# PLANNING COMMISSION MEETING AGENDA

**Monday, December 07, 2026 at 6:00 PM**
**Commission Chambers, 300 Municipal Drive,**
**Madeira Beach, FL 33708**

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**This Meeting will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.**

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1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**

   *Public participation is encouraged. If you are addressing the Planning Commission, step to the podium and state your name and address for the record. Please limit your comments to three (3) minutes and do not include any topic that is on the agenda.*

   *Public comment on agenda items will be allowed when they come up.*

   *For any quasi-judicial hearings that might be on the agenda, an affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Director, not less than five days prior to the hearing.*

4. **APPROVAL OF MINUTES**

   **A.** Approval of November 2, 2026 Minutes

5. **NEW BUSINESS**

   **A.** Approval of 2027 Planning Commission Meeting Schedule

   **B.** Major Site Plan SP 2026-01 15227 Gulf Boulevard

6. **OLD BUSINESS**
7. **ADMINISTRATIVE/STAFF PRESENTATION**
8. **PLANNING COMMISSION DISCUSSION**
9. **NEXT MEETING**

Next meeting is scheduled for Monday, January 4th 2027 at 6:00 p.m.

**A.** Next Meeting: 1/4/2027

**10. INFORMATIONAL MATERIALS**

**11. ADJOURNMENT**

**One or more Elected or Appointed Officials may be in attendance.**

*Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the minutes to be transcribed verbatim; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation to participate in this meeting should call Marci Forbes, Community Development Director at 727-391-9951, ext. 244 or email a written request to mforbes@madeirabeachfl.gov.*

**THE CITY OF MADEIRA BEACH, FLORIDA**
**LOCAL PLANNING AGENCY / PLANNING COMMISSION**
Madeira Beach City Hall, Patricia Shontz Commission Chambers
300 Municipal Drive, Madeira Beach, FL 33708
www.madeirabeachfl.gov | 727.391.9951
November 2, 2026 – MINUTES

## Planning Commission Meeting Minutes

### 1. Call to Order

Chairman Wyckoff called the Planning Commission meeting to order at 6:00 PM.

### 2. Roll Call

Present: Chairman Wyckoff and Commissioners Cloud, Holloway, Druding, Magher, and LaRue.

Absent: Commissioner Noble

A quorum was established.

### 3. Public Comment

Chairman Wyckoff reviewed public comment procedures. No members of the public spoke during general public comment.

### 4. Approval of Minutes

**September 14, 2026 Minutes**

The September 14, 2026 minutes were approved unanimously.

### 5. New Business

**A. Ordinance 2026-19 – C-3 Retail Commercial LDR Amendment**

Andrew Morris, Long Range Planner, presented proposed amendments to the C-3 zoning regulations to establish redevelopment standards for properties potentially changing from Residential Medium (RM) to Residential Office Retail (ROR).

The amendments would:

- Limit residential density to 15 units per acre.
- Establish a maximum commercial floor area ratio (FAR) of 0.5.

- Clarify setback and landscape screening requirements adjacent to residentially zoned properties.
- Allow facade segments between 40 and 100 feet to facilitate redevelopment.

Residents expressed concerns about commercial encroachment, neighborhood character, traffic, and the potential impact on future property owners. Commissioners discussed the need to clearly identify properties subject to the lower density limitation.

Staff explained that the ordinance would not automatically rezone properties or approve development applications. Individual requests would require separate review.

**Motion:** Recommend approval of Ordinance 2026-19 to the Board of Commissioners, subject to a public-facing indicator identifying the lower density limitation.

Approved 5-1

**B. Ordinance 2026-21 – Palm Street Future Land Use Amendment**

Andrew Morris presented the request to change the future land use designation of 14064, 14062, and 14048 Palm Street from Residential Medium (RM) to Residential Office Retail (ROR).

Staff found the amendment consistent with the Comprehensive Plan and surrounding mixed-use development, with no increase in residential density or nonresidential intensity.

The applicant proposed combining the properties with 14099 Gulf Boulevard for potential redevelopment, including ground-floor public parking and up to four residential units.

Residents opposed the amendment, citing concerns about traffic, pedestrian safety, parking, noise, neighborhood character, and potential commercial development. The applicant stated that any future development would require major site plan review.

**Motion:** Recommend approval of Ordinance 2026-21, subject to:

1. Adoption of Ordinance 2026-19 before second reading.
2. Approval of the corresponding countywide future land use map amendment before second reading.

Approved 4-2

**C. Ordinance 2026-20 – Palm Street Rezoning**

Andrew Morris presented the request to rezone the three Palm Street properties from R-2 to C-3. Staff determined the request was consistent with the Comprehensive Plan and surrounding development, without increasing maximum residential density or nonresidential intensity.

Residents expressed concerns regarding traffic, parking, pedestrian safety, neighborhood character, and potential commercial expansion. The applicant stated that any redevelopment would focus commercial activity toward Gulf Boulevard rather than Palm Street.

The Commission discussed the proposed zoning change, compatibility with the City's Comprehensive Plan, and the importance of reviewing future development through the major site plan process.

**Motion:** Recommend approval of Ordinance 2026-20 to the Board of Commissioners, subject to:

1. Adoption of Ordinance 2026-19 before Ordinance 2026-20.
2. Adoption of Ordinance 2026-21 before second reading of Ordinance 2026-20.

Approved 4-2

**6. Old Business**

No old business was presented.

**7. Administrative/Staff Presentation**

No presentation.

**8. Planning Commission Discussion**

Commissioners thanked staff for addressing code issues and responding to resident concerns. Discussion included the relationship between the three Palm Street ordinances, the need for clear redevelopment standards, and the importance of reviewing each ordinance independently.

Marci Forbes, Community Development Director, explained that additional staff resources would help address gaps in the City's development regulations. She advised that a Board of Commissioners workshop was anticipated around December 9, 2026, where residents would have another opportunity to provide input. Staff also agreed to locate and make available resident emails that had not been received due to a possible email firewall issue.

**9. Next Meeting**

The next Planning Commission meeting is scheduled for **Monday, December 7, 2026, at 6:00 PM** in the Commission Chambers.

**10. Informational Materials**

**11. ADJOURNMENT**

The meeting was adjourned following completion of the agenda.

_____ _____

Michael Wyckoff, Chairman Date

_____ _____

Lisa Scheuermann, Board Secretary Date

# Planning Commission Regular Meetings 202

| Hearing Date | Zoning/Site Plan Application Deadline | Mail/Post Agenda |
|---|---|---|
| *First Monday of the month at 6:00 p.m.* | *Min. of 30 days prior to meeting* | *Min. 10 days prior to meeting* |
| 1/4/2027 | 12/4/2026 | 12/23/2026 |
| 2/1/2027 | 12/30/2026 | 1/22/2027 |
| 3/1/2027 | 1/29/2027 | 2/19/2027 |
| 4/5/2027 | 3/5/2027 | 3/26/2027 |
| 5/3/2027 | 4/2/2027 | 4/23/2027 |
| 6/7/2027 | 5/7/2027 | 5/28/2027 |
| 7/12/2027 | 6/11/2027 | 7/2/2027 |
| 8/2/2027 | 7/2/2027 | 7/23/2027 |
| 9/13/2027 | 8/13/2027 | 9/3/2027 |
| 10/4/2027 | 9/3/2027 | 9/24/2027 |
| 11/1/2027 | 10/1/2027 | 10/22/2027 |
| 12/6/2027 | 11/5/2027 | 11/24/2027 |

# 7

| Distribute Agenda Packets |
| --- |
| *Min. 1 week before meeting* |
| 12/28/2026 |
| 1/25/2027 |
| 2/22/2027 |
| 3/29/2027 |
| 4/26/2027 |
| 5/31/2027 |
| 7/2/2027 |
| 7/26/2027 |
| 9/6/2027 |
| 9/27/2027 |
| 10/25/2027 |
| 11/29/2027 |

City of Madeira Beach
Community Development Department
300 Municipal Drive
Madeira Beach, Florida 33708
727-391-9951

**PLANNING COMMISSION**
**SITE PLAN REVIEW**
**CASE NO.: SP 2026-01 15227 Gulf Boulevard**
**December 7, 2026**

| | |
|---|---|
| **PROPOSED PROJECT:** | Major Site Plan SP 2026-01 15227 Gulf Boulevard |
| **SITE ADDRESS:** | 15227 Gulf Boulevard, Madeira Beach, Florida 33708 |
| **PARCEL ID:** | 09-31-15-00000-240-0900 |
| **LEGAL DESCRIPTION:** | PART OF GOVT LOT 1 LYING WITHIN N 1/2 OF SEC 09-31-15 DESC AS FROM SW COR OF BLK 4, LOT 10 OF LONE PALM BEACH TH SE'LY 158.4FT FOR POB TH SE'LY 80FT TH NE'LY 130FT TH NW'LY 80FT TH SW'LY 130FT TO POB LESS RD R/W PER O.R. 5390/1466 |
| **OWNER/APPLICANT:** | St Pete Beach Investments LLC |
| **FUTURE LAND USE:** | Planned Redevelopment Mixed-Use |
| **ZONING:** | C-3, Retail Commercial |
| **SITE AREA:** | 0.23 Acres/9,840 Square Feet |
| **FLOOD ZONE:** | AE-10, Flood Insurance Rate Map Community Panel No. 12103C0191H |
| **VARIANCES REQUIRED:** | VAR 2026-03 15227 Gulf Boulevard (Approved) |
| **ADJACENT PROPERTY USE:** | North: Shopping Center with Grocery Store/ South: Condominium/ East: Mixed-Use Commercial Building with 2 Residential Units/ West: Shopping Plaza |



**REQUEST AND PROJECT OVERVIEW**

City Staff has reviewed the Major Site Plan SP 2026-01 15227 Gulf Boulevard. The proposed project is a Mixed-Use Project with 11 Temporary Lodging Units. On the ground floor there will be a café and a lobby for the temporary lodging units. The café and lobby would be dry floodproofed to meet floodplain requirements. The 11 temporary lodging units would be located on the second floor and third floor of the structure. Adjacent to the building will be a parking lot and a swimming pool. There will be a landscape buffer around the parking lot and a 6 feet tall vinyl fence around the pool. The dumpster will be located within an enclosure.

On October 26, 2026, the Special Magistrate approved Variance Application No. VAR 2026-03 to reduce the additional landscaped setback required when adjacent to residential use from 5 feet to 0 feet along the entire length of the southern property line. The variance was approved because of the additional landscaped setback requirement in the C-3, Zoning District conflicted with the design guidelines of the Madeira Beach Town Center Special Area Plan, and the applicant did not self-create a hardship.

**PROPERTY AND SURROUNDING AREA**

The previous structure, built in 1969, was demolished after sustaining flood damage during Hurricane Helene in 2024. Because of its age, the structure was not floodplain compliant, it did not meet the design guidelines of the Madeira Beach Town Center Special Area Plan (MBTC SAP), it was not mixed-use, and it did not meet the side yard setbacks required in the C-3, Retail Commercial Zoning District. The property is adjacent to a mixed-use commercial building with two second-floor apartments, a commercial shopping plaza, a shopping center with a grocery store, and a five-story over ground floor parking condominium. The adjacent properties are in the C-3, Retail Commercial Zoning District or R-3, Medium Density Multifamily Residential Zoning District.

The property is in the Commercial Core Character District of the Madeira Beach Town Center Special Area Plan. The Commercial Core Character District has design guidelines for redevelopment. These design guidelines encourage first-story commercial activity, a

minimum of two stories, pedestrian friendly, and the parking lot needs to be on the side or rear of the structure. The proposed project meets the design guidelines for the Commercial Core Character District.

**REVIEW CRITERIA**

In *Section 110-48, Review Criteria*, of the Madeira Beach Code of Ordinances provides that a development plan or amendment to an approved development plan may be approved only when the following criteria are satisfied:

- The proposed site plan satisfies all of the Land Development Regulations submittal requirements.
- All the applicable fees have been paid and the submittal schedule necessary to provide adequate notice and review has been met.
- The proposed development is consistent with the Madeira Beach Town Center Special Area Plan, the Madeira Beach Comprehensive Plan and complies with the Comprehensive Plan, Land Development Regulations, and other applicable regulations.

Section 110-51 establishes the scope of review and applicable development standards. The following sections evaluate the proposed development in accordance with these requirements.

**DEVELOPMENT STANDARDS REVIEW (Sec. 110-51. - Scope of review)**

**Dimensional Standards**

| Standard | Required | Provided / Proposed |
|---|---|---|
| Lot Width | 60 Feet | 80 Feet |
| Lot Depth | 80 Feet | 123 Feet |
| Lot Area | 726 Square Feet per Temp Lodging Unit/ 4,000 Square Feet for Commercial Use | 9,840 Square Feet |
| Lot Coverage (Building Footprint) | _ | Principle Structure: 2,690.70 Square Feet |
| Impervious Surface Ratio (ISR) | 0.85 | 0.71 |

| | | |
|---|---|---|
| Floor Area Ratio (FAR) Commercial | 1.2 | 0.77 |
| Building Height | 3 Stories Above BFE | 2 Stories Above BFE |

**Setbacks and Design Elevation**

| Standard | Required | Proposed |
|---|---|---|
| Front Setback | 10 Feet | 10 Feet |
| East Side Setback | 5 Feet | 46 Feet, 6 Inches |
| West Side Setback | 5 Feet | 5 Feet |
| Rear Setback | 10 Feet | Principle Structure: 16 Feet, Electrical Platform: 10 Feet |
| Design Flood Elevation | 10 Feet BFE + 4 Feet of Freeboard | 10 Feet BFE + 4 Feet of Freeboard |

**Parking, Access and Site Improvements**

| Standard | Required | Proposed |
|---|---|---|
| Parking spaces | 10 Parking Spaces * | 11 Parking Spaces |
| Bicycle spaces | - | 5-Stall Bicycle Rack |
| Loading spaces | 1 Loading Space | 1 Loading Space |
| Drive aisle width | 24 Feet | 24 Feet |
| ADA spaces | 1 Accessible Space | 1 Accessible Space |
| Traffic Access | Sec. 110-51. - Scope of review. | Yes, See Site Plan |

*50% Parking Reduction (Sec. 110-954. - Special parking areas.)

**Landscaping, Lighting, Drainage, and Services**

| Standard | Required | Proposed |
|---|---|---|
| Landscaping Plan | Sec. 110-51. - Scope of review. | Yes, See Site Plan |
| Exterior and accent lighting | Sec. 110-51. - Scope of review. | Yes, See Site Plan |
| Stormwater/Drainage Plan | Sec. 110-51. - Scope of review. | Yes, See Site Plan |
| Solid Waste | Sec. 110-51. - Scope of review. | Yes, See Site Plan |
| Concurrency | Sec. 110-51. - Scope of review. | Must Be Provided at Time of Approval of Building Permit |
| Certified Construction Costs | Sec. 110-71. - Submission; contents. | Must be Provided at Time of Approval of Building Permit |

**APPLICATION COMPLETENESS**

City Staff has reviewed the application materials for compliance with the applicable submittal requirements of Section 110-71 of the Land Development Regulations. Any missing information, outstanding technical revisions, agency approvals, or permits necessary for development are identified within this report. City Staff has included proposed conditions for the preliminary development order approval located in the staff recommendations section of this memo. A neighborhood workshop meeting was held on June 29, 2026. The public notice and transcript are included as attachments to this memo.

**COMPATIBILITY ANALYSIS**

City Staff is required to evaluate the proposed development's compatibility with surrounding properties and existing development. The analysis does consider the relationship between the proposed development and adjacent properties.

The property previously had a commercial structure with a salon and restaurant. The structure was damaged by flooding during Hurricane Helene and was demolished. The property is currently a vacant lot. The property is surrounded by commercial, mixed-use commercial and residential, and multifamily condominium uses. The proposed Mixed-Use Project with 11 Temporary Lodging Units would be considered compatible with these surrounding uses.

The proposed project will be 2-stories above base flood elevation. The proposed height is less than the maximum height of 3-stories above base flood elevation and meets the 2-story minimum required for the Commercial Core Character District. Nearby structures vary in height from 1-story up to 5-stories above ground floor parking. The proposed height is compatible with the surrounding development.

The principal structure on the property maintains a 10 feet front setback and the front entrances to the structure are oriented towards the street to be pedestrian friendly. The parking lot is located adjacent to the building and only has one entrance and a two-way drive

aisle. A 5 feet landscape buffer is located along the outside of the parking lot to buffer the parking from the neighboring structure. The approved variance VAR 2026-03 reduces the additional landscaped setback required when adjacent to residential use from 5 feet to 0 feet along the entire length of the southern property line. The principal structure meets all the other required setbacks and provides adequate setback from surrounding structures. The lighting plan shows that the lighting fixtures will be compliant with Sec. 110-505 - Lighting within the sea turtle conservation zone in the Madeira Beach Code of Ordinances.

**STAFF ANALYSIS**

Based on the application materials, applicable Comprehensive Plan provisions, Land Development Regulations, and technical review, City Staff has evaluated the proposed development against the applicable site plan review criteria and development standards.

Staff's analysis:

1. *Whether the proposed development satisfies the applicable site plan review criteria*.

   The proposed site plan satisfies a majority of the applicable site plan review criteria, and the proposed conditions would make sure all the remaining applicable site plan review criteria are met at the time of the approval of the building permit.

2. *Whether the proposal is consistent with the Comprehensive Plan and complies with applicable Land Development Regulations*.

