



**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, May 7, 2025
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. Unnecessary & Undue Hardship Variance No. 25052: 100 Pass-A-Grille Way
Brian J. Aungst, Jr. and Clay Gilman of Macfarlane, Ferguson & McMullen, P.A. for BARRACKS BY THE SEA, LLC requests a three-part unnecessary and undue hardship variance associated with a courtyard apartment redevelopment of the property in order to:

- 1) Allow exemption of non-habitable space below the design flood elevation from the calculation of developed square footage, and allow for an additional 450 sq. ft. of floor area per unit (2,700 sq. ft. total) to allow for an additional floor of habitable space (LDC Sec. 20.07.(b));
- 2) Allow porches and elevated balconies to encroach into the required ten-foot front and five-foot secondary front setbacks for a courtyard apartment building type, and allow an ornamental trellis to encroach into the required ten-foot front setback (LDC Sec. 20.15. - Courtyard Apartment); and,
- 3) Allow the three-floor "Unit 1" building comprised of two residential living levels over parking with secondary front porch to be constructed with a 5.5-foot rear setback where 20 feet is required (LDC Sec. 20.15. - Courtyard Apartment)

2. Conditional Use Permit No. 25057: 2001 Pass-A-Grille Way (The Wharf Restaurant)

Danielle L. Vaughn, Esq. of Vaughn Law for James A. Miller requests a Conditional Use Permit to provide live outdoor music on the existing outdoor patio of an eating and drinking establishment from 6 to 9:30 PM Wednesday through Saturday, weekly (LDC Sec. 15.4.(n)).

3. Conditional Use Permit No. 25058: 7141 Gulf Blvd (La Dolce Vita Trattoria)

Mirco Spotti for GREEK BEACH LLC requests a Conditional Use Permit to provide recorded and live (acoustic) outdoor music in the existing outdoor seating area of an eating and drinking establishment from 12:30 to 9:30 PM Sunday through Thursday, and Friday through Saturday from 12:30 to 10:30 PM, weekly (LDC Sec. 33.4.(g)).

Next Meeting: May 21, 2025

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

Agenda Report

Agenda Title Name: Unnecessary & Undue Hardship Variance No. 25052:
100 Pass-A-Grille Way

Action Request:

Strategic Objective:

Date: May 7, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Brian J. Aungst, Jr. and Clay Gilman of Macfarlane, Ferguson & McMullen, P.A. for BARRACKS BY THE SEA, LLC requests a three-part unnecessary and undue hardship variance associated with a courtyard apartment redevelopment of the property in order to:

1) Allow exemption of non-habitable space below the design flood elevation from the calculation of developed square footage, and allow for an additional 450 sq. ft. of floor area per unit (2,700 sq. ft. total) to allow for an additional floor of habitable space (LDC Sec. 20.07.(b));

2) Allow porches and elevated balconies to encroach into the required ten-foot front and five-foot secondary front setbacks for a courtyard apartment building type, and allow an ornamental trellis to encroach into the required ten-foot front setback (LDC Sec. 20.15. - Courtyard Apartment); and,

3) Allow the three-floor "Unit 1" building comprised of two residential living levels over parking with secondary front porch to be constructed with a 5.5-foot rear setback where 20 feet is required (LDC Sec. 20.15. - Courtyard Apartment)

Funding:

Attachments: 1. Application

2. Plans Set
3. Survey

CASE #: 25052PARCEL #: 14-32-16-58032-011-0030SUBMITTAL DATE: 4/4/25 AMOUNT DUE: 568.82 PAYMENT DATE: _____**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	BARRACKS BY THE SEA, LLC	3112 Pass A Grille Way St. Pete Beach, FL 33706	443-838-7866
Applicant/ Agent	Brian J. Aungst, Jr.; Clay Gilman; Macfarlane, Ferguson & McMullen, P.A.	625 Court Street, Suite 200 Clearwater, FL 33756	(727) 441-8966
Owner Email Address: eabel63@gmail.com		Applicant/Agent Email Address: bja@macfar.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation RLM-2 / PAG	Future Land Use Designation RLM	Lot Area ~0.28 acres
Legal Description: Lots 3, 4 and 5, Block 11, Morey Beach, according to the map or plat thereof as recorded in Plat Book 1, Page 102, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.		
Address: 100 Pass A Grille Way, St. Pete Beach, FL 33706		
Explanation of Request: (1) Requesting variance to Code Section 2.1 to allow for exemption of unoccupiable space below DFE from FAR requirements. Existing density is allowed to be rebuilt under Code Section 20.07, but it "cannot exceed the existing developed square footage and must match the existing form and mass as defined in Section 20.22"; the current Code restricts the ability to rebuild due to non-livable space under DFE being counted towards the FAR for the property. (2) Requesting variance from Code Section 20.07 to allow for an additional 500sf per unit to be approved for rebuilding in order to match the style of units which neighboring properties are able to develop based on the current Code. (3) Requesting variance to Code Section 20.15 to allow for porches to be an allowable encroachment to the front and secondary setbacks for a 'Courtyard Apartment' building. (4) Requesting a variance to Code Section 20.15 to allow for a 5ft rear setback for where 20ft is required in order to redevelop the site in conformity with the historical character of the site.		

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 was developed prior to the implementation of the Land Development Code and had existed with non-conforming density units on the parcel without issue as single-story structures until the most recent storms and flooding. Section 20.07 of the Code permits rebuilding of existing density, however it restricts the redevelopment to "the existing form and mass as defined in section 20.22 herein." In order to comply with FEMA and the floodplain, the structures will need to be elevated but the current Code counts any enclosed space below DFE towards FAR. No other jurisdiction that we have dealt with counts unoccupiable space below DFE towards the overall FAR on the property. Constraining the redevelopment of the site to the existing form and mass and counting unoccupiable space below DFE towards FAR is an unnecessary and undue hardship as the property cannot come up to current Code if that were the case. Furthermore, rebuilding the same 500sf units will be out of character with the neighborhood as it is redeveloped. The proposed variance requests would allow the applicant to bring the property up to Code and redevelop the existing density with an additional 500sf per unit to conform with the character of the rebuilding neighborhood. Furthermore, the site has historically included porches in the front and secondary setbacks and had a 5ft rear setback adjacent to the alleyway. Due to the small nature of the site and in order to redevelop the site in conformity with the historic nature of the area, the proposed variances to the setbacks are necessary and will allow the Applicant to recognize the historic character of the site.

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

The special conditions are not a result of any action by the applicant or a prior owner. The destruction caused by the storms and the Code restrictions have created the hardship on the applicant. The buildings which were destroyed were well-occupied rental properties that the applicant was proud to own in St. Pete Beach. Following the storms and subsequent flooding, most of the property was destroyed and in order to reconstruct with the same number of units and in conformity with current Code specifications, the requested variance is needed in order comply with FEMA and the floodplain by elevating the structure and not including unoccupiable space under DFE towards the FAR. The applicant is requesting a variance to allow for an additional 500sf to be constructed per unit in order to provide quality, livable units that match the current living standards which are expected in modern housing. Furthermore, the variances to the setbacks will allow the site to be redeveloped in the character of the historic neighborhood which is an emphasis of the City of St. Pete Beach and its' Land Development Code.

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 Code would only allow the applicant to rebuild the property in the existing form and mass as defined in Section 20.22 of the Code which would deprive the applicant rights commonly enjoyed by other property owners who have newer properties and would be able to rebuild in a Code compliant manner. Without the requested variances, the applicant will be unable to optimize the utility of the property due to its inability to meet current flood requirements and develop the property in a manner which is consistent with the historic character of the site. The request for an additional 500sf per unit allows the applicant to enjoy rights which are able to be developed by other properties in the same zoning district.

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 applicant did not create the hardship as it was created due to the property being developed prior to the Code and the current Code restrictions on rebuilding of the property in the existing form and mass.

The applicant's design team has put significant time and effort into maintaining the coastal modern, smaller-unit character of the area as opposed to a larger building. This request allows the applicant to design the units in conformity with new developments in the area and with no increase in units/tenants. Furthermore, this request is compliant with FEMA and the floodplain. Adhering to the Code provisions would make the property more susceptible to damage as compared to approval of this variance request.

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 is not seeking to increase the number of units on the site but rather to create a design that aligns with modern building standards, the historic character of the site, and enhances the overall resilience and functionality of the development. The requested variance for an additional 500sf per unit allows for a design that meets current building code requirements while ensuring architectural consistency and improved livability for future residents. Due to updated floodplain regulations and FEMA mandates, the original structures cannot be restored to their previous condition at the same height. Elevating the buildings to comply with these regulations necessitates a design that maximizes structural integrity, storm resilience, and long-term sustainability. The additional square footage is essential for creating a well-proportioned, aesthetically cohesive development that integrates best practices for storm-resistant construction while maintaining the character and functionality of the community. The increased square footage helps maintain a balanced streetscape and architectural consistency with surrounding properties, preventing an outdated or overly compact design that may not fit current development trends. The variance supports a more sustainable development approach by enabling energy-efficient building practices that reduce environmental impact and the increased square footage enhances the livability and safety of the units by supporting better layout functionality and improved storm resistance. This request ensures the property remains a valuable and viable part of the community while minimizing future storm-related risks.

Currently, the site includes 1 existing two-story building, while the other 3 structures require rebuilding due to storm damage. The requested variances allow the new buildings to match the scale, height, and design of the existing two-story structure, ensuring architectural consistency and preservation of the site's character across the development. Without the additional square footage, the elevated units would appear disproportionate and out of place compared to the existing structure. Furthermore, several properties in the vicinity enjoy similar or greater development rights in terms of building scale, massing, and overall square footage, including multi-story residential buildings such as Point Pass-a-Grille and other older and larger condominium structures along Gulf Boulevard that exceed the footprint and density of the applicant's proposal. As the site currently consists of 3 separate lots, an alternative development approach could involve constructing 3 single-family homes at the maximum allowable height per zoning regulations. While this option would result in fewer total units, it would likely increase the overall square footage and massing of the development leading to a more fragmented and potentially less efficient use of the site. The proposed project strikes a better balance between density, scale, and community benefit by maintaining a reasonable unit count while ensuring an architecturally cohesive and appropriately-scaled development that integrates with the surrounding neighborhood. By designing a thoughtful, multi-family configuration, the proposal supports a more accessible, functional, and sustainable housing option for Pass-a-Grille residents. This approach seeks to not only preserve the historic character and pedestrian-friendly nature of the area, but also intends to promote a more engaged, year-round residential community compared to the alternative of large, individually-owned single-family homes which may be used less frequently as primary residences.

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 of this variance follows FEMA and floodplain regulations, as well as the proposed revisions to the St. Pete Beach Code. Approval of this variance request allows the applicant to rebuild the property with existing regulations in mind which affords the applicant the same treatment as neighboring owners. This requested variance will beautify the area and allow for the neighborhood to continue rebuilding following the flooding and storms from last fall.

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

The requested variance is the minimum necessary to make the project feasible, as it allows for the accommodation of essential code and FEMA compliance requirements. This variance does not seek to increase the number of units or enhance livability but is required to address fundamental building performance needs. The additional 500 square feet per unit is not for added enjoyment or expanded living space but is strictly necessary to accommodate the new staircases and required connections to them, the increased thickness of walls due to the shift from prior wood-frame construction to durable masonry for resilience and compliance with current standards, and the elevation of the building to meet FEMA and floodplain requirements, allowing unoccupiable space to be placed below the Design Flood Elevation (DFE). Without this variance, the project would be infeasible, as it would not be possible to reconstruct the building in a manner that maintains its original function while meeting modern building codes and flood protection measures. The applicant's design team has minimized the additional square footage to only what is necessary to ensure the building remains as consistent as possible with its prior use while complying with performance, structural, preservation of character, and regulatory requirements.

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 allows the developer to keep the property's design in character with the lesser dense neighborhood and a coastal modern design that is consistent with the existing mass and scale within the district and will fit harmoniously with its compatible design and quality. Additionally, the requested variance will make the property safer and compliant with FEMA and the current floodplain, as well as the proposed revisions to the Code by St. Pete Beach. The additional 500sf per unit will bring the units up to a more current standard of living and allow the optimal use of the applicant's property. The proposed design will better align with the massing and scale of adjacent buildings, including Point Pass-a-Grille, a four-story development across the street at 200 1st Avenue. While the City may have concerns about larger structures, the requested variance strikes a balance—maintaining a residential scale while ensuring the project fits cohesively within the existing neighborhood context. The Applicant made a point to include porches in the proposed design as an homage to the historic character of the site and is requesting a variance so that these porches can be included as an approved encroachment into the front and secondary setbacks. By allowing for a well-proportioned and appropriately scaled design which captures the character and historic layout of the site, the development will integrate more seamlessly with the surrounding built environment.

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.

CAG

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

CAG

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.

CAG

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.

CAG

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.

CAG

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.

CAG

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.

CAG

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

02-20-2025

Date

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

I/WE BARRACK By the Sea, LLC By: ERIC ABEL
(print name of property owner) MANAGER

hereby authorize BRIAN HUNGST, JR or Clay Gilman of McFarlane, Ferguson,
(print name of agent) + McMillan P.A.

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

[Signature]
Signature of Owner

BARRACKS By the Sea, LLC
By: ERIC ABEL, MANAGER
Print Name of Owner

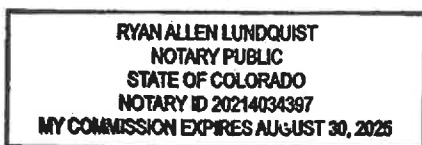
[Signature]
Signature of Owner

[Signature]
Print Name of Owner

The forgoing instrument was acknowledged before me this 20th day of
Feb. 2025 by ERIC ABEL or who is
personally known _____ produced
MD P.L. as identification.

RA Lundquist FEB 20, 2025
(Notary Signature) (Date)

My Commission Expires AUG 30, 2025





PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, MACFARLANE, FERGUSON & McMULLEN, 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): CLAY GILMAN, FOR MACFARLANE, FERGUSON & McMULLEN

Address: 625 COURT ST., SUITE 200, CLEARWATER, FL 33756


Signature

02-20-2025

Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

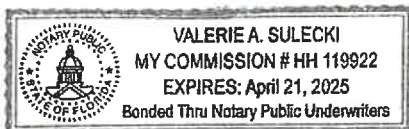
The foregoing instrument was acknowledged before me this 20th day of February, 2021 by:
Clay A. Gilman who appeared before me, and is personally known to me, or has produced
N/A as identification, and did take an oath.

My commission Expires:

NOTARY: Valerie A. Sulecki
Print Name: Valerie A. Sulecki Notary

Public, State of Florida

(Notarial Seal)



