



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

**Notice of Public Meeting
Technical Review Committee**

Upstairs Conference Room
155 Corey Avenue, City Hall, St. Pete Beach, FL 33706

Wednesday, October 22, 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. Conditional Use Permit No. 25127: 9555 Blind Pass Rd (Blind Pass Marina)

Brian J. Aungst, Jr., Esq. for PING PONG PARTNERS LLC requests a conditional use permit to permit an eating and drinking establishment with outdoor music pursuant to LDC Sec. 15.4.(n), and redevelopment of a Class A dock with liveboards pursuant to LDC Sec. 15.4.(m)&(r). CG-1 zoning.

2. Unnecessary & Undue Hardship Variance No. 25118: 6655 Gulf Blvd

Troy Willingham for 6655 GULF BLVD LLC requests relief from the installation of a required ten-foot sidewalk following the change of use of the property, maintaining the existing sidewalk (approximately five feet in depth) where the sidewalk cannot be reduced to less than six feet in depth administratively (LDC Sec. 39.10.(a)).

3. Conditional Use Permit 25133: 804 Pass-A-Grille Way

Michael Keller for 804 PAG WAY, LLC requests a conditional use permit for an elevated, exterior balcony seating area on the second (500 sq. ft.) and third (640 sq. ft.) levels of a new restaurant development (LDC Sec. 40.4.(b)). CRD-EA zoning.

Next Meeting: November 5, 2025

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

Agenda Report

Agenda Title Name: Unnecessary & Undue Hardship Variance No. 25118:
6655 Gulf Blvd

Action Request:

Strategic Objective:

Date: October 22, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Troy Willingham for 6655 GULF BLVD LLC requests relief from the installation of a required ten-foot sidewalk following the change of use of the property, maintaining the existing sidewalk (approximately five feet in depth) where the sidewalk cannot be reduced to less than six feet in depth administratively (LDC Sec. 39.10.(a)).

Funding: N/A

Attachments:

1. 25118 - Certificate of Completeness with Submittal



COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION

Memo To: Board of Adjustment
From: Brandon Berry, Senior Planner
Date: 10/2/2025
Re: **CERTIFICATE OF COMPLETENESS**

Please be advised that on this date, the following application has been deemed complete and will be scheduled for the Board of Adjustment and placed on the agenda for **October 29, 2025**.

Variance Case Number: 25118
Application Type: Unnecessary and Undue Hardship Variance
Applicant/Agent: Troy Willingham
Owner: 6655 Gulf Blvd., LLC
Parcel Number: 36-31-15-34776-005-0150
Address: 6655 Gulf Blvd., St. Pete Beach, FL 33706
Zone: CC-2

Submittal Documents:

1. Completed Unnecessary and Undue Hardship Variance package with application form.
2. Portion of Site Plan prepared by Troy Willingham Architect signed 4/14/2025 consisting of 1 sheet.
3. Boundary Survey prepared by Alexander Duchart, dated 8/9/2024 consisting of 1 sheet.

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

City/Board Professionals:

- | | |
|------------------------------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Board of Adjustment Attorney <i>via email</i> | <input type="checkbox"/> TRC Committee <i>via email</i> |
| <input type="checkbox"/> Code Enforcement Manager <i>via email</i> | <input type="checkbox"/> City Manager |

Board Members:

- | | |
|----------------------------------------------------|-------------------------------------|
| <input type="checkbox"/> Denise Chase, Chair | <input type="checkbox"/> Chris Core |
| <input type="checkbox"/> Kathy Garchow, Vice-Chair | <input type="checkbox"/> Dan Small |
| <input type="checkbox"/> Al Causey | |

Cc: 6655 Gulf Blvd., LLC *via email* (BaywayContryStore@gmail.com)
Troy Willingham *via email* (troy@willingham.com)

36-31-15-34776-005-0150

CASE #: 25118

PARCEL #:

SUBMITTAL DATE: 8/26/25

9/13/2025

AMOUNT DUE:

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	6655 Gulf Blvd 112	874 Serpentine Dr S St. Petersburg FL 33705	Ryans Bruder 941-725-1476
Applicant/ Agent	Troy Willingham	753 Brightwaters Blvd We St. Petersburg, FL 33704	727-867-2011
Owner Email Address: Bayway Country Store@gmail.com		Applicant/Agent Email Address: Troy@willingham.com	

PROPERTY FOR PROPOSED VARIANCE:

Zoning Designation	Future Land Use Designation	Lot Area
C-2	C-2: Commercial corridor gulf Blvd	8398 sq ft
Legal Description: lot 15, Block 5, Gulf winds subdivision, according to the plat thereof, as recorded in Plat Book 24, pages 29+30 public records of pinellas county, FL.		
Address: 6655 Gulf Blvd, St Pete beach FL 33706.		
Explanation of Request: relief from the installation of the required ten-foot sidewalk, were eight foot wide sidewalk is currently provided and will be maintained (IDC Sec. 39.10(a)).		

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;

IF WE MOVE TO COMPLY WITH LDC SEC. 39.10(A), THE SIDEWALK COMPONENT OF THE CODE, WE WOULD EFFECTIVELY REMOVE THE REQUIRED LANDSCAPE BUFFER. GIVEN THE VERY UNLIKELY CHANCE THAT EITHER OF THE NEIGHBORS NORTH NOR SOUTH WILL BE WIDENING THEIR SIDEWALK IN THE FORESEEABLE FUTURE, WE BELIEVE THAT WIDENING THE SIDEWALK IN FRONT OF 6655 GULF WILL ALSO NOT CONTRIBUTE TO THE PEDESTRIAN FRIENDLY INTENT OF THE CODE AND WILL IN FACT REMOVE THE LANDSCAPE BUFFER AND FENCE THAT CURRENTLY PROVIDE VISUAL PROTECTION TO THE PARKING LOT ESSENTIALLY PROVIDING A DETRIMENTAL EFFECT CONTRARY TO THE INTENT OF THE CODES

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

WE BELIEVE THAT IS CORRECT

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;

THE CONFIGURATION OF THE LOT ALREADY PROVIDES WALKABLE BUILDING ACCESS AND THROUGHPUT WITHOUT A WIDER SIDEWALK RESTRICTING THE PARKING LOT, LANDSCAPE AND FENCE NEAR GULF BLVD

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;

THAT IS CORRECT

Digitally signed by Troy Willingham
Date: 2025.08.25 16:08:23
+04'00'

Troy Willingham



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

understood

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;


Our goal is to keep the building in conformity with its neighbors. The majority of work we aim to complete is light interior remodeling to accommodate an economically viable grocery store. I feel widening the sidewalk at this time is not in line with the adjacent properties and ergo a poor pedestrian accommodation. I would of course be open to expanding the sidewalk if and when adjacent development occurs, but at this time proposed work isn't really an accommodation and conflicts with existing signage and a duke energy light pole. Wrapping concrete around existing poles does a poor job of increasing walkability.

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

The proposed sidewalk decreases green space and reduces monies that in my opinion would be better spent on other accommodations. I would love to put this money into more prudent areas of this project such as hurricane hardening, decorative landscaping, bike racks, possibly mural style artwork. In general it's a poor use of money at this time compared to other more immediate needs, predominantly fixing the hurricane shutters.

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.

I personally feel having a landscape barrier between the parking lot and the current sidewalk is a safer pedestrian accommodation than widening the sidewalk and having to remove that barrier. Cars have a tendency to impatiently drive over sidewalks, but not bushes and fences. Grocery stores receive little pedestrian traffic, it is wholly eningrained in our culture that you grocery shop with your car. Locale in downtown Saint Petersburg, even though being well funded and offering many bespoke services, famously failed because it did not have a parking situation in line with cultural norms. I personally bought this building, which required more construction, over the building formerly occupied by Fo-Cheezy, because of the parking lot. My current store (The Bayway Country Store) has probably the highest walk up percentage of business you could hope for, being ingrained in a condominium development and off of a dedicated bike trail, yet revenue derived from pedestrian business is less than 10% because people eschew the burden of carrying groceries.

X  X 8/28/25

Signature of Applicant Date

Digitally signed by Troy Willingham Date: 2025.08.25 16:08:38 -04'00'

Signature of Authorized Agent Troy Willingham



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.

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

TW RVS 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.

TW RVS 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.


TW RVS 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.

TW RVS 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.

TW RVS 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.

TW RVS 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.

X 
Signature of Applicant

X 8/28/25
Date

Troy Willingham
Digitally signed by Troy Willingham
Date: 2025.08.25 16:06:41 -04'00'



PUBLIC HEARING SIGN POSTING AFFIDAVIT
RYAN BRODER,

Applicant, 6655 GULF BLVD LLC, agrees to maintain the posted 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): RYAN BRODER. 6655 GULF BLVD LLC

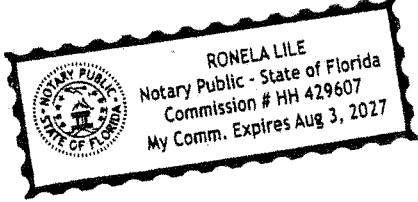
Address: 6655 GULF BLVD ST PETE BEACH. FL

X [Signature] 8/27/25
Signature Date

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 27th day of Aug, 2025 by: Ryan Theodore Broder who appeared before me, and is personally known to me, or has produced FLDL B636-7388-340-0 as identification, and did take an oath.

My commission Expires:



NOTARY: [Signature]
Print Name: Ronela Lile Notary
Public, State of Florida
(Notarial Seal)



Impervious Surface Ratio (ISR) Worksheet

Impervious surface means any material that prevents absorption of storm water into the ground.

Impervious surface ratio (ISR) means a measurement of the intensity of hard-surfaced development on a site. An impervious surface ratio is the relationship between the total area covered by impervious surfaces on a site and the gross land area of the zoning lot, excluding any portion of the property lying Gulfward of the city's coastal construction and excavation setback line. The impervious surface ratio is calculated by dividing the square footage of the area of all impervious surfaces on the site by the square footage of the gross land area, excluding any portion of the property lying Gulfward of the city's coastal construction and excavation setback line.