   The proposed development is consistent with the Madeira Beach Comprehensive Plan, Madeira Beach Town Center Special Area Plan, and Madeira Beach Land Development Regulations.

   The proposed project meets the design guidelines for the Commercial Core Character District of the Madeira Beach Town Center Special Area Plan. The proposed project has commercial activity on the ground floor and is mixed-use with temporary lodging units on the second and third floor. The building is more than two stories tall. The parking is on the side of the building. The proposed project is

pedestrian oriented because the entrances to the structure are oriented towards the street.

3. *Whether any outstanding deficiencies, approvals, permits, or other requirements remain*.

   The conditions below list outstanding items that must be completed before the approval of the building permit. The applicant has completed the Neighborhood Workshop Meeting required before the review of the site plan by Planning Commission. City Staff mailed a public notice to property owners within 300 feet 10 days before the Planning Commission meeting.

4. *Whether any identified deficiencies or outstanding requirements can appropriately be addressed through conditions of approval*.

   The outstanding items can appropriately be addressed through conditions of approval for the building permit which are listed below.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission approval of the preliminary development order include conditions based on the following findings:

- The proposed development is consistent with the applicable Comprehensive Plan provisions.
- The proposed development meets the design guidelines for Madeira Beach Town Center Special Area Plan.
- The proposed development complies with applicable Land Development Regulations.
- The proposed development is compatible with surrounding properties and existing development.

City Staff's recommendation is based on the analysis contained in this report and the application materials submitted for review.

**RECOMMENDED CONDITIONS OF APPROVAL**

City staff recommends the approval of a preliminary development order for the Major Site Plan SP 2026-01 for the property located at 15227 Gulf Boulevard with the following conditions to be included. Each of the following must be provided at the time of permitting:

1. All building permits and construction associated with this development proposal shall be subject to all current regulations within the Florida Building Code, Floodplain Management Regulations, Madeira Beach Land Development Regulations, and the Florida Fire Prevention Code in effect at the time of the building permit application process.
2. The enclosed area below Base Flood Elevation plus 4 feet of freeboard where the café is located must have floodproofing design signed and sealed by a registered professional engineer.
3. Certified construction cost estimate (shall be determined by a qualified and licensed contractor, architect or engineer or professional estimating firm itemizing total costs in a certified estimate).
4. Provide soil tracking device, provide details.
5. Stormwater must be discharged to right-of-way, not adjacent properties.
6. The dumpster enclosure must accommodate 2 each, 3-yard dumpsters or one 4 cubic yard vertipack on wheels. If dumpster is to remain at this location, property owner will be responsible for wheeling dumpster to Gulf Boulevard on trash pick-up days.
7. The dumpster will need to be wheeled to Gulf Boulevard. Wheeling the dumpster over the manhole & grate is not acceptable.
8. Relocate grate inlet outside of the accessible path of travel.
9. For servicing, the dumpster must be rolled out within 25 feet of Gulf Boulevard for city solid waste service staff to retrieve and replace dumpster.
10. Provide a FDOT connection permit for curb work if the curb is being altered in any capacity.

11. Provide a FDOT stormwater connection permit. All stormwater must be discharged to the FDOT right-of-way.
12. The final construction site plan submittal for permitting must show detailed grading that demonstrates there will be no runoff onto the adjacent private properties.
13. Provide a geotechnical soils report, signed and sealed by a Florida registered engineer, who identifies the soil classification, the seasonal high ground water table, and infiltration rate.
14. Detailed project lighting plans shall be submitted to the city showing the location of all exterior light sources relative to adjacent nesting habitat. The plans must identify the location, number, and type of lighting to be used for all fixtures.
15. All improved areas below DFE must be dry flood proofed, with the exception of the enclosed stair and storage area which may be wet floodproofed. If washer and dryers are to be located at grade, this area of the structure must be dry flood proofed.
16. Hurricane preparedness plan.
17. The landscaping and green area cannot be reduced below what is approved for SP 2026-01.
18. Screening of the backflow preventer is required.
19. Fire sprinklers and a life safety sheet will be required.

**Attachments:**

- Site Plan Application
- Architectural Plans
- Survey
- Landscape & Irrigation Plans
- Civil Plans
- Variance Approval
- Neighborhood Meeting Transcript and Notice
- Public Notice Mailing and Posting

CITY OF MADEIRA BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 255
planning@madeirabeachfl.gov

# MAJOR SITE PLAN APPLICATION

**Residential:** Developments of 13 or more multiple-family dwelling units. Planned Developments.
**Non-Residential:** New construction or expansions over 2,001 square feet of building area. Previously undeveloped or rezoned non-residential developments of over 1,000 square feet of building area adjacent to residential development. Planned Developments.
**Parking/Other impervious areas/Construction:** Parking areas that include more than 21 new parking spaces. Impervious areas more than 15,000 square feet

**Major Site Plan Submittal. . . . . $2,000.00**

*Applicant: Name and Address

St Pete Beach Investments
1500 Country Club Rd.
St Pete FL 33710

Telephone: (727) 686-6229
Email: DWonsick12@gmail.com

*Property Owner: Name and Address

St Pete Beach Investments
1500 Country Club Rd
St Pete FL 33710

Telephone: (727) 686-6229
Email: DWonsick12@gmail.com

**I. PROJECT**

Project Name: Mud Beach Inn
Project Description: Mixed USE Cafe ground floor motel 2nd/3rd
Address of Subject Property: 15227 Gulf Blvd

Parcel ID #: 09-31-15-00000-240-0900
Legal Description: PART OF GOVT LOT 1 LYING WITHIN N 1/2 OF SEC 09-31-15 DESC AS FROM SW COR OF BLK 4, LOT 10 OF LONE PALM BEACH
Existing Use of Property: Commercial Restaurant - damaged from Storm
Full Description Attached? ☐ Yes ☐ No

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

Project description: Mixed Used Cafe on ground floor
11 motel roms on 2nd and 3rd floor

## II. ADDITIONAL INFORMATION

Is there an existing contract for sale of options to purchase subject property? ☐ Yes ☒ No

If "Yes", list all names of parties involved:

Is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute ☑ N/A

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SP#_____

I hereby authorize permission for the Planning Commission, Board of Commissioners, Building Official, and Community Development Director to enter upon the above referenced premises for purposes of inspection related to this petition.

I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the fact concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing fee of this application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules, and regulations pertaining to the subject property.

***I have received a copy of the Site Plan Requirements and Procedures (attached), read and understand the reasons necessary for granting a Development Order and the procedure, which will take place at the Public Hearing.***

Appeals. (City Code, Sec. 2-109). An aggrieved party, including the local governing authority, may appeal a final administrative order of the Board of Commissioners to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Board of Commissioners. An appeal shall be filed within 30 days of the execution of the order to be appealed.

Property Owner's Signature: _____ Date: 2/23/26

STATE OF FL
COUNTY OF Pinellas

Before me, this 23rd day of February, 2026, appeared in person

Dave Wonsick (name of property owner) who, being sworn, deposes and says that the forgoing is true and correct certification and who is ✓ personally know to me or has produced_____ as identification.

Chelsie Rudd (notary signature) Commission Expires: 12-5-26

Stamp

CHELSIE RUDD
Notary Public-State of Florida
Commission # HH 338242
My Commission Expires
December 05, 2026

***NOTICE: Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.***

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# PROPOSED PROJECT
# MIXED USE

# 15227 Gulf Blvd

15227 GULF BLVD MADEIRA BEACH, FL 33708



DESIGN LOADS

| | |
|---|---|
| ROOF LIVE/DEAD LOAD | 20 PSF/20 PSF |
| FLOOR LIVE/DEAD LOAD | 40 PSF/20 PSF |
| BALCONY LIVE/DEAD LOAD | 60 PSF/ 20 PSF |
| GUARD RAILING | 50 PLF |

DESIGN LOADS

| | |
|---|---|
| REBAR | GRADE 40 |
| CONCRETE | 3,000 P.S.I. MIN. |
| LUMBER | S.Y.P. OR P.T. #2 |
| SOIL BEARING CAPACITY (ASSUMED) | 2,500 P.S.F. |

## COMPONENTS AND CLADDING

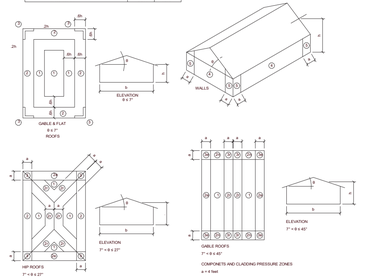
| | |
|---|---|
| WIND BORNE DEBRIS REGION: | YES |
| V(ult) ULTIMATE DESIGN WIND SPEED: | 150 MPH |
| WIND IMPORTANCE FACTOR | 1.0 |
| BUILDING RISK CATEGORY: | II |
| SURFACE ROUGHNESS: | B |
| EXPOSURE CLASSIFICATION: | B |
| APPLICABLE INT. PRESSURE COEFFICIENT | +/- 0.18 |
| MEAN ROOF HEIGHT | 24'-9" FT |

## WIND PRESSURE

| ZONE | UPLIFT PRESSURES 150mph | | UPLIFT PRESSURES 150mph | | UPLIFT PRESSURES 150mph | | UPLIFT PRESSURES 150mph | |
|---|---|---|---|---|---|---|---|---|
| Roof Angle >20-27 degrees | 100 sq. ft. | | 50 sq. ft. | | 20 sq. ft. | | 10 sq. ft. | |
| 1 | 11.3 | -23.5 | 12.7 | -26.8 | 14.6 | -31.2 | 16.1 | -34.6 |
| 2 | 11.3 | -28.4 | 12.7 | -36.5 | 14.6 | -47.1 | 16.1 | -55.2 |
| 3 | 11.3 | -32.5 | 12.7 | -42.4 | 14.6 | -55.5 | 16.1 | -65.4 |
| Doors, Windows, & Walls | | | | | | | | |
| Field Area 4 | 20.6 | -22.0 | 21.7 | -23.0 | 23.2 | -25.0 | 24.3 | -26.0 |
| Corner Area 5 | 20.6 | -25.0 | 21.7 | -27.0 | 23.2 | -30.0 | 24.3 | -32.0 |

| MEAN ROOF HEIGHT h ≤ 1609.7 | EXPOSURE D |
|---|---|
| 30ft | 1.66 |

| GARAGE DOOR h ≤ 1609.7 | 150 MPH | |
|---|---|---|
| 16W X 8H | 36.4 | 40.6 |




| SITE PLAN REVIEW SHEET LIST | |
|---|---|
| Sheet Number | Sheet Name |
| 001 ARCHITECTURE | |
| A0-01 | COVER SHEET |
| A0-02 | BUILDING DATA & CALCULATIONS |
| A0-04 | RENDERINGS |
| A1-00 | SITE SURVEY |
| A1-01 | ARCHITECTURAL SITE PLAN |
| A1-02 | LANDSCAPE PLAN |
| A1-03 | IRRIGATION PLAN |
| A1-04 | SITE LIGHTING PLAN |
| A3-01 | NORTHWESTERLY ELEVATION |
| A3-02 | SOUTHWESTERLY ELEVATION |
| A3-03 | SIDE ELEVATIONS |
| 005 CIVIL | |
| C-0 | COVER SHEET |
| C-01 | DEMOLITION PLAN |
| C-02 | HORIZONTAL CONTROL LINE |
| C-03 | PAVING, GRADING, + DRAINAGE PLAN |
| C-04 | DRAINAGE CALCULATIONS |
| C-05 | UTILITIES PLAN |
| C-06 | CONSTRUCTION DETAILS |
| C-07 | UTILITY DETAILS |
| C-08 | UTILITY DETAILS |
| C-09 | FDOT DETAILS |
| C-10 | FDOT M.O.T DETAILS |

4

## 1 - PROJECT DESCRIPTION

**SCOPE OF WORK**

THESE DOCUMENTS ARE FOR THE CONSTRUCTION OF A NEW THREE-STORY MIXED USE BUILDING. THE PROJECT CONSIST OF ELEVEN (11) EFFICIENCY CONDO-HOTEL UNITS DISTRIBUTED OVER TWO LEVELS ABOVE A COMMERCIAL RETAIL SPACE LOCATED ON GROUND FLOOR.

ALL OTHERS APPLICABLE CODE 2023 8TH EDITION AND REGULATION

THE PROPOSED BUILDING IS LOCATED IN AE-10 (10.0' N.A.V.D.) FLOOD ZONE WITH A REQUIRED 4.0 FEET FREEBOARD (D.F.E. = 14.0' N.A.V.D.)
THE BUILDING WAS DESIGNED TO COMPLY WITH FEMA REGULATIONS.

THE CONSTRUCTION IS DESIGNED WITH, CONCRETE CONTINUOUS FOUNDATION ON WOOD PILING, AND CONCRETE BLOCK SHEAR WALLS & BREAKAWAY WALLS. MASONRY CONCRETE BLOCK FOR THE EXTERIOR WALLS IN ALL STORIES, WOOD STUDS FOR INTERIOR PARTITIONS, WOOD FLOOR AND ROOF TRUSSES, AND METAL ROOFING.

**SITE ADDRESS:** 15227 GULF BLVD MADEIRA BEACH, FL 33708

**APN:** 09-31-15-00000-240-0900

**LEGAL DESCRIPTION:**

PART OF GOVT LOT 1 LYING WITHIN N 1/2 OF SEC 09-31-15 DESC AS FROM SW COR OF BLK 4, LOT 10 OF LONE PALM BEACH TH SE'LY 158.4FT FOR POB TH SE'LY 80FT TH NE'LY 130FT TH NW'LY 80FT TH SW'LY 130FT TO POB LESS RD R/W PER O.R. 5390/1466

**Current Tax District:** MADEIRA BEACH

## 2 - ZONING CODE SUMMARY

| | |
|---|---|
| ZONING: | RETAIL COMMERCIAL (C-3) |
| CITY: | MADEIRA BEACH |
| SITE AREA: | 0.23 acres \| 9,840 sf |
| COMMERCIAL FLOOR AREA RATIO (FAR) | ALLOWED = 2,224.8 SF MAX.<br>PROVIDED = 1,422 SF<br>(SEE A0-02 FOR CALCULATIONS) |
| IMPERVIOUS SURFACE RATIO (ISR) | ALLOWED: 0.85<br>PROPOSED: 0.71 (4)<br>(SEE A0-02 FOR CALCULATIONS) |
| **PROPOSED FINISH FLOOR:** | **+6.0' NAVD** |
| **BASE FLOOD ELEVATION (BFE)** | **+10.00' NAVD** |
| **DESIGN FLOOD ELEVATION (DFE)** | **+14.00' NAVD** |
| **FREEBOARD** | **+4.00 Ft** |
| BUILDING HEIGHT: | ALLOWED = 3 STORIES OVER BFE<br>PROVIDED = 2 STORIES OVER COMMERCIAL SPACE<br>21'-0" FROM D.F.E. TO MEAN ROOF |

## 3 - BUILDING CODE SUMMARY

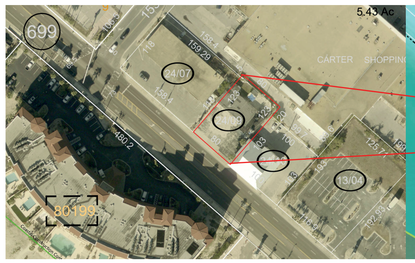
BUILDING DATA :

| | | |
|---|---|---|
| OCCUPANCY (FBC): | | RESIDENTIAL R-1<br>MIXED-USED |
| CONSTRUCTION TYPE: | | III- B |
| MIXED OCCUPANCY : | ☑ YES | ☐ NO |
| MIXED CONSTRUCTION : | ☐ YES | ☑ NO |
| MEZZANINE : | ☐ YES | ☑ NO |
| HIGH RISE : | ☐ YES | ☑ NO |
| LIFE SAFETY SYSTEM : | | |
| EMEGENCY LIGHTING & EXIT SIGNAGE | ☑ YES | ☐ NO |
| FIRE ALARM | ☑ YES | ☐ NO |
| SMOKE DETECTION | ☑ YES | ☐ NO |
| PANIC HARDWARE | ☑ YES | ☐ NO |
| FIRE SPRINKLED SYSTEM | ☑ YES | ☐ NO |

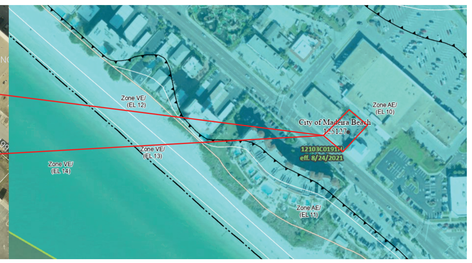
**NOTE:**
- ALL MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT FEMA -NFIP CLASS 4 OR 5 MATERIALS.
- BUILDING WILL BE DRY FLOOD PROOFED TO DFE.

| A/C AREA | | |
|---|---|---|
| Name | Level | Area |
| A.C. AREA | GROUND FLOOR | 1,495 SF |
| A.C. AREA | FIRST LIVING | 1,620 SF |
| A.C. AREA | SECOND LIVING | 1,392 SF |
| TOTAL A.C. AREA | | 4,507 SF |

BASE FLOOD ELEVATION NOTES:
- LOWEST HORIZONTAL STRUCTURAL MEMBER MUST BE ABOVE B.F.E. 10'-0" N.A.V.D. + FREEBOARD OF 4'-0" = 14'-0" N.A.V.D.
- DUKE ENERGY METER MUST BE ABOVE B.F.E. + 4'-0"
- SWALES CONTROLLING SITE DRAINAGE SHOWN ON SHEET A1-01
- ALL UTILITIES, LOWEST STRUCTURAL MEMBER AND DUCTWORK MUST BE ABOVE B.F.E. OF 10'-0" FEET + 4'-0" FREEBOARD.
- ALL MATERIALS LOCATED BELOW FLOOD DESIGN FLOOD ELEVATION MUST BE WATER RESISTANT FEMA-NFIP CLASS 4 OR 5.