ENTITLEMENTS PACKAGE



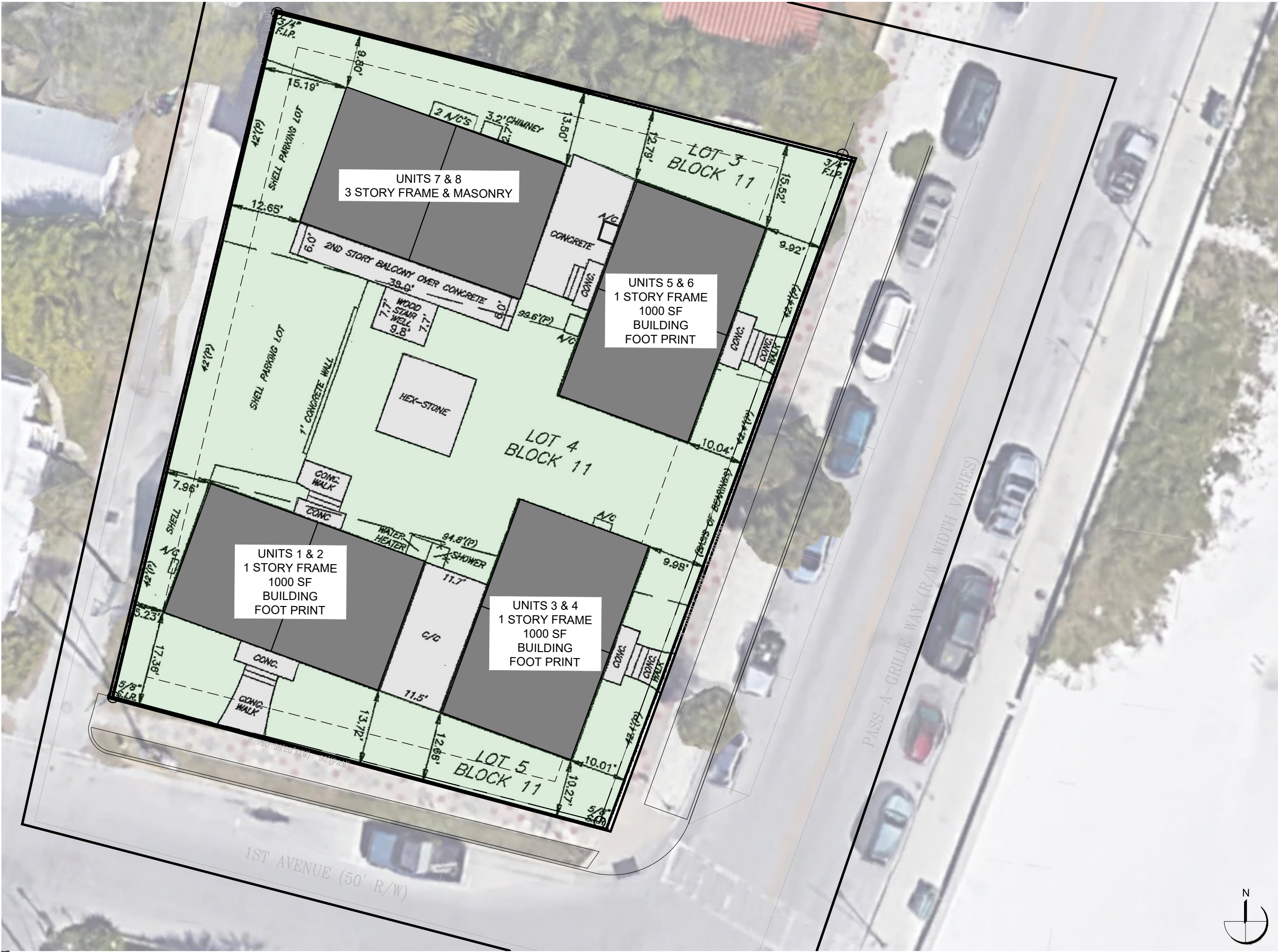
BARRACKS BY THE SEA

100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

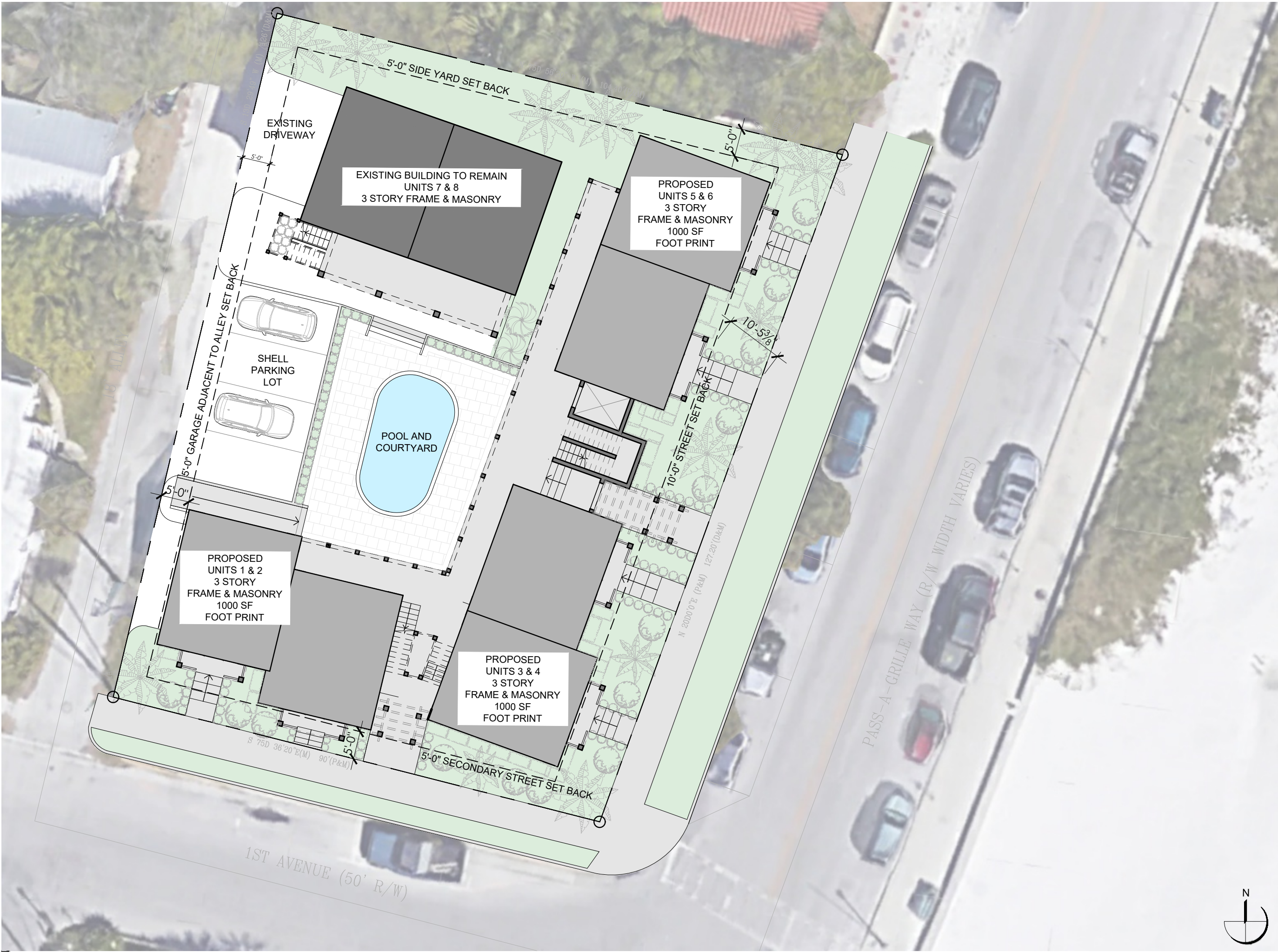
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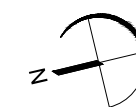
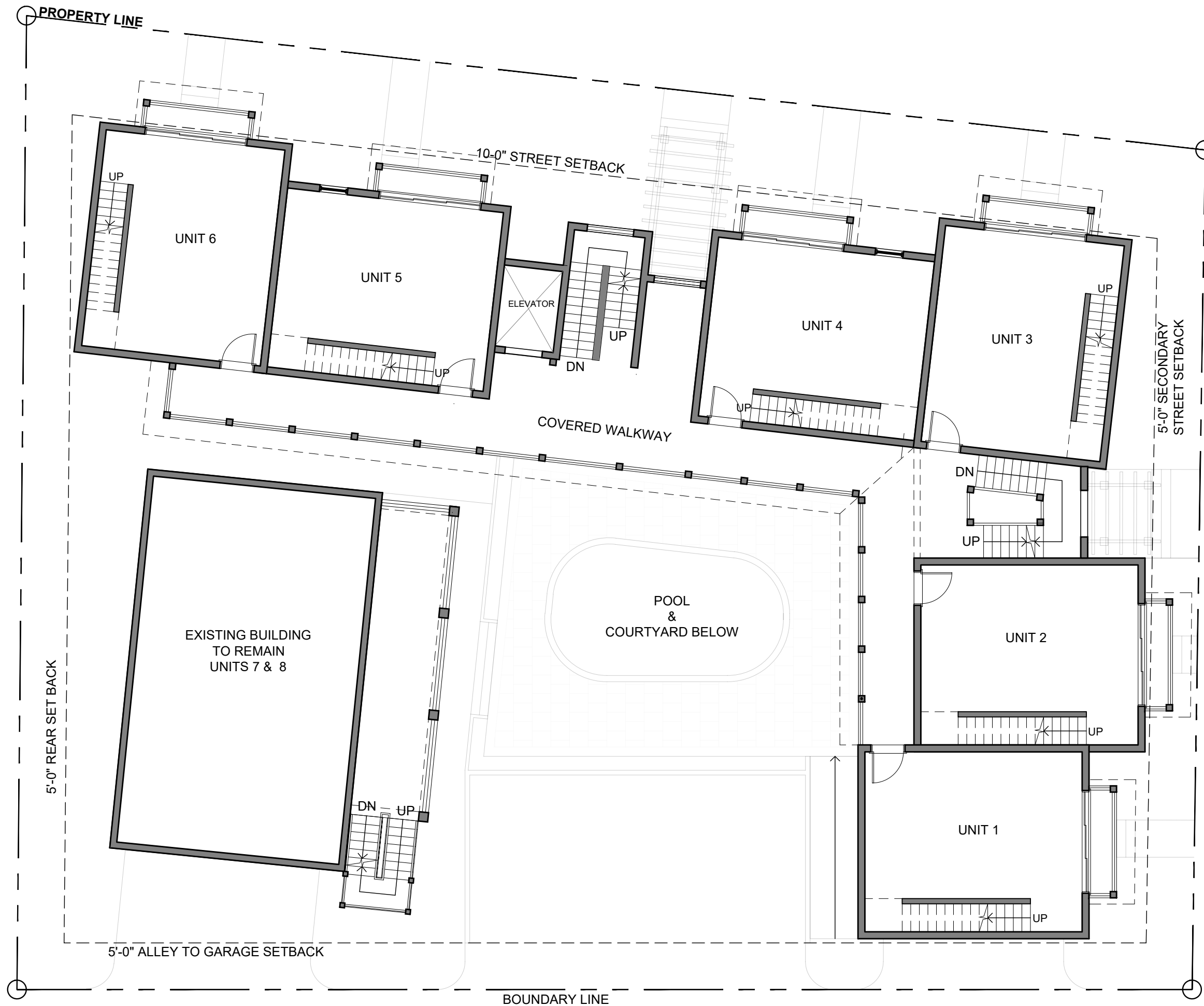
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TABULATIONS		
EXISTING CONDITIONS		
	REQUIRED	PROPOSED
LOT COVERAGE	80%	45%
IMPERVIOUS SURFACE RATIO	0.70	.45



TABULATIONS		
BUILDING ENVELOPE		
	REQUIRED	PROPOSED
STREET SETBACK	10'-0"	10'-0"
SECONDARY STREET SETBACK	5'-0"	5'-0"
SIDE SETBACK	5'-0"	5'-0"
BUILDING HEIGHT	32'-0"	32'-0"
LOT COVERAGE	80%	61%
IMPERVIOUS SURFACE RATIO	0.70	.61
DENSITY		
EXISTING CONDITIONS		TOTAL
2 THREE STORY UNITS WITH FIRST FLOOR GARAGE (1030 SF PER UNIT)		2060 SF
6 SINGLE STORY UNITS (500 SF PER UNIT)		3000 SF
		5060 SF
PROPOSED CONDITIONS		
EXISTING BUILDING TO REMAIN		2060 SF
2 THREE STORY UNITS WITH FIRST FLOOR GARAGE (1030 SF PER UNIT)		
6 THREE STORY UNITS WITH FIRST FLOOR NON-PROGRAMABLE SPACE		
FIRST FLOOR 500 SF PER UNIT		3000 SF
SECOND FLOOR 450 SF PER UNIT		2700 SF
		7760 SF



BARRACKS BY THE SEA

100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

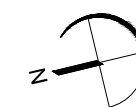
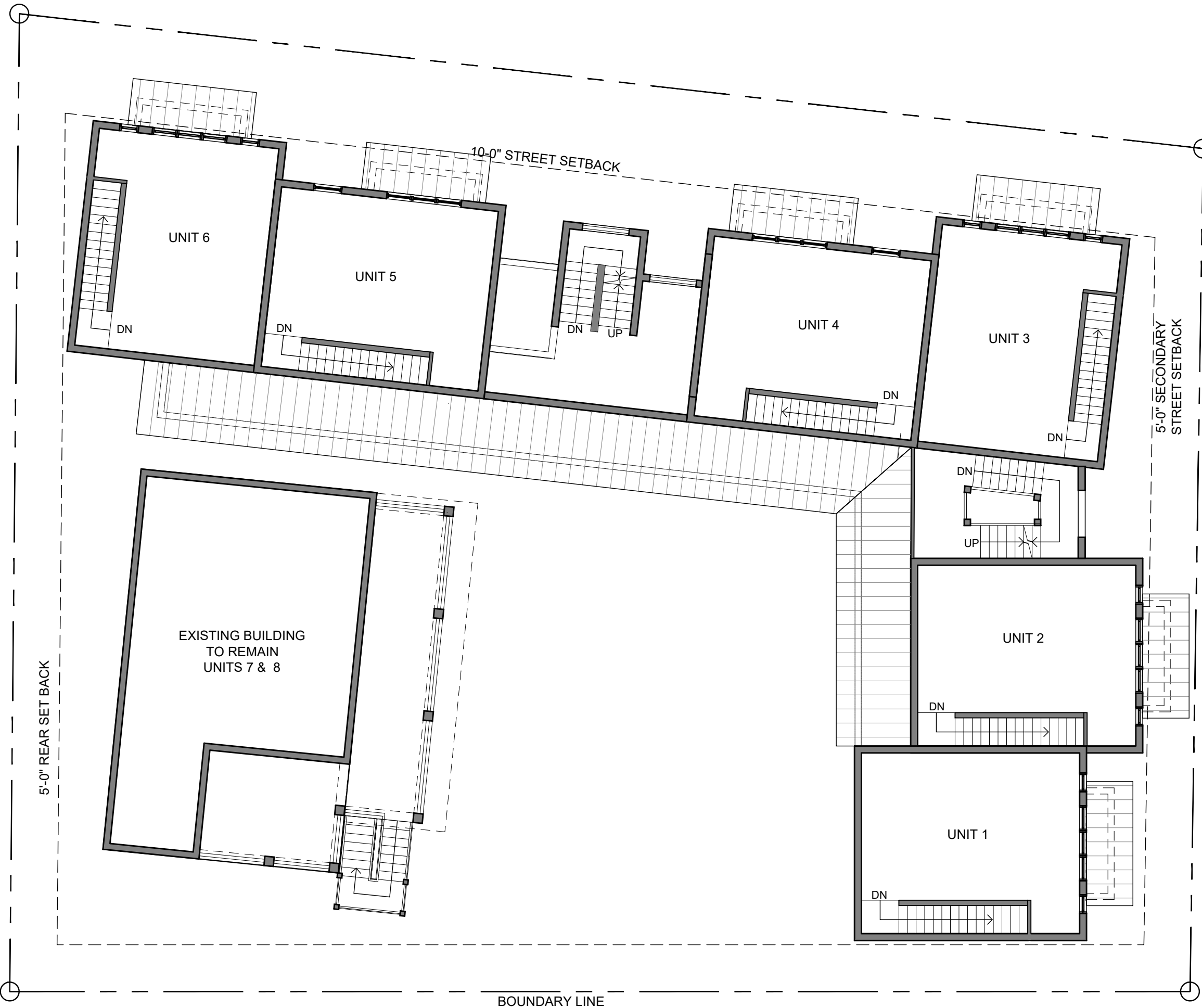
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PROPOSED FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"



BARRACKS BY THE SEA

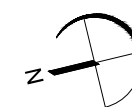
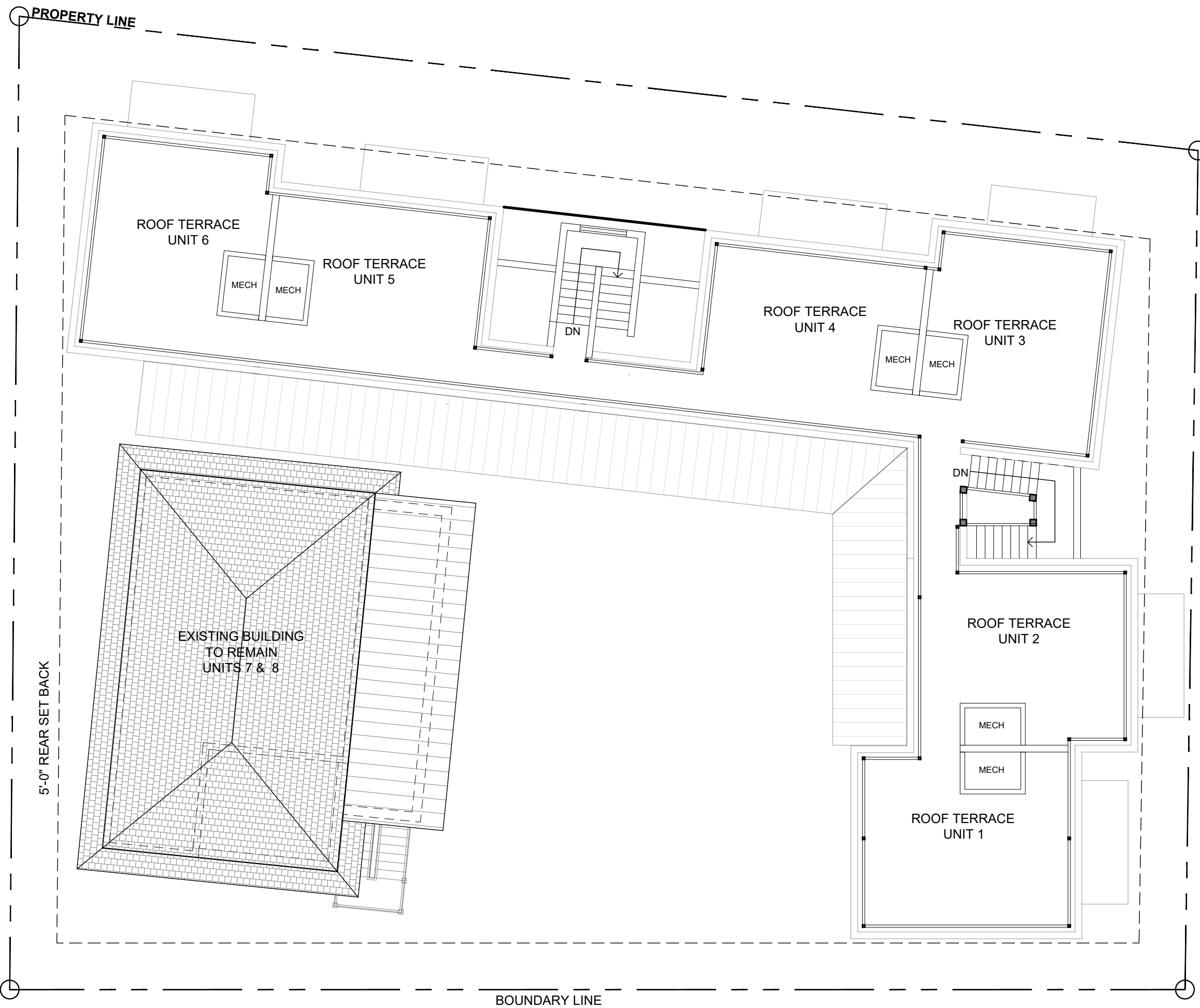
100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

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BARRACKS BY THE SEA

100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

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EAST ELEVATION



WEST / COURTYARD ELEVATION

SEC. 20.22 - GENERAL BUILDING DESIGN CRITERIA (RESIDENTIAL).

(A)THE MASS OF A BUILDING MUST INCLUDE:
(1)PRIMARY MASS. THE BUILDING SHALL HAVE A DISTINCT PRIMARY MASS.
(2)SECONDARY MASS. A BUILDING SHOULD ALSO INCLUDE SECONDARY MASS (PRIVATE FRONTAGE REQUIREMENTS) THAT FORM THE FACADE OF THE BUILDING.
(3)VOIDS THAT ALLOW FOR NATURAL BREAKS IN THE MASS.

(B)PROPORTIONAL DESIGN ELEMENTS SHALL INCLUDE: (1)WINDOWS IN VARYING, YET SIMILAR ARRANGEMENTS.
(2)APPROPRIATE VERTICAL VISUAL CONSISTENCY AT THE CENTERLINE OF THE FACADE.
(3)APPROPRIATE RATIOS OF VISUAL WIDTH BETWEEN TOP AND BOTTOM HALVES OF THE ELEVATION (BOTTOM ½ CLEARLY SUPPORTS THE TOP).
(4)OVERALL DESIGN SHALL BE SYMMETRICALLY OR ASYMMETRICALLY BALANCED.

(C)DESIGN MUST INCLUDE THE FOLLOWING RHYTHMS:
(1)PROXIMITY (OBJECTS CLOSE TOGETHER COMPLEMENT EACH OTHER).
(2)SIMILARITY- COMMON TEXTURES, COLORS OR FEATURES.

SEC. 20.24 SUMMARY

THIS PROJECT AIMS TO REVITALIZE, RESTORE, AND ENHANCE SIX EXISTING RESIDENTIAL UNITS THAT SUFFERED SEVERE DAMAGE DUE TO RECENT EXTREME WEATHER. THE PROPOSED DESIGN THOUGHTFULLY ADDRESSES THREE CRITICAL CHALLENGES: RESTORING THE STRUCTURES TO MEET FEMA REQUIREMENTS, ALIGNING THE BUILDING DESIGN WITH LAND DEVELOPMENT CODE (LDC) GUIDELINES, AND ENHANCING THE SITE'S LONG-TERM VIABILITY WHILE PRESERVING THE UNIQUE CHARACTER OF THE PASS-A-GRIFFE COMMUNITY.

A KEY FOCUS OF THE DESIGN IS CREATING A WELCOMING, PEDESTRIAN-FRIENDLY ENVIRONMENT. THE PROPOSED GROUND-FLOOR PORCH ENTRANCES ENHANCE THE STREET-LEVEL PRESENCE WHILE MAINTAINING THE PORCH-LIKE ENTRYWAY OF THE ORIGINAL BUILDINGS, ENSURING SEAMLESS INTEGRATION WITH THE SURROUNDING NEIGHBORHOOD. THOUGHTFULLY LANDSCAPED PATHWAYS FURTHER ENRICH THE PEDESTRIAN EXPERIENCE, FOSTERING CONNECTIVITY BETWEEN THE RESIDENCES AND THE SIDEWALK.

THE DESIGN REMAINS TRUE TO THE COURTYARD APARTMENT TYPOLOGY OUTLINED IN THE LDC, MAINTAINING THE EXISTING 500-SQUARE-FOOT BUILDING FOOTPRINT AT GRADE. TO COMPLY WITH FEMA'S ELEVATION REQUIREMENTS FOR LIVABLE SPACE, THE SECOND FLOOR RETAINS THE EXISTING 500 SQUARE FEET, WHILE A NEWLY INTRODUCED 500-SQUARE-FOOT THIRD FLOOR EXPANDS LIVING SPACE TO ENHANCE BOTH FUNCTIONALITY AND LONG-TERM VIABILITY. EACH UNIT ALSO FEATURES A ROOFTOP TERRACE, PROVIDING A THOUGHTFULLY DESIGNED OUTDOOR GATHERING SPACE INSPIRED BY THE ARCHITECTURAL CHARACTER OF GULF WAY, 3RD AVENUE, PASS-A-GRIFFE WAY, AND 7TH AVENUE. THESE TERRACES CONTRIBUTE TO THE DEVELOPMENT'S VISUAL APPEAL WHILE FOSTERING A STRONG SENSE OF COMMUNITY AMONG RESIDENTS. IMPORTANTLY, THE OVERALL AT-GRADE BUILDING FOOTPRINT REMAINS UNCHANGED FROM THE EXISTING STRUCTURES, AND THE TOTAL BUILDING MASS ADHERES TO THE ALLOWABLE REQUIREMENTS SET FORTH IN THE LDC.

THE PROPOSED BUILDING HEIGHT INTEGRATES HARMONIOUSLY WITH SURROUNDING STRUCTURES, INCLUDING THE FOUR-STORY POINT PASS-A-GRIFFE CONDOMINIUM COMPLEX ACROSS 1ST AVENUE. BY MAINTAINING THE AREA'S RESIDENTIAL SCALE, THIS PROJECT WILL SERVE AS AN ARCHITECTURAL ANCHOR AT THE ISLAND'S SOUTHERN POINT, GUIDING FUTURE DEVELOPMENT WHILE PRESERVING THE NEIGHBORHOOD'S HISTORIC CHARACTER.

BEYOND RESTORING THESE UNITS, THIS PROJECT PRESENTS A UNIQUE OPPORTUNITY TO ENHANCE THE VIBRANCY AND RESILIENCE OF PASS-A-GRIFFE. IT WILL REINFORCE THE COMMUNITY'S IDENTITY, SUPPORT RESPONSIBLE GROWTH, AND ENSURE THAT FUTURE DEVELOPMENT UPHOLDS THE CHERISHED CHARACTER AND SCALE OF THE AREA.

