

PROJECT PARAMETERS	
<p>ZONING - CG-2 (COMMERCIAL GENERAL)</p> <p>PARCEL # 36-31-15-00000-310-0400 - +/- 6,621 SF (0.15 ACRES) 36-31-15-00000-310-0500 - +/- 3,977 SF (0.09 ACRES) 36-31-15-00000-310-0600 - +/- 10,598 SF (.24 ACRES)</p> <p>+/- 21,196 SF (48 ACRES) - COMBINED PARCEL SIZE</p> <p>FLOOR AREA RATIO (FAR) 55 (55%) - MAX FLOOR AREA RATIO (FAR) 11,657 SF - MAX FLOOR AREA RATIO (FAR)</p> <p>1bd (%) - PROPOSED FLOOR AREA RATIO (FAR) 1bd SF - PROPOSED FLOOR AREA RATIO (FAR)</p> <p>IMPERVIOUS SURFACE AREA 90 - MAX IMPERVIOUS SURFACE AREA 1bd - PROPOSED IMPERVIOUS SURFACE AREA (SSEE CALCULATIONS BELOW)</p> <p>THE LOT AREA USED IN THE CALCULATION OF THE MAXIMUM IMPERVIOUS SURFACE RATIO SHALL EXCLUDE ANY PORTION OF THE PROPERTY LYING GULFWARD OF THE CITY'S COASTAL CONSTRUCTION AND EXCAVATION SETBACK LINE.</p>	<p>SETBACKS: 25' - FRONT SETBACK 25' - SECONDARY FRONT SETBACK 21'-6" - SIDE SETBACK (10% OF 215'-0") 25' - REAR SETBACK</p> <p>50' - MAX HEIGHT (TO ROOF MID POINT) DESIGN FLOOD ELEVATION TO THE HIGHEST POINT OF THE ROOF THE HIGHEST POINT OF THE ROOF IS AS FOLLOWS: A. THE HIGHEST POINT OF A FLAT ROOF. B. THE DECK OF A MANSARD ROOF. C. THE AVERAGE HEIGHT BETWEEN THE PLATE AND RIDGE OF GABLE OR HIP ROOFS</p> <p>SEWARD OF LIMIT OF MODERATE WAVE ACTION BASE FLOOD ELEVATION: 11' (MIN) NAVD88 DESIGN FLOOD ELEVATION: 12' (MIN) NAVD88</p> <p>29 SPACES + 10 SPACE ALLOWANCE = 39 PARKING SPACES - MIN OFF-STREET PARKING (DIV 23) - +/- 100 PUBLIC PARKING SPACES WITHIN 800' ALLOWANCE OF 10 PARKING SPACES.</p>
<p>PERMITTED PRINCIPAL USES (DSEC 16.3):</p> <p>A. COMMERCIAL KITCHEN.</p> <p>B. EATING AND DRINKING ESTABLISHMENTS, LIMITED-SERVICE RESTAURANT, OR OUTDOOR DINING AND/OR COMMERCIAL DOCKS—CLASSES A, B AND C ONLY.</p> <p>C. FINANCIAL INSTITUTIONS WITHOUT DRIVE-THROUGH SERVICE</p> <p>D. OFFICES</p> <p>E. PRINTING AND COPYING SERVICES</p> <p>F. RETAIL SALES</p> <p>G. SERVICES, PERSONAL/BUSINESS</p> <p>ALLOWABLE CONDITIONAL USES (SEC 16.4):</p> <p>C. COMMERCIAL BOAT DOCKING FACILITIES.</p> <p>G. COMMERCIAL DOCKS—CLASSES A, B AND C ONLY.</p> <p>H. EATING AND DRINKING ESTABLISHMENTS—RESTAURANT WITH DRIVE-THROUGH SERVICE, TAKE-OUT ONLY RESTAURANT, BAR/LOUNGE, OUTDOOR DINING AND/OR DRINKING AREAS THAT PROVIDE FOR OUTDOOR MUSIC, OR ROOF DINING AND/OR DRINKING AREAS, SUBJECT TO SECTION 6.24 OF THIS CODE AS MAY BE APPLICABLE.</p> <p>SEC. 6.24 - OUTDOOR DINING AND OUTDOOR DRINKING AREAS.</p> <p>GENERAL REQUIREMENTS.</p> <p>ALL OUTDOOR DINING AND OUTDOOR DRINKING AREAS LOCATED ON PRIVATE PROPERTY SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:</p> <p>A. A LANDSCAPE BUFFER AND OPAQUE WALL OR FENCE CONSTRUCTED AT THE MAXIMUM HEIGHT ALLOWED BY THIS CODE SHALL BE REQUIRED ALONG THE LOT LINE OF ANY YARD CONTAINING AN OUTDOOR DINING OR OUTDOOR DRINKING AREA WHEN THE LOT LINE OF SAID YARD ADJOINS A PROPERTY THAT IS OCCUPIED BY A RESIDENTIAL USE TO EFFECTIVELY SCREEN AND MITIGATE EXTERNAL IMPACTS AS DETERMINED THROUGH THE CONDITIONAL USE PERMITTING PROCESS.</p> <p>B. OUTSIDE FOOD AND BEVERAGE CONSUMPTION SHALL NOT EXTEND BEYOND THE PERMITTED AREA.</p> <p>C. NO OUTDOOR FOOD PREPARATION IS PERMITTED.