PROPERTY MAP




FLOOD ZONE MAP AE(EL-10)

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

| NO. | REVISION | DATE |
|---|---|---|
| 1 | REVISION PER CITY COMMENTS | 04/17/2026 |
| 2 | REVISION PER CITY COMMENTS 04.30.2026 | 05/13/2026 |
| 3 | REVISION PER CITY COMMENTS 09.17.2026 | 09/22/2026 |
| 4 | REVISIONS FOR PUBLIC HEARING | 10/26/2026 |

Item 5B.

ST PETE BEACH INVESTMENTS LLC
1300 COUNTRY CLUB RD N
CLIENT

CONSTRUCTION DOCUMENT

**15227 Gulf Blvd**
15227 GULF BLVD MADEIRA BEACH, FL 33708

# COVER SHEET

STATE OF FLORIDA JOHN A. BODZIAK AR0005065 11/10/2026 REGISTERED ARCHITECT
SEAL

**JOHN A. BODZIAK**
ARCHITECT AIA, PA
JOHN A. BODZIAK, AIA, FL #AR0005065
5665 CENTRAL AVE.
SAINT PETERSBURG, FL 33710
TEL: 727-327-1966

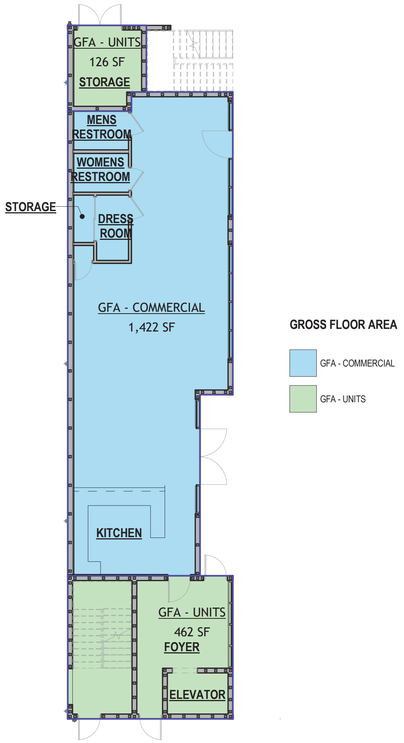
| | |
|---|---|
| PROJECT 25-064 | SCALE As indicated |
| DRAWN BY N.M / CS | DATE 12/2025 |
| ORIGINAL SHEET SIZE : 24" X 36" | |

A0-01 21

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION. ARCHITECT'S DRAWINGS AND CONFLICTS SHALL REMAIN THE PROPERTY OF THE ARCHITECT IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT. JAB, PA SHALL BE COMPENSATED FOR ANY ADDITIONAL SERVICES RENDERED IN CONNECTION WITH ANY VARIATION FROM THE ORIGINAL PLANS.

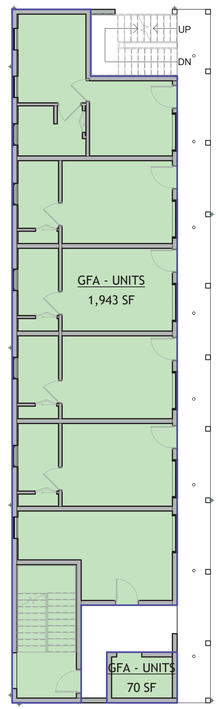
11/6/2026 3:39:28 PM S:\Drawings\2025\25-064 - 15227 Gulf Blvd, MB - Hotel Retail Building - Dave Worsick\Drawings\03 Rvt Files\Models\25-064 - 15227 Gulf Blvd - MB - 11 Units + Commercial.rvt

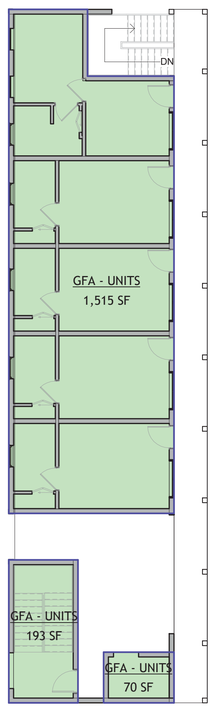
# GROSS FLOOR AREA (GFA)




GROSS FLOOR AREA

- GFA - COMMERCIAL
- GFA - UNITS




**1 GFA - GROUND FLOOR**
1" = 10'-0"

**2 GFA - 1ST LIVING FLOOR**
1" = 10'-0"

**3 GFA - 2ND LIVING FLOOR**
1" = 10'-0"

| GFA AREA TABLE | |
|---|---|
| Name | Area |
| GFA - COMMERCIAL | 1,422 SF |
| GFA - UNITS | 4,378 SF |

**UNIT DENSITY CALCULATION**

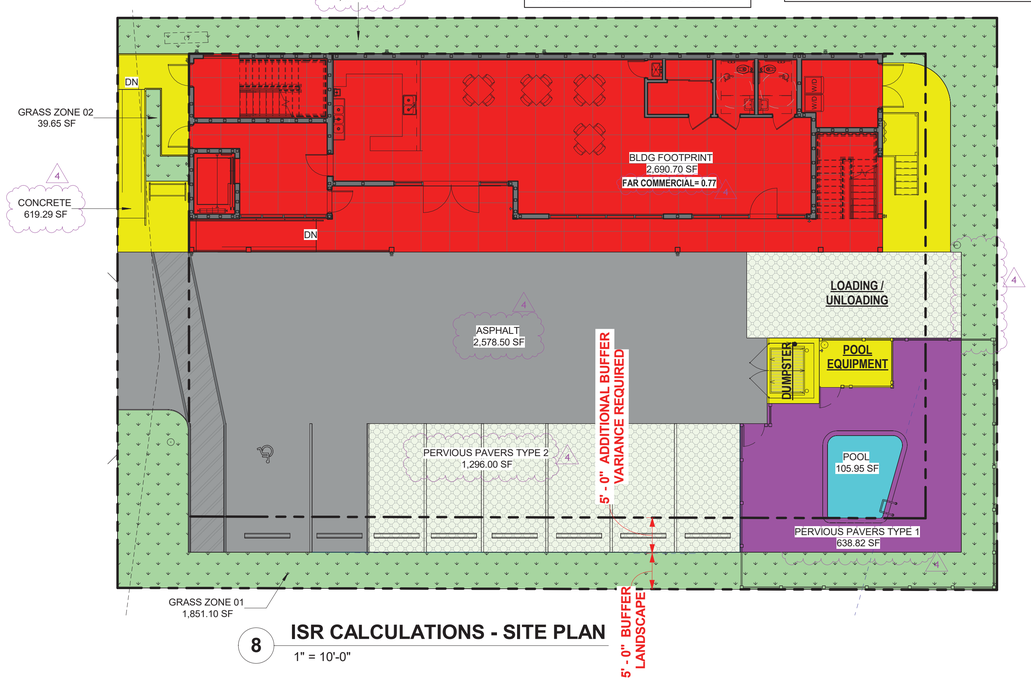
**REQUIRED:**
60 UNITS MAX. PER ACRE / 726 SF PER UNIT

**PROPOSED:**
UNITS = 11
TOTAL UNIT GFA = 4,378 SF (INCLUDES STORAGE, STAIR ELEVATOR & FOYER AT GROUND FLOOR

**COMMERCIAL FAR CALCULATION**

**REQUIRED:**
9,840 SF (SITE AREA) - 7,986 SF (11 UNITS) = 1,854 SF
COMMERCIAL FAR = 1,854 SF x 1.2 = 2,224.8 SF MAX.

**PROPOSED:**
COMMERCIAL FAR = 1,422 SF

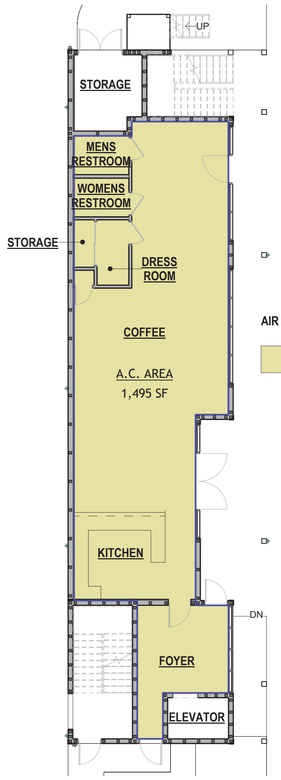



**8 ISR CALCULATIONS - SITE PLAN**
1" = 10'-0"

| ISR CALCULATIONS | | |
|---|---|---|
| **SITE AREA** | | **9,840.00 SF** |
| **IMPERVIOUS** | BUILDING FOOTPRINT | 2,690.70 SF |
| | ASPHALT | 2,578.50 SF |
| | POOL | 105.95 SF |
| | CONCRETE & CMU | 619.29 SF |
| | PERVIOUS PAVERS TYPE 1 (50%) | 319.41 SF |
| | PERVIOUS PAVERS TYPE 2 (50%) | 648.00 SF |
| | TOTAL IMPERVIOUS | 6,961.85 SF |
| **PERVIOUS** | GREEN AREA | 1,890.75 SF |
| | PERVIOUS PAVERS TYPE 1 (50%) | 319.41 SF |
| | PERVIOUS PAVERS TYPE 2 (50%) | 648.00 SF |
| | TOTAL PERVIOUS | 2,858.16 SF |
| **ALLOWED** | 8,364.00 SF MAX. | 0.85 MAX. |
| **PROPOSED** | 6,961.85 SF | 0.71 |
| TOTAL PERVIOUS PAVERS AREA TYPE 1 | | 638.82 SF |
| TOTAL PERVIOUS PAVERS AREA TYPE 2 | | 1,296.00 SF |

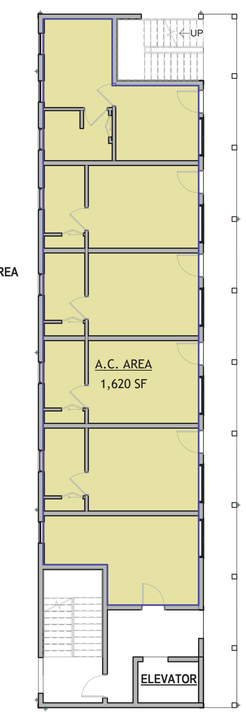
**GREEN AREA CALCULATION**
- ZONE 01 = 1,851.10 SF
- ZONE 02 = 39.65 SF

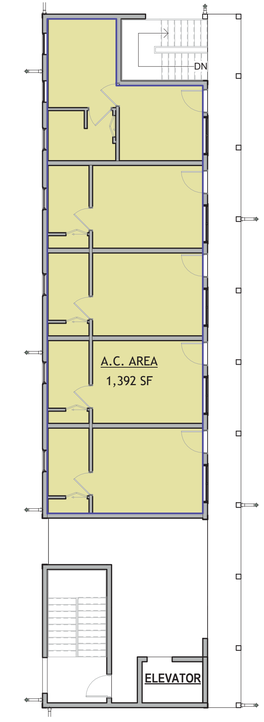
# AIR CONDITIONED AREA (A/C)




AIR CONDITIONED AREA

- A.C. AREA




**4 GROUND A/C AREA**
1" = 10'-0"

**5 FIRST LIVING A/C AREA**
1" = 10'-0"

**6 SECOND LIVING A/C AREA**
1" = 10'-0"

| A/C AREA | | |
|---|---|---|
| Name | Level | Area |
| A.C. AREA | GROUND FLOOR | 1,495 SF |
| A.C. AREA | FIRST LIVING | 1,620 SF |
| A.C. AREA | SECOND LIVING | 1,392 SF |
| TOTAL A.C. AREA | | 4,507 SF |

NOTE:
A/C AREA IS NOT BEING USED FOR SITE PLAN CALCULATIONS.
SITE PLAN CALCULATIONS ARE BASED ON GROSS FLOOR AREA.
THESE PLANS ARE SHOWING THE TOTAL AMOUNT OF AIR CONDITIONED SPACE PROVIDED FOR INFORMATIONAL PURPOSES ONLY, BUT THEY ARE NOT PART OF ANY SITE CALCULATION.

**ABBREVIATIONS**

| | | | |
|---|---|---|---|
| A.F.C. | ABOVE FINISH CEILING | IMAG. | IMAGE |
| A.F.F. | ABOVE FINISH FLOOR | INSUL | INSULATION |
| A.C.T. | ACOUSTICAL CEILING TILE | JT. | JOINT |
| ALUM. | ALUMINUM | K.O. | KNOCK OUT |
| BLK. | BLOCK | LK. | LOCK |
| BOTT. | BOTTOM | MANUF. | MANUFACTURER |
| BTM. | BOTTOM | M.C. | MEDICAL CLOSET |
| BLDG. | BUILDING | M.C.J. | MASONRY CONTROL JOINT |
| CLG. | CEILING | M.O. | MASONRY OPENING |
| C. | CARPET | MAX. | MAXIUM |
| C.T. | CERAMIC TILE | MECH. | MECHANICAL |
| C.B. | CHALK BOARD | MTL. | METAL |
| COL. | COLUMN | M.L. | METAL LATH |
| CONC. | CONCRETE | MIN. | MINIMUM |
| C.J. | CONTROL JOINT | MIRR. | MIRROR |
| C.M.U. | CONCRETE MASONRY UNIT | N. | NORTH |
| DN. | DOWN | N.I.C. | NOT IN CONTRACT |
| D.S. | DOWN SPOUT | N.T.S. | NOT TO SCALE |
| D.F. | DRINKING FOUNTAIN | NO. | NUMBER |
| ELAST. | ELASTOMERIC | O.C. | ON CENTER |
| ELEV. | ELEVATION | PT. | PAINT |
| EQ. | EQUAL | PLAST. | PLASTER |
| EXIST. | EXISTING | P.T. | PRESSURE TREATED |
| EXP. | EXPANSION | Q.T. | QUARRY TILE |
| E.J. | EXPANSION JOINT | REINF. | REIFORCING |
| EXST'G | EXISTING | REQ'D. | REQUIRED |
| E.I.F.S. | EXTERIOR INSULATION & FINISH SYSTEM | R.D. | ROOF DRAIN |
| FIN. | FINISH | RFG. | ROOFING |
| F.E. | FIRE EXTINGUISHER | RM. | ROOM |
| F.A. | FIRE ALARM | R.T. | RUBBER TILE |
| PLAS. | PLASTER | SPECS. | SPECIFICATIONS |
| FL. | FLOOR | STL. | STEEL |
| FLR. | FLOOR | T.B. | TACK BOARD |
| FTG. | FOOTING | TYP. | TYPICAL |
| FT. | FOOT OR FEET | U.N.O. | UNLESS NOTED OTHERWISE |
| FDN. | FOUNDATION | VERT. | VERTICAL |
| GALV. | GALANIZED | V.C.T. | VINYL COMPOSITION TILE |
| GA. | GAUGE | WGT. | WEIGHT |
| G.W.B. | GYPSUM WALL BOARD | W.C. | WATER CLOSET |
| HDW. | HARDWARE | WDW. | WINDOW |
| HGT. | HEIGHT | W/ | WITH |
| H.M. | HOLLOW METAL | WD. | WOOD |

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

| NO. | DATE |
|---|---|
| 1 | REVISION PER CITY COMMENTS 04/17/2026 |
| 2 | REVISION PER CITY COMMENTS 04.30.2026 05/13/2026 |
| 3 | REVISION PER CITY COMMENTS 09.17.2026 09/22/2026 |
| 4 | REVISIONS FOR PUBLIC HEARING 10/28/2026 |

Item 5B.