Owner Name & Address

Ryan Broder, 6655 Gulf Blvd LLC
874 serpentine dr s, st petersburg, FL 33705

Contractor/Applicant Name & Address

Sean Seifried, Ed Seifried Construction
6985 1st Ave North St. Petersburg, FL 33710

Phone 941-725-1676

Phone 727-347-3333

Email BaywayCountryStore@gmail.com

Email sean@edseifried.com

Property Address 6655 gulf blvd st pete beach

Total Lot Area (sq. ft.) 8398

Required Calculations:

EXISTING IMPERVIOUS SURFACE:		
Building Footprint:	2220	sq. ft.
Parking and Driveway:	3857	sq. ft.
Pool and/or Patio areas:	0	sq. ft.
Walkways:	included	sq. ft.
Other:	none	sq. ft.
TOTAL EXISTING IMPERVIOUS SURFACE:	6077	sq. ft.

PROPOSED IMPERVIOUS SURFACE:		
Building Footprint:	2220	sq. ft.
Parking and Driveway:	3857	sq. ft.
Pool and/or Patio areas:	0	sq. ft.
Walkways:	included	sq. ft.
Other:	none	sq. ft.
TOTAL PROPOSED IMPERVIOUS SURFACE:	6077	sq. ft.

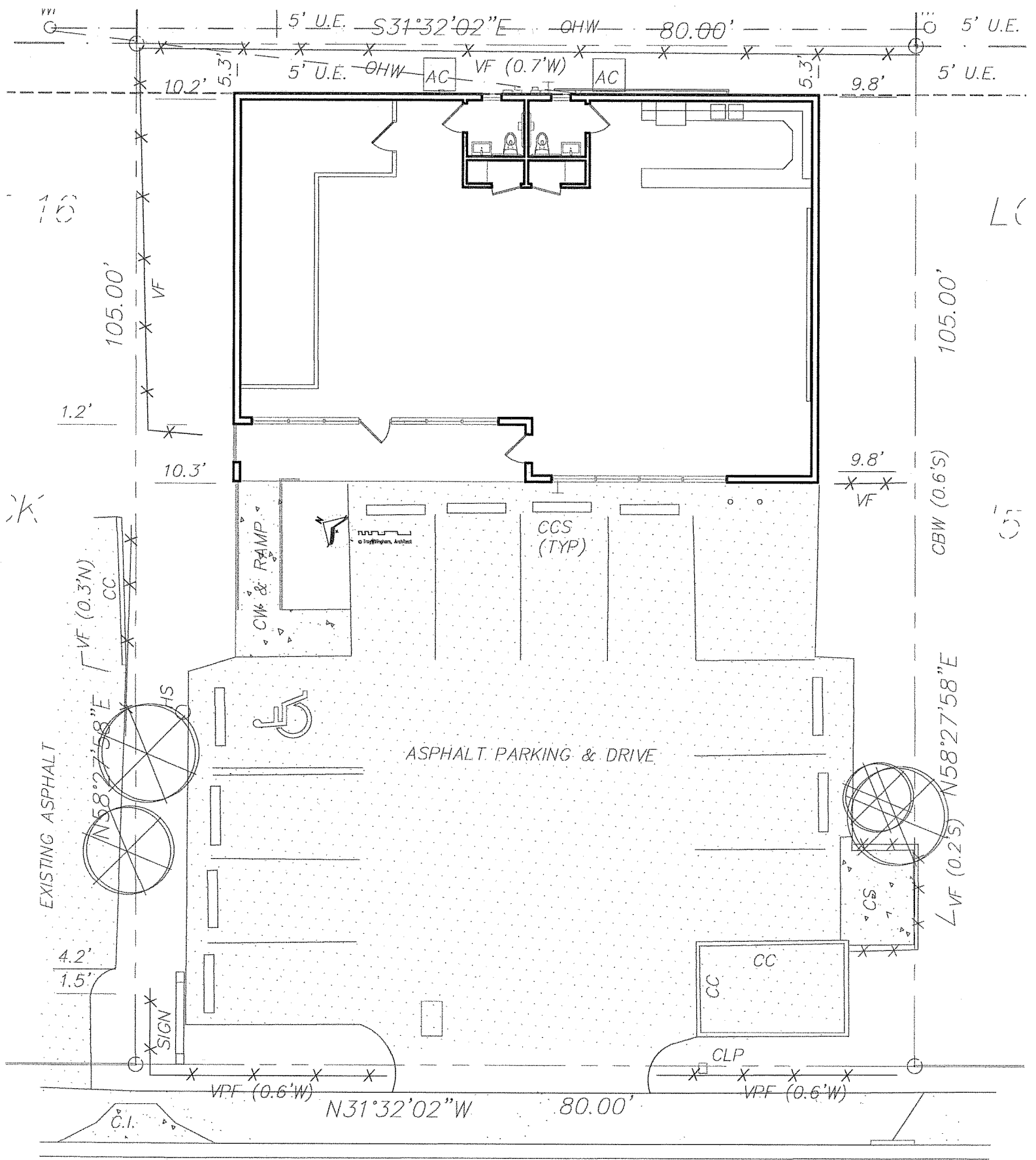
6077 sq. ft.	÷	8398 sq. ft.	=	0.724
Total Existing Impervious Surfaces		Lot Area		Existing Impervious Surface Ratio

6077 sq. ft.	÷	8398 sq. ft.	=	0.724
Total Proposed Impervious Surfaces		Lot Area		Proposed Impervious Surface Ratio

Troy Willingham
 Digitally signed by Troy Willingham
 Date: 2025.08.25 16:06:18 -04'00'

I, Troy Willingham certify that the calculations submitted above for the Impervious Surface Ratio are accurate and complete. The square footage of all existing structures and improvements are accounted for and the square footage of all proposed structures and improvements are included in the calculations below.

Applicant Signature: [Signature] Date: 8/28/25



GULF BOULEVARD
 (PASS -A- GRILLE WAY PER PLAT)
 (100' RIGHT OF WAY PER PLAT)
 ASPHALT PAVEMENT

plotted: 8/25/25 3:56
 Proposed Interior Remodeling for 6655 GULF BLVD LLC to create



NORTH

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 15, BLOCK 5, GULF WINDS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGES 29 AND 30, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SURVEYOR'S NOTES:

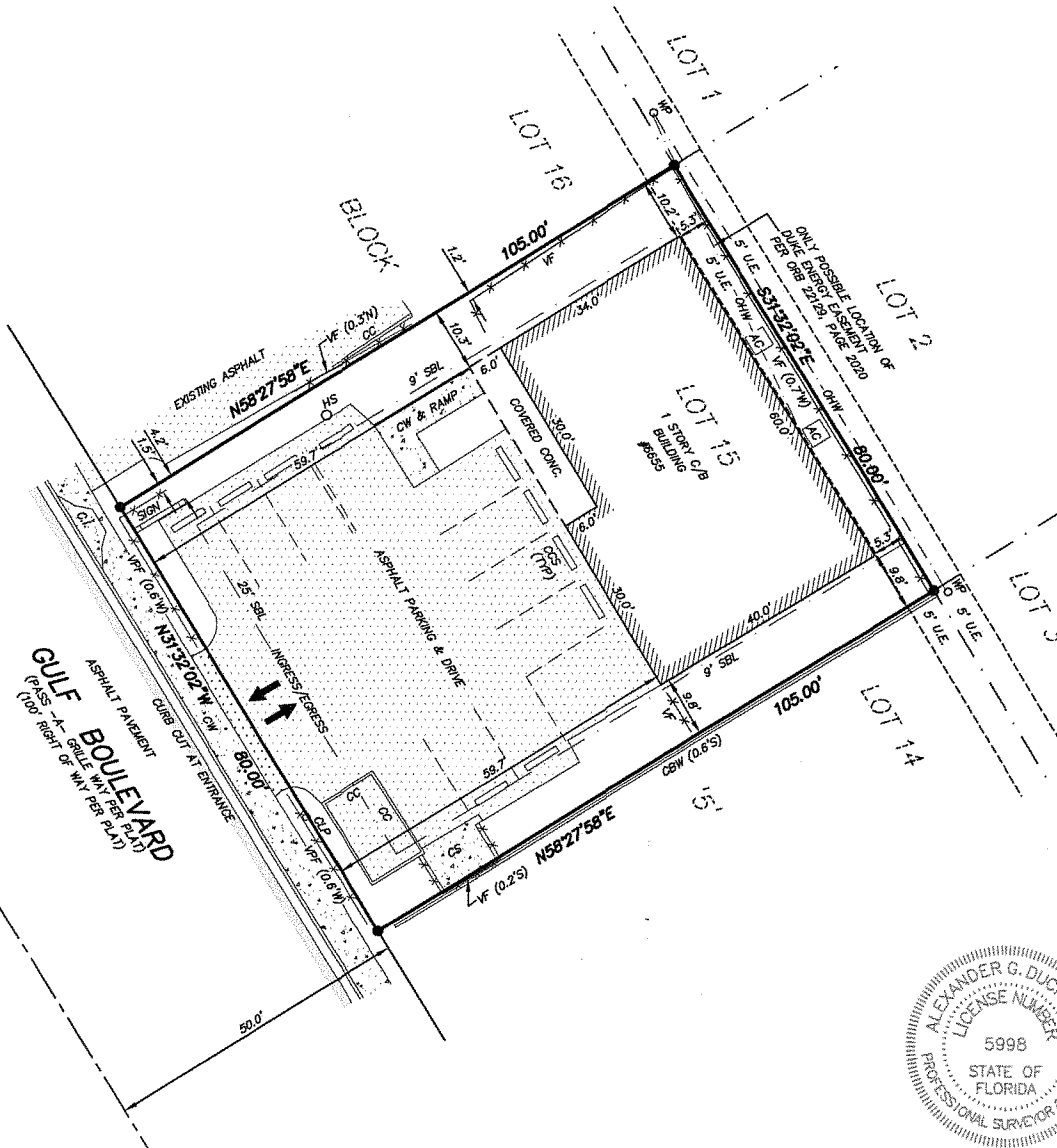
1. BUILDING SETBACKS SHOWN HEREON WERE TAKEN AT THE FOUNDATION OF BUILDING.
2. VISIBLE EASEMENTS OR ENCROACHMENTS ARE SHOWN OR NOTED HEREON.
3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
4. UNDERGROUND IMPROVEMENTS, UTILITIES OR ENCROACHMENTS NOT LOCATED.
5. THE BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF LOT 15, BLOCK 5, AS SHOWN ON PLAT BOOK 24, PAGE 29, HAVING A BEARING OF N31°32'02"W.
6. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 24083941DR, EFFECTIVE DATE JULY 20, 2024 AT 9:00 AM ALL PLOTTABLE B2 EXCEPTIONS SHOWN.