BARRACKS BY THE SEA

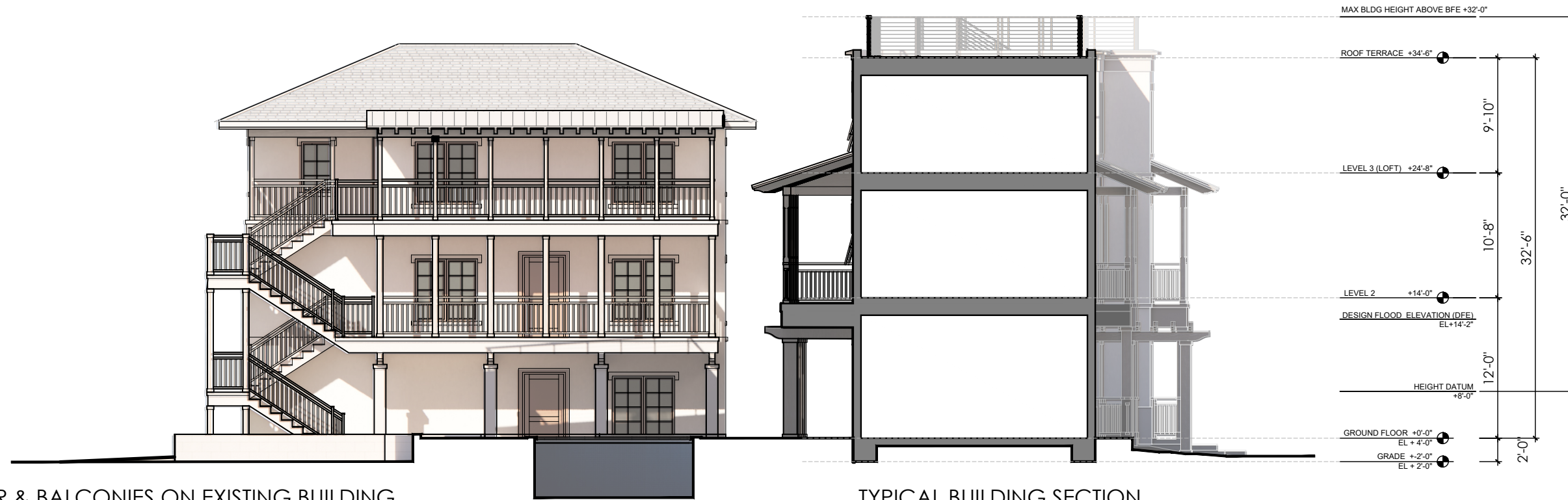
100 PASS-A-GRIFFE WAY, ST PETE BEACH, FL

ENTITLEMENTS PACKAGE | **A2.1**

03.20.25

(727) 800-5300 | ARCHITECTUREP.COM

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NEW STAIR & BALCONIES ON EXISTING BUILDING
(STORM REPAIR)

TYPICAL BUILDING SECTION



BARRACKS BY THE SEA

100 PASS-A-GRIFFE WAY, ST PETE BEACH, FL

ENTITLEMENTS PACKAGE | **A9.0**

03.20.25

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BARRACKS BY THE SEA

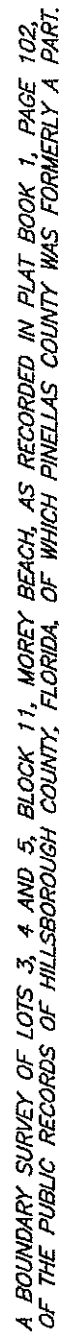
100 PASS-A-GRILLE WAY, ST PETE BEACH, FL

ENTITLEMENTS PACKAGE | **A9.1**

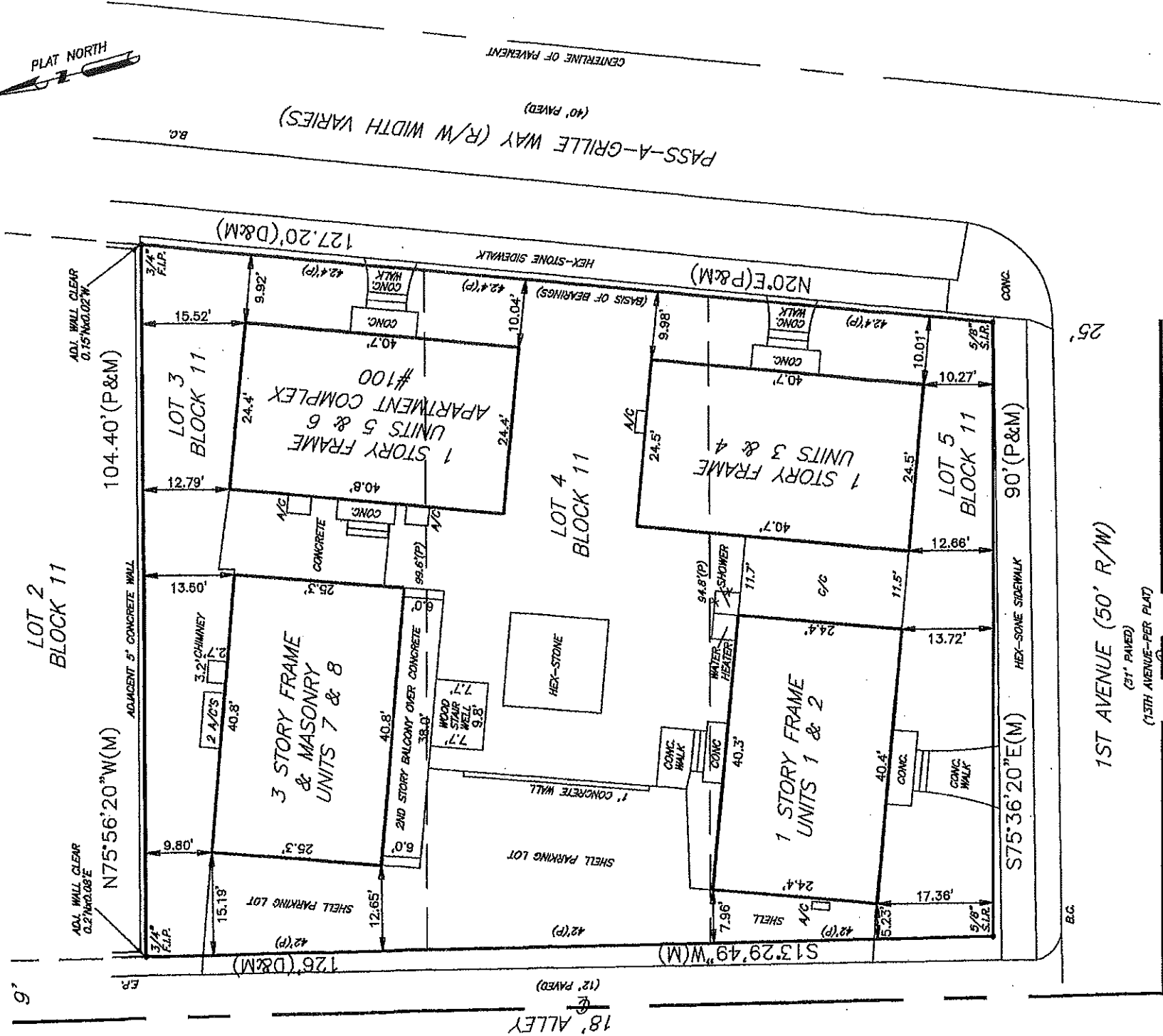
03.20.25

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"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER"



A BOUNDARY SURVEY OF LOTS 3, 4 AND 5, BLOCK 11, MOREY BEACH, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.

JOB NUMBER: MMXVIII1737 TELEPHONE: (727) 360-0636 DATE OF FIELD SURVEY: 4/06/17 SCALE: 1 INCH = 20 FEET DRAWN BY: DCH	DAVID C. HARNER PROFESSIONAL LAND SURVEYOR 9925 GULF BOULEVARD TREASURE ISLAND, FL 33706 SECTION 19 TOWNSHIP 32 SOUTH RANGE 16 EAST	FLOOD ZONE: "AE" FLOOD MAP DATE: 8/18/09 COMMUNITY NUMBER: 125149 PANEL NUMBER: 0286 G CHECKED BY: DCH
CERTIFIED TO: SEA BISCUIT PROPERTIES LLC		
I HEREBY CERTIFY TO THE HEREON NAMED PARTY OR PARTIES, AND ONLY TO THOSE NAMED HEREON, THAT THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 30-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027. NOTES: UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN. OTHER EASEMENTS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. ONLY THOSE EASEMENTS KNOWN TO ME OR SUPPLIED TO ME BY THE HEREON NAMED PARTY OR PARTIES ARE DEPICTED HEREON. LEGEND: N.A.V.D.=NORTH AMERICAN VERTICAL DATUM OF 1988 B.F.E.=BASE FLOOD ELEVATION A=ARC LENGTH ADJ=ADJACENT B.C.=BACK OF CURB C.=CHORD LENGTH C.L.F.=CHAINLINK FENCE R/W=RIGHT OF WAY CONC=CONCRETE M.H.=MANHOLE C/C=COVERED CONC CL=CENTERLINE C.B.=CHORD BEARING V.F.=VINYL FENCE EL=ELEVATION FT=FINISHED FLOOR F.L.P.=FOUND FLOOR F.L.P.=FOUND FLOOR S.I.R.=SET IRON ROD WITH CAP #2650 O.P.=OPEN PORCH F.I.R.=FOUND IRON ROD F.C.M.=FOUND CONCRETE MONUMENT U=MEASURED U.S.=METAL SHED P.O.I.=POINT ON LINE D=DEED R=RADIUS W/W=WING WALL W.F.=WOOD FENCE DR=DRAINAGE UT=UTILITY EASE=EASEMENT P/S=PAVERSTONE B.M.=BENCHMARK P.I.=POINT OF INTERSECTION P.R.M.=PERMANENT REFERENCE MONUMENT P=PLAT E.P.=EDGE OF PAVEMENT		

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

Agenda Report

Agenda Title Name: Conditional Use Permit No. 25057: 2001 Pass-A-Grille Way (The Wharf Restaurant)

Action Request:

Strategic Objective:

Date: May 7, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Danielle L. Vaughn, Esq. of Vaughn Law for James A. Miller requests a Conditional Use Permit to provide live outdoor music on the existing outdoor patio of an eating and drinking establishment from 6 to 9:30 PM Wednesday through Saturday, weekly (LDC Sec. 15.4.(n)).

Funding:

Attachments:

1. Application
2. Survey
3. Floor Plan



CONDITIONAL USE APPLICATION

Case Number: 25057

PROPERTY OWNER: JAMES A. Miller

APPLICANT/AGENT (Attach agent authorization form)

Name: James A. Miller

Name: Danielle L. Vaughn, Esq. Vaughn Law

Address: 3901 43rd St. S.

Address: 350 Corey Ave.

City: ST. Petersburg State: FL

City: ST. Pete Beach State: FL

Zip: 33711 Telephone: 516-459-0773

Zip: 33706 Telephone: 727-223-6080

Email: Wharf2022@gmail.com

Email: dv@dvaughnlaw.com

SUBJECT PROPERTY:

Address: 2001 Pass a Grille Way, SPB

Current Name of Business: The Wharf Restaurant

Parcel ID: 18-32-16-68634-000-0017

Name of Project: _____

DETAILS OF THE REQUEST, INCLUDING APPLICABLE CODE SECTIONS AND ANY ASSOCIATED CASES (Add additional sheets if necessary):

Request to Play Live Music on a weekly basis on
Wednesdays, Thursdays, Fridays and Saturdays from 6 P.M.
to 9:30 P.M.

[Signature], Agent
Signature of Applicant/Agent

4-10-2025
Date

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

In order for an application for a conditional use to be approved or approved with conditions, the City Commission must make a positive finding with regard to each of the provisions below, pursuant to Division 4 of the City's Land Development (LDC). The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. LDC Sec 4.4(a)(1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan and any adopted special area plan.

Yes, the conditional use permit is consistent of the goals, objectives, and policies of the Comprehensive Plan. This permit will not change the structure or use of the Wharf building or business in any manner.

2. LDC Sec 4.4(a)(2)a-d Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential commercial and/or service facilities available within the existing area. More specifically:

The character of the existing area will not change because there are no changes to the existing structure needed for this permit.

- a. Whether the overall appearance and function of the area will be significantly affected. consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;

The overall appearance of the area will not be affected because there will be no changes to the existing structure. The bar/restaurant to our north already have a conditional use permit for live music therefore our permit will not affect the function of this area. Our live music stage is next to the entrance of the restaurant and cannot be seen from the street or sidewalk in the front of our building.

- b. Whether the application will preserve any city, state, or federally designated historic, scenic, archaeological, or cultural resources (check with Community Development to determine historic resource status);

- c. Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale, or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features;

This permit will not result in any changes to the building size or exterior appearance.

- d. Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;

We feel that this permit will have no adverse impacts on the livability or usability of nearby land. There will be no dust, fumes, smoke, or additional lighting. All live music being performed will cease by 9:30pm and will be performed at a decibel level well below city noise requirements. The music will be performed on an existing stage which overlooks our parking lot and has other commercial structure as a buffer between it and the local residential neighborhood.

3. Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety (a traffic study may be required);

4. Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely (please provide current and proposed number of parking and loading spaces);

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155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

5. Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;
This live music area will be used only for entertainment of existing customers that are waiting for tables at our restaurant. We do not expect any additional traffic because of our live music.
6. Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision of such improvements and mitigation; and,
We will have live music between the hours of 6-9:30 PM on our existing stage with music at a decibel level well below city noise requirements.
7. The proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.

Sec. 4.12 of the Land Development Code additionally requires conditional use applications within the community redevelopment district to be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

1. Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services.
2. Transportation infrastructure, including ingress and egress from public right-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways.
3. Hydrological features and storm water management infrastructure.
4. Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas.
5. Site landscaping, open space provision and impervious surface limitations.

*CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org*

6. Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance.
7. Fire suppression and facility security.
8. Emergency management and hurricane evacuation provisions.
9. For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered:
 - a. The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and
 - b. The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any accessory use or structure maintains an open view of the waterfront from neighboring properties.



Owner's Authorization for Agent

I/WE

JAMES A. MILLER

(print name of property owner)

hereby authorize

Danielle L. Vaughn, Esq. of Vaughn Law PLLC

(print name of agent)

to represent me/us in an application for

Conditional Use Application

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

[Signature]
Signature of Owner

Signature of Owner

JAMES A. MILLER
Print Name of Owner

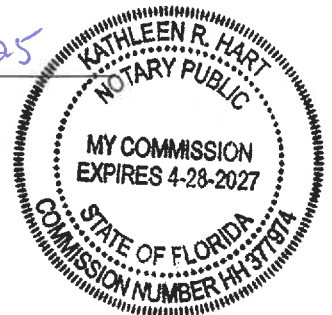
Print Name of Owner

The forgoing instrument was acknowledged before me this 11th day of April 2025, by _____
who is personally known _____ or produced
FL Drivers License as identification.

Kathleen R. Hart
(Notary Signature)

4/11/2025
(Date)

My Commission Expires 4-28-2027



CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, JAMES A. MILLER, 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): Danielle Vaughn, Esq. as agent

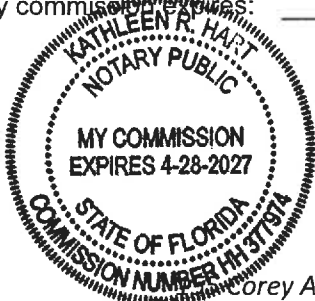
Address: 350 Corey Ave. St. Pete Beach, FL 33706

Danielle M. Vaughn, Agent 4-10-2025
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 10th day of April, 20 25 by Danielle L. Vaughn, who appeared before me, and is personally known to me, or has produced _____ as identification, and did take an oath.

My commission expires: 4-28-2027



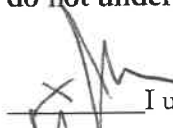
NOTARY: Kathleen R. Hart
Print Name: _____
Notary Public, State of Florida
(Notarial Seal)

CITY OF ST. PETE BEACH, Community Development Department

Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

CONDITIONAL USE 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.

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

 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 conditional use. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a conditional use.

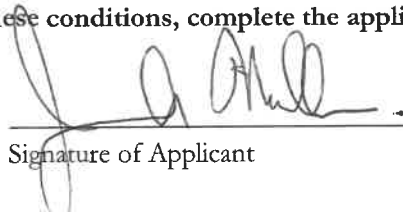
 On all conditional uses, a majority vote is required. Action on this application by the City Commission may be continued to a later meeting.

 I understand that if a conditional use is approved by the 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 City Commission becomes voided.

 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.

 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 of Applicant

4-11-2025
Date

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org



THEWHAR-01

CAREYM

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/9/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Commercial Ins Specialists LLC
3438 Colwell Ave
Tampa, FL 33614

CONTACT
NAME:
PHONE
(A/C, No, Ext): (813) 288-1000 FAX
(A/C, No): (813) 330-2424
E-MAIL
ADDRESS:

INSURED

The Wharf PAG Inc dba The Wharf Bar & Grill
3901 43rd St South
Saint Petersburg, FL 33711

INSURER(S) AFFORDING COVERAGE NAIC #
INSURER A : Trisura Specialty Insurance Company
INSURER B :
INSURER C :
INSURER D :
INSURER E :
INSURER F :

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY					
	☐ CLAIMS-MADE ☒ OCCUR	X	OSU1004249-02	2/24/2025	2/24/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 LIQUOR LIABILITY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:					
	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY ☐					
	UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐					EACH OCCURRENCE \$ AGGREGATE \$ \$
	DED ☐ RETENTION \$ ☐					
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A			PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
City of St. Pete Beach is listed as an Additional Insured in respects to General Liability. A 30 Day Notice of Cancellation in favor of City of St. Pete Beach applies.

CERTIFICATE HOLDER

CANCELLATION

City of St. Pete Beach
155 Corey Ave.
Saint Pete Beach, FL 33706

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

PARCEL 1:

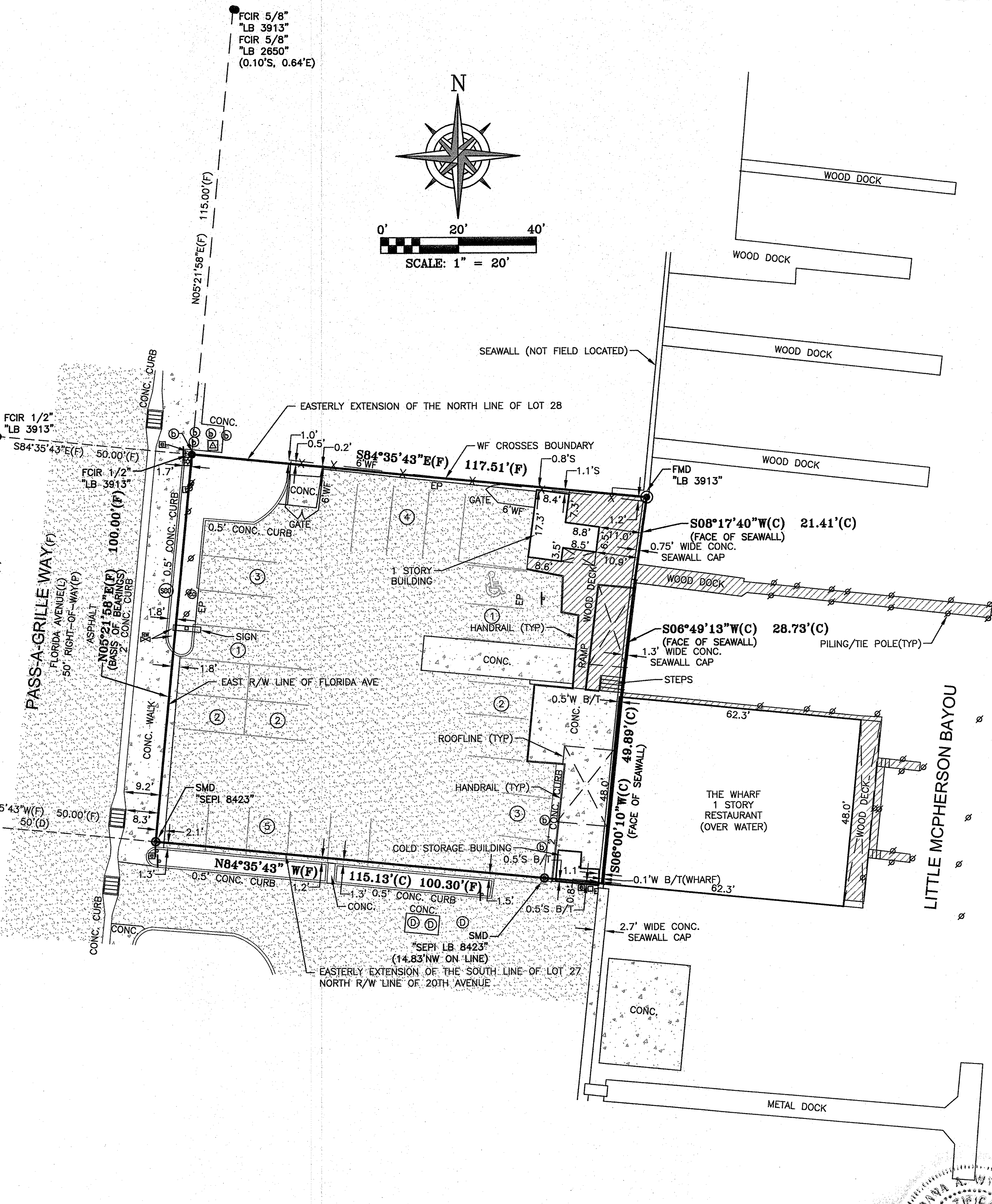
THE STRIP OF LAND LYING EAST OF LOTS 27 AND 28, BLOCK "I" AND LYING BETWEEN THE NORTH AND SOUTH LINE OF SAID LOT 27 AND LOT 28 AS EXTENDED EAST TO THE WATER AND LYING BETWEEN THE EAST LINE OF FLORIDA AVENUE AND THE WATER. ALL AS SHOWN ON THE PLAT OF THE REVISED MAP OF PHILIPS DIVISION OF PASS-A-GRIFFE CITY, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 38, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SURVEYOR'S REPORT:

- BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF FLORIDA AVENUE AS SHOWN ON THE PLAT OF THE REVISED MAP OF PHILIPS DIVISION OF PASS-A-GRIFFE, RECORDED IN PLAT BOOK 3, PAGE 38, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING ASSUMED AS N05°21'58"E.
- THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES AS PRESCRIBED IN CHAPTER 5J-17.052(6) DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED.
- NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, ENCROACHMENTS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF SHOWN HEREON) ARE ASSUMED BASED UPON VISIBLE SURFACE EVIDENCE.
- RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
- THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
- THE SITE APPEARS TO BE IN FLOOD ZONE AE (EL. 10), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM) 12103C0278H, COMMUNITY NUMBER 125149, EFFECTIVE DATE 8/24/2021. DEUEL & ASSOCIATES AND THE SIGNING SURVEYOR HEREON ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. ELEVATIONS ON FIRM ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM" AND "THAT BASE FLOOD ELEVATIONS (BFEs) SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT". THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY. FLOOD ZONE LIMITS AND LIMIT OF MODERATE WAVE ACTION SHOWN HEREON, IF ANY, WERE SCALED FROM SAID MAP AND ARE APPROXIMATE ONLY.
- SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
- UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO DEUEL & ASSOCIATES AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS, FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY AND OTHER MATTERS OF RECORD.
- INFORMATION FOR ADJOINING PROPERTIES WAS OBTAINED FROM PINELLAS COUNTY PROPERTY APPRAISERS WEB SITE AT WWW.PCPAO.ORG ON 8/1/2022.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/20 OR SMALLER.
- THIS SURVEY IS BASED ON THE U.S. SURVEY FOOT.
- THE SUBJECT PARCEL CONTAINS 11,593 SQUARE FEET, (0.266 ACRE) MORE OR LESS.