ST PETE BEACH INVESTMENTS LLC
1300 COUNTRY CLUB RD N
CLIENT

**15227 Gulf Blvd**
15227 GULF BLVD MADEIRA BEACH, FL 33708

# BUILDING DATA & CALCULATIONS

CONSTRUCTION DOCUMENT

STATE OF FLORIDA JOHN A. BODZIAK AR0005065 11/18/2026 REGISTERED ARCHITECT
SEAL


**JOHN A. BODZIAK**
ARCHITECT AIA, PA
JOHN A. BODZIAK, AIA, FL #AR0005065
5665 CENTRAL AVE.
SAINT PETERSBURG, FL 33710
TEL: 727-327-1966


| PROJECT | SCALE |
|---|---|
| 25-064 | As indicated |
| DRAWN BY | DATE |
| N.M / CS | 12/2025 |

ORIGINAL SHEET SIZE : 24" X 36"

A0-02 22


CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION. UNREPORTED DISCREPANCIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

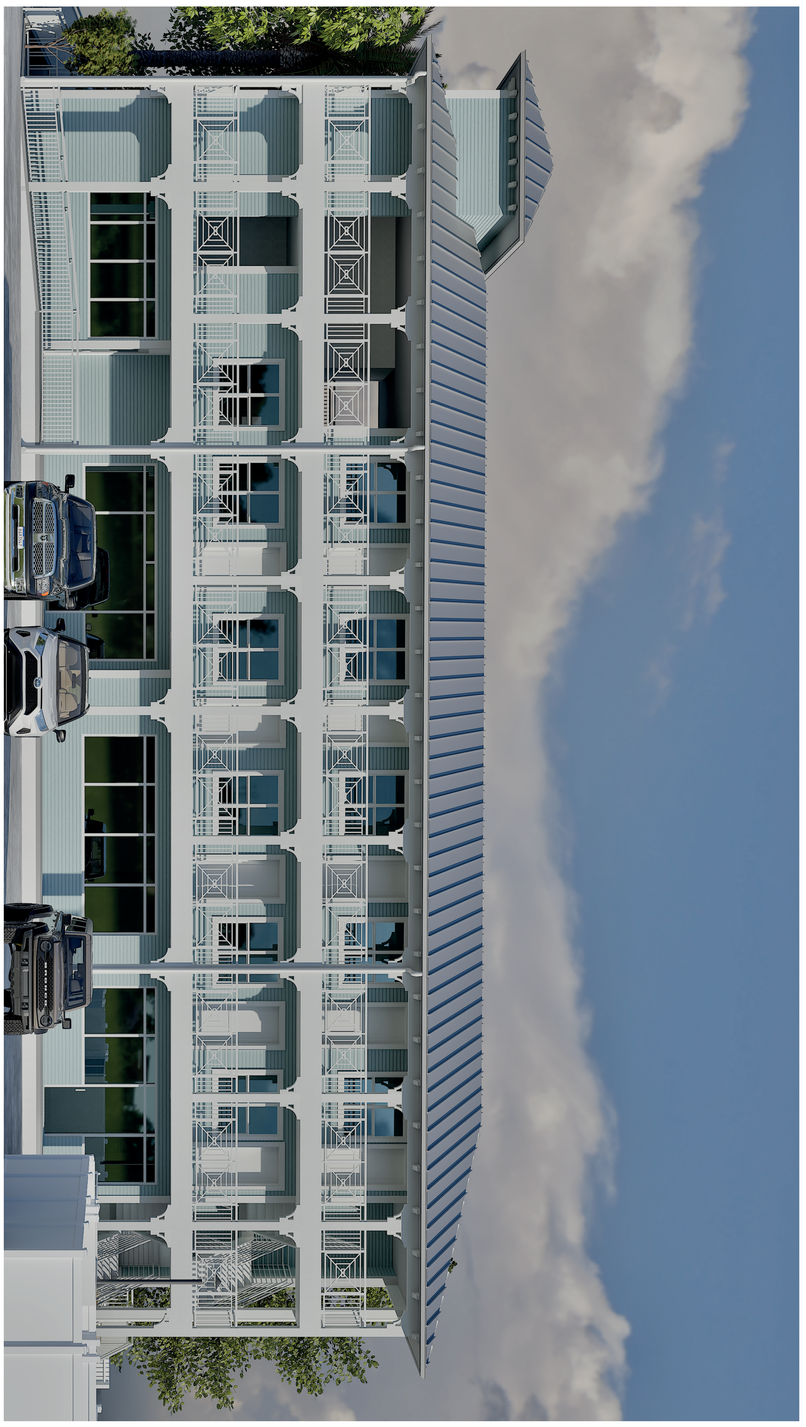


JOHN A. BODZIAK, ARCHITECT, AIA, PA, HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER UNLESS THE SAME ARE PURCHASED FROM THE ARCHITECT, AND A PLANNED TRANSMISSION SHALL HAVE BEEN EXPRESSLY GRANTED BY THE ARCHITECT AND ANY SUCH USE WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT SHALL BE UNLAWFUL AND A VIOLATION OF THE COPYRIGHT LAWS. THE ARCHITECT, JOHN A. BODZIAK, AIA, PA SHALL BE COMPENSATED FOR ANY AND ALL LOSS OF FEES, DAMAGES AND EXPENSES RESULTING FROM THE UNAUTHORIZED USE OF THESE PLANS. BY USING THESE PLANS, YOU AGREE TO INDEMNIFY AND HOLD HARMLESS JOHN A. BODZIAK, ARCHITECT, AIA, PA AND HIS CONSULTANTS FROM AND AGAINST ALL DAMAGES, SUITS, CLAIMS AND EXPENSES ARISING OUT OF OR RESULTING FROM THE UNAUTHORIZED USE OF THESE PLANS.



11/6/2026 4:00:16 PM S:\Drawings\2025\25-064 - 15227 Gulf Blvd, MB - Hotel Retail Building - Dave Warwick\Drawings\53 RVT Files\Models\25-064 - 15227 Gulf Blvd - MB - 11 Units + Commercial.rvt





CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

CONSTRUCTION DOCUMENT

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

A0-04

23

SHEET SIZE: 24" X 36"

ORIGINAL

DRAWN BY: JB

DATE: 12/2025

PROJECT: 25-064

SCALE

**JOHN A. BODZIAK**
ARCHITECT AIA, PA
**JOHN A. BODZIAK, AIA, FL #AR0005065**
5665 CENTRAL AVE.
SAINT PETERSBURG, FL 33710
TEL: 727-327-1966

STATE OF FLORIDA
JOHN A. BODZIAK
AR0005065
11/10/2026
REGISTERED ARCHITECT

SEAL

**15227 Gulf Blvd**

15227 GULF BLVD MADEIRA BEACH, FL 33708

RENDERINGS

ST PETE BEACH INVESTMENTS LLC

1500 COUNTRY CLUB RD N

CLIENT

| NO. | ISSUE | DATE |
|---|---|---|
| 2 | REVISION PER CITY COMMENTS 04.30.2026 | 05/13/2026 |

JOHN A. BODZIAK, ARCHITECT, AIA, PA, HEREBY RESERVES IT'S COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS. IDEAS AND DESIGN THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE USED BY OWNER OR ANY OTHER PERSON OR FOR ANY MATTER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT AND APPROPRIATE COMPENSATION TO JOHN A. BODZIAK ARCHITECT. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE
FOR DIMENSIONS AND CONDITIONS OF THE JOB AND JOHN A. BODZIAK & ARCHITECT, AIA, PA, BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS AND SPECIFICATIONS APPEARING ON PLANS.

Item 6B

NOTE THAT THIS DRAWING MAY HAVE BEEN ALTERED IN SCALE BY REPRODUCTION

W.O. 7400

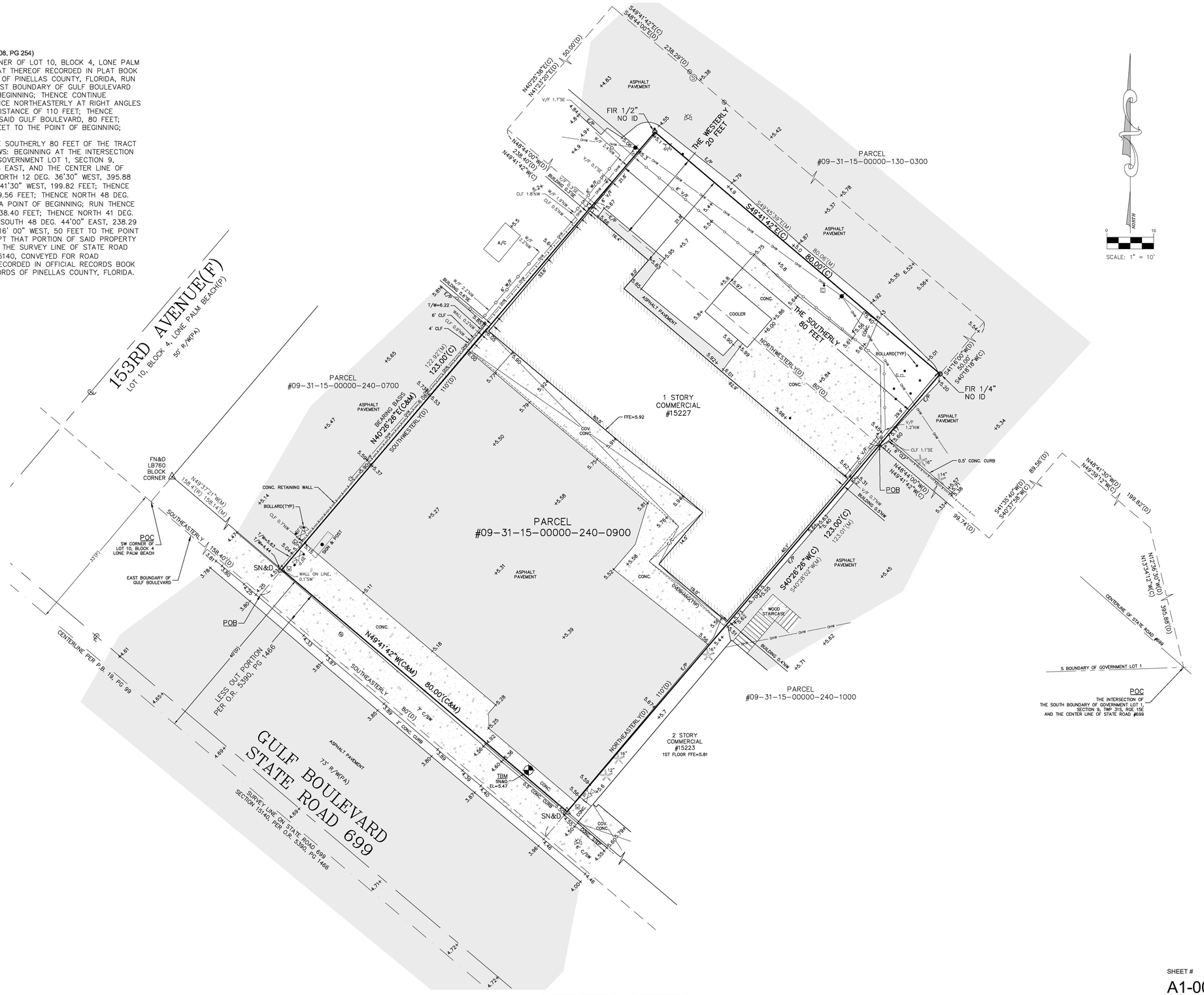
# BOUNDARY & TOPOGRAPHIC SURVEY

SECTION 9, TOWNSHIP 31 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

**ADDRESS:**
15227 GULF BOULEVARD
MADEIRA BEACH, FLORIDA

**LEGAL DESCRIPTION:** (O.R. 23308, PG 254)

BEGIN AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 4, LONE PALM BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 99, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, RUN SOUTHEASTERLY ALONG THE EAST BOUNDARY OF GULF BOULEVARD 158.40 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY 80 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID GULF BOULEVARD, A DISTANCE OF 110 FEET; THENCE NORTHWESTERLY PARALLEL TO SAID GULF BOULEVARD, 80 FEET; THENCE SOUTHWESTERLY 110 FEET TO THE POINT OF BEGINNING;
AND
THE WESTERLY 20 FEET OF THE SOUTHERLY 80 FEET OF THE TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH BOUNDARY OF GOVERNMENT LOT 1, SECTION 9, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND THE CENTER LINE OF STATE ROAD #699, AND RUN NORTH 12 DEG. 36'30" WEST, 395.88 FEET; THENCE NORTH 48 DEG. 41'30" WEST, 199.82 FEET; THENCE SOUTH 41 DEG. 35'40" WEST 89.56 FEET; THENCE NORTH 48 DEG. 44'00" WEST, 99.74 FEET FOR A POINT OF BEGINNING; RUN THENCE NORTH 48 DEG. 44'00" WEST 238.40 FEET; THENCE NORTH 41 DEG. 23'20" EAST 50 FEET, THENCE SOUTH 48 DEG. 44'00" EAST, 238.29 FEET; THENCE SOUTH 41 DEG. 16' 00" WEST, 50 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION OF SAID PROPERTY WHICH LIES WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD 699 (GULF BOULEVARD), SEE 15140, CONVEYED FOR ROAD RIGHT-OF-WAY IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 5390, PAGE 1466, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.




## SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO EASEMENTS, RIGHT-OF-WAY, AND OTHER MATTERS OF RECORD THAT A TITLE SEARCH MIGHT DISCLOSE.

2. PLANIMETRIC FEATURES SHOWN HEREON WERE DETERMINED BY STANDARD FIELD SURVEYING METHODS.

3. BEARING BASIS IS THE NORTHWESTERLY BOUNDARY LINE OF SUBJECT PARCEL BEING N40°26'26"E, ASSUMED.

4. ALL HORIZONTAL AND VERTICAL MEASUREMENTS SHOWN ON THIS DRAWING ARE IN U.S. SURVEY FEET.

5. ALL INSTRUMENTS SHOWN HEREON ARE OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.

6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE MARKINGS AND OR STRUCTURES. NO EXCAVATION WAS PERFORMED FOR THE LOCATION OF SUCH UTILITIES.

7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. THIS PARCEL APPEARS TO BE IN FLOOD ZONE "AE (EL 10 FEET)", ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 12103C0191H, MAP EFFECTIVE DATE: 08/24/2021, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
THIS MAP'S NOTES STATE THAT THE BASE FLOOD ELEVATIONS SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT. THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
THIS FLOOD ZONE NOTE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND ANY PROPOSED FINISHED FLOOR ELEVATIONS ARE TO BE DETERMINED BY THE PERMITTING AGENCY HAVING JURISDICTION.

9. ELEVATION BASIS: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BENCHMARK UTILIZED: "BM 15-90-DA-25A", ELEVATION = 4.28' AS PUBLISHED BY THE FLORIDA DEPARTMENT OR TRANSPORTATION.

10. LOCATIONS OF TREES SHOWN HEREON WERE LIMITED TO TREES 4" DIAMETER AT BREAST HEIGHT (DBH) OR LARGER.
GEODATA SERVICES CAN ACCEPT NO RESPONSIBILITY FOR THE IDENTIFICATION OF THE TREE SPECIES SHOWN HEREON. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON, TREE IDENTIFICATION IS OUTSIDE THE EXPERTISE OF A PROFESSIONAL LAND SURVEYOR. THE TREE TYPES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE RELIED UPON ONLY AFTER CONFIRMATION BY A CERTIFIED ARBORIST OR OTHER SUCH PROFESSIONAL.

## ABBREVIATION LEGEND

| | |
|---|---|
| (C) | = Calculated Data |
| (D) | = Data per Description |
| (F) | = Field Determined |
| (M) | = Measured Data |
| (P) | = Data per Plat Book 19, Page 99 |
| (PA) | = Data per Property Appraiser |
| (R) | = Data per Record Deed |
| ± | = Plus or Minus |
| A/C | = Air Conditioner |
| BFE | = Base Flood Elevation |
| BFP | = Backflow Preventor |
| C/C | = Covered Concrete |
| C/S | = Concrete Slab |
| C/SW | = Concrete Sidewalk |
| CLF | = Chain Link Fence |
| COV. | = Covered |
| CLP | = Concrete Light Pole |
| CMP | = Corrugated Metal Pipe |
| CONC. | = Concrete |
| D/W | = Driveway |
| DMH | = Drainage Manhole |
| DWM | = Detectable Warning Mat |
| E/P | = Edge of Pavement |
| EL | = Elevation |
| EOW | = Edge of Water |
| FCIR | = Found Iron Rod & Cap |
| FCM | = Found Concrete Monument |
| FFE | = Finished Floor Elevation |
| FIP | = Found Iron Pipe |
| FIR | = Found Iron Rod - No Cap |
| FLA. | = Florida |
| FN&D | = Found Nail & Disk |
| FPP | = Found Pinched Pipe |
| G.I. | = Grate Inlet |
| GV | = Gate Valve |
| HYD | = Fire Hydrant |
| ID | = Identification |
| I.E. | = Invert Elevation |
| LB | = Corporate Certificate Number |
| LP | = Light Pole |
| LFE | = Lowest Floor Elevation |
| LMWA | = Limit of Moderate Wave Action |
| M/F | = Metal Fence |
| M.O.L. | = More or Less |
| MES | = Mitered End Section |
| N&D | = Nail & Disk |
| NFNS | = Not Found and Not Set |
| OCS | = Outfall Control Structure |
| OHW | = Overhead Wire |
| O.R. | = Official Records Book |
| P.B. | = Plat Book |
| PCP | = Permanent Control Point |
| PG(s) | = Page(s) |
| PLS | = Professional Land Surveyor |
| POB | = Point of Beginning |
| POC | = Point of Commencement |
| PRM | = Permanent Reference Monument |
| RGE | = Range |
| R/W | = Right-of-Way |
| RCP | = Reinforced Concrete Pipe |
| SCM | = Set Concrete Monument PLS #2865 |
| SCIR | = Set Iron Rod & Cap 5/8" PLS #2865 |
| SN&D | = Set Nail & Disk PLS #2865 |
| SMH | = Sanitary Manhole |
| STM | = Storm Pipe |
| T/W | = Top of Wall Elevation |
| TBM | = Temporary Benchmark |
| TOB | = Top of Bank |
| TOS | = Toe of Slope |
| TWP | = Township |
| TYP | = Typical |
| UB | = Utility Box |
| UP | = Utility Pole |
| V/F | = Vinyl Fence |
| W/ | = With |
| W/F | = Wood Fence |
| WM | = Water Meter |
| W.O. | = Work Order |
| WV | = Water Valve |

## TREE LEGEND

PALM

## SYMBOL LEGEND

- = Backflow Preventor
- = Cable Box
- = Centerline
- = Cleanout
- = Drainage Manhole
- = Fire Hydrant
- G.M. = Gas Marker Post
- = Grease Trap
- = Guy Anchor
- = Light Pole
- = Light Post
- = Mailbox
- = Power Box
- = Reclaimed Water Meter
- = Sanitary Manhole
- = Sign
- = Spot Elevation
- = Telecommunication Box
- = Utility Pole
- = Utility Box
- = Water Meter
- = Water Valve

## SURVEYOR'S CERTIFICATION:

I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR ELECTRONIC DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 5J-17.062.