ABBREVIATIONS:

- FIR = FOUND 5/8" IRON ROD "NO.I.D."
- LB = LICENSED BUSINESS
- SBL = SETBACKS LINE PER RESTRICTIONS
- CONC. = CONCRETE
- C/B = CONCRETE BLOCK
- WP = WOOD POLE
- CBW = CONCRETE BLOCK WALL
- AC = AIR CONDITIONER
- OHW = OVERHEAD WIRES
- VF = VINYL FENCE
- U.E. = UTILITY EASEMENT (PER PLAT)
- I.D. = IDENTIFICATION
- CW = CONCRETE WALK
- HS = HANDICAPPED SIGN POST
- CCS = CONCRETE CURB STOP
- TYP. = TYPICAL
- CS = CONCRETE SLAB
- VPF = VINYL PICKET FENCE
- C.I. = CURB DRAINAGE INLET

FLOOD INFORMATION:

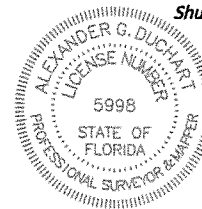
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE 'AE', ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12115-C-0018-G, DATED 03-27-24



CERTIFIED TO:

Ryan Broder
Old Republic National Title Insurance Company
Shumaker, Loop & Kendrick, L.L.P.

LOT AREA = 8,400 SQ.FT.±



AUGUST 9, 2024

Alexander G. Duchart
ALEXANDER G. DUCHART
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5998

ADDRESS: 6655 GULF BOULEVARD, ST. PETE BEACH FL	
CLIENT SL	"UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THE BOUNDARY SURVEY IS FOR INFORMATION ONLY AND IS NOT VALID"
JOB NO. 07-15-24	
ACAD FILE 655-GULF	
FIELD DATE 07-01-24	CHECKED BY: SD
DRAWN BY: SD	F.L.D. BOOK: AGD04-PG04
REVISIONS	DATE

A.DUCHART LAND SURVEYING, INC.
2403 VERMONT AVENUE EAST
BRADENTON, FL 34208
aduchart@gmail.com
LB-8115 841-345-9881

SCALE: 1" = 20'

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

Agenda Report

Agenda Title Name: Conditional Use Permit No. 25127: 9555 Blind Pass Rd
(Blind Pass Marina)

Action Request:

Strategic Objective:

Date: October 22, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Brian J. Aungst, Jr., Esq. for PING PONG PARTNERS LLC requests a conditional use permit to permit an eating and drinking establishment with outdoor music pursuant to LDC Sec. 15.4.(n), and redevelopment of a Class A dock with liveboards pursuant to LDC Sec. 15.4.(m)&(r). CG-1 zoning.

Funding:

Attachments:

1. Application
2. Site Plan
3. Survey



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

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 1

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:
 - 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.
 - Height from Base Flood Elevation to the top of the roof and top of the highest element of the structure.
 - 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.
 - 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.
 - 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.
 - 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

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

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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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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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.

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

sy 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.

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

sy 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.

sy 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.

sy 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

sy _____ 7/14/25
Signature of Applicant Date

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CONDITIONAL USE APPLICATION

Case Number: _____

PROPERTY OWNER: PING PONG PARTNERS LLC

APPLICANT/AGENT (Attach agent authorization form)

Name: PING PONG PARTNERS LLC

Name: Brian J. Aungst, Jr., Esq.

Address: 701 S Howard Avenue, Suite 106-322

Address: 625 Court Street, Suite 200

City: Tampa State: FL

City: Clearwater State: FL

Zip: 33606 Telephone: (727) 444-1403
c/o Brian J. Aungst, Jr.

Zip: 33756 Telephone: (727) 444-1403

Email: c/o Brian J. Aungst, Jr. - bja@macfar.com

Email: bja@macfar.com

SUBJECT PROPERTY:

Address: 9555 Blind Pass Road, St. Pete Beach, FL 33706 Current Name of Business: Blind Pass Marina

Parcel ID: 25-31-15-09234-000-0010 Name of Project: Restaurant at Blind Pass Marina

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

Adding an allowable conditional use to the Subject Property for an eating and drinking
establishment pursuant to Section 15.4(n) of the Code; requesting conditional use approval to
redevelop dock (Class A) and retain the live-aboard use pursuant to Section 15.4(m) and 15.4(r).


Signature of Applicant/Agent

7/14/25
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

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 proposed conditional use is consistent with Objective 1.10 of the Comprehensive Plan by constructing a restaurant that will encourage non-vehicular modes of transportation to attract visitors. Furthermore, the proposed conditional use would redevelop the property in a manner which supports an orderly and aesthetic mixture of land uses (Objective 1.4). Moreover, redevelopment of the dock and continued use of the live-aboards will also encourage non-vehicular modes of transportation to attract visitors.
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 location of the proposed use was the site of a restaurant/bar for many years before being destroyed by the hurricanes last year. Approval of this conditional use will allow the site to upgrade the property and will be of an intensity and scale that fits with the existing uses in the area. The marina use has also existed for many years with live-aboards as an allowed use, therefore this is just an improvement to the existing uses of the marina/dock.
 - 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);
 - N/A

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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 use will fit seamlessly with the marina located on the site and will be compatible with the neighboring uses. Applicant will mitigate any incompatibilities with appropriate screening and other mitigation techniques so as to ensure compatibility.

- 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 use is for an eating/drinking establishment with outdoor dining/drinking areas that provide for outdoor music. Applicant will ensure compatibility by complying with the regulations of Section 6.24 of the Code by limiting decibel levels of speakers and designating appropriate hours of operation.

- 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 transportation system in the area is sufficient to support the proposed use. As noted above, this site has historically held a restaurant/drinking establishment and existed without transportation issues. Moreover, the proposed use encourages non-vehicular travel by its location adjacent to the marina which, through the proposed redevelopment, will be even more capably equipped to encourage non-vehicular travel to the site.

- 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 site has ample parking to meet the minimum off-street parking requirements and space needed for loading/unloading trucks.

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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 proposed uses will generally preserve the public health, safety, and welfare without the need for additional conditions for such preservation.

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,
 - Applicant has the financial means and technical capacity to complete all improvement and mitigation necessitated by the development as proposed and can make adequate legal provision to guarantee such improvements and mitigation.

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 uses comply with all additional standards imposed by 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.

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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 12/23/2024	1/8/2025 1/22/2025
February	1/6/2025 1/20/2025	2/5/2025 2/19/2025
March	2/3/2025 2/17/2025	3/5/2025 3/19/2025
April	3/3/2025 3/17/2025	4/2/2025 4/16/2025
May	4/7/2025 4/21/2025	5/7/2025 5/21/2025
June	5/5/2025 5/19/2025	6/4/2025 6/18/2025
July	6/2/2025 6/16/2025	7/2/2025 7/16/2025
August	7/7/2025 7/21/2025	8/6/2025 8/20/2025
September	8/4/2025 8/18/2025	9/3/2025 9/17/2025
October	9/1/2025 9/15/2025	10/1/2025 10/15/2025
November	10/6/2025 10/20/2025	11/5/2025 11/19/2025
December	11/3/2025 11/17/2025	12/3/2025 12/17/2025

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Owner's Authorization for Agent

I/WE PING PONG PARTNERS, LLC
(print name of property owner)
hereby authorize Brian J. Aungst, JR
(print name of agent)
to represent me/us in an application for Conditional Use
(type of application: variance, conditional use, zoning, etc.)

[Signature]
Signature of Owner

Signature of Owner

Steven Gianfilippo
Print Name of Owner

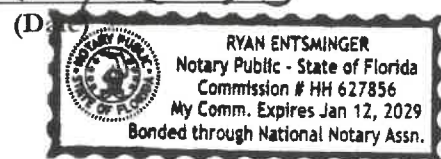
Print Name of Owner

The forgoing instrument was acknowledged before me this 14th day of July 2025, by Steve Gianfilippo who is personally known _____ or produced _____ as identification.

[Signature]
(Notary Signature)

7/14/2025

My Commission Expires 01/12/2029



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PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, Ping Pong Partners, LLC, agrees to post the sign(s) in a conspicuous place, at the principal access to the property, in full view of the public, and not more than five (5) feet from the nearest street right of way or easement a minimum of seven (7) days in advance of the Public Hearing 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): Steve Gianfilippo, authorized representative of Ping Pong Partners, LLC

Address: 9555 Blind Pass Road, St. Pete Beach, FL 33706

[Signature] _____ Date 7/14/25

STATE OF FLORIDA)
PINELLAS COUNTY) SS:

The foregoing instrument was acknowledged before me this 14th day of July 2025 by Steve Gianfilippo, who appeared before me, and is personally known to me, or has produced _____ as identification, and did take an oath.