LEGEND	
B/T	BUILDING TIE
(C)	CALCULATED
CBW	CONCRETE BLOCK WALL
C	CENTERLINE
CONC.	CONCRETE
EP	EDGE OF PAVEMENT
EL	ELEVATION
(F)	FIELD
FB	FIELD BOOK
FCIR	FOUND CAPPED IRON ROD
FFE	FINISHED FLOOR ELEVATION
FN&D	FOUND NAIL AND DISK
ID.	IDENTIFICATION
(L)	LEGAL DESCRIPTION
LB	LICENSED BUSINESS
NGS	NATIONAL GEODETIC SURVEY
NO.	NUMBER
OH	OVERHEAD WIRES
OR	OFFICIAL RECORD BOOK
(P)	PLAT BOOK 3, PAGE 38
PB	PLAT BOOK
(PCPAO)	PINELLAS COUNTY PROPERTY APPRAISER'S WEB SITE DATA
PG	PAGE/PAGES
PID#	PERMANENT IDENTIFIER NUMBER
PLS	PROFESSIONAL LAND SURVEYOR
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
RNG.	RANGE
R/W	RIGHT-OF-WAY
SEC.	SECTION
SCO	SANITARY CLEAN-OUT
SMD	SET "MAG" NAIL AND DISK
TYP	TYPICAL
TWP.	TOWNSHIP
WF	WOOD FENCE
	ASPHALT
	BRICK
	CONCRETE

SYMBOL LEGEND	
⊙	BOLLARD
⊕	CLEANOUT
⊞	CONCRETE LIGHT POLE
⊞	ELECTRIC BOX
⊞	ELECTRIC METER
⊞	ELECTRIC TRANSFORMER
⊞	ELEVATION
⊞	ELEVATION BACK OF CURB
⊞	ELEVATION BACK OF CURB
⊞	ELEVATION FLOW LINE
⊞	ELEVATION EDGE OF PAVEMENT
⊞	FIRE HYDRANT
⊞	GAS VALVE
⊞	GRATE INLET
⊞	GUY WIRE ANCHOR
⊞	HANDICAP PARKING SPACE
⊞	IRON PIPE (FOUND)
⊞	IRON ROD (FOUND)
⊞	IRON ROD (SET)
⊞	IRRIGATION CONTROL VALVE
⊞	LIGHT POLE
⊞	NAIL AND DISK (SET)
⊞	NAIL & DISK (FOUND)
⊞	PARKING SPACES
⊞	PILING/TIE POLE
⊞	RECLAIMED WATER METER
⊞	RECLAIMED WATER VALVE
⊞	SANITARY MANHOLE
⊞	SANITARY SEWER CLEANOUT
⊞	SIGN
⊞	STORM SEWER MANHOLE
⊞	TELEPHONE PEDESTAL
⊞	WATER METER
⊞	WATER VALVE
⊞	X-CUT (FOUND)



DEUEL & ASSOCIATES
A SEPI COMPANY
565 SOUTH HERCULES AVENUE, CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.DEUELENGINEERING.COM
CERTIFICATE OF AUTHORIZATION # 26320 LICENSED BUSINESS # 8423

BOUNDARY SURVEY
2001 PASS-A-GRIFFE WAY
ST. PETE BEACH
CITY OF ST. PETE BEACH
FLORIDA

PREPARED FOR:
JAMES MILLER
3901 43RD STREET SOUTH
ST. PETERSBURG, FL 33711

DEUEL & ASSOCIATES
NO. 5874
DATE: 8/3/2022
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, LS 5874

WORK ORDER NO. SE22.191.00
FIELD DATE: 7/29/2022
DRAWN: TBM/FB: 255 PG: 69
SCALE: 1" = 20'
SHEET NO. 1 OF 1

WALL LEGEND

	EXISTING EXTERIOR CHYL WALLS (W/ TO REMAIN (Y/F)
	NEW EXTERIOR WALLS
	EXISTING INTERIOR WALLS TO REMAIN
	EXISTING INTERIOR COLUMN TO REMAIN (UNO)
	NEW METAL 61D INTERIOR WALL

FIRE SAFETY LEGEND

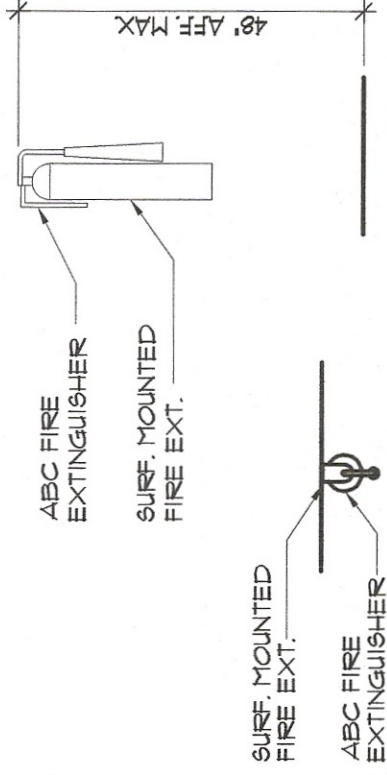
	NEW EMERGENCY LIGHT WITH BATTERY BACK-UP
	EXIST. EMERGENCY LIGHT WITH BATTERY BACK-UP
	EXIST. DIRECTIONAL EXIT SIGN

BATTERY BACK-UP / EXIT SIGN NOTES

1. INSTALL NEW LED INCANDESCENT EXIT SIGNS WITH NI-CAD BATTERY BACK-UP IF NECESSARY, IN PLACE OF EXISTING. USE QUANTITY (CAT. # LCM 8 W 3 R 120/271 TELN) OR EQUAL.
 2. INSTALL NEW EMERGENCY LIGHTING UNITS WITH 6V BATTERY BACK-UP AND 9 W 3 R 120/271 TELN) OR EQUAL. USE QUANTITY (CAT. # ELM2) OR EQUAL.
 3. INSTALL NEW 5-WATT WEDGE-BASE TUNGSTEN HALPH EMERGENCY LIGHTS WITH 6V BATTERY BACK-UP IN NEW OFFICE. ALSO REPLACE EXISTING EMERGENCY LIGHTS IN EXISTING OFFICES, LOUNGE AND REST ROOMS IF NECESSARY. USE QUANTITY (CAT. # ELM) OR EQUAL.
- LOCATION OF EXIT SIGNS AND EMERGENCY LIGHTS IS APPROXIMATE. (VERIFY IN FIELD)

FIRE EXTINGUISHER DETAIL

1. FIRE EXTINGUISHERS SHALL BE PROVIDED BY A FLORIDA LICENSED FIRE EXTINGUISHER CONTRACTOR, TAGGED, INSPECTED, AND MOUNTED AS PER NFPA 10, 2002.

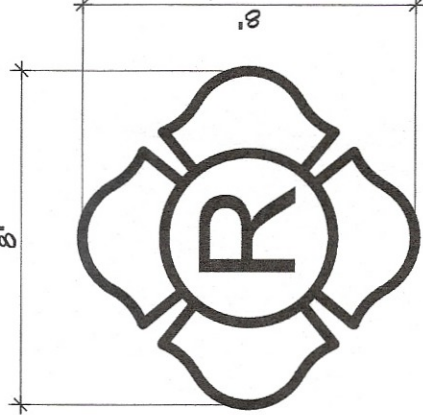


FIRE EXTINGUISHER NOTES

G.C. TO PROVIDE AND INSTALL (1) PORTABLE FIRE EXTINGUISHER FOR EACH 3,000 SQ. FT. OF FLOOR AREA (MINIMUM OF 3). TRAVEL DISTANCE TO EXTINGUISHER SHALL BE CONSIDERED. EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED AND READILY ACCESSIBLE (ACTUAL LOCATION TBD, IN FIELD BY TENANT / G.C. AND APPROVED BY FIRE MARSHALL)

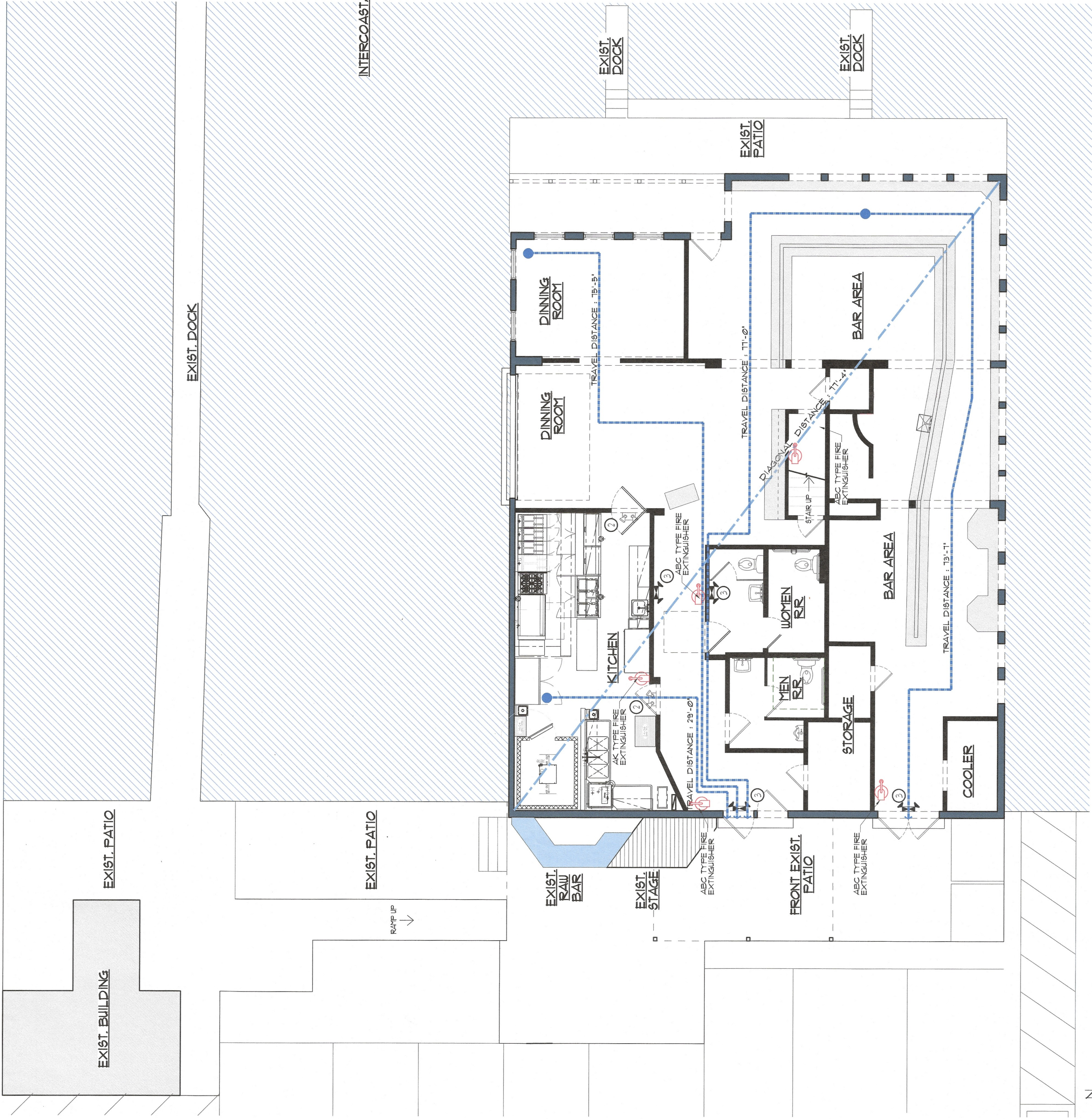
MODEL # SHI-6A-40ABC

LIGHT-FRAME SYMBOL



SYMBOL FOR LIGHT-FRAME MALTESE CROSS MADE OF A BRIGHT RED REFLECTIVE COLOR

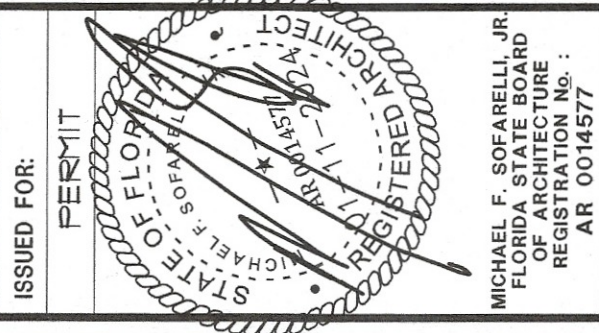
NOTE: AS PER FLORIDA STATE STATUTE 'LIGHT-FRAME TRUSS' SYMBOL SIGNAGE MUST BE PLACED WITHIN 4' OF MAIN ENTRY DOOR AND BOTTOM OF SIGNAGE MUST BE NOT LESS THAN 48\"/>



LIFE SAFETY PLAN



SCALE : 3/16" = 1'-0"

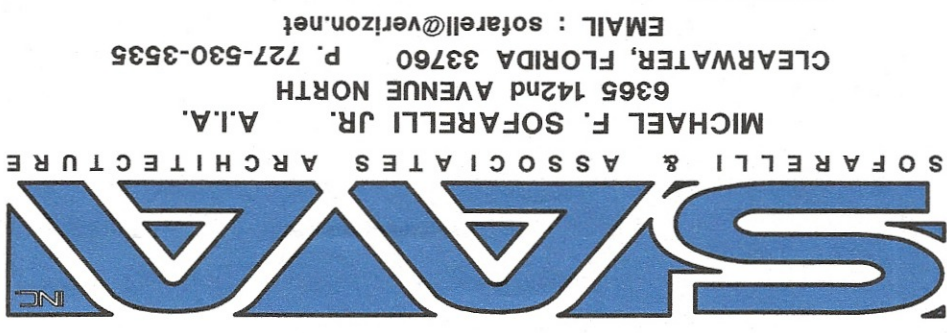


ISSUED FOR: PERMIT
MICHAEL F. SOFARELLI, JR.
FLORIDA STATE BOARD
OF PROFESSIONAL ENGINEERS
REGISTRATION NO. AR 0014577

RESTAURANT
INTERIOR RENOVATION

2001 PASS-A-GRIFFLE WAY
ST. PETE BEACH FL 33712

PROJECT:



Revisions:
1. 6/10/2024 - 01/15/2024

Content:
LIFE SAFETY PLAN

Filename: THE WHARF
Date: 09-05-2023

Proj. no. 23061
Sheet:

LS-1

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

Agenda Report

Agenda Title Name: Conditional Use Permit No. 25058: 7141 Gulf Blvd (La Dolce Vita Trattoria)

Action Request:

Strategic Objective:

Date: May 7, 2025

Prepared By: Brandon Berry, Senior Planner

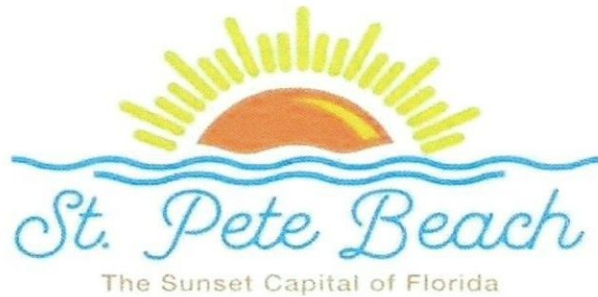
Through: Laura Canary, Community Development Director

Summary of Issue: Mirco Spotti for GREEK BEACH LLC requests a Conditional Use Permit to provide recorded and live (acoustic) outdoor music in the existing outdoor seating area of an eating and drinking establishment from 12:30 to 9:30 PM Sunday through Thursday, and Friday through Saturday from 12:30 to 10:30 PM, weekly (LDC Sec. 33.4.(g)).

Funding:

Attachments:

1. Application
2. Survey
3. Site Plan
4. 2COP License Approval
5. Updated Authorization



INFORMATION ON THE CONDITIONAL USE

What is a Conditional Use? A conditional use is a use that has operational, physical and other characteristics that may be different from those of the predominant permitted uses in a zoning district, but which is a use that compliments or may otherwise be compatible with the intended overall development within a district, provided the specified standards are met.

How do I apply for a Conditional Use? An applicant for conditional use must submit the following documents to the Community Development Department, based on the type of project proposed.

All Conditional Use Permits

- A complete and signed application. Incomplete applications will not be processed and will be returned. As such, all applicants are **STRONGLY ENCOURAGED** to meet with Community Development staff prior to submission deadlines to discuss plan submissions and the review process. Appointments can be made by calling 727.363.9229.
- A completed and signed agent authorization form if someone else will be representing the property owner at the public hearing.
- An accurate, legible, and appropriately scaled survey of the property including all existing improvements. The survey shall have been performed not more than one (10) years prior to the date of application and not less than two (2) 11"x17" copies of the survey are required for submittal. If improvements have been made to or altered on the property since the survey was performed, a new survey must be performed. Please note that an ALTA/ACSM survey completed within the past year must be submitted with application for a site plan if the conditional use permit request is approved. Applicants may wish to consider having an ALTA/ACSM survey performed at this stage to avoid unnecessary revisions during site plan submittal.
- Two scaled conceptual site plans depicting the request. The site plans can be sized from 8.5"x11" to a maximum of 24"x36" in size. These drawings are necessary to assist staff and the BOA or City Commission in the review of the request. The site plans shall contain a matrix showing the site's preliminary compliance with the zoning district's dimensional and area requirements, which can be found in the Land Development Code (LDC) under the property's zoning district. The matrix shall have a column listing the LDC requirements for setbacks, density (where applicable), intensity/FAR (where applicable), minimum lot area (where applicable) impervious surface ratio, and parking, with an additional column demonstrating how the plan will comply with those standards.
 - When the application involves new building construction, additions or expansions, new placement of parking, a change of use, or other construction that triggers heightened landscaping requirements in LDC Sec. 22.7., 22.8, or 39.10, a preliminary landscaping plan shall be submitted that references the LDC requirement(s) for the affected area(s) of the site and the installation of landscaping to meet such

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requirement(s). The plan may show specific species, caliper and planting height if known, or provide a schedule of landscaping to be installed if the conditional use permit request is approved.

- Cash or check made payable to the City of St. Pete Beach for the amount of the application plus mailing fees. The application fee is \$500. The mailing fee can be calculated for you when you turn in your application, or you can calculate it yourself by searching for your property on the Pinellas County Property Appraiser's office website (www.pcpao.gov), clicking on radius search at the top of the page, typing in 500 feet for the radius, and multiplying the number of properties times the current stamp price plus \$0.20.
- A completed Sign Posting Affidavit.
- Completed and filed lobbyist registration form(s), if relevant. Please submit these forms to the St. Pete Beach City Clerk's Office.
- Staff may request additional information, if necessary.

Applications for New Buildings, Expansions or Additions

In addition to the elements above, the following is required of all conditional use permits involving new building construction, or expansion of an existing building. This list is not comprehensive, and additional requests may be made to assess compatibility of the request with the Comprehensive Plan and Land Development Code.

