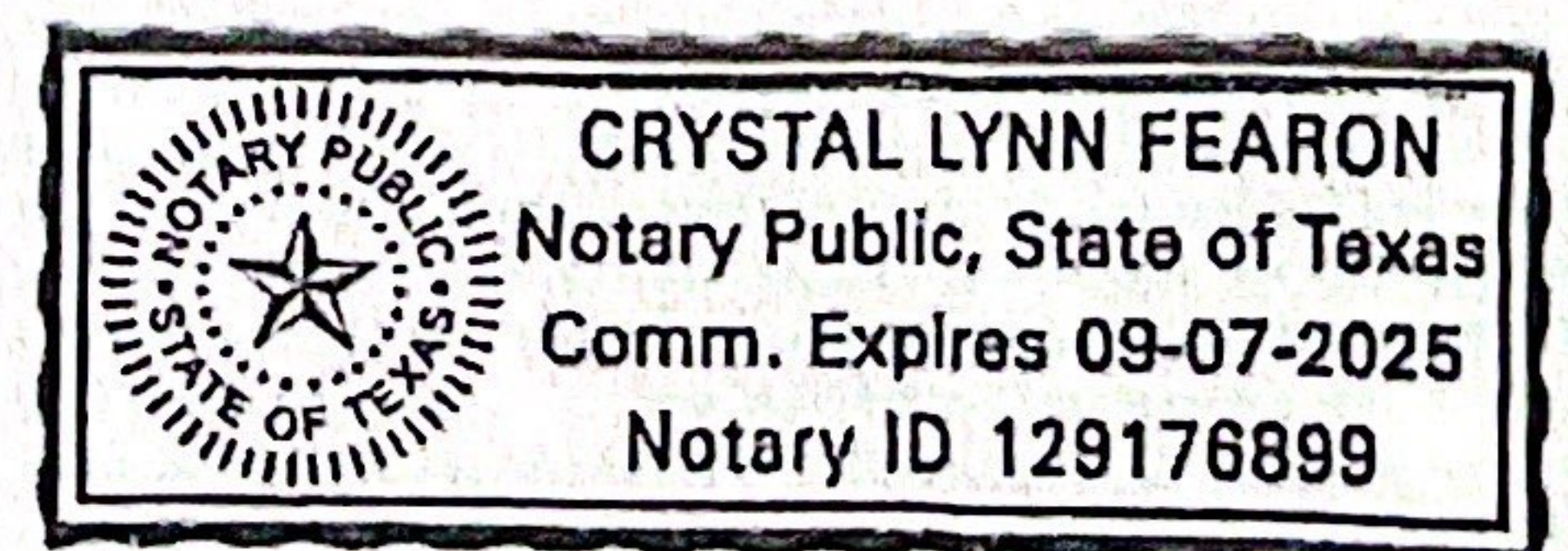
Print Name of Owner

The forgoing instrument was acknowledged before me this 5th day of June
2023 by Earl Fonville who is personally known ✓
or produced _____ as identification.

Crystal Lynn Fearon
(Notary Signature)

6/5/2023
(Date)

My Commission Expires: 9/7/2025

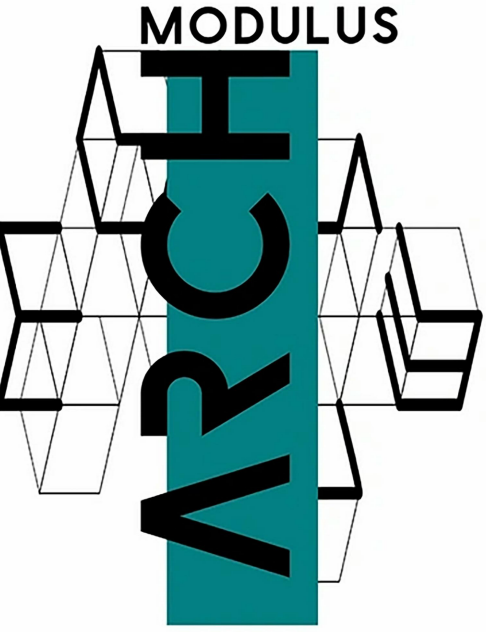


PARKING COUNTS:

STANDARD PARKING SPACES	74
ADA PARKING SPACES	4
	TOTAL 78
<i>22 SPACES RESERVED FOR BUSINESS</i>	-22
TOTAL SPACES AVAILABLE FOR BEACH PARKING	56



① SITE
1" = 20'-0"



Prima Cantina
Nando Silvestri
4945 Gulf Blvd. St. Pete Beach, FL
PARKING SITE PLAN

06/27/2023

PARKING SITE
PLAN

PARKING PLAN
AS100

Project Number 2023.155
Scale 1" = 20'-0"

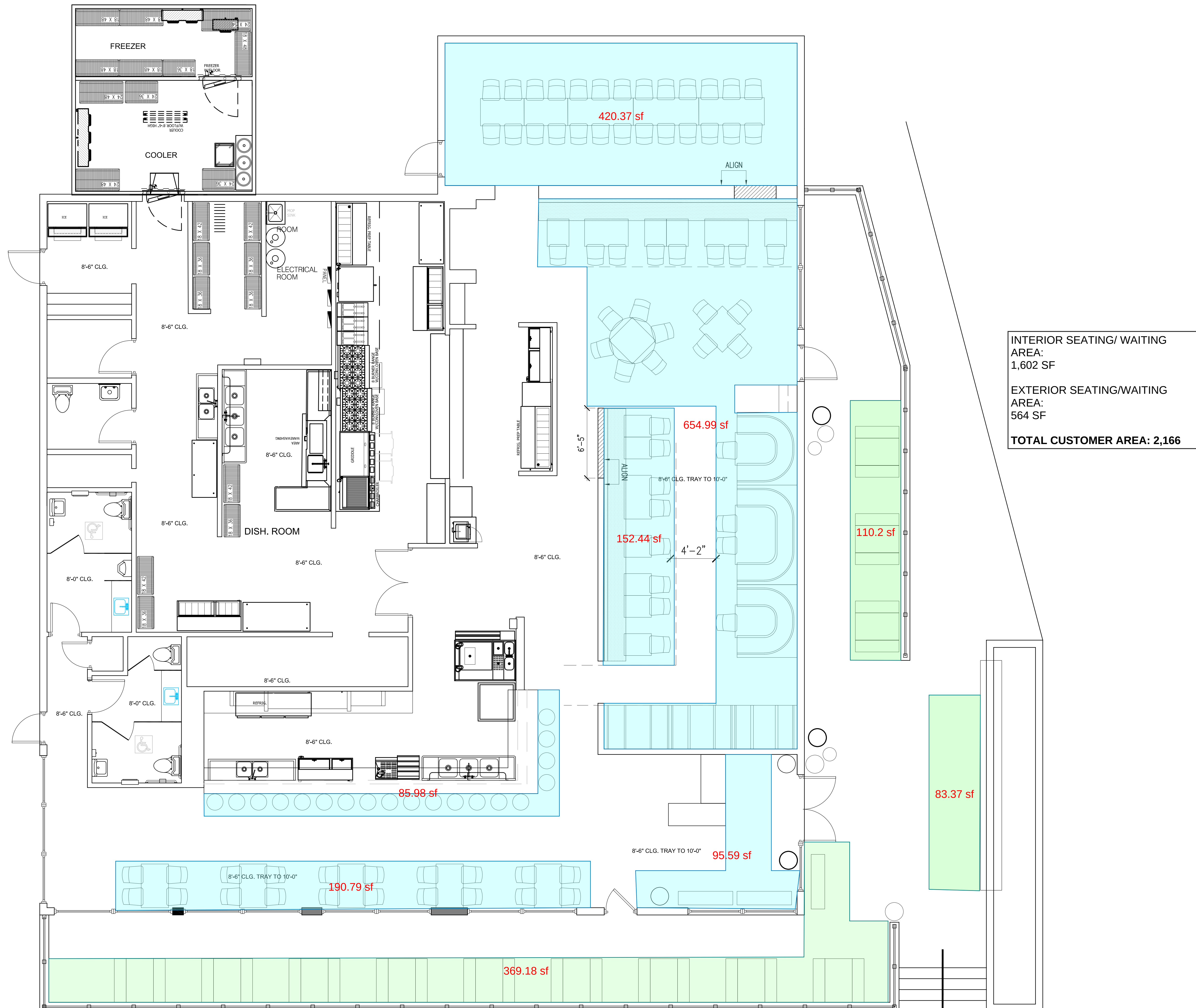
COPYRIGHT ARCH MODULUS 2021

GENERAL NOTES

1. GENERAL CONTRACTOR TO RECEIVE, INSPECT, AND INSTALL ALL FURNITURE.
2. GENERAL CONTRACTOR TO ASSEMBLE ALL FURNITURE AND ATTACH TABLE TOPS TO BASES.
3. GENERAL CONTRACTOR TO NOTIFY OWNER IMMEDIATELY OF ANY DEFECTS OR DAMAGED GOODS.
4. ALL FURNITURE IS OWNER-PROVIDED.