My commission expires: 01/12/2029

NOTARY:
Print Name: Ryan Entsminger
Notary Public, State of Florida
(Notarial Seal)



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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 Brian J. Aungst, Jr. Phone (727) 444-1403 Email bj@macfar.com

Mailing Address 625 Court Street, Suite 200, Clearwater, FL 33756

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

- 1) Name Brian J. Aungst, Jr.
- 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):

N/A

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 Ping Pong Partners, LLC

Address 9555 Blind Pass Road, St. Pete Beach, FL 33706

General Area of Legislative Interest: Conditional Use Application

Specific Area of Legislative Interest: Construction of outdoor drinking/dining establishment on site and

Position on Area of Interest: In support of re-development of dock/marina use

(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)

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.

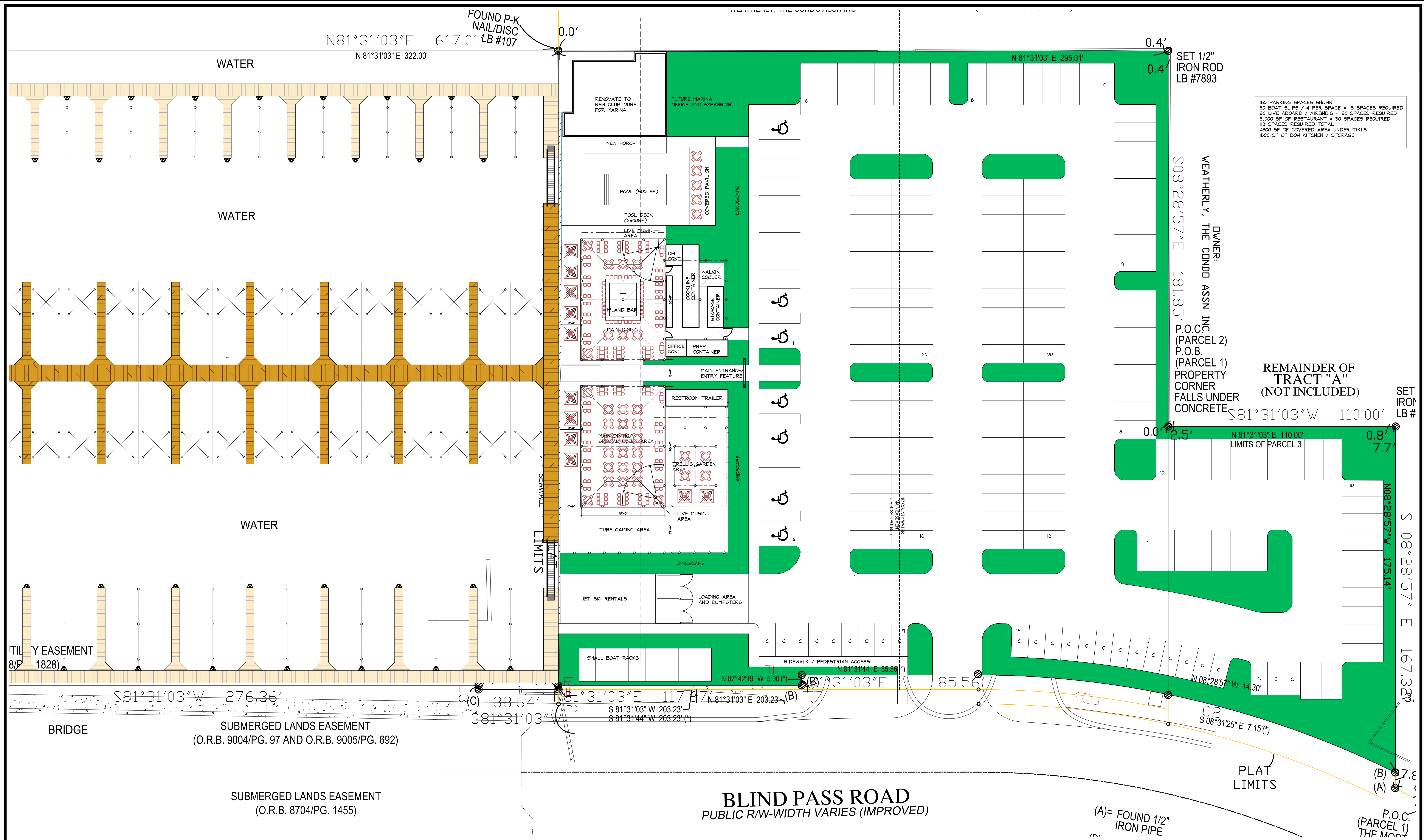


Amber LaRowe, City Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



Andrew Dickman, City Attorney



180 PARKING SPACES SHOWN
 50 BOAT SLIPS / 4 PER SPACE = 13 SPACES REQUIRED
 50 LIVE ABOARD / AIRBNB'S = 50 SPACES REQUIRED
 5,000 SF OF RESTAURANT = 50 SPACES REQUIRED
 113 SPACES REQUIRED TOTAL
 4800 SF OF COVERED AREA UNDER TIKI'S
 1500 SF OF BOH KITCHEN / STORAGE

OWNER:
 WEATHERLY, THE CONDO ASSN INC.
 P.O.C. (PARCEL 2)
 P.O.B. (PARCEL 1)
 PROPERTY CORNER FALLS UNDER CONCRETE

REMAINDER OF TRACT "A" (NOT INCLUDED)

SET IRON LB #

JVB ARCHITECT, LLC
 ARCHITECTURE • PLANNING • INTERIORS
 2401 N. HOWARD AVE, TAMPA FL 33607-2614
 813.258.3233 | www.jvbarch.com | AR92396

BLIND PASS MARINA

CONCEPTUAL SITE PLAN

Sheet Number	1 of 1
Project Number	25076
Date	8-11-25

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

Agenda Report

Agenda Title Name: Conditional Use Permit 25133: 804 Pass-A-Grille Way

Action Request:

Strategic Objective:

Date: October 22, 2025

Prepared By: Brandon Berry, Senior Planner

Through: Laura Canary, Community Development Director

Summary of Issue: Michael Keller for 804 PAG WAY, LLC requests a conditional use permit for an elevated, exterior balcony seating area on the second (500 sq. ft.) and third (640 sq. ft.) levels of a new restaurant development (LDC Sec. 40.4.(b)). CRD-EA zoning.

Funding:

Attachments:

1. Application
2. PAG 804 Survey - Signed (Digital)
3. Renderings and Plans



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 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:
 - 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.
 - Height from Base Flood Elevation to the top of the roof and top of the highest element of the structure.
 - 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.
 - 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.
 - 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.
 - 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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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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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.

- DA I understand that the City will not accept or process an incomplete application.
- DA 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.
- DA On all conditional uses, a majority vote is required. Action on this application by the City Commission may be continued to a later meeting.
- DA 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.
- DA 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.
- DA 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

10/06/25

Date

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CONDITIONAL USE APPLICATION

Case Number: _____

PROPERTY OWNER: 804 PAG Way, LLC

APPLICANT/AGENT (Attach agent authorization form)

Name: John D. Dashiell (mg. member)

Name: Michael Keller

Address: 2061 East Via Del Mar Blvd.

Address: 3125 5th Ave N, Suite 200

City: SPB State: FL.

City: St. Petersburg State: Florida

Zip: 33706 Telephone: (404) 202-8763

Zip: 33713 Telephone: 727-328-3608

Email: dashiellrealty@aol.com

Email: mkeller@frazedesign.com

SUBJECT PROPERTY:

Address: 804 Pass A Grille Way Current Name of Business: N/A

Parcel ID: 19-32-16-58932-005-0030 Name of Project: _____

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

Request approval for an exterior balcony of 500 s.f. for exterior dining on the 2nd level of the 3 story restaurant. In additon there is also 640 s.f. of extrior seating on the 3rd level.

Mike Keller
Signature of Applicant/Agent

10/06/25
Date

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Owner's Authorization for Agent

I/WE 804 PAG Way, LLC / John D. Dashiell (mng. member)
(print name of property owner)

hereby authorize Michael Keller Mike Keller
(print name of agent)

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

[Signature]
Signature of Owner

Seh
Signature of Owner

JOHN DASHIELL
Print Name of Owner

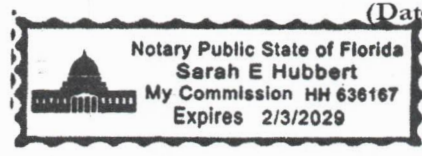
Seh
Print Name of Owner

The forgoing instrument was acknowledged before me this 3rd day of October 2025, by JOHN DASHIELL who is personally known _____ or produced FL Driver License as identification.

[Signature]
(Notary Signature)

10/3/25
(Date)

My Commission Expires 02/03/29



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PUBLIC HEARING SIGN POSTING AFFIDAVIT

Applicant, JOHN DASHIELL, 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): 804 Park Way, LLC / John D. Dashiell (mg. member)

Address: 2061 East Viera Del Mar Blvd SPB, FL 33706

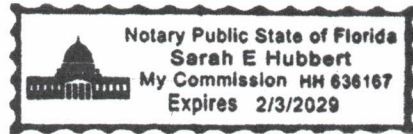
Signature: [Handwritten Signature] Date: 10/3/25

STATE OF FLORIDA)
) SS:
PINELLAS COUNTY)

The foregoing instrument was acknowledged before me this 3rd day of October 20 25 by John Dashiell, who appeared before me, and is personally known to me, or has produced FL Driver License as identification, and did take an oath.

My commission expires: 02/03/29

NOTARY: [Handwritten Signature]
Print Name: SARAH E HUBBERT
Notary Public, State of Florida
(Notarial Seal)



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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 prosed 3-story restaurant and exterior balconies meet all goals, objectives, and policies of the Comprehensive Plan. There are not any residential properties within a city block of this proposed restaurant. Water faces the front of the building across the street. The hours of operation are proposed to be from 11am to 10pm. There will be no band or live music on the proposed balconies.