- Elevations showing all sides of the building, in color, noting the following:
 - o Height from grade to the top of the roof and top of the highest element of the structure, inclusive of elevator shaft overruns, antennae, mechanical equipment, covered rooftops, and similar non-habitable spaces.
 - o Height from Base Flood Elevation to the top of the roof and top of the highest element of the structure.
 - o For properties in the Community Redevelopment District, preliminary notation demonstrating the ability of the new building or addition to comply with the design objectives of LDC Sec. 39.7. and 39.8.
 - o For properties in the Downtown Redevelopment District, preliminary notation demonstrating the ability of the new building or addition to comply with the design objectives of LDC Sec. 39.3, 39.7, and 39.8.
- When the project takes place within the Community Redevelopment District, a site plan shall be submitted noting the following. This can be depicted on the site plan required under the prior section if legible, or as a separate plan.
 - o Streetscape and site design elements of LDC Sec. 39.10., 39.11., and 39.12., as well as LDC Sec 39.15. when the development abuts single-family, two-family, RU-1, or RU-2 zoned properties.
 - o In addition to the preceding, any new buildings or additions within the Downtown Redevelopment District shall note compliance with the relevant elements of LDC Sec. 39.3. and 39.4. (where applicable).
- When the project is estimated to generate 51 or more peak hour trips based on the latest Institute of Transportation Engineers Parking Generation Manual or other professionally-accepted estimates, the applicant shall submit a transportation study methodology and draft transportation management plan (TMP) for review if requested by the City. Projects estimated to generate more than 300 peak hour trips are required to submit a transportation study methodology and TMP for review. Methodologies shall contain a table showing the expected traffic impact at peak hour for the new development.
 - When the new building or addition exceeds 5,000 square feet, at least one rendering shall be provided showing the frontage of the building facing any public thoroughfare, and the rear of any building facing a public waterway or the beach. If the development site cannot be captured in one rendering, additional

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renderings shall be required to depict the new building(s) or addition(s) within the context of the entire development site.

- When the development is in the Community Redevelopment District and proposes a new building or is undergoing major renovation, an explanation of how the development will comply with the requirements of LDC Sec. 39.9.
- When the development is a multi-building project, or one with multiple uses in the same building, a preliminary site layout plan shall be provided identifying the uses provided within each building or portion thereof.
- A preliminary sign permit package, showing any proposed new signage for the property.

Applications for New and Expanded Temporary Lodging Developments

In addition to the elements in the preceding two sections, any new or expanded temporary lodging use shall provide the following. This list is not comprehensive, and additional requests may be made to assess compatibility of the request with the Comprehensive Plan and Land Development Code.

- Demonstration of compliance with the floor area standard of LDC Sec. 6.6.
- For properties in the Community Redevelopment District, demonstration of compliance with LDC Sec. 39.6.
- For large scale redevelopment projects in the Community Redevelopment District, site plan references to required beach walks, mean high water line easements, and any other public easement proffered under the development request.
- For large scale redevelopment projects in the Community Redevelopment District that contain at least one building exceeding 50 feet, a shade study at the equinox and solstices, showing at least one morning, afternoon and evening rendering.
- A to-scale dune installation or maintenance plan, where required.

Can I ask for Variance with my Conditional Use application? It is not uncommon for projects that require conditional use approval to also seek variance approvals. The City Commission is authorized to hear both types of request at the same time. Accordingly, variance requests may be included as part of the Conditional Use request. An additional application form is included in this packet for this purpose.

Who decides if the Conditional Use should be granted? The City Commission is authorized to hear and make final determinations on all conditional use requests. Conditional use applications may also include variance requests as part of a conditional use application. In those cases, the City Commission also makes the final determination.

What is the City Commission and when do they meet? The City Commission is the elected body of officials who have overall responsibility for establishing policies and procedures for the operations of the City of St. Pete Beach. The Commission meetings are normally held two times a month on the second and fourth Tuesday at 6:00pm, in the City Commission Chambers at 155 Corey Avenue (City Hall).

What do I do after my Conditional Use is granted? You will receive a notice from the City immediately following your hearing. This notice is called a Development Order (DO) and it will summarize the results of the hearing including the decision to deny, approve, or approve with conditions. If approved, the owner/applicant will have one (1) year from the date the development order is signed to obtain a building permit for the proposed work. The permit must remain active during the life of the project. If a permit is not obtained within a year or if a permit does not remain active, the conditional use will expire.

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https://stpetebeach-my.sharepoint.com/personal/itd_stpetebeach_org/Documents/Network-Shares/Q-CommunityDevelopment/Admin Docs/Application Forms/Conditional Use/Conditional_Use App 2025.doc 3

What happens if my approved Conditional Use is appealed? Although rare, sometimes a neighbor or other affected party will appeal the Commission decision to the Circuit Court. Any such appeal must be taken within 30-days from the date of the decision. Should this occur, the City is normally removed from the appeal process and has no control over the timeframe or decision of the Court. The one-year timeframe for permit issuance noted above would begin from the Court's final decision date provided the applicant has properly advised the City of said appeal.

What can I do if my Conditional Use is not granted? You may correct your plans to meet current code requirements or you may file an appeal to the Pinellas County Circuit Court with 30-days of the final decision.

How are my application fees used? The application fee is primarily used to cover staff review costs. A conditional use application will typically involve reviews from multiple City agencies and may include County, State, or even Federal reviews depending on the nature of the request. All conditional use applications are required to be properly advertised and require notification to adjacent property owners. The mailing fees are used offset the cost incurred in meeting these requirements including the preparation of a legal ad and mailing costs associated to adjacent property owner notice. The City shall re-advertise a request, at no expense to the applicant, if a scheduled application is not heard due to an error by the City (i.e. lack of a quorum). Otherwise, the applicant will be responsible for any additional costs incurred as a result of his or her own (in)action.

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https://stpetebeach-my.sharepoint.com/personal/itd_stpetebeach_org/Documents/Network-Shares/Q-CommunityDevelopment/Admin Docs/Application Forms/Conditional Use/Conditional_Use App 2025.doc 4

CONDITIONAL USE 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.

- h I understand that the City will not accept or process an incomplete application.
- h 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 conditional use. Furthermore, the existence of a permitted use or structure in adjacent districts does not constitute grounds for a conditional use.
- h On all conditional uses, a majority vote is required. Action on this application by the City Commission may be continued to a later meeting.
- h I understand that if a conditional use is approved by the 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 City Commission becomes voided.
- h 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.
- h 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

h
Signature of Applicant

04/11/2025
Date

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CONDITIONAL USE APPLICATION

Case Number: _____

PROPERTY OWNER: GREEK BEACH LLC

APPLICANT/AGENT (Attach agent authorization form)

Name: ALEXA ANDONIADES

Name: MIRCO SPOTTI

465 7TH AVE N

Address: 7141 GULF BLVD

Address: _____

City: SAINT PETERSBURG

State: FL

City: ST PETE BEACH

State: FL

Zip: 33701

Telephone: 248 760 5554

Zip: 33706

Telephone: (813) 451-3450

Email: ANDONALEXA@G MAIL.COM

Email: mircoflorida@gmail.com

SUBJECT PROPERTY:

Address: 7141 GULF B LVD, ST PETE BEACH, FL 33706

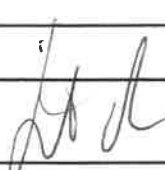
Current Name of Business: LA DOLCE VITA TRATTORIA

Parcel ID: 36-31-15-779 94-042-0040

Name of Project: LA DOLCE VITA TRATTORIA

DETAILS OF THE REQUEST, INCLUDING APPLICABLE CODE SECTIONS AND ANY ASSOCIATED CASES (Add additional sheets if necessary):

Please see description on next page


Signature of Applicant/Agent

04/11/2025
Date

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https://stpetebeach-my.sharepoint.com/personal/itd_stpetebeach_org/Documents/Network-Shares/Q-CommunityDevelopment/Admin Docs/Application Forms/Conditional Use/Conditional_Use App 2025.doc 6

DETAILS OF THE REQUEST :

This application requests a Conditional Use Permit for music in the outdoor dining area of La Dolce Vita Trattoria located at 7141 Gulf Blvd, St. Pete Beach, FL 33706. The request is made pursuant to the following code sections:

- Sec. 38.4(f) of the City Code: "Eating and drinking establishments with outdoor dining and/or drinking areas that provide for outdoor music, roof dining and/or drinking areas, subject to section 6.24 of this Code as may be applicable"
- Sec. 6.24(b)(6) regarding requirements for eating and drinking establishments providing outdoor music

The subject property is zoned Activity Center (AC) and the restaurant is an approved use within this zone. Per Sec. 38.4(f), outdoor music in eating and drinking establishments with outdoor dining areas requires conditional use approval.

The proposed background music will include:

- Daily ambient, Italian background music via radio/recorded music
- Occasional live music performances on weekends (acoustic acts)
- Be played at a volume not exceeding 65 decibels as prescribed by City code
- Operate during regular business hours only: Sunday through Thursday from 12:30 PM to 9:30 PM, and Friday and Saturday from 12:30 PM to 10:30 PM
- Be managed by staff to ensure it remains at appropriate levels
- Enhance the dining experience without creating disturbance to neighboring properties

No physical modifications to the property are proposed as part of this request, as the existing outdoor dining area is already established. Both recorded music systems and live performance areas will be arranged to direct sound away from adjacent properties to minimize any potential impact. Please see equipment details on next page.



3 VIDEOS



Click image to open expanded view

STUDIOFINIX 6.5 Inch Indoor Outdoor Speakers Wired Waterproof,Wall Mount Passive Speakers,800Watt Powerful Bass,for Home Patio.Porch Garden Covered Deck (2Pairs, Black)

Visit the STUDIOFINIX Store

4.4 ★★★★★ 58 ratings | Search this page

-15% **\$168²⁹**

List Price: \$198.99

FREE Returns

Exclusive Prime price

Coupon: ☐ Apply \$15 coupon Shop items > | [Terms](#)

Sign in to redeem. **Up to 10% off** with code ZXT8ZRJJ if you qualify Shop items >

Get a \$80 Amazon Gift Card instantly upon approval for the Amazon Store Card. No annual fee.

Color: **Black**



Brand	STUDIOFINIX
Speaker Maximum Output Power	800 Watts
Connectivity	USB

6.5 Inch Outdoor Speaker

Superb Waterproof Design

Easy to Connect Speakers

Enjoy the music wherever

Black and White optional

• **ALL WEATHEPROOF (IP44 RATING)**



**TECHNICAL
SPECIFICATIONS**

**POWER
800W**

**SENSITIVITY
89db**

**IMPEDANCE
6 Ohms**

**SOLD AS PAIR
2 Pairs**

**COLOR
White or Black**

In order for an application for a conditional use to be approved or approved with conditions, the City Commission must make a positive finding with regard to each of the provisions below, pursuant to Division 4 of the City's Land Development (LDC). The applicant has the burden of proof demonstrating that the application for the conditional use complies with each of the requirements. Please explain in detail how your case meets these requirements (attach additional sheets if necessary):

1. LDC Sec 4.4(a)(1) Whether the conditional use is consistent with the goals, objectives, and policies of the Comprehensive Plan and any adopted special area plan.

The requested conditional use for daily ambient background music and occasional weekend live music in the outdoor dining area is consistent with the Comprehensive Plan's goals of promoting vibrant commercial districts and enhancing visitor experiences in St. Pete Beach. The proposed music supports the Activity Center zoning district's purpose of creating lively, attractive dining establishments that contribute to the city's tourism economy while maintaining compatibility with surrounding uses. All music will be kept at moderate volume levels (not exceeding 65 decibels) to ensure it remains an amenity for restaurant patrons without impacting neighboring properties.

2. LDC Sec 4.4(a)(2)a-d Whether the proposed use will be compatible with the character of the existing area, including existing structures and structures under construction, existing public facilities and public facilities under construction, and residential commercial and/or service facilities available within the existing area. More specifically:

- a. Whether the overall appearance and function of the area will be significantly affected.
consideration shall be given to the existence of other uses in the area, based on the number, size, and location of the uses and the intensity and scale of the proposed and existing uses in the area;

The addition of background recorded music and occasional live music will not significantly affect the overall appearance or function of the area. The existing outdoor dining area will remain unchanged physically.

- b. Whether the application will preserve any city, state, or federally designated historic, scenic, archaeological, or cultural resources (check with Community Development to determine historic resource status);

There are no designated historic, scenic, archaeological, or cultural resources on the property or adjacent to it that would be affected by the proposed music.

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- c. Whether the application will be compatible with adjacent development, if any, based on characteristics such as size, building style and scale, or whether such incompatibilities are mitigated through such means as screening, landscaping, setbacks, and other design features;

The proposed music program will be compatible with adjacent development as it will be maintained at appropriate volume levels (not exceeding 65 decibels) and only during business hours (12:30 PM to 9:30 PM Sunday through Thursday, and 12:30 PM to 10:30 PM Friday and Saturday, never past 11:00 PM). This ensures the music enhances the dining experience while respecting neighboring businesses and residences.

- d. Whether the application will have significant adverse impacts on the livability and usability of nearby land due to noise, dust, fumes, smoke, glare from lights, late-night operations, odors, vehicular traffic, truck and other delivery trips, the amount, location, and nature of any outside activities, potential for increased litter, or privacy and safety issues;

The proposed music will not have significant adverse impacts on nearby land. Both recorded and live music will be limited to reasonable daytime and evening hours, kept at moderate volume levels, and confined to the outdoor dining area. No late-night operations are proposed, and the sound system and performance setup will be designed to minimize impacts beyond the dining area.

3. Whether the transportation system is capable of adequately supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, access to arterials, transit availability, on-street parking impacts, if any, site access requirements, neighborhood impacts, and pedestrian safety (a traffic study may be required);

The addition of background and occasional live music to the existing outdoor dining area will not significantly change the transportation demands of the restaurant.

4. Whether the minimum off-street parking area required and the amount of space needed for the loading and unloading of trucks, if applicable, will be provided and will function properly and safely (please provide current and proposed number of parking and loading spaces);

The existing off-street parking for the restaurant is sufficient and will not be significantly affected by the addition of music to the outdoor dining area. The conditional use request does not involve any increase in seating capacity or building area that would trigger additional parking requirements. The current parking arrangement will continue to function properly and safely.

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5. Whether generally, the public health, safety and welfare will be preserved, and any reasonable conditions necessary for such preservation have been made;

The public health, safety, and welfare will be preserved with this conditional use permit. All music will be kept at reasonable volume levels (not exceeding 65 decibels) and limited to business hours. Staff will actively monitor and manage both recorded music and live performances to ensure sound remains at appropriate levels. The music will enhance the dining experience for patrons without creating noise pollution or disturbance to the surrounding area. The restaurant will continue to comply with all other applicable city regulations relating to public health and safety.

6. Whether the applicant has demonstrated the financial and technical capacity to complete any improvements and mitigation necessitated by the development as proposed and has made adequate legal provision to guarantee the provision of such improvements and mitigation; and,

The applicant has the necessary financial and technical capacity to implement the proposed music program. The addition requires only minimal financial investment (approximately \$168) for equipment. The restaurant management has prior experience with these speakers and will monitor to ensure no breaching of volume restrictions.

7. The proposed use complies with all additional standards imposed on it by the particular provision of these regulations authorizing such use and by all other applicable requirements of the regulations of the City of St. Pete Beach.

The proposed music program complies with all additional standards in the Land Development Code. Specifically, it meets the requirements of Sec. 38.4(f) for eating and drinking establishments with outdoor dining areas that provide for outdoor music, and Sec. 6.24(b)(6) regarding requirements for outdoor music.

Sec. 4.12 of the Land Development Code additionally requires conditional use applications within the community redevelopment district to be evaluated upon the extent to which the applicant can demonstrate that the following issues are addressed in a manner consistent with the policies established in the community redevelopment plan for the district and that no unreasonable or disproportionately negative impacts are imposed upon adjacent or nearby properties:

1. Utility infrastructure, including sanitary sewer, reclaimed water, potable water, electric and natural gas services, and data transmission and telecommunication services.
2. Transportation infrastructure, including ingress and egress from public right-of-way, traffic control devices and signalization, internal vehicle circulation of the site, design and function of parking areas, loading and unloading areas, pedestrian transit infrastructure and amenities, and public sidewalks and roadways.
3. Hydrological features and storm water management infrastructure.
4. Aesthetic and architectural features of the development, including site layout, physical dimensions of structures such as height and massing, design and appearance of building facades, exterior building materials, advertising and directional signage and the provision and maintenance of Gulf and Bay views and vistas.
Site landscaping, open space provision and impervious surface limitations.
- 5.

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6. Operational and functional requirements of facilities, including hours of operation, provision of required services or amenities, lighting requirements, noise abatement requirements, residency limitations and facilities maintenance.
7. Fire suppression and facility security.
8. Emergency management and hurricane evacuation provisions.
9. For temporary lodging uses taller than 50 feet in height or a density greater than 30 units per acre, the following additional issues shall be considered:
 - a. The amount of separation provided between the proposed temporary lodging use and any existing buildings on adjoining properties and resulting impact on sunlight and views; and
 - b. The proximity of any adjacent residential building to the Florida Coastal Construction Control Line and the degree to which the proposed temporary lodging use and/or any accessory use or structure maintains an open view of the waterfront from neighboring properties.

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Technical Review Committee Deadlines

The TRC generally meets the 1st and 3rd Wednesday of each month at 10:00am in the Community Development Department conference room. All conditional use permit applications must be reviewed by the Technical Review Committee.

Meeting Month	Application Deadline	Meeting Date
	30 days prior to meeting date	At 10:00am in the TRC room
Wednesday		
January	12/9/2024	1/8/2025
	12/23/2024	1/22/2025
February	1/6/2025	2/5/2025
	1/20/2025	2/19/2025
March	2/3/2025	3/5/2025
	2/17/2025	3/19/2025
April	3/3/2025	4/2/2025
	3/17/2025	4/16/2025
May	4/7/2025	5/7/2025
	4/21/2025	5/21/2025
June	5/5/2025	6/4/2025
	5/19/2025	6/18/2025
July	6/2/2025	7/2/2025
	6/16/2025	7/16/2025
August	7/7/2025	8/6/2025
	7/21/2025	8/20/2025
September	8/4/2025	9/3/2025
	8/18/2025	9/17/2025
October	9/1/2025	10/1/2025
	9/15/2025	10/15/2025
November	10/6/2025	11/5/2025
	10/20/2025	11/19/2025
December	11/3/2025	12/3/2025
	11/17/2025	12/17/2025

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https://stpetebeach-my.sharepoint.com/personal/itd_stpetebeach_org/Documents/Network-Shares/Q-CommunityDevelopment/Admin Docs/Application Forms/Conditional Use/Conditional_Use App 2025.doc

11



Owner's Authorization for Agent

I/WE ALEXANDRA ANDONIADES
(print name of property owner)
hereby authorize MIRCO SPOTTI
(print name of agent)
to represent me/us in an application for CONDITIONAL USE
(type of application: variance, conditional use, zoning, etc.)



Signature of Owner

ALEXANDRA ANDONIADES

Print Name of Owner

Signature of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 11th day of April 2025, by Alexandra Andoniades who is personally known or produced as identification.



(Notary Signature)

My Commission Expires August 8, 2027

April 11th 2025

(Date)



Timothy Daniel Calandrino
Comm.: HH 420776
Expires: Aug. 8, 2027
Notary Public - State of Florida

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org



PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, MIRCO SPOTTI, 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): MIRCO SPOTTI

Address: 7141 GULF BLVD, ST PETE BEACH, FL 33706

[Signature] 04/11/2025
Signature Date

STATE OF FLORIDA)
PINELLAS COUNTY) SS:

The foregoing instrument was acknowledged before me this 11th day of April 20 25 by Micro Spotti, who appeared before me, and is personally known to me, or has produced [Signature] as identification, and did take an oath.

My commission expires: August 8, 2027



Timothy Daniel Calandrino
Comm.: HH 420776
Expires: Aug. 8, 2027
Notary Public - State of Florida

NOTARY: [Signature]
Print Name: Timothy Daniel Calandrino
Notary Public, State of Florida
(Notarial Seal)

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https://stpetebeach-my.sharepoint.com/personal/itd_stpetebeach_org/Documents/Network-Shares/Q-CommunityDevelopment/Admin Docs/Application Forms/Conditional Use/Conditional_Use App 2025.doc 13

DEAR APPLICANT:

PLEASE COMPLETE THE ATTACHED AFFIDAVIT WHEN PUBLIC HEARING DATES HAVE BEEN DETERMINED FOR YOUR APPLICATION. PRESENT THE COMPLETED NOTARIZED AFFIDAVIT TO COMMUNITY DEVELOPMENT AND YOU WILL BE GIVEN THE SIGN(S) TO POST ON THE SUBJECT PROPERTY.

It is your responsibility 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. The sign(s) must remain in place until the requested action has been heard and decided by the City Commission, Planning Board, Board of Adjustment, Historic Preservation Board or withdrawn. Multiple sign postings cannot 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.