Dennis J. Eyre PLS 2865
Digitally signed by Dennis J. Eyre PLS 2865
Date: 2026.01.08 13:07:23 -05'00'

*DENNIS J. EYRE, P.L.S. FLA. REG. No. 2865*
*DATE: JANUARY 8, 2026*

*AN UNSIGNED SURVEY DRAWING IS FOR INFORMATIONAL PURPOSES ONLY.*

| | |
|---|---|
| W.O. 7400 | FIELD DATE: DECEMBER 29, 2025 |
| DRAWN BY: HW | |
| CHECKED BY: D.J.E. | |
| SCALE: 1"=10' | |
| FIELD BOOK / PAGE(S): 4-25/74 | |
| SHEET 1 OF 1 | |

SHEET #
A1-00

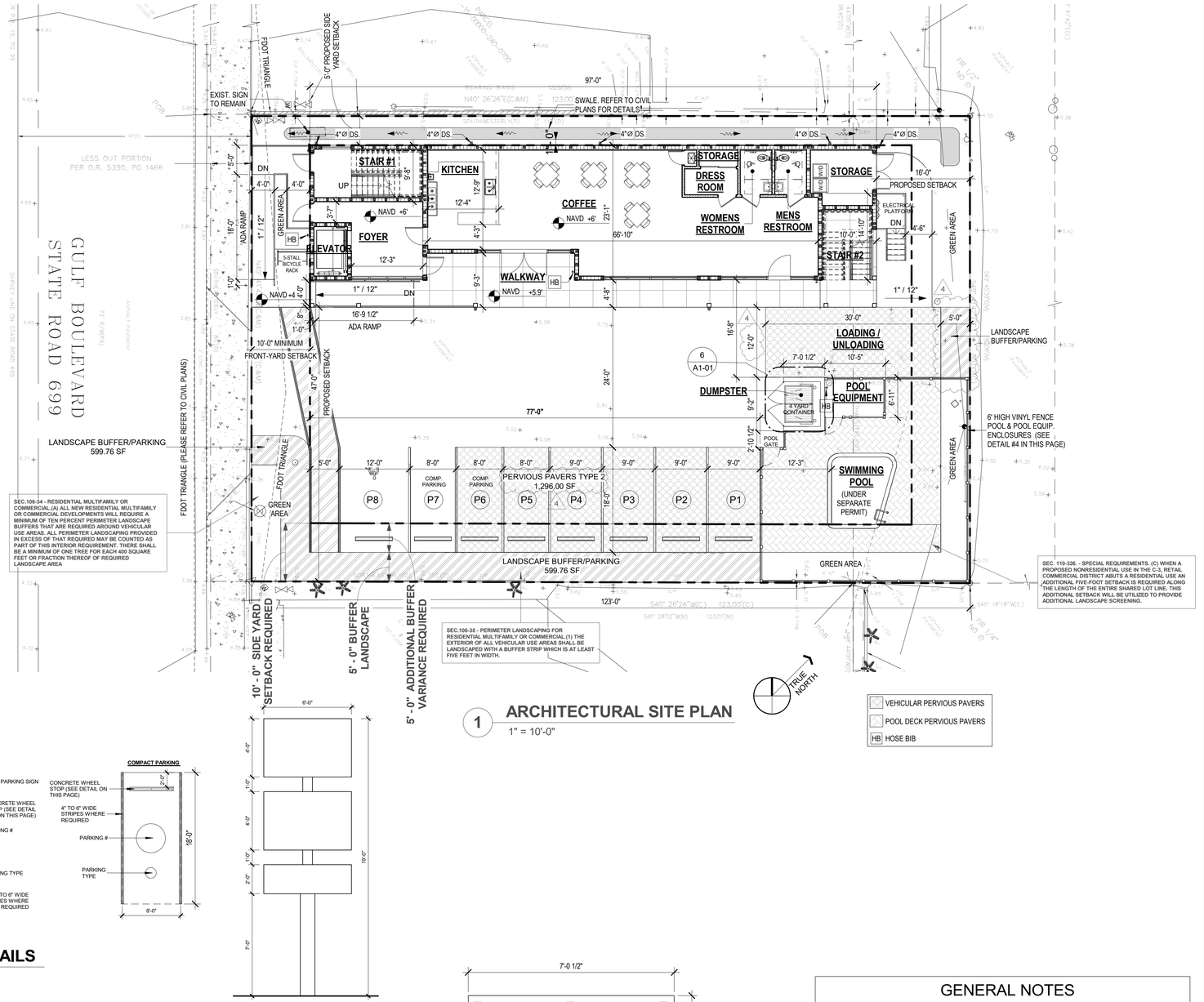
GEODATA SYSTEMS INC. D/B/A
GEODATA SERVICES
1166 KAPP DRIVE
CLEARWATER, FL 33765
PHONE: (727) 447-1763
LB 7466

© 2012 GEODATA SERVICES, INC.

Drawing name: X:\Geodata\JOB_LOG\7600-8000\7400.dwg Layout: Jan 08, 2026 12:37pm

NOTE THAT THIS DRAWING MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION.

| SITE DATA TABLE | | | | | | |
|---|---|---|---|---|---|---|
| **CATEGORY** | **ALLOWABLE** | | **EXISTING** | | **PROPOSED** | |
| **ZONING** | RETAIL COMMERCIAL (C-3) | | RETAIL COMMERCIAL (C-3) | | RETAIL COMMERCIAL (C-3) | |
| **FUTURE LAND USE** | PLANNED REDEVELOPMENT MIXED-USE (PR-MU) | | PLANNED REDEVELOPMENT MIXED-USE (PR-MU) | | PLANNED REDEVELOPMENT MIXED-USE (PR-MU) | |
| **USES** | TEMPORARY LODGING AND RESTAURANT | | - | | TEMPORARY LODGING AND RESTAURANT | |
| **SETBACKS (PER ORD. 2025-19)** | FRONT: | 10'-0" | FRONT: | 53.1 FT | FRONT: | 10'-0" |
| | REAR: | 10'-0" | REAR: | 21.8 FT | REAR: | 16'-0" |
| | SIDE: | 5'-0" | EAST SIDE: | 0.4 FT | EAST SIDE: | 46'-6" |
| | | | WEST SIDE: | 0.3 FT | WEST SIDE: | 5'-0" |
| **BASE FLOOD ELEVATION (B.F.E.)** | AE-10 = 10.0' N.A.V.D. | | AE-10 = 10.0' N.A.V.D. | | AE-10 = 10.0' N.A.V.D. | |
| **DESIGN FLOOR ELEVATION (D.F.E.)** | AE-10 + 4' OF FREEBOARD = 14.0' N.A.V.D. | | AE-10 + 4' OF FREEBOARD = 14.0' N.A.V.D. | | AE-10 + 4' OF FREEBOARD = 14.0' N.A.V.D. | |
| **FINISHED FLOOR ELEVATION** | ABOVE 14.0' N.A.V.D. MIN. | | GROUND FLOOR FFE @ 5.95' | | BOTTOM OF 1ST LIVING FLOOR @ 17.5' N.A.V.D. | |
| **SITE AREA** | 9,840.00 SF | 0.23 ACRES | 9,840.00 SF | 0.23 ACRES | 9,840.00 SF | 0.23 ACRES |
| **LOT DIMENSIONS** | WIDTH | 60'-0" | WIDTH | 60'-0" | WIDTH | 60'-0" |
| | DEPTH | 80'-0" | DEPTH | 80'-0" | DEPTH | 80'-0" |
| **DENSITY (TEMPORARY LODGING UNITS)** | 60 UNITS / ACRE MAX. - 7,986 SF. MAX. | | - | | 11 TEMP. LODGING UNITS (3,873 SF) COMMERCIAL / RETAIL | |
| **BUILDING FOOTPRINT** | | | +/- 24.70% | +/- 2,430.29 SF | 27.34% | 2,690.70 SF |
| **BUILDING HEIGHT/ FLOORS** | 3 STORIES MAX. ABOVE B.F.E. | | 1 STORY | | 2 STORIES ABOVE COMMERCIAL SPACE<br>21'-0" FROM D.F.E. TO MEAN ROOF | |
| **FLOOR AREA RATIO (COMMERCIAL FAR)** | SITE AREA - (11 UNITS x 726 SF) = 1,854 SF<br>1,854 SF x 1.2 = 2,224.8 SF MAX. | | +/- 0.25 | +/- 2,430.29 SF | 1,422 SF<br>(SEE SHEET A0-02 FOR CALCULATIONS) | |
| **IMPERVIOUS SURFACE RATIO (ISR)** | 0.85 MAX. | 8,364.00 SF MAX. | BLDG FOOTPRINT = +/- 2,430.29 SF<br>PAVING = +/- 4,030.04 SF<br>COOLER ROOM = +/-95.78 SF<br>CONCRETE WALKWAYS = +/-1,329.33 SF | | 0.71 | 6,961.85 SF |
| | | | | | (SEE SHEET A0-02 FOR CALCULATIONS) | |
| **LANDSCAPE & GREEN SPACE** | 10% MIN. | 984.00 SF MIN. | +/- 11.92% | +/- 1,173.39 SF | OVERALL GREEN AREA | 1,890.75 SF |
| | | | | | VEHICULAR BUFFER AREA | - 599.76 SF |
| | | | NO EXISTING TREES | | 13.12% | 1,290.99 SF LANDSCAPE AREA PROVIDED |
| **PAVING AREA (ASPHALT)** | - | | ± 4,030.04 SF | | 2,578.50 SF | |
| **PARKING SPACES (P.S.)** | CONDO-HOTEL UNITS<br>REQUIRED = 1 PS / UNIT<br>11 UNITS x 1 PS = 11 PS<br>3 PS / 5 UNITS = 3 PS<br>14 PS REQUIRED<br><br>COMMERCIAL AREA<br>REQUIRED = 1 PS / 4 SEATS<br>16 SEATS ÷ 4 = 4 PS REQ.<br><br>EMPLOYEES<br>REQUIRED = 1 PS / 2 EMPLOYEES<br>2 EMPLOYEES = 1 PS REQ.<br><br>REQUIRED PS = 19 P.S.<br>(-)50% REDUCTION (TOWN CENTER)<br>**TOTAL PS REQUIRED (9.5 PS) = 10 PS**<br><br>1 ADA PS / 25 REQ. PS<br><br>1 BICYCLE STALL = 1 CREDIT (PS)<br>(UP TO 3 CREDITS)<br><br>20% MAX OF COMPACT PS (8'x16')<br>2 COMPAC PS MAX. | | 10 PS | | TEMP. LODGING UNITS = 5 PS (9' x 18')<br>COMMERCIAL = 1 COMPACT PS (8' x 18')<br>EMPLOYEE = 1 COMPACT PS (8' x 18')<br>ADA = 1 PS (17' x 18')<br>5 BICYCLE STALLS (1 RACK) = 1 PS (3 CREDIT)<br>**11 PS TOTAL PROVIDED** | |




SEC.106-34 - RESIDENTIAL MULTIFAMILY OR COMMERCIAL:(A) ALL NEW RESIDENTIAL MULTIFAMILY OR COMMERCIAL DEVELOPMENTS WILL REQUIRE A MINIMUM OF TEN PERCENT PERIMETER LANDSCAPE BUFFERS THAT ARE REQUIRED AROUND VEHICULAR USE AREAS. ALL PERIMETER LANDSCAPING PROVIDED IN EXCESS OF THAT REQUIRED MAY BE COUNTED AS PART OF THIS INTERIOR REQUIREMENT. THERE SHALL BE A MINIMUM OF ONE TREE FOR EACH 400 SQUARE FEET OR FRACTION THEREOF OF REQUIRED LANDSCAPE AREA

SEC.106-35 - PERIMETER LANDSCAPING FOR RESIDENTIAL MULTIFAMILY OR COMMERCIAL.(1) THE EXTERIOR OF ALL VEHICULAR USE AREAS SHALL BE LANDSCAPED WITH A BUFFER STRIP WHICH IS AT LEAST FIVE FEET IN WIDTH.

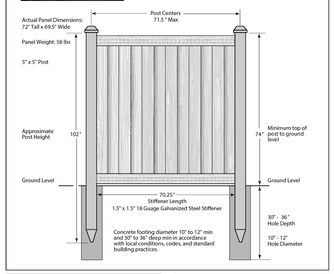
SEC. 110-326. - SPECIAL REQUIREMENTS. (C) WHEN A PROPOSED NONRESIDENTIAL USE IN THE C-3, RETAIL COMMERCIAL DISTRICT ABUTS A RESIDENTIAL USE AN ADDITIONAL FIVE-FOOT SETBACK IS REQUIRED ALONG THE LENGTH OF THE ENTIRE SHARED LOT LINE. THIS ADDITIONAL SETBACK WILL BE UTILIZED TO PROVIDE ADDITIONAL LANDSCAPE SCREENING.

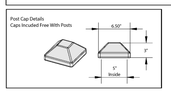
## 1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

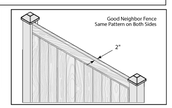


Technical Specifications - Privacy Vinyl Fence

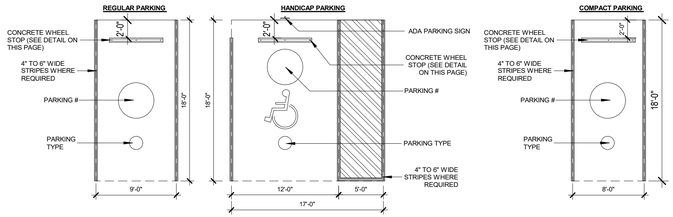
6' Tall x 6' Wide Sections



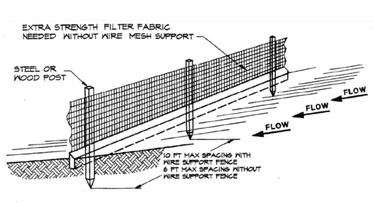

## 4 VINYL FENCE DETAIL
1/4" = 1'-0"

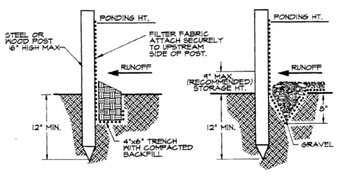



## 5 PARKING DETAILS
1/8" = 1'-0"



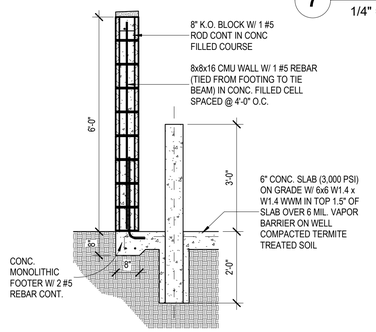

## 7 EXIST. SIGN
1/4" = 1'-0"



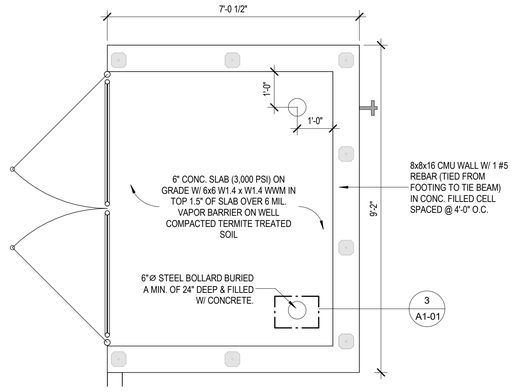




NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

## 2 SILT FENCE DETAIL
N.T.S.




## 3 DUMPSTER WALL DETAIL
1/2" = 1'-0"




## 6 DUMPSTER ENCLOSURE
1/2" = 1'-0"

## GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. ACTUAL CONDITIONS ARE TO BE FIELD VERIFIED BY THE GENERAL CONTRACTOR.
2. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND STANDARDS, TO INCLUDE ALL STATE LAWS, AND LOCAL ORDINANCES.
3. REPAIR, PATCH, AND REFINISH ALL EXISTING STRUCTURES AFFECTED BY THIS CONSTRUCTION.
4. ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTORS TO EXPOSE ALL AFFECTED EXISTING CONDITIONS AND RELOCATE ADJUST, CHANGE OR ABANDON EXISTING CONDITIONS ACCORDING TO ALL APPLICABLE CODES AND LOCAL ORDINANCES
5. ALL MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT FEMA NFIP CLASS 4 OR 5 MATERIALS.

**NOTE:**
- ALL MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT FEMA -NFIP CLASS 4 OR 5 MATERIALS.
- BUILDING WILL BE DRY FLOOD PROOFED TO DFE.

#5 VERTICAL ROD TIED FROM FOOTING TO TIE BEAM IN CONCRETE FILLED CELL @48" O.C. MINIMUM

(2) #5 VERTICAL ROAD TIED FROM FOOTING TO TIE BEAM IN CONCRETE FILLED CELL.