KEY NOTES

① -



Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Any discrepancy between field dimensions and dimensions herein shall be reported to the Designer prior to commencing work.

1/23/23		-
DATE		ISSUE

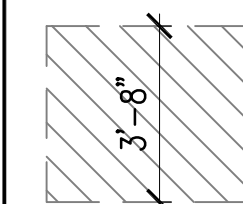
PROJECT:

PRIMA CANTINA
4945 Gulf Blvd
St. Pete Beach, FL

CLIENT :	Nando Silvestri
PROJECT # :	22-21
DRAWN BY:	GB/JF/JJ
REV'D BY:	GB/
DATE:	01/23/2023
SCALE:	1/4" = 1'-0"

DRAWING TITLE:

SYMBOL LEGEND

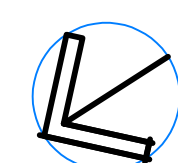


ACCESSIBLE PATH OF TRAVEL

FURNITURE PLAN

SHEET:

ID 6.0



EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"

FOR REFERENCE ONLY



FURNITURE PLAN

SCALE: 1/4" = 1'-0"

1	
---	--



TEMPORARY USE PERMIT # 23055

Applicant/Agent: Nando Silvestri for EE Blvd. Properties LLC

Temporary Use Address: 4945 Gulf Blvd

Applicant Phone Number: 310-913-1729

Temporary Use Requested: Commercial Parking Lot

Pursuant to Section 6.11 of the City of St. Pete Beach Land Development Code, the application for temporary use permit is hereby **APPROVED**. The permit shall be subject to the following conditions:

1. The lot may be open from 10 AM to 8 PM on Saturdays and Sundays, as well as on federally-recognized holidays, until May 5, 2024. Layout shall be as depicted on the other side of this permit. At least 36 spaces shall be reserved for patrons of the restaurant as depicted. The applicant may add additional holidays with staff permission and at least two (2) week notice prior to the scheduled termination of this permit, but they will count against the 90 total days permitted for the total length of this temporary permit.
2. Two non-lighted sandwich board signs of 5x3' in size may be installed on the site. One must contain verbiage encouraging safe crossing and directing customers to the nearest pedestrian crosswalk to the beach. One may be used to advertise the use. The placement of these signs shall be as shown on the site plan and shall not be located in a drive lane or the right-of-way.
3. Beachgoer parking spaces shall be delineated by cones during hours of operation. The parking lot attendants shall provide dashboard tags to customers to ensure that beachgoers are not parking in spaces required to support the restaurant.
4. Parking customers shall be permitted to use the Prima Cantina restrooms if requested.
5. At least two trash cans must be installed and maintained outdoors by the operator while the use is in operation.
6. All outdoor elements that support the use, including the valet stand, signs, and cones, shall be stored indoors while not in use. There shall be no overnight storage of vehicles.

If any of the above conditions above are violated, the City reserves the right to revoke and terminate this permit immediately. Should the primary use terminate, or the restaurant change ownership or tenancy, this permit is void and a new application is required.

This permit does not relieve the applicant of his responsibility to obtain any other permits or licenses required by the City, Pinellas County, State of Florida, or the United States Federal Government.

Brandon Berry Digitally signed by Brandon Berry
Date: 2023.07.28 15:37:25 -04'00'

Brandon Berry, Senior Planner
City of St. Pete Beach

Date

① SITE
1" = 20'-0"

PARKING COUNTS:	
STANDARD PARKING SPACES	74
ADA PARKING SPACES	<u>4</u>
TOTAL	78
36 SPACES RESERVED FOR BUSINESS	<u>36</u>
TOTAL SPACES AVAILABLE FOR BEACH PARKING	42