</p> <p>D. SUITABLE PROTECTIVE BARRIERS SHALL BE INSTALLED WHEN AN OUTDOOR DINING AREA OR OUTDOOR DRINKING AREA IS LOCATED ADJACENT TO A VEHICULAR USE AREA AS DETERMINED BY THE BUILDING OFFICIAL.</p> <p>E. UPON THE ISSUANCE OF A TROPICAL STORM OR HURRICANE WARNING, ALL TABLES, CHAIRS AND OTHER EQUIPMENT SHALL BE SECURELY STORED INSIDE.</p> <p>GENERAL PARKING REQUIREMENTS (SEC 23.4)</p> <p>(B) COMPUTATION OF REQUIRED SPACES</p> <p>(1) FRACTIONAL SPACE REQUIREMENTS SHALL BE ROUNDED UP TO THE NEXT WHOLE SPACE.</p> <p>(3) IN MULTISTORY BUILDINGS HAVING VERTICAL PENETRATIONS INCLUDING, BUT NOT LIMITED TO, ELEVATOR, MECHANICAL CLOSETS, AIR SHAFTS, STAIRWAYS AND OTHER SIMILAR PENETRATIONS, AND RETAIL OR RESTAURANT ESTABLISHMENTS HAVING "BACKROOM" STORAGE OR WORKING SPACE, MAY DEDUCT THESE SPACES FROM THE GROSS SQUARE FOOTAGE IN CALCULATING PARKING SPACE NEEDS.</p> <p>(E) EXCEPT AS PROVIDED IN SECTION 23.7, ALL OFF-STREET PARKING AREAS SHALL BE SURFACED WITH ASPHALT, BITUMINOUS OR CONCRETE MATERIAL, CLAY BRICK OR CONCRETE PAVING UNITS, AND MAINTAINED IN A SMOOTH, WELL-GRADED CONDITION; PROVIDED, HOWEVER, TURF BLOCK MAY BE USED FOR THE PARKING SPACE SURFACE.</p> <p>(I) HAVE CURBS, MOTOR VEHICLE STOPS OR SIMILAR DEVICES SO AS TO PREVENT VEHICLES FROM OVERHANGING ON OR INTO PUBLIC RIGHTS-OF-WAY OR ADJACENT PROPERTY.</p> <p>NUMBER OF PARKING SPACES REQUIRED (SEC 23.5)</p> <p>RESTAURANT - 1 SPACE PER 100 SF FLOOR AREA</p> <p>(A) IN INSTANCES OF NEW CONSTRUCTION OR FACILITY EXPANSION INVOLVING THE ESTABLISHMENT OF OUTDOOR SEATING AREAS OR OTHER ACCESSORY OR SUPPLEMENTAL USES, THE NUMBER OF REQUIRED PARKING SPACES SHALL BE INCREASED IN ACCORDANCE WITH THE ABOVE TABLE SUCH THAT PARKING IS ADEQUATE TO ACCOMMODATE THE ENTIRE AREA OF USE, BOTH INTERNAL AND EXTERNAL TO THE STRUCTURE, PROVIDED, HOWEVER, OUTDOOR DINING OR OUTDOOR DRINKING AREAS SHALL NOT BE REQUIRED TO PROVIDE ADDITIONAL PARKING WHEN THE OUTDOOR DINING OR OUTDOOR DRINKING AREA IS LESS THAN 500 SQUARE FEET OR IS LOCATED ON A PRIVATE SAND BEACH AFFILIATED WITH A TEMPORARY LODGING ESTABLISHMENT. ANY PORTION OF THE OUTDOOR DINING OR OUTDOOR DRINKING AREA GREATER THAN 500 SQUARE FEET NOT LOCATED ON A PRIVATE SAND BEACH AFFILIATED WITH A TEMPORARY LODGING ESTABLISHMENT SHALL BE INCLUDED AS GROSS FLOOR AREA FOR THE PURPOSES OF CALCULATING OFF-STREET PARKING REQUIREMENTS AT THE RATE SET FORTH IN THE ABOVE TABLE OR AS OTHERWISE PROVIDED BY THIS CODE.</p> <p>(D) ALL NON-RESIDENTIAL PROJECTS OVER 5,000 SQUARE FEET SHALL BE REQUIRED TO PROVIDE A MINIMUM OF FIVE BICYCLE RACK SPACES, OR A NUMBER OF BICYCLE RACK SPACES EQUAL TO TEN PERCENT OF THE REQUIRED NUMBER OF VEHICLE PARKING SPACES, WHICHEVER IS GREATER.</p> <p>HANDICAP PARKING REQUIREMENT - TO BE CONSISTENT WITH THE REQUIREMENTS OF FLORIDA STATUTES</p> <p>WHERE A SURFACE PARKING LOT ABUTS AN EXISTING SIDEWALK, A FIVE-FOOT-WIDE BUFFERED LANDSCAPING AREA SHOULD BE PROVIDED CONTAINING SHADE TREES OR OTHER GREENERY. THE CITY MANAGER OR THEIR DESIGNEE MAY WAIVE THIS PROVISION OF THE CODE OF IF THE APPLICANT CAN DEMONSTRATE THAT DESIGN STANDARD WILL PROHIBIT THEM FROM MEETING THE PARKING REQUIREMENTS AS OUTLINED IN DIVISION 23. IF THIS REQUIREMENT IS WAIVED, OTHER CONDITIONS MAY BE IMPOSED TO ACHIEVE THE GOAL OF THIS PROVISION.</p>	