10" TIP Ø TIMBER PILE

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

| NO. | DATE |
|---|---|
| 1 | 04/17/2026 |
| 2 | 05/13/2026 |
| 3 | 09/22/2026 |
| 4 | 10/26/2026 |

| NO. | REVISIONS |
|---|---|
| 1 | REVISION PER CITY COMMENTS |
| 2 | REVISION PER CITY COMMENTS 04.30.2026 |
| 3 | REVISION PER CITY COMMENTS 09.17.2026 |
| 4 | REVISIONS FOR PUBLIC HEARING |

JOHN A. BODZIAK, ARCHITECT, OR, AS HEREBY CERTIFY THAT THE PLANS, SPECIFICATIONS AND OTHER THESE DOCU- MENTS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER MATTER WHATSOEVER, AND ARE NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT AND ARCHITECT. AS A PLANS ENGINEER I SHALL NOT BE LIABLE FOR DAMAGES RESULTING FROM THE UNAUTHORIZED REUSE OF OR ALTERATIONS TO THESE PLANS.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING AND RESOLVED BEFORE PROCEEDING WITH CONSTRUCTION. UNSPECIFIED DIMENSIONS AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

CONSTRUCTION DOCUMENT

**15227 Gulf Blvd**
15227 GULF BLVD MADEIRA BEACH, FL 33708

ARCHITECTURAL SITE PLAN

ST PETE BEACH INVESTMENTS LLC
1300 COUNTRY CLUB RD N
CLIENT

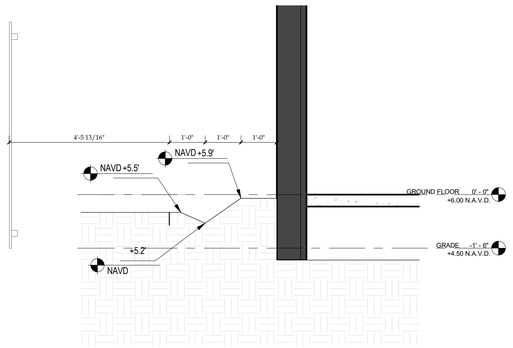
**JOHN A. BODZIAK**
ARCHITECT AIA, PA
JOHN A. BODZIAK, AIA FL #AR0005065
5665 CENTRAL AVE.
SAINT PETERSBURG, FL 33710
TEL: 727-327-1966

STATE OF FLORIDA — JOHN A. BODZIAK — AR0005065 — 11/10/2026 — REGISTERED ARCHITECT
SEAL

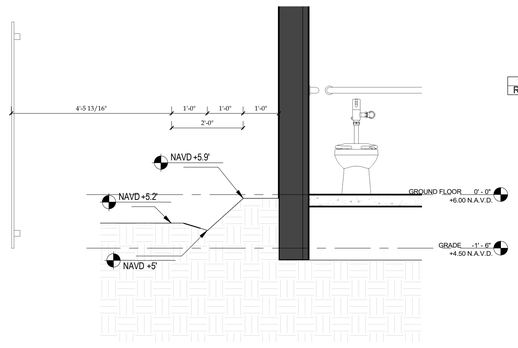
| PROJECT | SCALE |
|---|---|
| 25-064 | As Indicated |
| DRAWN BY | DATE |
| N.M / CS | 12/2025 |
| ORIGINAL SHEET SIZE : 24" X 36" | |

A1-01 25

11/6/2026 3:36:13 PM S:\Drawings\2025\25-064 - 15227 Gulf Blvd, MB - Hotel Retail Building - Dave Womick\Drawings\33 Rvt Files\Models\25-064 - 15227 Gulf Blvd - MB - 11 Units + Commercial.rvt




## 4 SWALE SECTION (A)
1/2" = 1'-0"

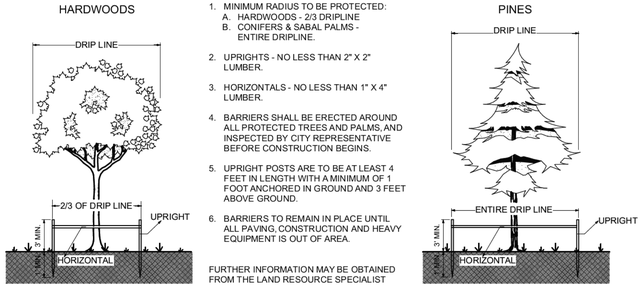



## 5 SWALE SECTION (B)
1/2" = 1'-0"

SPECIFICATIONS - WOOD BARRIER

1. MINIMUM RADIUS TO BE PROTECTED:
   A. HARDWOODS - 2/3 DRIPLINE
   B. CONIFERS & SABAL PALMS - ENTIRE DRIPLINE.
2. UPRIGHTS - NO LESS THAN 2" X 2" LUMBER.
3. HORIZONTALS - NO LESS THAN 1" X 4" LUMBER.
4. BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED TREES AND PALMS, AND INSPECTED BY CITY REPRESENTATIVE BEFORE CONSTRUCTION BEGINS.
5. UPRIGHT POSTS ARE TO BE AT LEAST 4 FEET IN LENGTH WITH A MINIMUM OF 1 FOOT ANCHORED IN GROUND AND 3 FEET ABOVE GROUND.
6. BARRIERS TO REMAIN IN PLACE UNTIL ALL PAVING, CONSTRUCTION AND HEAVY EQUIPMENT IS OUT OF AREA.

FURTHER INFORMATION MAY BE OBTAINED FROM THE LAND RESOURCE SPECIALIST




## 6 TREE BARRICADE
1" = 20'-0"

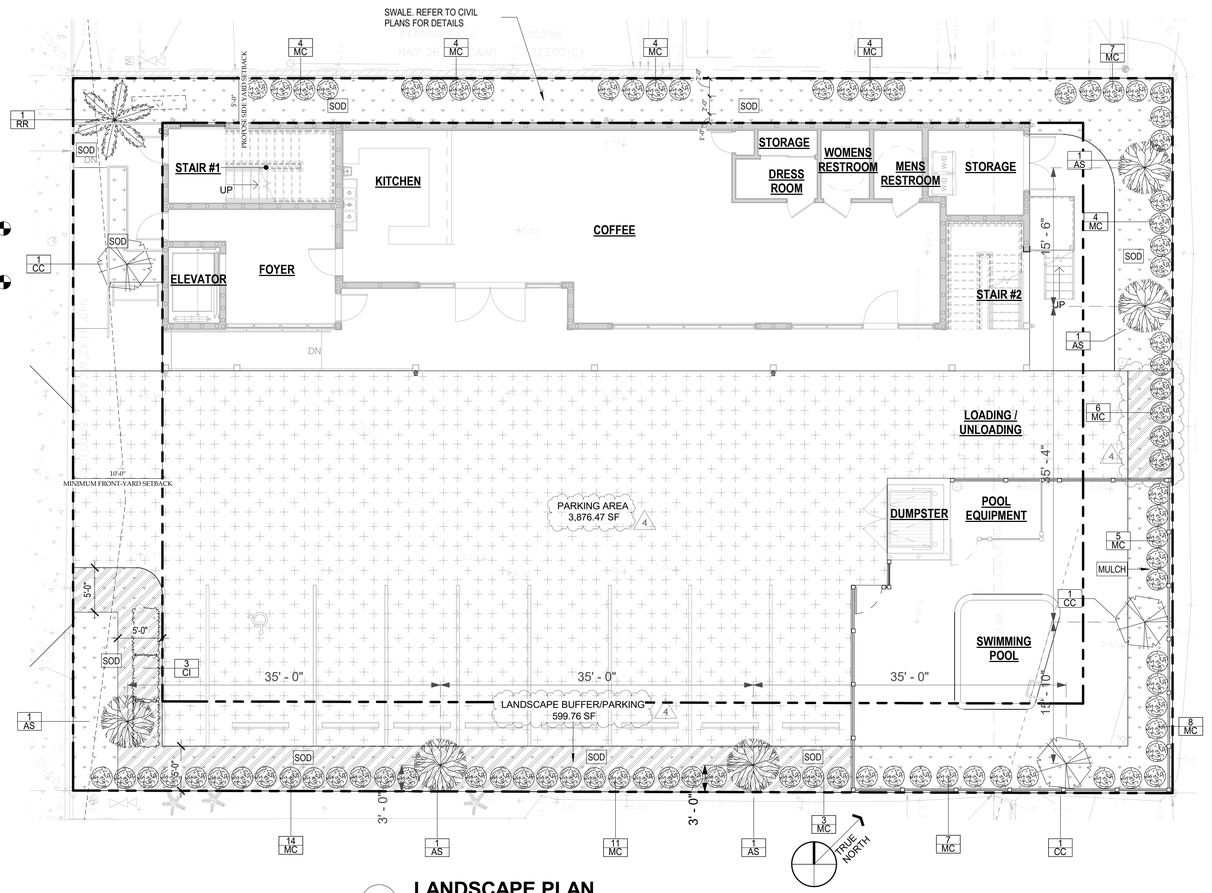
**LANDSCAPE BUFFER CALCULATION**

PARKING LOT AREA = 3,876.47 SF

REQUIRED:
10% OF PARKING LOT = 387.64 SF MIN.

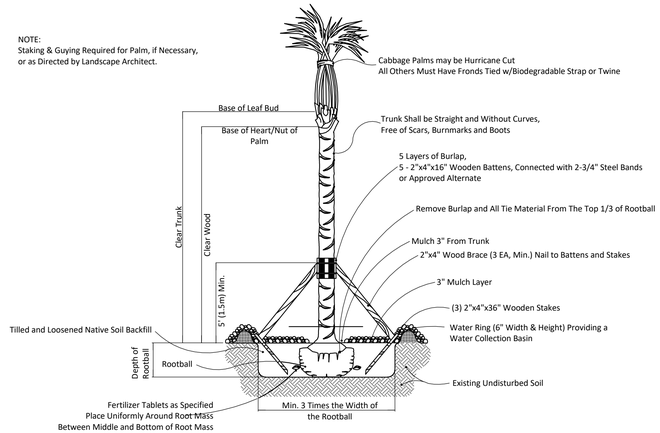
PROVIDED:
LANDSCAPE BUFFER AREA = 599.76 SF

| LANDSCAPE CALCULATIONS | | |
|---|---|---|
| A | SITE AREA | 9,840.00 SF |
| B | BLDG. FOOTPRINT | 2,690.70 SF |
| C | TOTAL GREEN AREA | 1,890.75 SF |
| | | |
| **REQUIRED:** | | |
| | REMAINING AREA EXCLUDING PRINCIPAL STRUCTURE (A-B) | 7,149.30 SF |
| | 70% MAX. IMPERVIOUS SURFACE OF REMAINING AREA | 5,004.51 SF MAX. |
| | | |
| **PROVIDED** | | |
| | REMAINING AREA EXCLUDING PRINCIPAL STRUCTURE (A-B) | 7,149.30 SF |
| | TOTAL GREEN AREA (C) | - 1,890.75 SF |
| | PERVIOUS PAVERS TYPE 1 (50%) | - 319.41 SF |
| | PERVIOUS PAVERS TYPE 2 (50%) | - 648.00 SF |
| | **TOTAL IMPERVIOUS SURFACE** | **4,291.14 SF** |
| | **FOR REMAINING AREA** | **60.02%** |




## 1 LANDSCAPE PLAN
1/8" = 1'-0"

| LANDSCAPE LEGEND | |
|---|---|
| | ROYAL PALM *ROYSTONEA REGIA* |
| | EASTER REDBUD *CERCIS CANADENSIS* |
| | FLORIDA MAPLE *ACER SACCHARUM VAR. FLORIDANUM* |
| | COCOPLUM *CHRYSOBALANUS ICACO* |
| | MUHLY GRASS *MUHLENBERGIA CAPILLARIS* |




## 3 PALM PLANTING DETAIL
1" = 1'-0"

| PLANTING SCHEDULE | | | | | | | |
|---|---|---|---|---|---|---|---|
| CODE | COMMON NAME | BOTANICAL NAME | DROUGHT TOLERANCE | QTY | SIZE | | NATIVE STATUS |
| | | | | | SPREAD | HEIGHT | |
| AS | FLORIDA MAPLE | ACER SACCHARUM VAR. FLORIDANUM | MEDIUM | 5 | 25 TO 35 FT | 35 TO 80 FT | NATIVE |
| CC | EASTER REDBUD | CERCIS CANADENSIS | HIGH | 3 | 15 TO 35 FT | 20 TO 30 FT | NATIVE |
| CI | COCOPLUM | CHRYSOBALANUS ICACO | MEDIUM | 3 | 10 TO 20 FT | 5 TO 15 FT | NATIVE |
| MC | MUHLY GRASS | MUHLENBERGIA CAPILLARIS VARIEGATUM | HIGH | 81 | 2 TO 3 FT | 2 TO 5 FT | NATIVE |
| RR | ROYAL PALM | ROYSTONEA REGIA | MEDIUM | 1 | 15 TO 25 FT | 50 TO 80 FT | NATIVE |

### LANDSCAPE GENERAL NOTES

1. ALL PLANT MATERIALS TO BE FLORIDA #1 OR BETTER QUALITY, INSTALLED TO HIGHEST NURSERY STANDARDS.
2. MULCH TO BE "FLORAMULCH" AVAILABLE AT GOMULCH.COM OR 866.466.8524 / 866.GO.MULCH. MULCH SHALL BE INSTALLED TO A MINIMUM OF 3" THICK IN ALL PLANTING AREAS.
3. SOD TO BE 95% WEED FREE: ST. AUGUSTINE FLORATAM. SOD TO BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED AT TIME OF INSTALLATION. ALL AREAS OF THE PROJECT SITE DISTURBED DURING CONSTRUCTION SHALL BE SODDED UNLESS SPECIFICALLY LABELED OTHERWISE. ALL AREAS WITHIN THE PROJECT LIMITS SHALL BE PROVIDED WITH SOD OR OTHER SPECIFIED GROUNDCOVER.
4. ALL DIMENSIONS TO BE FIELD CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
5. ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO SPECIFICATIONS, THEY WILL BE REJECTED BY THE LANDSCAPE ARCHITECT WITH PROPER INSTALLATION CARRIED OUT BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.
6. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE MADE AT TIME OF BIDDING, SO AS TO PROVIDE FOR EQUAL AND FAIR COMPARISONS.
7. ALL PERMITS NECESSARY ARE TO BE PROVIDED BY THE INSTALLING CONTRACTOR UNLESS OTHERWISE SPECIFICALLY STATED IN THE SPECIFICATIONS.
8. NO CONTRACTOR IDENTIFICATION SIGNS SHALL BE PERMITTED ON THE PROJECT.
9. ALL QUESTIONS CONCERNING THE PLANS AND SPECIFICATIONS ARE TO BE DIRECTED TO THE ARCHITECT.
10. CAREFULLY REVIEW THE LANDSCAPE SPECIFICATIONS. THE INSTALLING CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL ITEMS CONTAINED THEREIN.
11. ALL PLANT MATERIAL SHALL BE PLANTED WITH "TERRA-SORB AG", IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE RATE OF APPLICATION.
12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE STORM WATER POLLUTION PREVENTION PLANS AND APPROPRIATE CONSTRUCTION SITE RUNOFF CONTROLS TO MEET EPA'S NATURAL POLLUTANT DISCHARGE ELIMINATION SYSTEM RULE ON CONSTRUCTION SITES WHERE MORE THAN ONE ACRE OF LAND IS DISTURBED.
13. SEC. 106-36. - XERISCAPE REQUIREMENTS.
    THE XERISCAPE DESIGN PRINCIPLE OF PLANT SELECTION AND PLACEMENT BASED UPON FUNCTION, WATER REQUIREMENTS AND SUITABLE ENVIRONMENTAL EXPOSURE OF PLANT MATERIALS SHALL BE USED IN ALL VEHICULAR-USE AREAS. IN ADDITION, THE FOLLOWING XERISCAPE TECHNIQUES SHALL BE REQUIRED:
    1. FIFTY PERCENT OF THE PLANTS USED IN ALL VEHICULAR-USE AREAS LANDSCAPE DESIGNS SHALL BE DROUGHT TOLERANT AND LOCATED IN GROUPINGS ACCORDING TO WATER REQUIREMENTS.
    2. SEVENTY-FIVE PERCENT OF THE PLANTS USED IN ALL VEHICULAR-USE AREA LANDSCAPE DESIGNS SHALL BE A COMBINATION OF NATIVE AND DROUGHT TOLERANT.
    3. ALL PLANTINGS SHALL BE GROUPED IN ZONES ACCORDING TO WATER REQUIREMENTS AND SHALL BE IRRIGATED IN ZONES SEPARATING HIGH WATER USE LAWN AREA FROM DROUGHT TOLERANT ZONES.
    4. ALL IRRIGATION SYSTEMS SHALL BE AUTOMATIC WITH CYCLING CAPACITY AND SHALL BE DESIGNED TO AVOID IRRIGATION OF UNPLANTED SURFACES..
14. SEC. 106-40. - SCREENING OF BACKFLOW PREVENTERS.
    BACKFLOW PREVENTERS SHALL BE SCREENED BY DENSE EVERGREEN SHRUBBERY A MINIMUM OF 30 INCHES IN HEIGHT, PLANTED TWO FEET ON CENTER. SUCH SHRUBBERY SHALL BE PLANTED FAR ENOUGH AWAY FROM THE UNIT SO AS TO PROVIDE A MINIMUM OF A THREE-FOOT CLEARED AREA ON THE TWO SIDES OF THE UNIT FOR MAINTENANCE PURPOSES.
15. SEC. 106-42. - SEA OATS / SAND DUNES.
    THE REMOVAL OR RELOCATION OF SEA OATS OR SAND DUNES ON ANY PROPERTY LANDWARD OF THE COUNTY COASTAL CONSTRUCTION CONTROL LINE WILL BE COORDINATED WITH THE BUILDING AND ZONING DIRECTOR PRIOR TO THE START OF WORK.
16. SECTION 110-670 - LANDSCAPING / GREEN AREA

(A) ONE OF THE PURPOSES OF THE DEVELOPMENT CONTROLS IS TO ENCOURAGE THE PROVISION OF ADEQUATE LANDSCAPING/GREEN AREA IN R-3 ZONES WEST OF GULF BOULEVARD. A MINIMUM OF TEN PERCENT OF THAT PORTION OF THE LOT LOCATED EAST OF THE COUNTY COASTAL CONSTRUCTION CONTROL LINE AS ESTABLISHED BY THE STATE SHALL BE DESIGNATED FOR AND MAINTAINED AS LANDSCAPED GREEN AREA IN SIDE AND FRONT YARDS.