You must maintain the sign(s) in good readable condition. If the said sign is destroyed, lost, or becomes unreadable, you or your 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 representative not later than 24 hours following the final decision by the City Commission, Planning Board, Board of Adjustment, or Historic Preservation Board.

A Notary Public is available in City Hall; 155 Corey Avenue.

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ANNUAL LOBBYIST REGISTRATION

FOR THE PERIOD JANUARY 1, ____ THRU DECEMBER 31, _____

Name _____ Phone _____ Email _____

Mailing Address _____

NAMES OF INDIVIDUAL LOBBYISTS (attach additional sheets if necessary):

1) Name _____

2) Name _____

3) Name _____

4) Name _____

Business Relationships: Does the Lobbying Firm or any of the Lobbyists listed above have any direct business association or partnership with any current member of the City Commission, City employee, or person sitting on a decision-making body (mark one)?

☐ Yes

☐ No

If "yes", attach documentation explaining the nature of each business relationship.

List any local campaign contributions and the amount(s):

LIST THE NAME AND BUSINESS ADDRESS OF EACH PRINCIPAL REPRESENTED, THEIR GENERAL AND SPECIFIC AREAS OF LEGISLATIVE INTEREST, AND THEIR POSITION ON SUCH AREA OF INTEREST.

(1) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____

Position on Area of Interest: _____

(2) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____

Position on Area of Interest: _____

(3) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____

Position on Area of Interest: _____

(4) Name _____

Address _____

General Area of Legislative Interest: _____

Specific Area of Legislative Interest: _____

Position on Area of Interest: _____

(USE ADDITIONAL PAGES IF NECESSARY)

Be advised:

- 1) Completed forms may be scanned and emailed to cityclerk@stpetebeach.org, hand delivered, or mailed to the address below. For those submitting electronically, **registration does not become effective until all fees have been paid and the form has been reviewed and approved by staff.** Staff review will verify all required information has been provided and an effective date will be communicated to registrant.
- 2) This registration expires at 11:59 p.m. on December 31st. A new registration must be filed each year.
- 3) The registration fee is \$50.00, in compliance with the City's Code of Ordinances.
- 4) A revised registration may be submitted throughout the year to add or remove principals and/or individual lobbyists. No charge is required to amend a registration throughout the year. If the general or specific area of legislative interest changes, written notification shall be filed with the City Clerk reflecting such amendments, and such notification shall be made prior to lobbying on any new subject.

By submission of this form, you are attesting that the firm and lobbyist(s) listed above have been retained to represent each principal listed above.

OATH

Under penalties of perjury, I declare that I have read the foregoing document and that facts stated in it are true.

Signature

Printed Name

Title

Date _____

Submit form with registration fee made payable to the City of St. Pete Beach.

Scanned forms may be emailed to cityclerk@stpetebeach.org

Notice: Cash or Check ONLY. Credit/Debit cards are not accepted.

City of St. Pete Beach
City Clerk's Office
Attn: City Clerk
155 Corey Avenue
Ste. Pete Beach, FL 33706

Registration Fee Paid and Form Accepted: _____
Staff Initial _____

GENERAL AND SPECIFIC AREAS OF LEGISLATIVE INTEREST

When completing the registration form, registrants shall provide a response for both the “General” and “Specific” area of legislative interest, as required by City Code. Registrants are required to disclose both the “General” and “Specific” areas of legislative interest with sufficient specificity to permit a reasonable individual to clearly associate a lobbyist’s activities to an issue disclosed on the lobbyist’s registration form(s). If a lobbyist is representing a client on multiple issues, each issue must be disclosed separately, and the general & specific nature of each issue must be disclosed in such a manner to permit clear identification of each issue separate and apart from other issues listed on the registration forms. If necessary, the registrant should attach additional pages to their registration forms to clearly disclose all information required by the Lobbyist’s Registration Ordinance.

Issue and Position

It is important to note that lobbyists are required to disclose their principal’s position on an issue. In other words, lobbyists are required to state whether their principal is seeking the passage, defeat, withdrawal, etc. The registration form requires that the area of legislative interest and the position be sufficiently disclosed.

Registrations must also be updated timely to disclose any new/additional issues for which the lobbyist has been retained; registration forms must be updated prior to lobbying activities commencing.

Sufficient Disclosure

When lobbying on issues pertaining to a specific ordinance, resolution, planning department action, etc., the registrant shall refer to the specific identifier associated with the issue – i.e. ordinance no., resolution no., permit no., or other City-issued identifier associated with the subject matter. In most cases, this identifier, along with the issue’s official City title, constitutes the “Specific” area of legislative interest.

On issues which lack a City issued identifier, the registrant must identify the issue with sufficient specificity to give public notice of the particular issue or proposal that is a subject of any communication that constitutes lobbying. This may be accomplished by identifying a specific property (street address or parcel ID) or by identifying a specific agenda item (meeting date, item no., title). For issues relative to real property, the “Specific” disclosure should clearly identify the exact location of the real estate.

With regards to the City budget, it is likely necessary to disclose a specific appropriation, funding topic, program, City department, or other unique element that pertains to the lobbying activities. Merely disclosing that lobbying activities pertain to “the budget” is too vague and, therefore, would constitute an insufficient disclosure.

Upon request, staff of the Clerk’s Office will provide advice to registrants with regards to the “General” and “Specific” responses. Please contact our office if guidance is needed.

Ordinance 2022-04

AN ORDINANCE OF THE CITY OF ST. PETE BEACH, FLORIDA AMENDING THE CODE OF ORDINANCES, CHAPTER 2 – ADMINISTRATION, ARTICLE II - OFFICERS AND EMPLOYEES, DIVISION 2 - CODE OF ETHICS, ESTABLISHING SECTION 2-68 - DEFINITIONS; SECTION 2-69 - REGISTRATION OF LOBBYISTS; SECTION 2-70 – VALIDITY OF ACTION; SECTION 2-71 – RECORD KEEPING RESPONSIBILITIES; SECTION 2-72 – MAINTAINING REGISTRATIONS AND CONTACT LOGS; SECTION 2-73 – PROHIBITED CONDUCT OF CITY OFFICIALS AND EMPLOYEES; SECTION 2-74 – COMPLIANCE; PENALTIES, AND RESERVING SECTIONS 2-75 – 2-95; PROVIDING FOR CODIFICATION; CONFLICTS; SEVERABILITY; CORRECTION OF SCRIVENER’S ERROR; CONSTRUCTION; PUBLICATION; AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of St. Pete Beach wishes to establish registration and regulations for lobbying and lobbyists within the City.

WHEREAS, the Code of Ordinances Chapter 2, Article II, Division 2 “Code of Ethics” does not currently include any specific regulations related to lobbyists.

WHEREAS, the City Commission desires to establish a system to track lobbying activities to allow for greater transparency in City business.

WHEREAS, persons appearing before the City Commission, City staff, City boards, and City Committees benefit from having Lobbyist registration requirements that are consistent and uniform.

WHEREAS, the City Commission finds it in the best interest of its citizens to preserve and maintain the integrity of the members of the City Commission, board, committee and City employees.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF ST. PETE BEACH FLORIDA, HEREBY ORDAINS:

SECTION 1. Recitals. The above recitals (“Whereas” clauses) are hereby adopted as legislative findings, purpose and intent of the City Commission.

SECTION 2.

Chapter 2, Article II, Division 2 shall be amended as follows:

Sec. 2-68 – Definitions.

The following terms will be defined for this Section:

Lobbying –means communications, whether written or oral, by a lobbyist outside a duly noticed public meeting or hearing on the record with any member or members of the City Commission, or any member or members of any decision making body under the jurisdiction of the City Commission, or any City employee, whereby the lobbyist seeks to encourage or influence the passage, defeat, modification or repeal of any item which may be presented for vote before the City Commission, or any decision-making body under the jurisdiction of the City Commission, or which may be presented for consideration by a City employee as a recommendation to the City Commission or decision-making body.

Lobbyist – means all persons employed or retained, whether paid or not, by a principal who seeks to encourage the passage, defeat or modification of any ordinance, resolution, action or decision of any City Commissioner; any action, decision, recommendation of the City manager or any City board or committee; or any action, decision or recommendation of any City personnel defined in any manner in this section, during the time period of the entire decision-making process on such action, decision or recommendation that foreseeably will be heard or reviewed by the City Commission, or a City board or committee. The term specifically includes the principal as well as any employee engaged in lobbying activities. The term "lobbyist" specifically excludes the following persons:

- i) Expert witnesses who provide only scientific, technical or other specialized information or testimony in public meetings; ii) any person who only appears as a representative of a neighborhood association without compensation or reimbursement for the appearance, whether direct, indirect or contingent, to express support of or opposition to any item; and iii) any person who only appears as a representative of a not-for-profit community based organization for the purpose of requesting a grant without special compensation or reimbursement for the appearance.

The persons specifically excluded above from the definition of "lobbyist" shall, prior to communicating with City personnel, disclose in writing to the City clerk, their name, address, and principal on whose behalf they are communicating.

Lobbying firm – means a business entity, including an individual contract lobbyist, that receives or becomes entitled to receive any compensation or the purpose of lobbying, where any partner, owner, officer, or employee of the business entity is a lobbyist.

Principal – means a person, firm, corporation, or other legal entity which has employed or retained a lobbyist.

Employee – means all persons employed directly or indirectly by the City of St. Pete Beach.

Decision-making body – means any board or committee established by the City Commission, City Manager and/or committee appointed by the City Manager.

Sec. 2-69 – Registration of lobbyists.

All lobbyists, as defined herein, shall register with the City Clerk on an annual basis, January 1 each year, including the payment of a \$50.00 fee, or as amended in Appendix A in the City's Code of Ordinances, prior to engaging in any lobbying. Registration shall be updated to add or withdraw principals and/or individual lobbyists before a lobbyist commences lobbying on behalf of any new principal. If the general or specific area of legislative interest changes, written notification shall be filed with the City Clerk reflecting such amendments, and such notification shall be made prior to lobbying on any new subject.

Each lobbyist shall be required to register on forms prepared by the City Clerk. The lobbyist shall state under oath his or her name, business address, the name and business address of each principal represented, that the principal has actually retained the lobbyist, the general and specific areas of legislative interest, position on such legislative interest, and the nature and extent of any direct business association or partnership with any current member of the City Commission, City employee, or person sitting on a decision-making body. Each lobbying firm may register in the name of such firm, corporation, or legal entity, provided the registration shall list the names of all persons who engage in lobbying as defined in this article. Failure to register, or providing false information in the lobbyist registration form, shall constitute a violation of this Ordinance.

Sec. 2-70 – Validity of action.

The validity of any decision, action, recommendation, or determination made by the City Commission, board, committee, or employee shall not be affected by the failure of any person to comply with the provisions of this Ordinance.

All members of the City Commission, boards, committees, and City employees shall be diligent to ascertain that a person required to register pursuant to this Ordinance have complied, and if necessary, request a record of compliance from the City Clerk.

Sec. 2-71 – Record keeping responsibilities.

City Commissioners, board members, committee members, and City employees, as defined in this Section shall be responsible for maintaining a written log, in the form established by the City Clerk, which documents each oral lobbying communication or meeting. The written log shall be on a form as prepared by the City Clerk. The log shall, at a minimum, reflect the name of the lobbyist, the date of the contact, whether telephone or in person oral contact, and the subject matter discussed.

City Commissioners, board members, committee members, and City employees shall deliver their logs to the City Clerk's Office at the end of each quarter and at the conclusion of their final term in office. City employees must deliver their logs to the City Clerk at the end of

each quarter and upon the conclusion of their employment with the City.

Sec. 2-72 – Maintaining registrations and contact logs.

The City Clerk shall accept and maintain the annual lobbyist registrations and the quarterly log of lobbyist contacts, which shall be open for public inspection.

Sec. 2-73 – Prohibited conduct of city officials and employees.

No member of the City Commission, board, committee or employee of the City shall solicit or accept as compensation, payment, favor, service, or thing of value from a lobbyist or principal when such member of the City Commission, board, committee or employee knows, or with the exercise of reasonable care, should know, that it was given to influence a vote or recommendation favorable to the lobbyist or principal.

No member of the City Commission or employee of the City shall appear before the City Commission for compensation for two years from the date he or she leaves the City Commission or City employment.

Sec. 2-74 – Compliance; penalties.

The City Clerk shall monitor lobbyists for compliance with this section and shall develop procedures for suspension of lobbyists until compliance is attained. The City Clerk will alert the City Commission to any instances of non-compliance and will inform the City Commission of any need to institute progressive penalties for repeat offenders.

The penalties for an intentional violation of this Ordinance more than once in a twelve-month period are as follows:

- 1) Second violation shall result in prohibition from lobbying for one year; and
- 2) Third violation shall result in prohibition from lobbying for two years.

Sec. 2-75 – Sec. 2-95 – Reserved.

SECTION 3. Codification. This Ordinance shall be codified in the Code of Ordinance of the City of St. Pete Beach.

SECTION 4. Conflicts. All ordinances or parts of ordinances, in conflict herewith are hereby repealed to the extent of any conflict with the Ordinance.

SECTION 5. Severability. The provisions of this Ordinance are declared to be severable, and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance as they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 6. Scrivener's Error. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

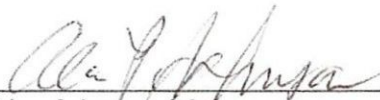
SECTION 7. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

SECTION 8. Publication. This Ordinance shall be published in accordance with the requirements of law.

SECTION 9. Effective Date. This ordinance shall take effect on September 1, 2022.

FIRST READING: **January 25, 2022**
PUBLISHED: **February 9, 2022**
SECOND READING: **February 22, 2022**
PUBLIC HEARING: **February 22, 2022**

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



Alan Johnson, Mayor

I, Amber LaRowe, City Clerk of the City of St. Pete Beach, Florida, do hereby certify that the foregoing Ordinance was duly adopted in accordance with the provisions of applicable law this 22 day of February 2022.



Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

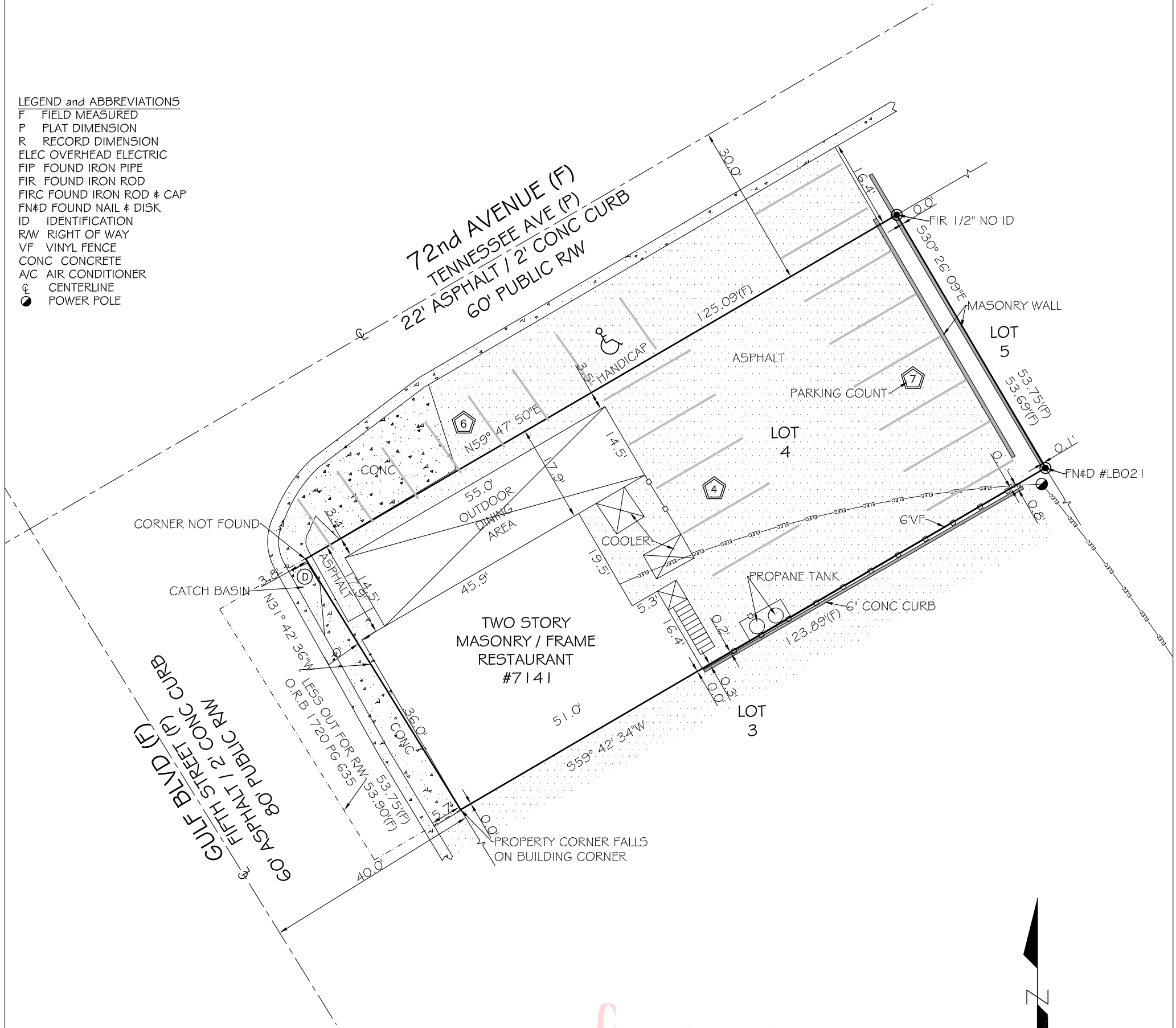


Andrew Dickman, City Attorney

PROPERTY ADDRESS;
7141 GULF BLVD
ST. PETE BEACH FL 33706

SECTION 36 TOWNSHIP 31 S RANGE 15 E
A BOUNDARY SURVEY OF:
BLOCK 42, LOT 4, LESS R/W FOR GULF BLVD ON SW
ST. PETERSBURG BEACH REPLAT
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5
PAGE 28 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA

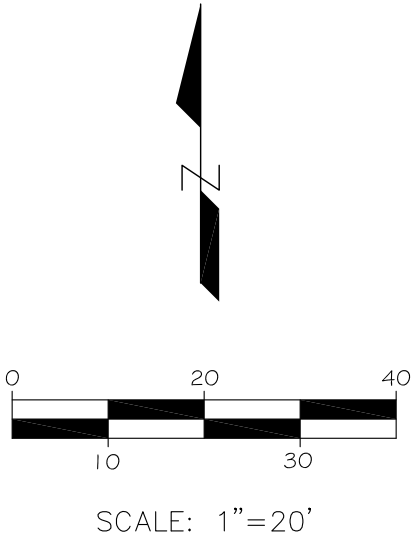
- LEGEND and ABBREVIATIONS
- F FIELD MEASURED
 - P PLAT DIMENSION
 - R RECORD DIMENSION
 - ELEC OVERHEAD ELECTRIC
 - FIP FOUND IRON PIPE
 - FIR FOUND IRON ROD
 - FIRC FOUND IRON ROD & CAP
 - FN&D FOUND NAIL & DISK
 - ID IDENTIFICATION
 - R/W RIGHT OF WAY
 - VF VINYL FENCE
 - CONC CONCRETE
 - AVC AIR CONDITIONER
 - CL CENTERLINE
 - POWER POLE



FLOOD PLAIN
PER THE FEDERAL INSURANCE ADMINISTRATION
FLOOD INSURANCE RATE MAP COMMUNITY NUMBER
125149 SUBJECT PROPERTY APPEARS LOCATED IN
ZONE "AE" BASE FLOOD ELEVATION= 10.0 FEET AS
REFERENCED TO THE FIRM (FLOOD INSURANCE RATE
MAP) 12103C0257H EFFECTIVE DATE 08/24/2021



Digitally signed
by Christopher
J Noyes
Date:
2025.03.28
10:23:26 -04'00'



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
UNDERGROUND IMPROVEMENTS NOT SHOWN
BASIS OF BEARINGS; NAD '83 FLORIDA STATE PLANE COORDINATES, WEST ZONE

CERTIFIED TO:
GREEK BEACH LLC

DRAWN BY:	CN	SURVEY DATE:	3/25/25
CHECKED BY:	RS	DRAWING NO.:	1
JOB NO.:	25-101	SHEET	1 OF 1

IN COMPLETE ACCORDANCE WITH FLORIDA STATUTE 472.025 AND PURSUANT TO THE ELECTRONIC
SIGNATURE ACT OF 1996 OR FLORIDA STATUTE TITLE XXXIX CHAPTER 668 IF THIS DOCUMENT WAS
RECEIVED ELECTRONICALLY VIA PDF THEN IT HAS BEEN LAWFULLY ELECTRONICALLY SIGNED
THEREFORE THIS SURVEY PDF IF AUTHENTIC IS COMPLETELY OFFICIAL AND INSURABLE

SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED
SEAL OR AN ELECTRONIC EQUIVALENT OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE
REQUIREMENTS OF CHAPTER 5J-17.05 FLORIDA ADMINISTRATIVE CODE
PURSUANT TO SECTION 472.027 FLORIDA STATUTES

PREPARED BY:
CHRISTOPHER J. NOYES PSM, LLC
LS 6381
7168 65TH STREET NORTH
PINELLAS PARK, FLORIDA 33781
PHONE (727) 545-9777
CHRISPSM6381@GMAIL.COM

SITE PLAN - 7141 GULF BLVD

OUTDOOR DINING AREA WITH PROPOSED SPEAKER LOCATIONS



**DBPR ABT-6001 – Division of Alcoholic Beverages and Tobacco
Application for New Alcoholic Beverage License**

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

**DBPR Form
ABT-6001
Revised 08/2013**

If you have any questions or need assistance in completing this application, please contact the Division of Alcoholic Beverages & Tobacco's (AB&T) local district office. Please submit your completed application and required fee(s) to your local district office. This application may be submitted by mail, through appointment, or it can be dropped off. A District Office Address and Contact Information Sheet can be found on AB&T's web site at the link provided below:

[Local ABT District Licensing Offices](#)

SECTION 1 - CHECK LICENSE CATEGORY				
License Series Requested 2 COP	Type/Class Requested 2 COP 4006	Do you wish to purchase a Temporary License? ☒ Yes ☐ No		
Child License Requested	Number of Child Licenses Requested			
☒ Retail Alcoholic Beverages ☐ Alcoholic Beverage Manufacturer ☐ Beer/Wine/Liquor Wholesaler ☐ Passenger Waiting Lounge ☐ Retail Tobacco Products Dealer Permit (must check one or more of the below) ☐ Pipes ☐ Over the Counter ☐ Vending Machine				
SECTION 2 – LICENSE INFORMATION				
If the applicant is a corporation or other legal entity, enter the name and the document number as registered with the Florida Department of State Division of Corporations on the line below.				
FEIN Number 33-2715823	Business Telephone Number 813 451 3450	E-Mail Address (Optional) MIRCOFLORIDA@GMAIL.COM		
Full Name of Applicant(s): (This is the name the license will be issued in) MIRCO SPOTTI				Department of State Document #
Business Name (D/B/A) LA DOLCE VITA TRATTORIA ST. PETER BEACH				
Location Address (Street and Number) 7141 GOLF BLVD				
City ST. PETER BEACH	County PINELLAS	State FL	Zip Code 33706	
Mailing Address (Street or P.O. Box) 7141 GOLF BLVD				
City ST. PETER BEACH		State FL	Zip Code 33706	
Contact Person - This section is optional, see application instructions for details				
Contact Person		Telephone Number ext.		
E-Mail Address (Optional)				
Mailing Address (Street or P.O. Box)				
City		State	Zip Code	

ABT District Office Received Date Stamp

SECTION 3 – RELATED PARTY PERSONAL INFORMATION

This section must be completed for each person directly connected with the business, unless they are a current licensee.