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 new proposed restaurant complies with all function of the DIVISION 40 COMMUNITY REDEVELOPMENT DISTRICT—EIGHTH AVENUE (CRD-EA) district.

- 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);

The prosed 3-story restaurant and exterior balconies meet all goals, objectives, and policies of the Comprehensive Plan. There are not any residential properties within a city block of this proposed restaurant. Water faces the front of the building across the street. The hours of operation are proposed to be from 11am to 10pm. There will be no band or live music on the proposed balconies.

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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 3-story restaurant is compatible with all adjacent developments. Rendering and floor plans are provided as part of this package. All ground level accessory items like coolers and dumpster will be screened from PASS- A- GRILLE WAY. Landscaping will be provided and setbacks will be met. The nearest neighbor on south is approximately 316 feet and on north is approximately 328 feet.

- 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 3-story restaurant and exterior balconies meet all goals, objectives, and policies of the Comprehensive Plan. There are not any residential properties within a city block of this proposed restaurant. Water faces the front of the building across the street. The hours of operation are proposed to be from 11am to 10pm. There will be no band or live music on the proposed balconies.

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);

Per a meeting with city building department and all entities, it was determined that the transportation system is capable of supporting this structure.

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 new proposed 3- story restaurant will have a loading area at the rear of the building off of the existing alley and will be appropriately sized for the delivery truck to unload in.

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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.

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 owner of the land has been involved in all meetings with the city and is aware of all things the city is requesting of him.

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.

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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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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.

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

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.

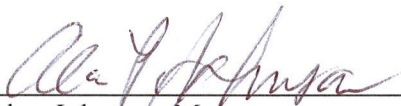
SECTION 7. Construction. This Ordinance is to be liberally construed to accomplish its objectives.

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:

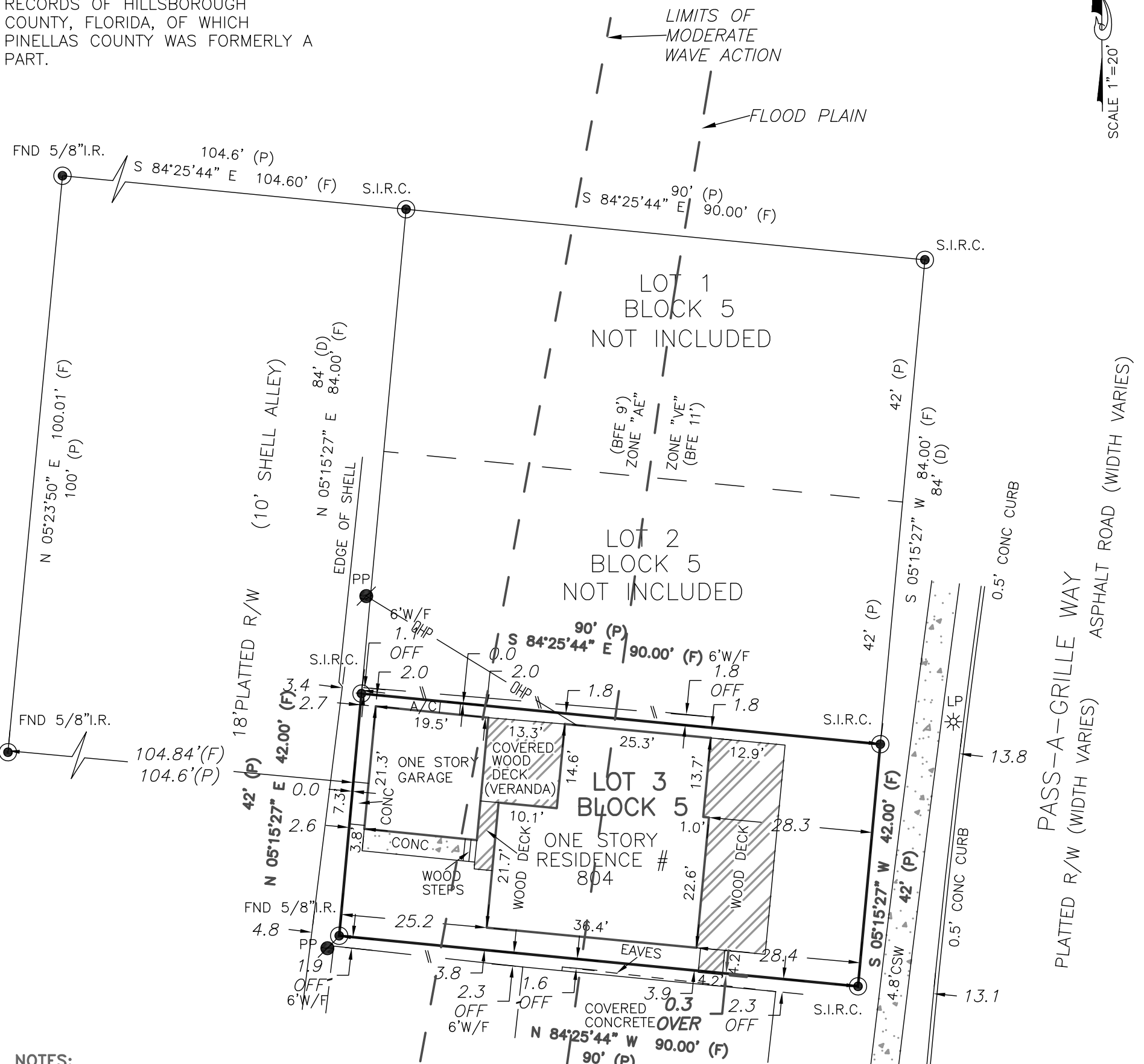


Andrew Dickman, City Attorney

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 3, BLOCK 5, MOREY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.



- NOTES:**
- 1) BEARINGS ARE BASED UPON THE WESTERLY LINE LOTS 1-3, N 05'15'27\" E, ASSUMED BEARING
 - 2) PROPERTY APPEARS TO BE IN FLOOD ZONE "AE AND VE" PANEL #12103C-0278 SUFFIX "H" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP, REVISED 8-24-2021
 - 3) ELEVATIONS ARE BASED ON NAVD '88 DATUM
 - 4) ALL MEASUREMENTS ARE IN U.S. FEET
 - 5) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY
 - 6) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP, OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.

WOOD DECK CROSSES OVER THE BOUNDARY LINE AS SHOWN

Certificate of Authorization "LB #6945"

<p>LEGEND: A/C = AIR CONDITIONER (C) = CALCULATED CLF = CHAIN LINK FENCE C.M. = CONCRETE MONUMENT CONC = CONCRETE CSW = CONCRETE SIDEWALK (D) = DEED MEASUREMENT (F) = FIELD MEASURED NO. I.D. = NO IDENTIFICATION PRM = PERMANENT REFERENCE MONUMENT PSM = PROFESSIONAL SURVEYOR AND MAPPER RLS/PLS = REGISTERED/PROFESSIONAL LAND SURVEYOR</p>	<p>PVC = PLASTIC VINYL FENCE I.P. = IRON PIPE I.R. = IRON ROD LB = LICENSED BUSINESS O.U. = OVER HEAD UTILITY P.K. = PARKER KRYLON (P) = PLAT PP = POWER POLE R/W = RIGHT-OF-WAY</p> <p>ASPH = ASPHALT P.C.P. = PERMANENT CONTROL POINT (R) = RADIAL F.H.D. = FIRE HYDRANT F.N.D. = FOUND (N/R) = NON-RADIAL (TYP) = TYPICAL W/F = WOOD FENCE S.P.K.D. = SET P.K. NAIL & DISK LB#6945 S.I.R.C. = SET 5/8\" I.R. & CAP LB#6945</p>	<p>CERTIFIED TO: 804 PAG WAY LLC</p>
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MARK A. JOHNSON
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NUMBER 6572
 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17-7.0025(3) (a) (b) (c) (d)

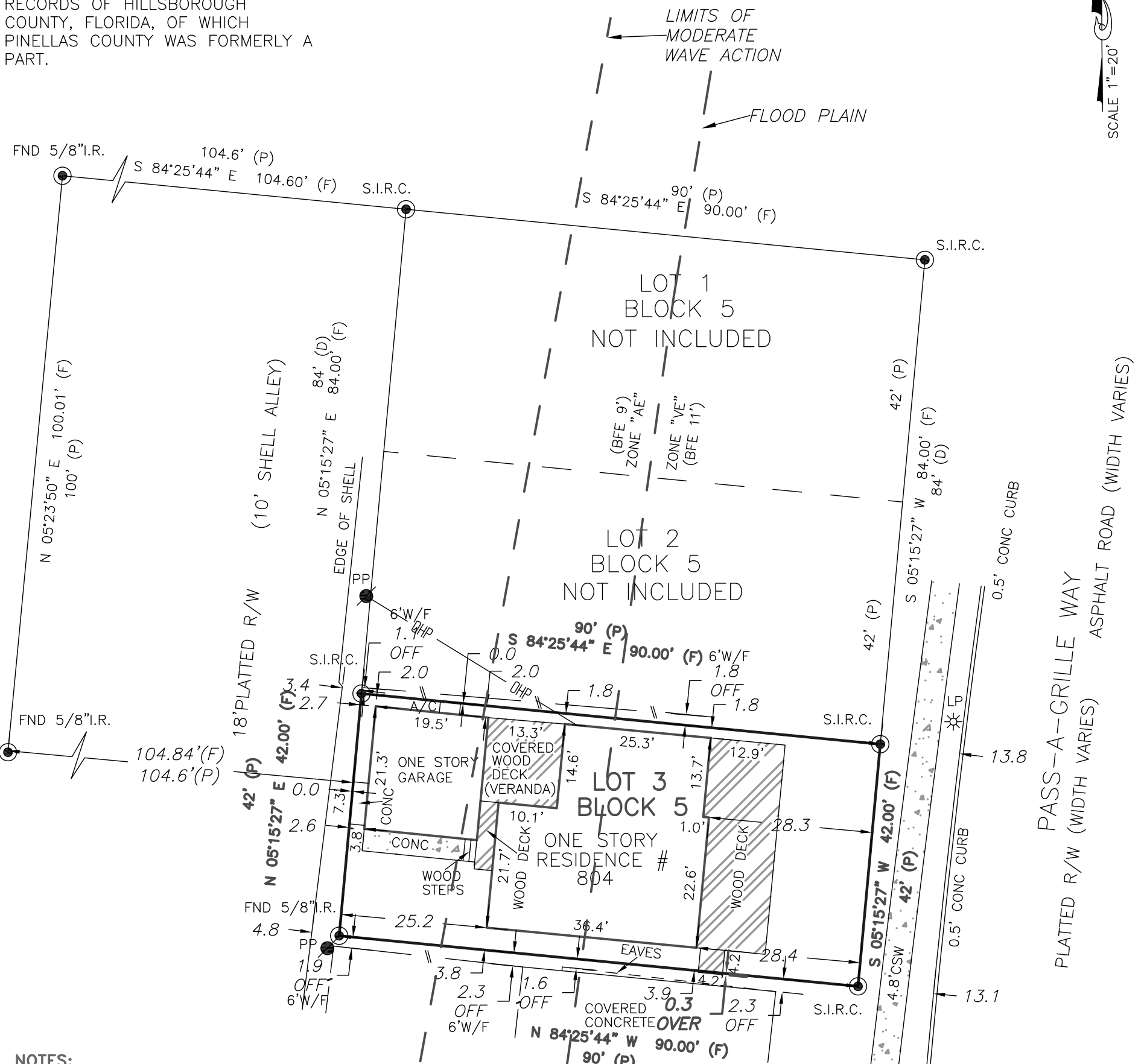
FIELD WORK BY:	JOSH	DATE:	12-7-2024	F.B. / PG.	3 / 31
DRAFTED BY:	B.P.	DATE:	12-9-2024	JOB #	24-1192