(B) IN R-3 ZONES WEST OF GULF BOULEVARD, THE GREEN AREA IN SIDE YARDS SHALL PROVIDE A CLEAR "VIEW AREA" BETWEEN THREE FEET AND TEN FEET IN HEIGHT; I.E. BUSHES OR SHRUBS SHALL NOT EXCEED THREE FEET IN HEIGHT AND TREES SHALL BE TRIMMED BELOW TEN FEET IN HEIGHT. SUCH LANDSCAPED AREAS MAY INCLUDE PASSIVE RECREATION FACILITIES PROVIDED, HOWEVER, THAT THE "VIEW AREA" IS NOT OBSTRUCTED.

(C) IN ALL ZONES EXCEPT R-1, ALL OFF-STREET PARKING AREAS NOT CONTAINED WITHIN THE BUILDING STRUCTURE SHALL HAVE A MINIMUM OF TEN PERCENT LANDSCAPED GREEN AREA.

(D) ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN ADEQUATE WATER SUPPLY.

17. ADD THE FOLLOWING NOTE TO THE LANDSCAPE PLANS, "WHEN AN ACCESS WAY INTERSECTS A PUBLIC RIGHT-OF-WAY OR OTHER ACCESS WAY, OR WHEN THE SUBJECT PROPERTY ABUTS THE INTERSECTION OF TWO OR MORE PUBLIC RIGHT-OF-WAYS, ALL LANDSCAPING WITHIN THE TRIANGULAR AREAS DESCRIBED AS (OR) REFERRED TO AS THE "CROSS-VISIBILITY AREA," SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A LEVEL BETWEEN 36 INCHES AND EIGHT FEET. TREES AND PLANT MATERIAL TRIMMED IN SUCH A MANNER THAT CROSS VISIBILITY IS NOT HINDERED WILL BE ALLOWED, PROVIDED THEY ARE LOCATED SO AS NOT TO CREATE A TRAFFIC HAZARD, AS DETERMINED BY THE CITY.

## GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. ACTUAL CONDITIONS ARE TO BE FIELD VERIFIED BY THE GENERAL CONTRACTOR.
2. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND STANDARDS, TO INCLUDE ALL STATE LAWS, AND LOCAL ORDINANCES.
3. REPAIR, PATCH, AND REFINISH ALL EXISTING STRUCTURES AFFECTED BY THIS CONSTRUCTION.
4. ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTORS TO EXPOSE ALL AFFECTED EXISTING CONDITIONS AND RELOCATE ADJUST, CHANGE OR ABANDON EXISTING CONDITIONS ACCORDING TO ALL APPLICABLE CODES AND LOCAL ORDINANCES
5. ALL MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT FEMA NFIP CLASS 4 OR 5 MATERIALS.

**NOTE:**
- ALL MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT FEMA -NFIP CLASS 4 OR 5 MATERIALS.
- BUILDING WILL BE DRY FLOOD PROOFED TO DFE.

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODE AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

| NO. | DATE |
|---|---|
| 1 | REVISION PER CITY COMMENTS 04/17/2026 |
| 2 | REVISION PER CITY COMMENTS 04.30.2026 05/13/2026 |
| 3 | REVISION PER CITY COMMENTS 09.17.2026 09/22/2026 |
| 4 | REVISIONS FOR PUBLIC HEARING 10/26/2026 |

JOHN A. BODZIAK, ARCHITECT, (AIA, PA), HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS AND SPECIFICATIONS FOR THIS PROJECT. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE USED BY ANYONE FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN MATTER WHATSOEVER, AND ARE NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. JAB, PA SHALL BE COMPENSATED FOR ANY SUCH EXPRESS WRITTEN PERMISSION AND CONSENT AND FOR DOMESTIC AND CONSTRUCTION OF THE JOB AND WRITING OF ANY VARIATION FROM THE ORIGINAL PLANS.

CLIENT
ST PETE BEACH INVESTMENTS LLC
1500 COUNTRY CLUB R D N

**15227 Gulf Blvd**
15227 GULF BLVD MADEIRA BEACH, FL 33708

CONSTRUCTION DOCUMENT

LANDSCAPE PLAN

STATE OF FLORIDA JOHN A. BODZIAK AR0005065 11/19/2026 REGISTERED ARCHITECT
SEAL

**JOHN A. BODZIAK**
ARCHITECT AIA, PA
JOHN A. BODZIAK, AIA, FL #AR0005065
5665 CENTRAL AVE.
SAINT PETERSBURG, FL 33710
TEL. 727-327-1966

| PROJECT | SCALE |
|---|---|
| 25-064 | As indicated |
| DRAWN BY | DATE |
| N.M | 12/2025 |
| ORIGINAL SHEET SIZE : 24" X 36" | |

A1-02



CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION. UNREPORTED DISCREPANCIES OR CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

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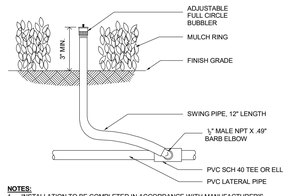
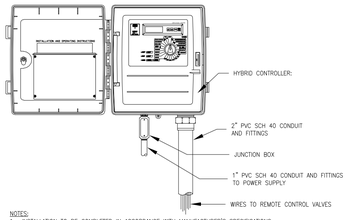



**NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.

## ADJUSTABLE FLOOD BUBBLER

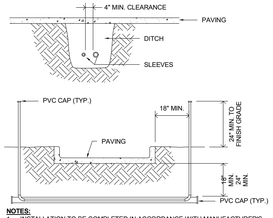



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. INSTALLATION TO BE IN ACCORDANCE WITH STATE AND LOCAL AGENCY CODE REQUIREMENTS.

## HYBRID CONTROLLER

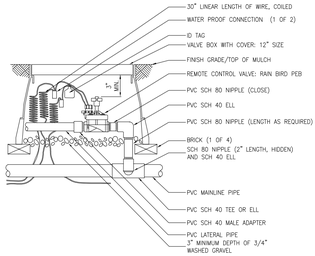
FOR OPEN TRENCH INSTALLATION OF SLEEVES, SLEEVES ARE TO BE PRE-LOADED WITH THE LATERAL PIPE TO BE CARRIED. SIZED PER IRRIGATION PLANS. THE PRE-LOADED LATERAL PIPE WITHIN THE SLEEVE SHALL BE CAPPED TO PREVENT DEBRIS AND SOIL FROM ENTERING LATERAL PIPE DURING INSTALLATION OF SLEEVE.

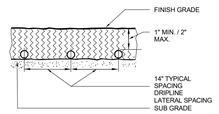
MAINLINE PIPES SLEEVES TO ALSO INCLUDE SEPARATE SLEEVE FOR CONTROL WIRES. WIRE SLEEVE TO BE 1". SCHEDULE 40 MIN. FOR INDIVIDUAL WIRES TO ONE VALVE OR 1" LARGER THAN DIAMETER REQUIRED FOR MULTI-WIRE CROSSINGS TO AREAS OF MULTIPLE VALVES.




**NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. ALL PVC IRRIGATION SLEEVES TO BE SCH. 40 PIPE.
4. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
5. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24" MINIMUM ABOVE FINISH GRADE.
6. MECHANICALLY TAMP TO 95% PROCTOR.
7. SLEEVE TO BE 2 SIZES LARGER THAN MAIN LINE/LATERAL PIPE BEING CARRIED.
8. SLEEVES TO BE LOADED WITH LATERAL PIPE SIZED PER PLAN.

## SLEEVES UNDER HARDSCAPES

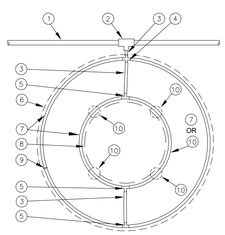



## DRIPLINE SUBGRADE INSTALLATION

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.

## REMOTE CONTROL VALVE



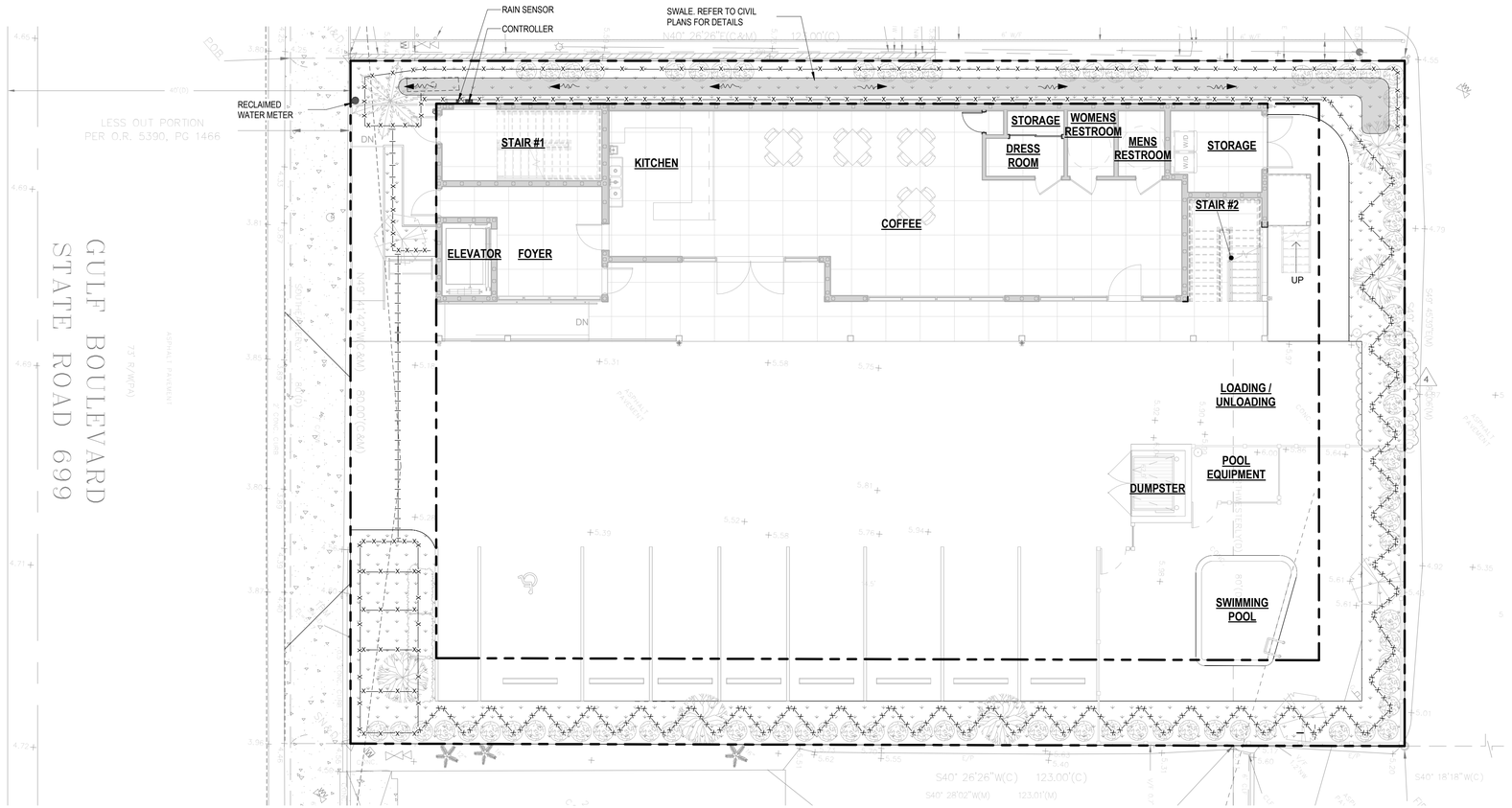

1. PVC DRIP MANIFOLD PIPE
2. PVC SCH 40 TEE OR EL
3. ½" POLYETHYLENE TUBING
4. BARB CROSS INSERT FITTING
5. BARB TEE INSERT FITTING
6. PROJECTED CANOPY LINE OF TREE
7. SUB-SURFACE DRIPLINE:
8. ROOT BALL
9. TIE DOWN STAKE AS REQUIRED
10. ALTERNATE: USE FOUR TO EIGHT DRIP BUBBLERS ALONG THE ROOTBALL AT LOCATION 10, SPACED EQUALLY APART AND OMIT THE DRIPLINE (7). ADJUST BUBBLERS PER TREE SIZE, SOIL CONDITIONS AND WATERING TIME.

NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE DRIPLINE MANUFACTURE'S INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

## SUB-SURFACE DRIPLINE AROUND TREE

## 2 IRRIGATION DETAILS

N.T.S




## 1 IRRIGATION PLAN

1/8" = 1'-0"

TRUE NORTH

## IRRIGATION LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | IRRIGATION LINE INDICATION |
| X—X—X—X—X | PERFORATED IRRIGATION DRIP LINE |
| | IRRIGATION LINE UNDER HARD SURFACE (SLEEVED 3") |
| SF—SF—SF—SF—SF | SILT FENCE |
| | 6'Ø MAX. COVERAGE IRRIGATION BUBBLER SPACED @ 6'-0" O.C. |
| | 6" POP-UP SPRAY HEAD (180° / 30 FT Ø MAX. COVERAGE) SPACED @ 30 FT O.C. MAX. |
| | 6" POP-UP SPRAY HEAD (360° / 30 FT Ø MAX. COVERAGE) SPACED @ 30 FT O.C. MAX. |
| | RAIN SENSOR & IRRIGATION CONTROLLER DEVICES |

**GENERAL IRRIGATION NOTES:**

1. THE CONTRACTOR SHALL PROVIDE A 100% COVERAGE AUTOMATIC IRRIGATION SYSTEM ACCORDING TO THE IRRIGATION SPECIFICATIONS. IN ALL CASES COMPLY WITH THE WRITTEN IRRIGATION SPECIFICATIONS AND THE GENERAL IRRIGATION NOTES.
2. ALL QUESTIONS CONCERNING SPECIFICATIONS ARE TO BE DIRECTED TO THE ARCHITECT.
3. SHRUB RISERS SHALL ONLY BE INSTALLED IN HEDGES OR MASS PLANTINGS NOT TO EXTEND MORE THAN 3" ABOVE THE INSTALLED HEIGHT OF THE SHRUB. IN NO CASE SHALL SHRUB RISERS BE INSTALLED DIRECTLY ADJACENT TO CURBS, WALKS OR OTHER VEHICULAR ACCESS WAYS. IF RISERS ARE TO BE USED IN HEDGES ABUTTING PARKING AREAS, THEY MUST BE PLACED A MINIMUM OF 30" AWAY FROM BACK OF CURB AND EMBEDDED IN THE HEDGE SO AS NOT TO BE SEEN OR DAMAGED BY VEHICULAR OVERHANG. ALL SHRUB RISERS SHALL BE PAINTED BLACK OR DARK GREEN.
4. ALL PLANTED GROUNDCOVER AREAS, INCLUDING MASS PLANTINGS OF DWARF SHRUBS NOT EXCEEDING 22", SHALL BE IRRIGATED WITH 12" POP-UP SPRAY HEADS (UNLESS OTHERWISE NOTED) AND EXTENDERS (IF REQUIRED).
5. PIPE, VALVES AND OTHER IRRIGATION EQUIPMENT MAY BE SHOWN IN BUILDINGS, DRIVES AND WALKS FOR CLARITY ONLY. LOCATE ALL VALVES AND OTHER IRRIGATION EQUIPMENT IN PLANT BED AREAS FOR BEST CONCEALMENT AND ACCESSIBILITY.
6. VALVES ARE TO BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO ACCOMODATE MAINTENANCE AND OPERATION OF VALVES. VALVE PIT SHALL BE FREE FROM MUD OR OTHER DEBRIS WHICH MAY COVER VALVE. PROVIDE 1/2" DIAMETER RIVER GRAVEL SUMP 3" THICK AT THE BOTTOM OF VALVE PIT.
7. ALL IRRIGATION MATERIALS AND INSTALLATION SHALL MEET FEDERAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES CONCERNING IRRIGATION CONSTURCTION.
8. FLEXIBLE POLYETHYLENE SWING JOINTS SHALL BE USED FOR ALL POP-UP SPRAY HEADS. ROTOR HEADS SHALL HAVE RIGID PVC SWING JOINTS. CONCRETE DONUTS SHALL BE INSTALLED AT ALL HEAD LOCATIONS ADJACENT TO OR IN VEHICULAR USE AREAS.
9. ALL SLEEVES ARE TO BE SCHEDULE 40 PVC LOCATED A MINIMUM OF 14" BELOW FINISH GRADE.
10. ADJUST ALL HEADS TO PROVIDE MAXIMUM COVERAGE AND MINIMUM OVERTHROW.
11. CONTRACTOR SHALL ADJUST HEADS AS NEEDED IN VEHICULAR AREAS TO INSURE THAT PARKED VEHICLES DO NOT INTERFERE WITH THE OPERATION OF THE IRRIGATION SYSTEM. NOTIFY THE LANDSCAPE ARCHITECT AND OBTAIN WRITTEN APPROVAL PRIOR TO ADJUSTING IRRIGATION HEAD LAYOUT SO THAT 100% COVERAGE IS NOT COMPROMISED.
12. EQUIPMENT AND HEADS SHALL BE MANUFACTURED BY "RAINBIRD" OR "HUNTER" OR AS OTHERWISE STATED ON THE PLANS.
13. CONTRACTOR SHALL FIELD VERIFY CAPABILITY OF WATER SOURCE TO DELIVER PROPER PRESSURE PER SQUARE INCH (PSI) AND GALLONS PER MINUTE (GPM) AS REQUIRED BY THE IRRIGATION SYSTEM. NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONTRACT IF THERE IS ANY DISCREPANCY.
14. IRRIGATION WATER SOURCE SHALL BE RECLAIMED WATER, IF AVAILABLE.
15. ALL PERMITS NECESSARY ARE TO BE PROVIDED BY THE INSTALLING CONTRACTOR UNLESS OTHERWISE SPECIFICALLY STATED.
16. REFER TO THE LANDSCAPE DRAWINGS WHEN LOCATING ALL IRRIGATION EQUIPMENT. ALLOW AMPLE ROOM NEAR PIPE, VALVES AND OTHER EQUIPMENT FOR THE PLANTING OF TREES AND HEDGES.
17. ALL WIRES SHALL BE INSTALLED IN WIRE SLEEVES UNDER WALKS AND DRIVES.
18. IF THERE IS A CONFLICT BETWEEN THE IRRIGATION PLAN AND SPECIFICATIONS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
19. CAREFULLY REVIEW THE IRRIGATION SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ITEMS CONTAINED THEREIN.
20. CONTRACTOR SHALL FURNISH OWNER WITH 2 COPIES OF OPERATION MANUALS AND WATER SCHEDULING TIMES AS REQUIRED TO SUSTAIN THE PLANT MATERIAL. CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER OPERATION AND MAINTENANCE OF THE ENTIRE IRRIGATION SYSTEM PRIOR TO FINAL ACCEPTANCE.
21. THE IRRIGATION SYSTEM SHALL INCLUDE A RAIN SENSOR / SHUT-OFF DEVICE TO AVOID IRRIGATION DURING PERIODS OF SUFFICIENT RAINFALL