1.	Business Name (D/B/A) LA DOLCE VITA TRATTORIA ST. PETE BEACH				
2.	Full Name of Individual MICCO SPOTTI				
	Social Security Number* 866 402799		Home Telephone Number 813 451 3450		Date of Birth 06-24-1972
	Race WHITE	Sex M	Height 6'2	Weight 205	Eye Color GREEN
	Hair Color WHITE - BROWN				
3.	Are you a U.S. citizen? ☐ Yes ☒ No If no, immigration card number or passport number:				
4.	Home Address (Street and Number) 1096 CONANT AVE				
	City SAFETY HARBOR			State FL	Zip Code 34695
5.	Do you currently own or have an interest in any business selling alcoholic beverages, wholesale cigarette or tobacco products, or a bottle club? ☒ Yes ☐ No If yes, provide the information requested below. The location address should include the city and state.				
	Business Name (D/B/A) LA DOLCE VITA TRATTORIA			License Number BEV 6214837	
	Location Address 600 PALM HARBOR BLVD PALM HARBOR FL 34683				
6.	Have you had any type of alcoholic beverage , or bottle club license, or cigarette, or tobacco permit refused, revoked or suspended anywhere in the past 15 years? ☒ Yes ☒ No If yes, provide the information requested below. The location address should include the city and state.				
	Business Name (D/B/A) LA DOLCE VITA TRATTORIA			Date 12-01-2022	
	Location Address 600 PALM HARBOR BLVD PALM HARBOR FL 34683				
7.	Have you been convicted of a felony within the past 15 years? ☐ Yes ☒ No If yes, provide the information requested below and provide a Copy of the Arrest Disposition , as requested in the Application Requirements checklist.				
	Date		Location		
	Type of Offense				
8.	Have you been convicted of an offense involving alcoholic beverages or tobacco products anywhere within the past 5 years? ☐ Yes ☒ No If yes, provide the information requested below and provide a Copy of the Arrest Disposition , as requested in the Application Requirements checklist.				
	Date		Location		
	Type of Offense				

9.	Have you been arrested or issued a notice to appear in any state of the United States or its territories within the past 15 years? ☐ Yes ☒ No If yes, provide the information requested below and a Copy of the Arrest Disposition . Attach additional sheet if necessary.				
	<table style="width: 100%; border: none;"> <tr> <td style="border: 1px solid black; width: 30%; padding: 2px;">Date</td> <td style="border: 1px solid black; padding: 2px;">Location</td> </tr> <tr> <td colspan="2" style="border: 1px solid black; padding: 2px;">Type of Offense</td> </tr> </table>	Date	Location	Type of Offense	
Date	Location				
Type of Offense					
10.	Do you meet the standards of the moral character rule? ☒ Yes ☐ No				
11.	Are you an officer or employee of the Division of Alcoholic Beverages and Tobacco; are you a sheriff or other state, county, or municipal officer, including reserve or auxiliary officers, certified by the state as such, with arrest powers, whose certification is current and active? ☐ Yes ☒ No				
NOTARIZATION STATEMENT					
"I swear under oath or affirmation under penalty of perjury as provided for in Sections 559.791, 562.45 and 837.06, Florida Statutes, that I have fully disclosed any and all parties financially and or contractually interested in this business and that the parties are disclosed in the Disclosure of Interested Parties of this application. I further swear or affirm that the foregoing information is true and correct." STATE OF _____ COUNTY OF _____ _____ APPLICANT SIGNATURE The foregoing was () Sworn to and Subscribed OR () Acknowledged Before me this _____ Day of _____, 20____, By _____ who is () personally (print name of person making statement) known to me OR () who produced _____ as identification. _____ Commission Expires: _____ _____ Notary Public					

(ATTACH ADDITIONAL COPIES AS NECESSARY)

***Social Security Number**

Under the Federal Privacy Act, disclosure of Social Security numbers is voluntary unless a Federal statute specifically requires it or allows states to collect the number. In this instance, disclosure of social security numbers is mandatory pursuant to Title 42 United States Code, Sections 653 and 654; and sections 409.2577, 409.2598, and 559.79, Florida Statutes. Social Security numbers are used to allow efficient screening of applicants and licensees by a Title IV-D child support agency to assure compliance with child support obligations. Social Security numbers must also be recorded on all professional and occupational license applications and are used for licensee identification pursuant to the Personal Responsibility and Work Opportunity Reconciliation Act of 1996 (Welfare Reform Act), 104 Pub.L.193, Sec. 317. The State of Florida is authorized to collect the social security number of licensees pursuant to the Social Security Act, 42 U.S.C. 405(c)(2)(C)(I). This information is used to identify licensees for tax administration purposes. This information is used to identify licensees for tax administration purposes, and the division will redact the information from any public records request.

**SECTION 4 – DESCRIPTION OF PREMISES TO BE LICENSED
TO BE COMPLETED BY THE APPLICANT**

Business Name (D/B/A)

- | | | | |
|----|------------------------------|--|--|
| 1. | Yes ☐ | No ☒ | Is the proposed premises movable or able to be moved? |
| 2. | Yes ☐ | No ☒ | Is there any access through the premises to any area over which you do not have dominion and control? |
| 3. | Yes ☐ | No ☒ | Is the business located within a Specialty Center? If yes, check the applicable statute:
☐ 561.20(2)(b)1, F.S. or ☐ 561.20(2)(b)2, F.S. |
| 4. | Yes ☐ | No ☒ | Are there any mobile vehicles used to sell or serve alcoholic beverages? |
| 5. | Yes ☐ | No ☒ | Are there more than 3 separate rooms or enclosures with permanent bars or counters? |

Neatly draw a floor plan of the premises in ink, including sidewalks and other outside areas which are contiguous to the premises, walls, doors, counters, sales areas, storage areas, restrooms, bar locations and any other specific areas which are part of the premises sought to be licensed. A multi-story building where the entire building is to be licensed must show the details of each floor.

SECTION 5 – APPLICATION APPROVALS

Full Name of Applicant: (This is the name the license will be issued in)

LA DOLCE VITA TRATTORIA ST. PETE BEACH

Business Name (D/B/A)

Street Address

7141 GULF BLVD

City

ST. PETE BEACH

County

PINELLAS

State

FL

Zip Code

33706

ZONING

TO BE COMPLETED BY THE ZONING AUTHORITY GOVERNING YOUR BUSINESS LOCATION

A. The location complies with zoning requirements for the sale of alcoholic beverages or wholesale tobacco products pursuant to this application for a Series: 2COP Type: _____ license.

B. This approval includes outside areas which are contiguous to the premises which are to be part of the premises sought to be licensed and are identified on the sketch? ☒ Yes ☐ No

B. Berry 3/28/25

Check either: Please do not skip, this is important for license fee sharing

☒ Location is within the city limits or ☐ Location is in the unincorporated county

Signed Bruce Berry Date 3/21/25

Title Senior Planner This approval is valid for 90 days.

SALES TAX

TO BE COMPLETED BY THE DEPARTMENT OF REVENUE

The named applicant for a license/permit has complied with the Florida Statutes concerning registration for Sales and Use Tax.

1. This is to verify that the current owner as named in this application has filed all returns and that all outstanding billings and returns appear to have been paid through the period ending 6-2-NEW or the liability has been acknowledged and agreed to be paid by the applicant. This verification does not constitute a certificate as contained in Section 213.758 (4), F.S. (Not applicable if no transfer involved).
2. Furthermore, the named applicant for an Alcoholic Beverage License has complied with Florida Statutes concerning registration for Sales and Use Tax, and has paid any applicable taxes due.

Signed Jackie Colbert Date 3/6/2025

Title Tax Specialist I Department of Revenue Stamp

This approval is valid for 30 days.

FL DOR-GTA-LARGO
MAR 6 '25 PM 1:41

HEALTH

TO BE COMPLETED BY THE DIVISION OF HOTELS AND RESTAURANTS OR COUNTY HEALTH AUTHORITY OR DEPARTMENT OF HEALTH OR DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES

The above establishment complies with the requirements of the Florida Sanitary Code.

Signed _____ Date _____

Title _____ Agency _____

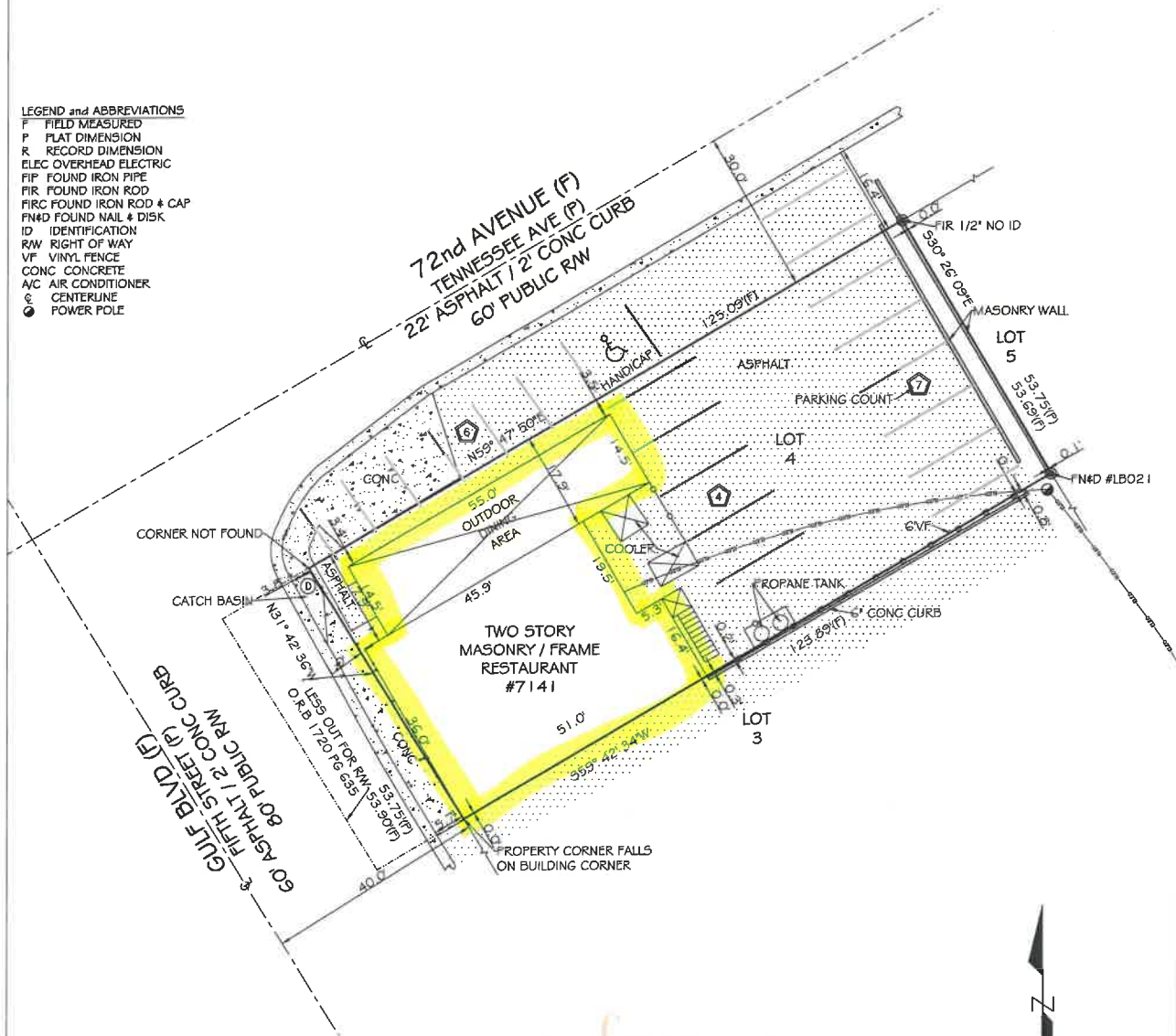
This approval is valid for _____ days.

PROPERTY ADDRESS:
7141 GULF BLVD
ST. PETE BEACH FL 33706

SECTION 36 TOWNSHIP 31S RANGE 15E
A BOUNDARY SURVEY OF:
BLOCK 42, LOT 4, LESS RW FOR GULF BLVD ON SW
ST. PETERSBURG BEACH REPLAT
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5
PAGE 28 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA

LEGEND and ABBREVIATIONS

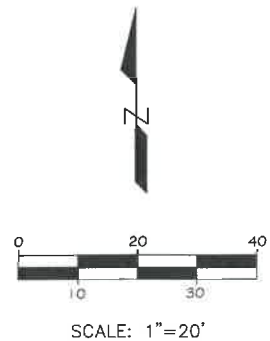
F FIELD MEASURED
P PLAT DIMENSION
R RECORD DIMENSION
ELEC OVERHEAD ELECTRIC
FIP FOUND IRON PIPE
FIR FOUND IRON ROD
FIRC FOUND IRON ROD & CAP
FN&D FOUND NAIL & DISK
ID IDENTIFICATION
RW RIGHT OF WAY
VF VINYL FENCE
CONC CONCRETE
A/C AIR CONDITIONER
C CENTERLINE
P POWER POLE



FLOOD PLAIN
PER THE FEDERAL INSURANCE ADMINISTRATION
FLOOD INSURANCE RATE MAP COMMUNITY NUMBER
125149 SUBJECT PROPERTY APPEARS LOCATED IN
ZONE 'AE' BASE FLOOD ELEVATION=10.0 FEET AS
REFERENCED TO THE FIRM (FLOOD INSURANCE RATE
MAP) 12103C0257H EFFECTIVE DATE 08/24/2021



Digitally signed
by Christopher
J Noyes
Date:
2025.03.28
10:23:26 -04'00'



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
UNDERGROUND IMPROVEMENTS NOT SHOWN

BASIS OF BEARINGS: NAD '83 FLORIDA STATE PLANE COORDINATES, WEST ZONE

CERTIFIED TO:
GREEK BEACH LLC

DRAWN BY:	CN	SURVEY DATE:	3/25/25
CHECKED BY:	RS	DRAWING NO.:	1
JOB NO.:	25-101	SHEET	1 OF 1

IN COMPLETE ACCORDANCE WITH FLORIDA STATUTE 472.025 AND PURSUANT TO THE ELECTRONIC
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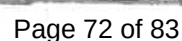
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED
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PREPARED BY:
CHRISTOPHER J. NOYES PSM, LLC
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PHONE (727) 545-9777
CHRISPSM6381@GMAIL.COM

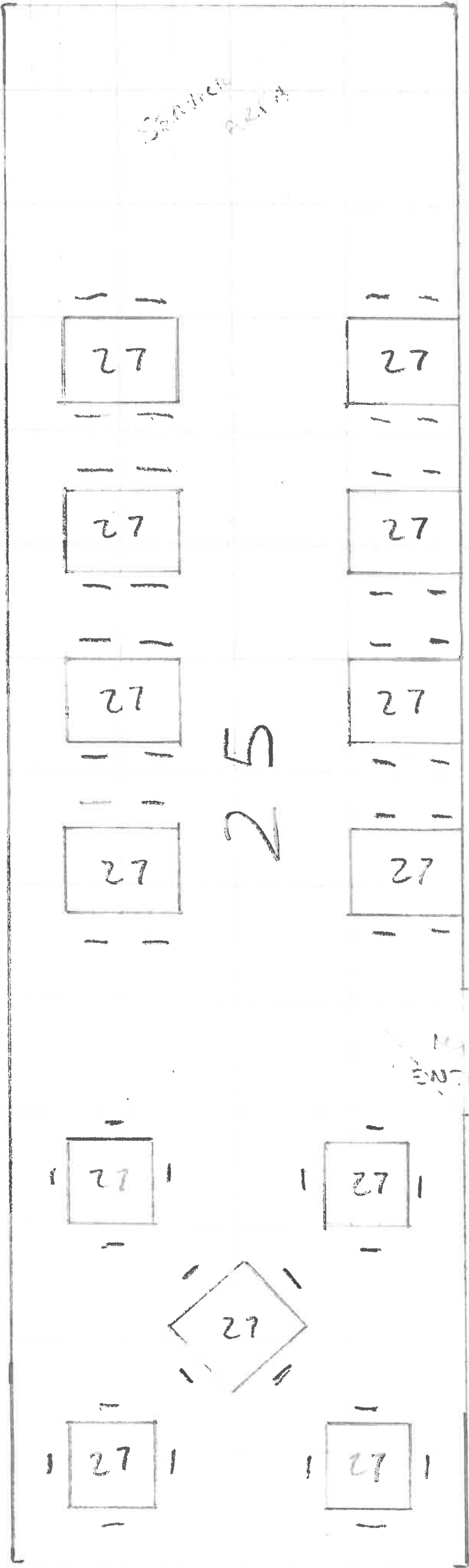
- | | |
|----|---------------------|
| 15 | BEVERAGE COOLER |
| 16 | BAR |
| 17 | BEVERAGE COOLER |
| 18 | ICE MACHINE |
| 19 | HOP SINK |
| 20 | WALK-IN FREEZER |
| 21 | WALK-IN COOLER |
| 22 | TECHNICAL ROOM |
| 23 | ACCESSIBLE BATHROOM |
| 24 | BATHROOM |
| 25 | OUTDOOR PATIO |
| 26 | WINE COOLER |
| 27 | TABLES - CHAIR |
| 28 | BOOTS - CHAIR |
| 29 | KITCHEN HOOD |
| 30 | BAR SINK |
| 31 | CASH REGISTER |