DON WILLIAMSON & ASSOCIATES, INC.
 PROFESSIONAL SURVEYORS & MAPPERS LB # 6945
 5020 GUNN HIGHWAY SUITE 220 A
 TAMPA, FL 33624
 (813) 265-4795
 FAX (813) 264-6062
 WAISURVEYING@GMAIL.COM

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 3, BLOCK 5, MOREY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART.



NOTES:

- 1) BEARINGS ARE BASED UPON THE WESTERLY LINE LOTS 1-3, N 05'15'27" E, ASSUMED BEARING
- 2) PROPERTY APPEARS TO BE IN FLOOD ZONE "AE AND VE" PANEL #12103C-0278 SUFFIX "H" ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP, REVISED 8-24-2021
- 3) ELEVATIONS ARE BASED ON NAVD '88 DATUM
- 4) ALL MEASUREMENTS ARE IN U.S. FEET
- 5) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY
- 6) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP, OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.

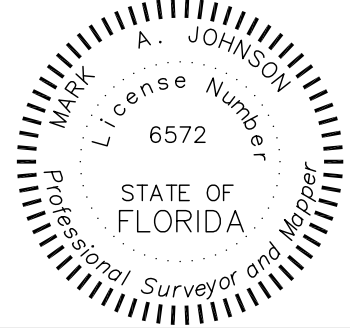
WOOD DECK CROSSES OVER THE BOUNDARY LINE AS SHOWN

Certificate of Authorization "LB #6945"

<p>LEGEND:</p> <p>A/C = AIR CONDITIONER (C) = CALCULATED CLF = CHAIN LINK FENCE C.M. = CONCRETE MONUMENT CONC = CONCRETE CSW = CONCRETE SIDEWALK (D) = DEED MEASUREMENT (F) = FIELD MEASURED NO. I.D. = NO IDENTIFICATION PRM = PERMANENT REFERENCE MONUMENT PSM = PROFESSIONAL SURVEYOR AND MAPPER RLS/PLS = REGISTERED/PROFESSIONAL LAND SURVEYOR</p>	<p>PVC = PLASTIC VINYL FENCE PCP = PERMANENT CONTROL POINT I.P. = IRON PIPE I.R. = IRON ROD LB = LICENSED BUSINESS O.U. = OVER HEAD UTILITY P.K. = PARKER KRYLON (P) = PLAT PP = POWER POLE R/W = RIGHT-OF-WAY</p>	<p>ASPH = ASPHALT (R) = RADIAL FHD = FIRE HYDRANT FND = FOUND (N/R) = NON-RADIAL (TYP) = TYPICAL W/F = WOOD FENCE S.P.K.D. = SET P.K. NAIL & DISK LB#6945 S.I.R.C. = SET 5/8" I.R. & CAP LB#6945</p>
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CERTIFIED TO:
804 PAG WAY LLC

MARK A. JOHNSON
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NUMBER 6572
 NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17-7.0025(3) (a) (b) (c) (d)

FIELD WORK BY:	JOSH	DATE:	12-7-2024	F.B. / PG.	3 / 31
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 5020 GUNN HIGHWAY SUITE 220 A
 TAMPA, FL 33624
 (813) 265-4795
 FAX (813) 264-6062
 WAISURVEYING@GMAIL.COM



East Elevation | Scale: NTS

804 PAG WAY
10-09-2025



South Elevation | Scale: NTS

804 PAG WAY
09-02-2025



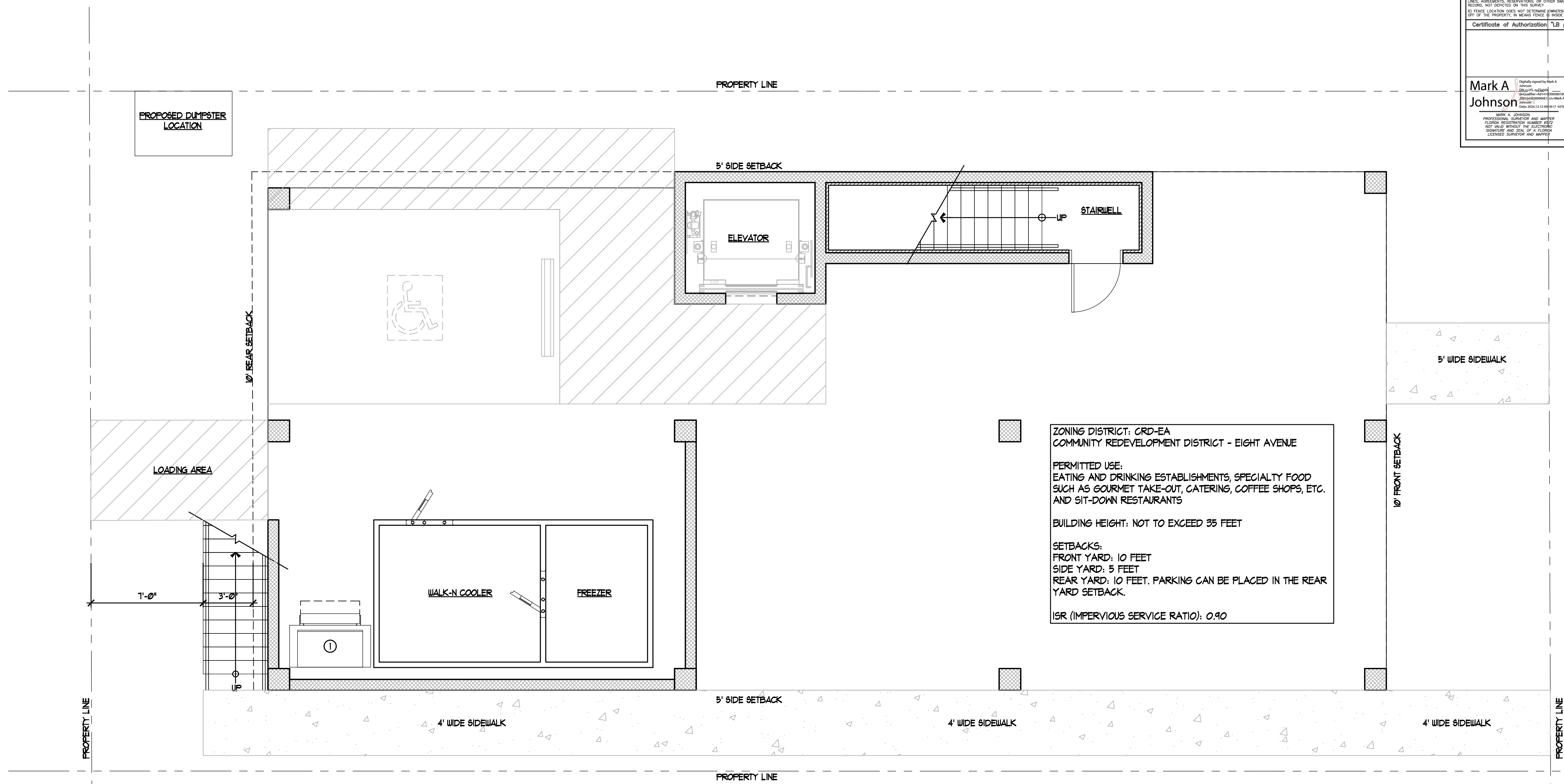
West Elevation | Scale: NTS

804 PAG WAY
10-09-2025



North Elevation | Scale: NTS

804 PAG WAY
09-02-2025



ZONING DISTRICT: CRD-EA
COMMUNITY REDEVELOPMENT DISTRICT - EIGHT AVENUE

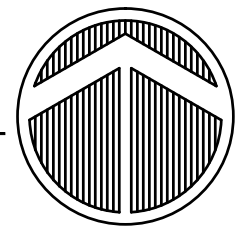
PERMITTED USE:
EATING AND DRINKING ESTABLISHMENTS, SPECIALTY FOOD
SUCH AS GOURMET TAKE-OUT, CATERING, COFFEE SHOPS, ETC.
AND SIT-DOWN RESTAURANTS

BUILDING HEIGHT: NOT TO EXCEED 35 FEET

SETBACKS:
FRONT YARD: 10 FEET
SIDE YARD: 5 FEET
REAR YARD: 10 FEET. PARKING CAN BE PLACED IN THE REAR
YARD SETBACK.

