

MEMORANDUM

DATE: June 6, 2012

TO: Planning and Zoning Board

FROM: Steve Schield, ASLA, AICP, CFM, Town Planner
Planning, Zoning & Building Department

THROUGH: Robin D. Meyer, AICP, Director
Planning, Zoning & Building Department

SUBJECT: Site Plan Amendment: Second Floor Dining Area Expansion for Dry
Dock Waterfront Grill

OWNER/APPLICANT: Eric Hammersand

SITE LOCATION: 412 Gulf of Mexico Drive, Longboat Key, Florida
Dry Dock Waterfront Grill

ZONING: M-1 Marina Commercial Service District

REQUEST: The applicant requests approval by the Planning and
Zoning Board (PZB) of a Site Plan Amendment that would
allow for the construction of a 1,107 square foot addition to
an existing second floor dining area.

STAFF SUMMARY

On November 5, 1984, Resolution 84-24 approved a site plan for the Boathouse marina and the Dry Dock Waterfront Grill Restaurant. Resolution 84-24 assigned 23 parking spaces to the restaurant, 20 spaces to the marina, and 11 spaces to the Ship's Store and Real Estate Office for a total of 54 spaces. Resolution 95-19 was approved on June 1, 1995, allowing outdoor dining at the Dry Dock Waterfront Grill Restaurant with a combined maximum 115 inside/outdoor seats. The assignment of parking was not changed at that time. A condition was placed in the approval that if parking was found to be inadequate, nine parking spaces would have to be added to the site plan. Resolution 2009-28, approved June 30, 2009, adopted a site plan amendment to allow for the construction of a permanent roof structure over the previously approved outdoor dining area. The amendment did not change the total number of seats (115) or parking spaces

required for the restaurant (23). Resolution 2009-42, adopted December 7, 2009, was approved for a Site Plan Amendment to increase seating at the Dry Dock Waterfront Grill from 115 seats to 150 seats after 5:00 p.m. A shared parking agreement with the Boathouse of Longboat Association was recorded with the county that allowed the use of an additional 15 parking spaces after 5:00 p.m. to accommodate the 35 additional seats. The applicant proposes to expand the dining service in the proposed second story addition to a maximum of 17 tables and a maximum of 60 seats. The proposed dining area does not represent an increase in seating because the seating is being removed from the interior of the restaurant on the first floor and relocated to the proposed second floor.

STAFF ASSESSMENT

The proposed addition will extend out over the existing covered outdoor dining area (see attached site plan). The proposed total lot coverage on the Boathouse/Dry Dock parcel will remain at 37,560 square feet or 39.52 percent and is not in excess of the 40 percent maximum allowed under Zoning Code Section 158.145 for the applicable M-1 zoning district. The height of the proposed addition is 24.1 feet above the minimum habitable floor, within the 30 foot maximum allowed under Section 158.145 of the Zoning Code. The addition of 1,107 square feet of structural coverage located 22 feet from the bay requires a Site Plan amendment under Section 158.150(D)(3) of the Zoning Code.

Consistency with the Comprehensive Plan

Staff found that the proposed second story addition at the Dry Dock Waterfront Grill was consistent with the Comprehensive Plan. The addition to the dining room is connected to the existing restaurant facilities and is consistent with its principal use. According to the applicant, the proposed addition would increase the economic viability of the restaurant. Increased economic viability of a commercial entity on Longboat Key, while maintaining the health, safety, welfare and property values of the community, is consistent with the Goals, Objectives, and Policies (GOPs) of the Future Land Use Element of the Comprehensive Plan. The provision of new dining area would not create or alter impacts to the Levels of Service of the Town, including transportation and infrastructure, since the capacity of the restaurant is not changing. The proposed Site Plan Amendment is consistent with and promotes the Transportation Element GOPs because the site will provide safe access and accommodation for multi-modal forms of transportation, including pedestrians, bicyclists, and customers arriving by water. The proposed use complies with and is not inconsistent with all other elements of the Comprehensive Plan.

Parking Analysis

Additional parking will not be required for the relocation of the interior restaurant seating to the second story addition. The parking regulations in Section 158.128 require that

parking for restaurants be provided at "1 space per 4 seats based on maximum allowable capacity." The parking is being partially provided by the shared parking agreement with the Boathouse on Longboat Association for the use of 15 of the existing parking spaces located on the site in which the Association's boat slip owners do not utilize after 5:00 p.m. This left 16 of the 54 parking spaces on the site for the use of the slip owners and other tenants, located at the Boathouse site, after 5:00 p.m

Yard Area Setbacks

The proposed second story dining room addition is approximately 24 feet from the north property line (office), approximately 138 feet from the south property line (residential), and approximately 22 feet from Sarasota Bay. The M-1 (Marina Commercial Service) zoning district requires a 45-foot street setback and a 30-foot side yard setback from a residential property. The required bay waterfront yard is subject to site plan review.

Screening

The applicant has existing screening from the adjacent office property along the north property. A very tall and dense hedge buffers the residential property to the south.

Lot and Non-Open Space Coverage Analysis

The subject property area at 412 Gulf of Mexico Drive is 98,183 sq. ft. The maximum lot (structural) coverage allowed in the M-1 zoning district is 40 percent or 39,273 sq. ft. of the subject parcel. The lot coverage proposed by the applicant, including the second story addition, will remain at 38,799 sq. ft. or 39.52 percent

The maximum allowable non-open space coverage in the M-1 district is 80 percent or 78,464 sq. ft. of the subject parcel. The non-open space coverage will remain at 76,655 sq. ft. or 78.07 percent. The site plan coverage calculations demonstrate that the proposed site plan would result in both the lot coverage and non-open coverage to be in compliance with the maximum coverages set by the Zoning Code.

Traffic

Traffic impacts resulting from the relocation of the existng tables and seats will not be affected.

Building height

The maximum building height allowed in the M-1 zoning district is 30 feet from minimum habitable floor. The proposed second story addition would result in a building height of 24 feet 1 inch from the minimum habitable floor or finished grade if lower than minimum habitable floor.

Stormwater

The town's Public Works Department, has reviewed and approved the proposed drainage plan.

STAFF RECOMMENDATIONS

Staff recommends that the Board **approve** the Site Plan Amendment to the Town Commission for the construction of a 1,107 square foot addition to an existing second floor dining area at 412 Gulf of Mexico Drive subject to the conditions listed in Resolution 2012-15, Conditions Requisite for Approval.

If you should have any questions, or desire additional information, please contact the Planning, Zoning & Building Department.

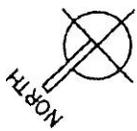
ATTACHMENTS

Application for Site Plan Review and supporting documentation
Resolution 2012-15

xc: David Persson, Town Attorney
Robin D. Meyer, AICP, Director – Planning, Building & Zoning Department

S A R A S O T A B A Y

Site



340 GMD
350 GMD
360 GMD
370 GMD
380 GMD
390 GMD
TANGERINE BAY

395
D R I V E
N E W I C C O F E R
400
410
412
BOATMAINTENANCE
SERVICE STATION
404

LONGBOAT KEY GOLF CLUB

590
585
571
569
561
550
540
537
525
501
16
15
14
13
12
11
10
9
8
7
6
5
4
3
2
1
CHANNEL LANE
NEW PASS SHORES SUBDIVISION
SAILBOAT DR.

561
549
537
525
501
6
5
4
3
2
1
C.C.S.-2, BLOCK A
SLOOP LANE
560
548
536
524
512
500
7
6
5
4
3
2
1
C.C.S.-2, BLOCK B
KETCH LANE
BAY HARBOR APARTMENTS 450