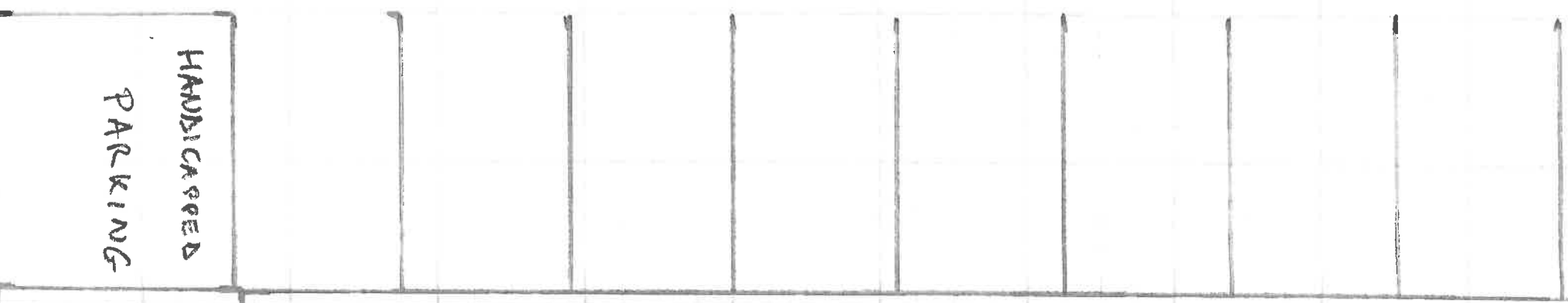
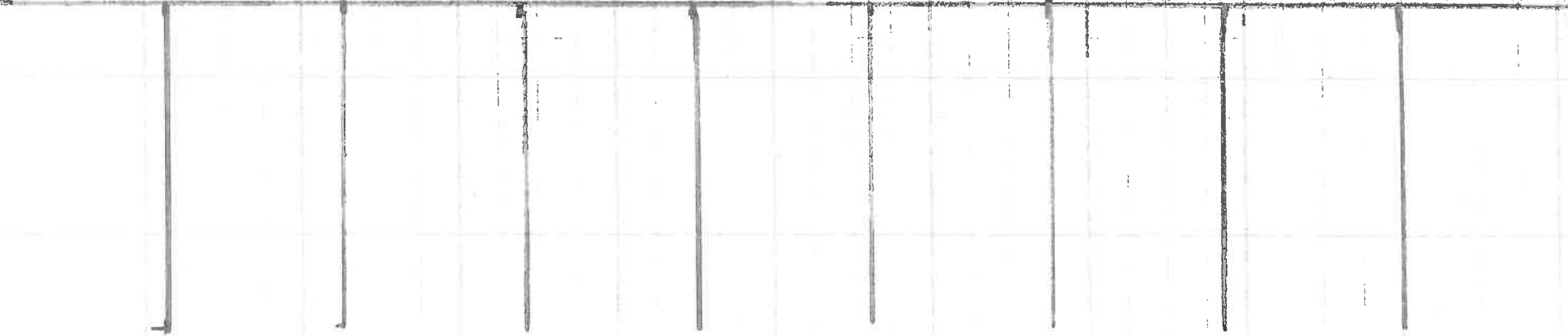
25 OUTDOOR PATIO
27 TABLES CHAIR

FILE No. 367221 LOG No. HQ-25-4749

APPROVED ZONING
DATE B Berry 3/28/25

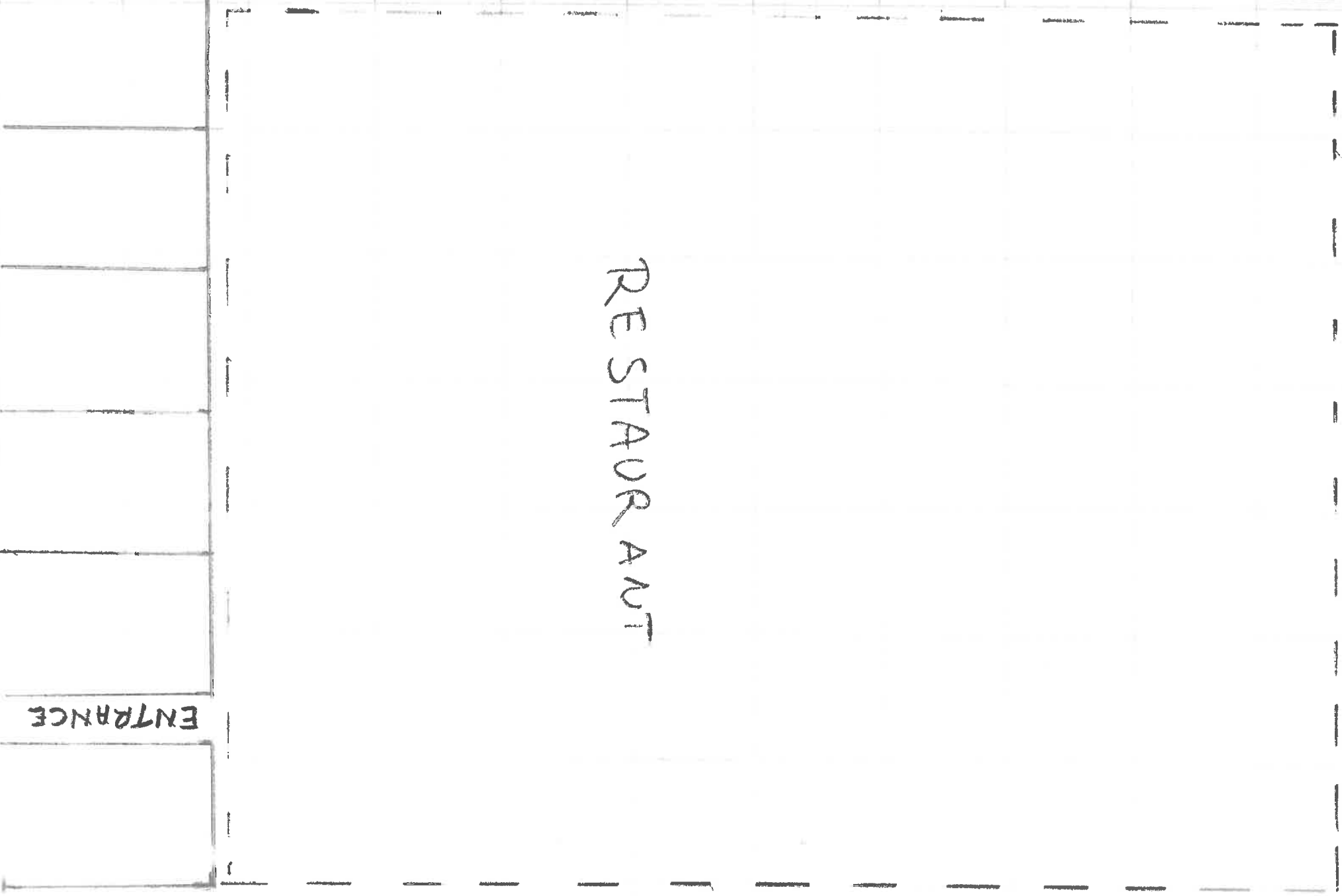


DUMSTER



HANDICAPPED
PARKING

RESTAURANT



ENTRANCE

GULF BLVD

SECTION 6 – APPLICANT ENTITY FELONY CONVICTION	
Business Name (D/B/A)	
Has the applicant entity been convicted of a felony in this state, any other state, or by the United States in the last 15 years?	
☐ Yes ☒ No	
If the answer is "Yes," please list all details including the date of conviction, the crime for which the entity was convicted, and the city, county, state and court where the conviction took place.	
(Attach additional sheets if necessary)	

SECTION 7 – SPECIAL LICENSE REQUIREMENTS (DOES NOT APPLY TO BEER AND WINE LICENSES)	
Please check the appropriate box of the license for which you are applying. Fill in the corresponding requirements for the license type sought.	
☒ Quota Alcoholic Beverage License ☐ Club Alcoholic Beverage License	☐ Specialty Alcoholic Beverage License (e.g. SRX, S, etc)
This license is issued pursuant to _____, Florida Statutes or Special Act, and as such we acknowledge the following requirements must be met and maintained:	
Please initial and date:	
Applicant's Initials _____	Date <u>03-06-2025</u>

SECTION 8 – DISCLOSURE OF INTERESTED PARTIES

Note: Failure to disclose an interest, direct or indirect, could result in denial, suspension and/or revocation of your license. You MUST list all persons and entities in the entire ownership structure. **To determine which of those persons must submit fingerprints and a Related Party Personal Information, sheet, see the fingerprint section in the application instructions.**

Business Name (D/B/A)

1. When applicable, complete the appropriate section below. **Attach extra sheets if necessary.**

Title/Position	Name	Stock %
CORPORATION – List all officers, directors, and stockholders		
SPOTTI MIRCO PRESIDENT	SPOTTI MIRCO	
GENERAL PARTNERSHIP – List all general partners		
LIMITED LIABILITY COMPANY – List all managers (member & non-member), directors, officers, and members		
PRESIDENT	MIRCO SPOTTI	
V. P.	RUTH GUERRERO AVELINO	
PARTNER	NO FEAR ONE INC	
LIMITED PARTNERSHIP – List all general and limited partners.		
LIMITED LIABILITY PARTNERSHIP – List all partners		

Bar Manager (Fraternal Organizations of National Scope only):

OTHER INTERESTS

These questions must be answered about this business for every person or entity listed as the applicant

1. Are there any persons or entities not disclosed who have loaned money to the business?	☐ Yes ☒ No
2. Are there any persons or entities not disclosed that derive revenue from the license solely through a contractual relationship with the licensee, the substance of which is not related to the control of the sale of alcoholic beverages, or is exempt by statute or rule?	☐ Yes ☒ No
3. Are there any persons or entities not disclosed that have the right to receive revenue based on a contractual relationship related to the control of the sale of alcoholic beverages?	☐ Yes ☒ No
4. Are there any persons or entities not disclosed who have a right to a percentage payment from the proceeds of the business pursuant to the lease?	☐ Yes ☒ No
5. Are there any persons or entities not disclosed who have guaranteed the lease or loan?	☐ Yes ☒ No
6. Are there any persons or entities not disclosed who have co-signed the lease or loan?	☐ Yes ☒ No
7. Is there a management contract, franchise agreement, or concession agreement in connection with this business?	☐ Yes ☒ No
8. Have you or anyone listed on this application, accepted money, equipment or anything of value in connection with this business from any industry member as described in 61A-1.010, Florida Administrative Code?	☐ Yes ☒ No

If you answered yes to any of the above questions, a copy of the agreement must be submitted with this application. The terms of the agreement may require the interested persons or parties related to an entity to submit fingerprints and a related party personal information sheet.

**SECTION 9 - AFFIDAVIT OF APPLICANT
NOTARIZATION REQUIRED**

Business Name (D/B/A) _____

"I, the undersigned individually, or on behalf of a legal entity, hereby swear or affirm that I am duly authorized to make the above and foregoing application and, as such, I hereby swear or affirm that the attached sketch is a true and correct representation of the entire area and premises to be licensed and agree that the place of business, if licensed, may be inspected and searched during business hours or at any time business is being conducted on the premises without a search warrant by officers of the Division of Alcoholic Beverages and Tobacco, the Sheriff, his Deputies, and Police Officers for the purposes of determining compliance with the beverage and retail tobacco laws."

"I swear under oath or affirmation under penalty of perjury as provided for in Sections 559.791, 562.45 and 837.06, Florida Statutes, that the foregoing information is true and that no other person or entity except as indicated herein has an interest in the alcoholic beverage license and/or tobacco permit, and all of the above listed persons or entities meet the qualifications necessary to hold an interest in the alcoholic beverage license and/or tobacco permit."

STATE OF _____

COUNTY OF _____

APPLICANT/AUTHORIZED REPRESENTATIVE NAME

APPLICANT/AUTHORIZED REPRESENTATIVE SIGNATURE

The foregoing was () Sworn to and Subscribed OR () Acknowledged Before me this _____ Day
of _____, 20____, By _____ who is () personally
(print name(s) of person(s) making statement)
known to me OR () who produced _____ as identification.

Notary Public Commission Expires: _____

SECTION 10 - CURRENT LICENSEE UPDATE DATA SHEET

This section is to be completed for all current alcoholic beverage and/or tobacco license holders listed on the application to ensure the most up to date information is captured.

Business Name (D/B/A) LA DOLCE VITA TRATTORIA ST. PETER BEACH			
Last Name HERRO SPOTTI		First MIRCO	M.I.
Current Alcohol Beverage and/or Tobacco License Permit/Number(s) BEV 6214837			
Date of Birth 06-24-1972		Social Security Number* 866 40 2799	
Street Address 1096 CONANT AVE			
City SAFETY HARBOR		State FL	Zip Code 34695
Last Name GUERRERO AVELINO		First RUTH	M.I.
Current Alcohol Beverage and/or Tobacco License Permit/Number(s) BEV 6214837			
Date of Birth 12-21-1981		Social Security Number* 023 83 1241	
Street Address 1096 CONANT AVE			
City SAFETY HARBOR		State FL	Zip Code 34695
Last Name		First	M.I.
Current Alcohol Beverage and/or Tobacco License Permit/Number(s)			
Date of Birth		Social Security Number*	
Street Address			
City		State	Zip Code
Last Name		First	M.I.
Current Alcohol Beverage and/or Tobacco License Permit/Number(s)			
Date of Birth		Social Security Number*	
Street Address			
City		State	Zip Code
Last Name		First	M.I.
Current Alcohol Beverage and/or Tobacco License Permit/Number(s)			
Date of Birth		Social Security Number*	
Street Address			
City		State	Zip Code



Certificate of Registration

DR-11
R. 10/24

Issued Pursuant to Chapter 212, Florida Statutes

62-8019717847-2

03/06/25

Certificate Number

Registration Effective Date

This certifies that

LDVT ST PETE BEACH LLC
7141 GULF BLVD
ST PETE BEACH FL 33706-1943

has met the sales and use tax registration requirements for the business location stated above and is authorized to collect and remit tax as required by Florida law. This certificate is non-transferable.



**This is your Sales & Use Tax Certificate of Registration.
Detach and Post in a Conspicuous Place.**



Notify the Department immediately if you change your:

- business name;
- mailing address;
- location address within the same county; or
- close or sell your business.

You can also notify the Department when you temporarily suspend or resume your business operations. The quickest way to notify the Department is by visiting

floridarevenue.com/taxes/updateaccount.

Submit a new registration (online or paper) when you:

- move your business location from one Florida county to another;
- add another location;
- purchase or acquire an existing business; or
- change the form of ownership of your business.

**Below is your Florida Annual Resale Certificate for Sales Tax.
New dealers who register after mid-October are issued annual resale
certificates that expire on December 31 of the following year.**

These certificates are valid immediately.

DR-11R, R. 10/24



2025 Florida Annual Resale Certificate for Sales Tax

This Certificate Expires on December 31, 2025

DR-13
R. 10/24

Business Name and Location Address

LDVT ST PETE BEACH LLC
7141 GULF BLVD
ST PETE BEACH FL 33706-1943

Certificate Number

62-8019717847-2

By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and discretionary sales surtax, the person or business named above certifies that the taxable property or services purchased or rented will be resold or re-rented for one or more of the following purposes:

- Resale as tangible personal property
- Re-rental as tangible personal property
- Resale of services
- Re-rental as commercial real property
- Incorporation into tangible personal property being repaired
- Re-rental as transient rental property
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing

Florida law provides for criminal and civil penalties for fraudulent use of a Florida Annual Resale Certificate.

Page 79 of 83



FLORIDA

Florida e-Services User Information

floridarevenue.com

GT-320108
R. 12/17

03/06/2025

This Notice Contains Confidential Information. Keep in a Secure Place.

Enrolled Entity:	Enrolled Tax/Fee/Remittance and Account Number:
LDVT ST PETE BEACH LLC C/O MIRCO BANK 7141 GULF BLVD ST PETE BEACH FL 33706-1943	Sales and Use Tax 62-8019717847-2

The entity listed above has enrolled to electronically submit Florida taxes, fees, or other state remittances. The enrolled tax, fee, or remittance, and the account or license number are printed above. Your User ID and Password are shown at the bottom of the page. If you have enrolled to submit more than one tax, fee, or remittance type, you will receive separate notices.

How to file and pay online: Go to our website and select "File and Pay Taxes, Fees, Remittances." Choose the tax, fee, or remittance activity you wish to perform. Enter your User ID and Password printed on the bottom of the page to log in.

When to file and pay: Submit your tax returns with payments, or payments only, **before 5 p.m., ET**, on the business day **before** the due date. You may file your return up to 30 days before the due date and schedule electronic payments ahead of time with our payment-scheduling feature. *The Florida e-Services Calendar of Due Dates* (Form DR-659) on our website, provides payment initiation deadlines. Payments initiated through software programs generally follow this calendar. Contact your software vendor to verify their deadlines.

How to make a payment only: The Department provides a Payment Only website for persons or entities that do not have an electronic filing requirement, that transmit payments separate from their returns, or have a waiver from e-filing. From the "File and Pay Taxes, Fees or Remittances" webpage, go to "Pay a Bill or Make a Payment," then choose "Tax/Fee/Remittance Payment Only." Enter your User ID and Password.

Persons and entities making payments into the Florida Retirement System or to the Division of State Group Insurance, Alcoholic Beverages and Tobacco, and Pari-Mutuel Wagering must also use the Payment Only website.

How to change your enrollment information: You may change your filing or payment method, contact information, or banking information using the e-Services Enrollment System, at <https://taxapps.floridarevenue.com/EEenrollment/>.

If you need assistance, have questions, or need to report a problem, call the Department at 850-488-6800 or send an email to "e-services@floridarevenue.com"

Filing using software: You may need the user information provided below to use the software you purchased. Some software products require you to register with our service provider, BSWA SecureNet, to submit files containing tax return information. Consult the setup information provided with your software.

To register with our service provider, BSWA SecureNet, go to our "File and Pay Taxes, Fees or Remittances" webpage and scroll down to the "Upload a File Using SecureNet" section. Choose the appropriate option and follow the prompts to register. Taxpayers with large files may request to FTP.

Once registered, you will be able to log into your BSWA SecureNet account to electronically file your tax returns. Each time you electronically file a return, you will receive an acceptance receipt with a trace number. This trace number **only** indicates that your tax return was uploaded successfully; **it does NOT confirm that your tax return information was accepted.** To find out if your return was accepted, you must log back into your BSWA SecureNet account **within two (2) business days.** If your return was approved, you will be issued a confirmation number.

If your return was rejected, you must resolve the problem that caused the rejection and then resubmit your return. To **timely e-file your return, you must receive a confirmation number on or before the due date. Be sure to save your confirmation number.**

Corporate income taxpayers using the IRS Modernized e-File (MeF) Program do not need the user information below to file Florida corporate income tax returns using the MeF program. However, the user information allows you to use the Department's file-and-pay system to make other corporate income tax related payments.

If you have questions related to software configuration and functionality, consult your software user guide or contact your software vendor.

Your Department of Revenue e-Services User Credentials	
User ID: AF1971784701	Password: 87316068



Alcoholic Beverage License Approvals

The Florida Department of Business and Professional Regulation (DBPR) requires an alcoholic beverage license applicant to obtain approval from the Florida Department of Revenue (Department). If you wish to apply for an alcoholic beverage license, visit DBPR's **Division of Alcoholic Beverages and Tobacco** webpage, or apply online at **Open My Florida Business**.

Requirement for Department Approval

Before an applicant can be approved by the Department, the named applicant must be registered for sales and use tax. For more information on registering, visit the Department's **Account Registration** webpage.

Registered Sales and Use Tax Applicants

If you are registered with the Department, and possessing a business partner number and a sales and use tax certificate number, email a copy of your completed and signed application to

GTA_Beverage_License_Approval@floridarevenue.com. Including your business partner number and sales and use tax certificate number will assist in the review and approval process.

Note: The Department will not process incomplete and/or unsigned applications.

Application Approval Status

Applications are reviewed and processed by the business location's local service center. If you have questions about the status of your application, contact your local **taxpayer service center**.



Florida Department of Revenue
5050 West Tennessee Street, Tallahassee, FL 32399

GU F B 1 D

ENTRANCE

RESTA

Dumpster in
existing enclosure
per 3/17/25
BB

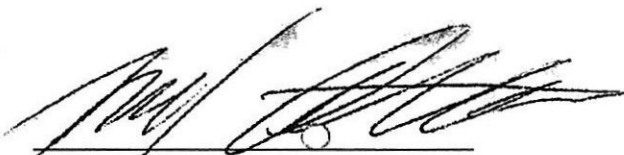
HANDICAPPED

PARKING



Owner's Authorization for Agent

I/WE Michael Andoniades
(print name of property owner)
hereby authorize Mirco Spotti
(print name of agent)
to represent me/us in an application for Conditional Use
(type of application: variance, conditional use, zoning, etc.)



Signature of Owner
Michael Andoniades

Print Name of Owner

Signature of Owner

Print Name of Owner

The forgoing instrument was acknowledged before me this 17th day of April 2025 by Michael Andoniades who is personally known or produced as identification.



(Notary Signature)

04/17/25

(Date)

My Commission Expires August 8, 2027



Timothy Daniel Calandrino
Comm.: HH 420776
Expires: Aug. 8, 2027
Notary Public - State of Florida

CITY OF ST. PETE BEACH, Community Development Department
155 Corey Avenue, St. Pete. Beach, Florida 33706, 727-367-2735 www.stpetebeach.org

https://stpetebeach-my.sharepoint.com/personal/itd_stpetebeach_org/Documents/Network-Shares/Q-CommunityDevelopment/Admin Docs/Application Forms/Conditional Use/Conditional_Use App 2025.doc 12