ISR (IMPERVIOUS SERVICE RATIO): 0.90

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



SECTION 19, TOWNSHIP 32 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA.

BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOT 3, BLOCK 5, MOREY BEACH,
ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 1,
PAGE 101 OF THE PUBLIC
RECORDS OF HILLSBOROUGH
COUNTY, FLORIDA, OF WHICH
PINELLAS COUNTY WAS FORMERLY A
PART.

NOTES:
1. DIMENSIONS ARE BASED UPON THE WESTERN
MERCATOR PROJECTION.
2. PROPERTY APPEARS TO BE IN FLOOD ZONE "AC AND VC"
FOR FLOOD PROTECTION, CONTACT
FLOOD INSURANCE RATE BOARD (FIRB) FOR
FLOOD ZONE INFORMATION.
3. ELEVATIONS ARE BASED ON MEAN SEA LEVEL.
4. ALL MEASUREMENTS ARE IN U.S. FEET.
5. THIS SURVEY WAS CONDUCTED PURSUANT TO AN ABSTRACT OF
TITLE SURVEY AND CONVEYED PURSUANT TO THE BENEFIT OF AN ABSTRACT OF
TITLE SURVEY. THIS SURVEY IS NOT TO BE CONSIDERED A SUBSTITUTE FOR A
TITLE SURVEY. THE SURVEYOR'S RESPONSIBILITY IS TO REPORT THE RESULTS OF THIS
SURVEY AND TO PROVIDE A TRUE AND CORRECT COPY OF THIS SURVEY TO THE
CLIENT. THIS SURVEY DOES NOT DETERMINE OWNERSHIP, BUT BEARS THE FORCE AS
SET FORTH IN THE INSTRUMENTS REFERENCED HEREIN.

Certificate of Authorization LB #6945

<p>Mark A Johnson</p> <p>Professional Seal STATE OF FLORIDA Professional Engineer No. 6376 Exp. 12/31/2024</p>	<p>DON WILLIAMSON ASSOCIATES, INC.</p> <p>PROFESSIONAL ENGINEERS</p> <p>MADEIRA, LE # 6945 3000 WEST HERBERT AVENUE, SUITE 220 TAMPA, FL 33613 PH: 813-281-1111 FAX: 813-281-1112</p>
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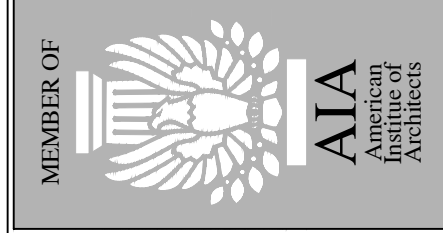
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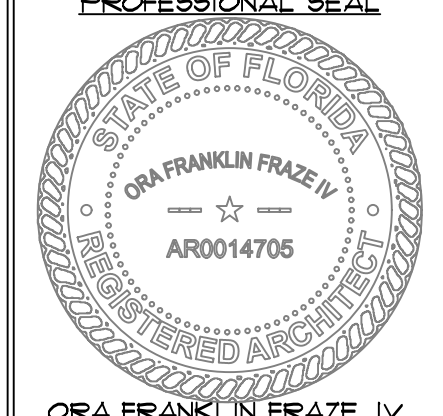
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REVIEW	09/02/25	MK/SP
PERMIT	09/02/25	MK/SP
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Construction Documents for:
804 PAG WAY
804 PASS-A-GRILLE WAY
ST. PETE BEACH, FLORIDA

FD# 25101.00



FRAZE design commercial residential architecture




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SHEET TITLE
ARCHITECTURAL SITE PLAN

SHEET NUMBER
A-2

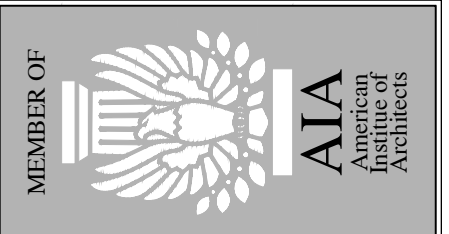
WALL LEGEND:

-  METAL STUD WALL
-  MASONRY WALL
-  MASONRY WALL - 1 HR RATED

ELEVATOR NOTE:

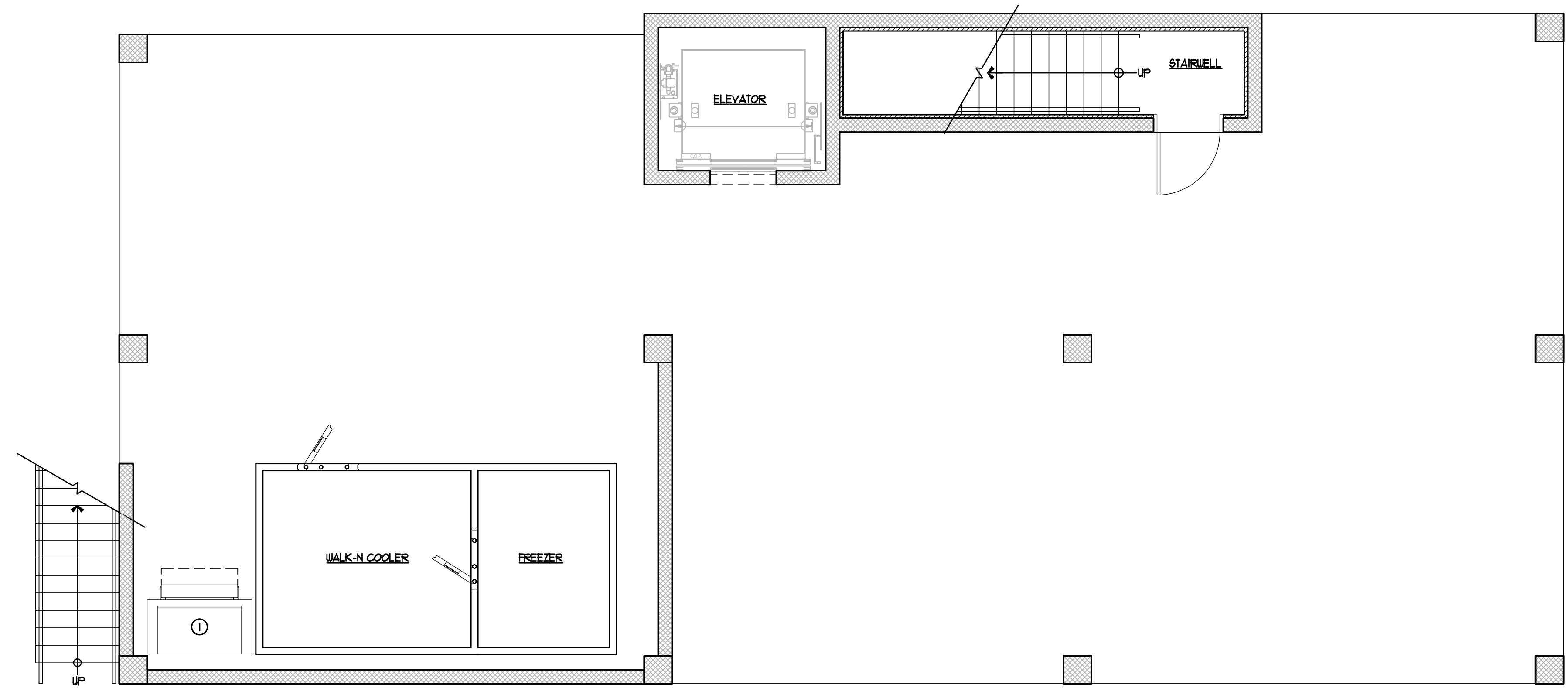
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- ELEVATOR TO MEET REQUIREMENTS OF NFPA 101 2018 EDITION, SECTION 13.4 ACCESSIBLE MEANS OF EGRESS
- ELEVATOR INSPECTION COMPLIES WITH FEMA TECHNICAL BULLETIN 4/ NOVEMBER 2010.

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PERMIT	09/02/25	MK/SBP
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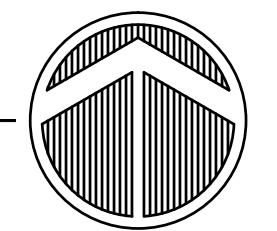
FDI# 25101.00

Construction Documents for:
804 PAG WAY
804 PASS-A-GRILLE WAY
ST. PETE BEACH, FLORIDA



EQUIPMENT SCHEDULE	
ITEM #	DESCRIPTION
1	ICE MACHINE
2	SINGLE DECK CONVECTION OVEN
3	(6) GAS FRYERS
4	COUNTERTOP CHARBROILER
5	COUNTERTOP GRIDDLE
6	(6) BURNER HOT PLATE
7	WORKTOP REFRIGERATOR
8	REFRIGERATED PREP TABLE
9	REACH-IN REFRIGERATOR
10	PREP TABLE
11	DISH TABLE
12	14X4 DUMP WAITER
13	DOUBLE DUMP SINK
14	HAND SINK
15	3-COMP SINK
16	DISHWASHER
17	PRE-RINSE SINK AND FAUCET
18	SOILED DISH TABLE
19	MOP SINK
20	2-DOOR FREEZER
21	POS
22	ICE WELL WITH RAILS
23	ICE WELL WITH SODA GUN
24	GLASS RACK
25	3-BIN REACH IN
26	6 TAP 3-DOOR COOLER
27	2X2 FREEZER

1 GROUND LEVEL PLAN
 SCALE: 1/4" = 1'-0"



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 EMAIL: fdi@frazedesign.com

SHEET TITLE
GROUND LEVEL FLOOR PLAN

SHEET NUMBER
A-3

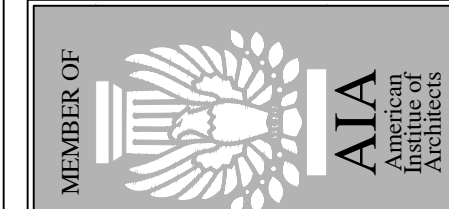
WALL LEGEND:

-  METAL STUD WALL
-  MASONRY WALL
-  MASONRY WALL - 1 HR RATED

ELEVATOR NOTE:

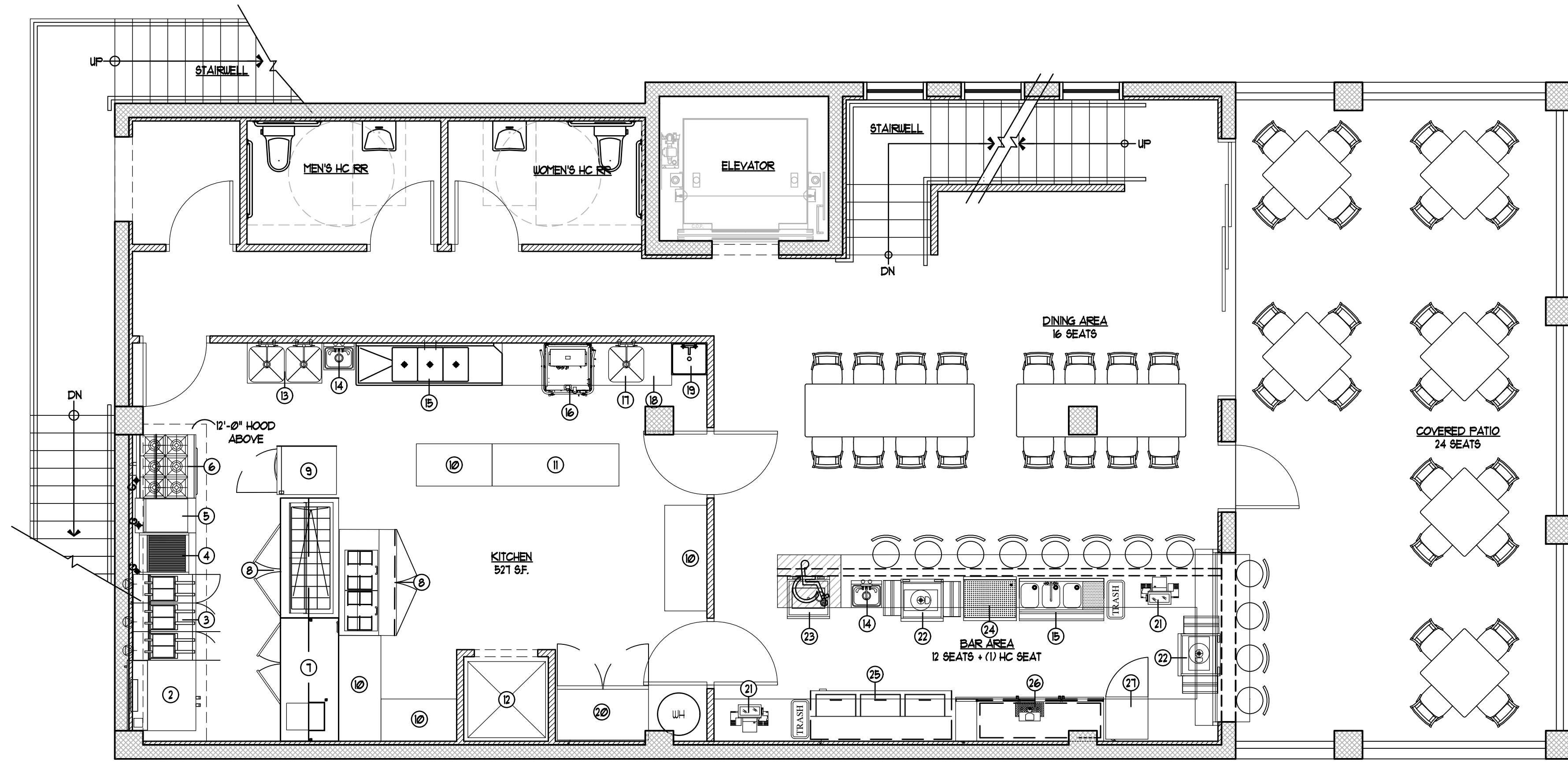
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Construction Documents for:
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ST. PETE BEACH, FLORIDA



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22	ICE WELL WITH RAILS
23	ICE WELL WITH SODA GUN
24	GLASS RACK
25	3-BIN REACH IN
26	6 TAP 3-DOOR COOLER
27	2X2 FREEZER

1 2ND LEVEL PLAN
 SCALE: 1/4" = 1'-0"


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SHEET TITLE	2ND LEVEL FLOOR PLAN
SHEET NUMBER	A-4

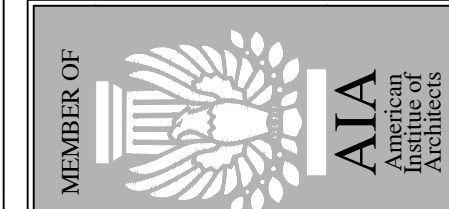
WALL LEGEND:

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-  MASONRY WALL
-  MASONRY WALL - 1 HR RATED

ELEVATOR NOTE:

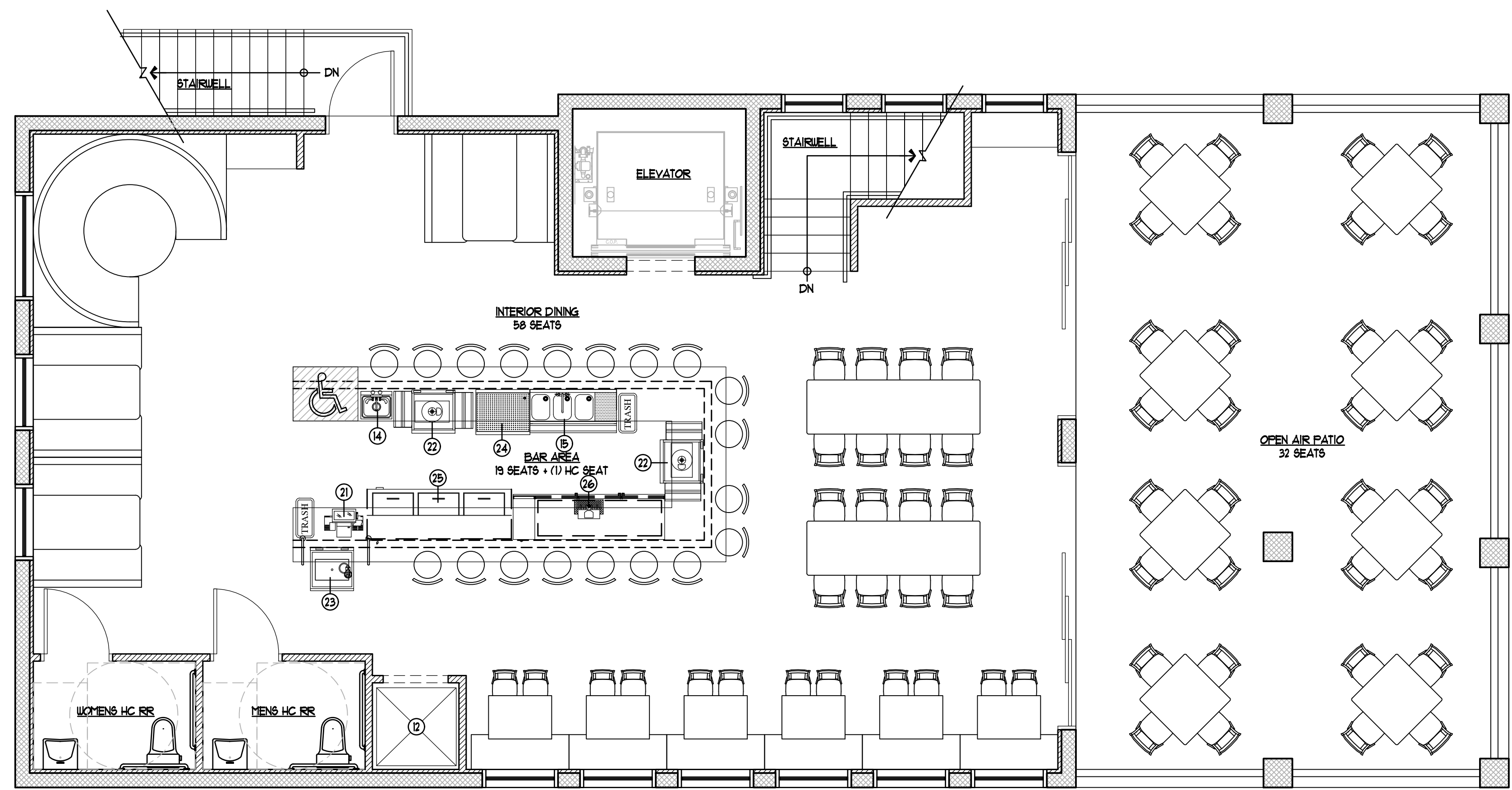
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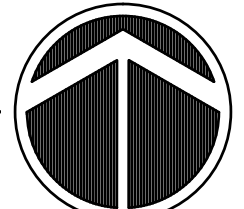
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Construction Documents for:
804 PAG WAY
804 PASS-A-GRILLE WAY
ST. PETE BEACH, FLORIDA



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22	ICE WELL WITH RAILS
23	ICE WELL WITH SODA GUN
24	GLASS RACK
25	3-BIN REACH IN
26	6 TAP 3-DOOR COOLER
27	2X2 FREEZER

1 3RD LEVEL PLAN
 SCALE: 1/4" = 1'-0"



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SHEET TITLE	3RD LEVEL FLOOR PLAN
SHEET NUMBER	A-5