## 3 IRRIGATION GENERAL NOTES

1/8" = 1'-0"

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

| NO. | ISSUE | DATE |
|---|---|---|
| 1 | REVISION PER CITY COMMENTS | 04/17/2026 |
| 2 | REVISION PER CITY COMMENTS 04.30.2026 | 05/13/2026 |
| 4 | REVISIONS FOR PUBLIC HEARING | 10/28/2026 |

JOHN A. BODZIAK, ARCHITECT, (AA, AIA, HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, DESIGNS, IDEAS AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN MATTER WHATSOEVER, AND HIS LIKE THEY TO BE ASSIGNED TO ANY THIRD PARTIES WITHOUT THE WRITTEN PERMISSION AND CONSENT AND EXPRESS WRITTEN PERMISSION AND CONSENT AND COMPENSATION TO JOHN A. BODZIAK, ARCHITECT, AA, AIA. ANY ARCHITECT, AA, AIA WHO IT ENGAGEMENTS SHALL HAVE THE RESPONSIBILITY TO CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING AND CORRECTIONS AND DIRECTIONS SHALL HAVE BEEN RECEIVED IN WRITING BY THE CONTRACTOR BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY WORK PERFORMED DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING AND CORRECTIONS AND DIRECTIONS SHALL HAVE BEEN RECEIVED IN WRITING BY THE CONTRACTOR BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY WORK PERFORMED BY THE CONTRACTOR AFTER DISCOVERY OF ANY VARIATION FROM THE DRAWINGS SHALL BE AT HIS OWN RISK AND EXPENSE UNLESS HE HAS PROMPTLY NOTIFIED THE ARCHITECT OF SUCH VARIATION AND OBTAINED APPROVAL TO PROCEED.

ST PETE BEACH INVESTMENTS LLC
1300 COUNTRY CLUB RD N
CLIENT

**15227 Gulf Blvd**
15227 GULF BLVD MADEIRA BEACH, FL 33708

# IRRIGATION PLAN

CONSTRUCTION DOCUMENT




**JOHN A. BODZIAK**
ARCHITECT AIA, PA
JOHN A. BODZIAK, AIA, FL #AR0005065
5065 CENTRAL AVE,
SAINT PETERSBURG, FL 33710
TEL: 727-327-1966

| PROJECT | SCALE |
|---|---|
| 25-064 | As indicated |
| DRAWN BY | DATE |
| N.M | 12/2025 |

ORIGINAL SHEET SIZE : 24" X 36"

A1-03 27

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING AND CORRECTIONS AND DIRECTIONS SHALL HAVE BEEN RECEIVED IN WRITING BY THE CONTRACTOR BEFORE PROCEEDING WITH THE CONSTRUCTION. ANY WORK PERFORMED BY THE CONTRACTOR AFTER DISCOVERY OF ANY VARIATION FROM THE DRAWINGS SHALL BE AT HIS OWN RISK AND EXPENSE UNLESS HE HAS PROMPTLY NOTIFIED THE ARCHITECT OF SUCH VARIATION AND OBTAINED APPROVAL TO PROCEED.

I:\Drawings\2025\25-064 - 15227 Gulf Blvd, MB - Hotel Retail Building - Dave Worsnick\Drawings\03 RVT Files\Models\25-064 - 15227 Gulf Blvd - MB - 111 Units + Commercial.rvt
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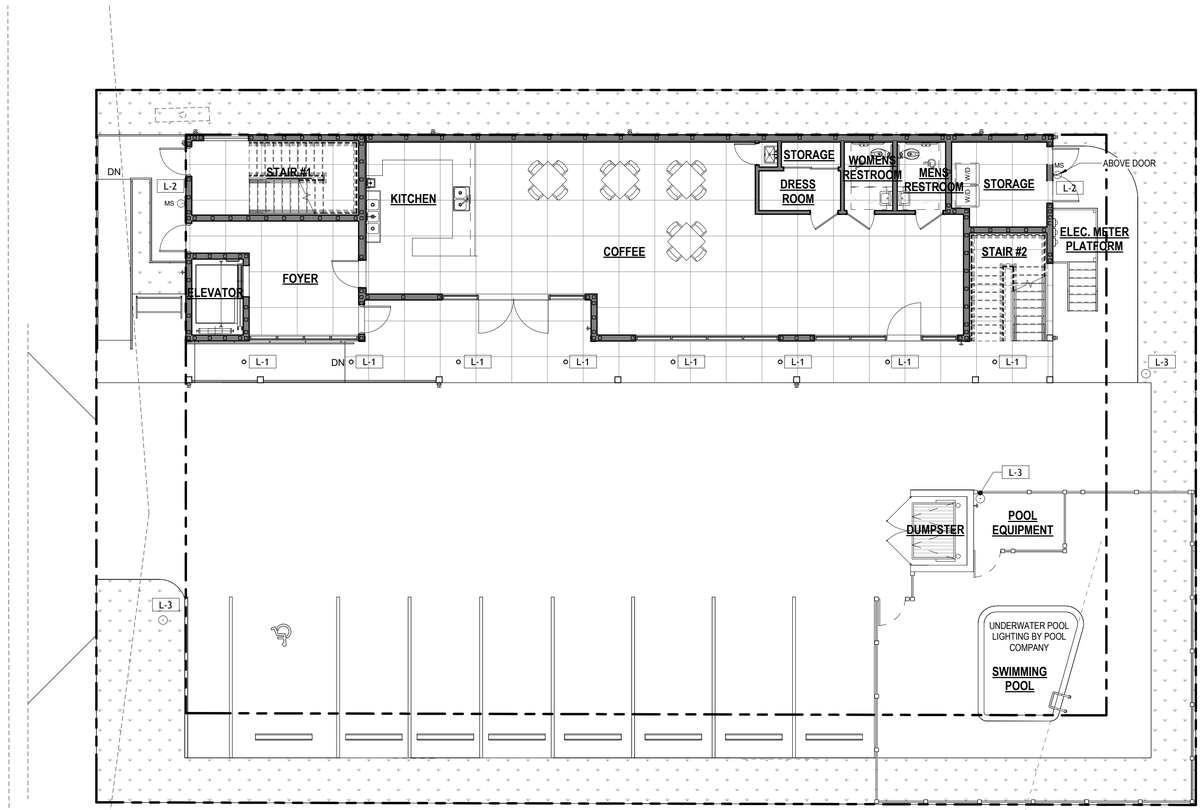
| LIGHTING FIXTURE SCHEDULE | | | |
|---|---|---|---|
| TAG # | DESCRIPTION | QTY | COMMENTS |
| L-1 | CEILING MOUNTED RECESSED LED LIGHT FIXTURE | 8 | TURTLE SHIELD COMPLIANT / WEATHER PROTECTED |
| L-2 | WALL MOUNTED LED LIGHT FIXTURE | 2 | TURTLE SHIELD COMPLIANT / WEATHER PROTECTED |
| L-3 | 15' HIGH STREET LED LIGHT POLE | 3 | TURTLE SHIELD COMPLIANT / WEATHER PROTECTED |

**NOTES:**

1. ALL LIGHTING TO BE PROPERLY "TURTLE" SHIELDED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL STATUTES.
2. ALL LIGHTS TO BE LED U.O.N.
3. LIGHTING LEVELS IN PARKING AREAS SHALL MEET OR EXCEED THE CURRENT MINIMUM ILLUMINATING ENGINEERING SOCIETY (EIS) STANDARDS.
4. TURTLE SAFE LIGHTING FIXTURE AND/OR TINTED GLASS WITH A 45% TRANSMITTANCE REDUCTION.
5. "MS" INDICATES MOTION SENSOR LIGHTING FEATURE
6. ALL SITE LIGHTING FIXTURES SHALL COMPLY WITH ALL STANDARDS INCLUDED IN SEC. 110-505.




1 **SITE LIGHTING PLAN**
1/8" = 1'-0"

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

Item 5B.

JOHN A. BODZIAK, ARCHITECT, AIA, PA, HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WHATSOEVER, NO MATTER WHAT DOCTOR, AND ARE NOT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE PRIOR AND WRITTEN EXPRESS WRITTEN PERMISSION AND CONSENT AND APPROPRIATE COMPENSATION TO JOHN A. BODZIAK, ARCHITECT, AIA, PA. WHAT IS ENCOMPASSED SHALL HAVE THE SAME LEGAL FORCE AND EFFECT AS A WRITTEN AGREEMENT SIGNED BY BOTH PARTIES. ALL RIGHTS RESERVED BY JOHN A. BODZIAK, ARCHITECT, AIA, PA. ANY UNAUTHORIZED USE, REPRODUCTION OR DISCLOSURE OF THESE PLANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF JOHN A. BODZIAK, ARCHITECT, AIA, PA IS STRICTLY PROHIBITED.

| NO. | ISSUE | DATE |
|---|---|---|

ST PETE BEACH INVESTMENTS LLC
1300 COUNTRY CLUB RD N
CLIENT

CONSTRUCTION DOCUMENT

**15227 Gulf Blvd**
15227 GULF BLVD MADEIRA BEACH, FL 33708

# SITE LIGHTING PLAN

STATE OF FLORIDA JOHN A. BODZIAK REGISTERED ARCHITECT AR0005065 11/10/2025
SEAL

**JOHN A. BODZIAK**
ARCHITECT AIA, PA
JOHN A. BODZIAK, AIA, FL #AR0005065
5665 CENTRAL AVE,
SAINT PETERSBURG, FL 33710
TEL: 727-327-1966

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION. ARCHITECT ASSUMES NO RESPONSIBILITY FOR DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

| PROJECT | SCALE |
|---|---|
| 25-064 | As Indicated |
| DRAWN BY | DATE |
| N.M | 12/2025 |
| ORIGINAL SHEET SIZE : 24" X 36" | |

A1-04 28

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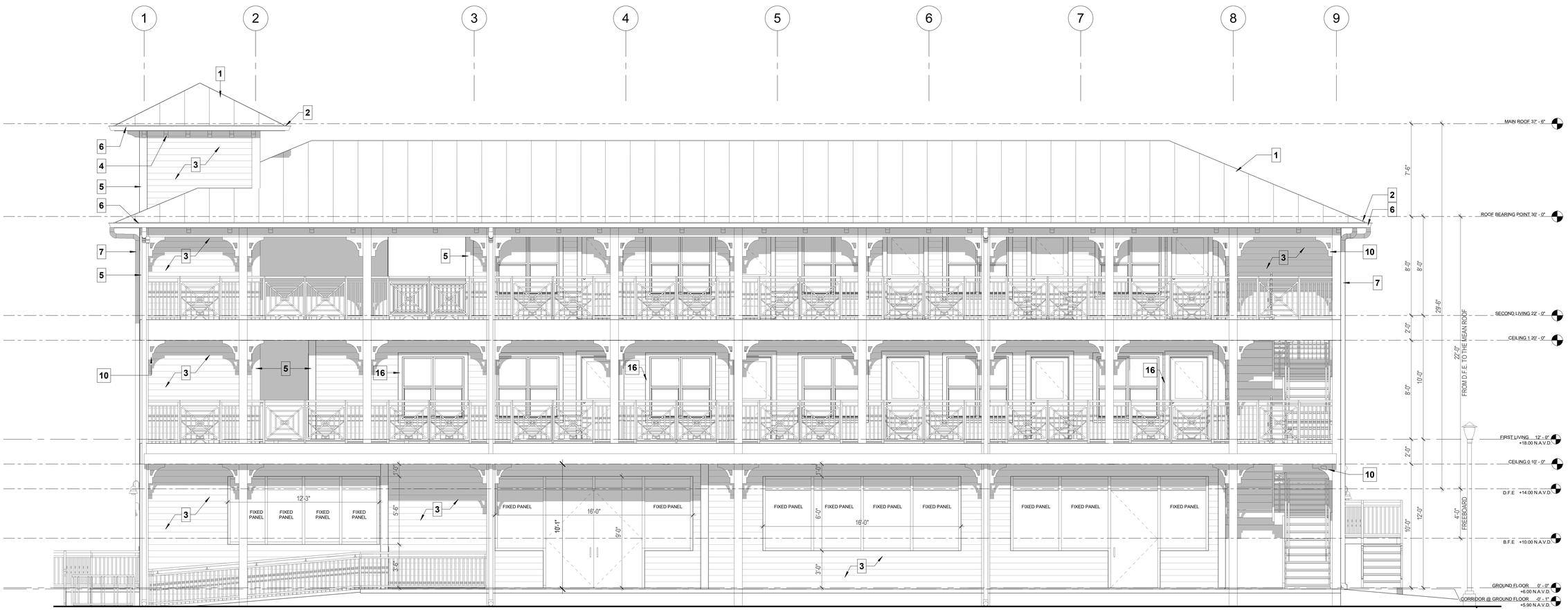
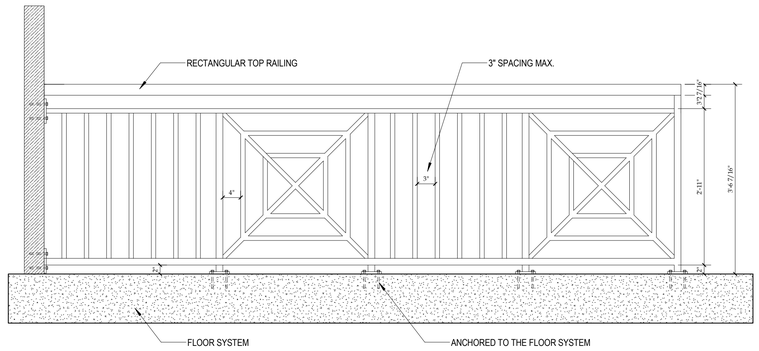



## 1 NORTHWESTERLY ELEVATION

1/4" = 1'-0"




**NOTE**:
TO WITHSTAND 200# LOAD AT ANY POINT BASE OF RAILING TO BE ANCHORED TO WOOD DECK WITH (2) 1/2" GALVANIZED BOLTS W/ WASHERS @ MIDLLE POST AND (4) @ CORNERS.
ON CRONCRETE 3/8 DIAM. LAG BOLTS.

## 2 HANDRAIL DETAIL

3/4" = 1'-0"

**NOTE:**
- ALL MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT FEMA -NFIP CLASS 4 OR 5 MATERIALS.
- BUILDING WILL BE DRY FLOOD PROOFED TO DFE.

## GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. ACTUAL CONDITIONS ARE TO BE FIELD VERIFIED BY THE GENERAL CONTRACTOR.
2. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND STANDARDS, TO INCLUDE ALL STATE LAWS, AND LOCAL ORDINANCES.
3. REPAIR, PATCH, AND REFINISH ALL EXISTING STRUCTURES AFFECTED BY THIS CONSTRUCTION.
4. ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTORS TO EXPOSE ALL AFFECTED EXISTING CONDITIONS AND RELOCATE ADJUST, CHANGE OR ABANDON EXISTING CONDITIONS ACCORDING TO ALL APPLICABLE CODES AND LOCAL ORDINANCES
5. ALL MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT FEMA NFIP CLASS 4 OR 5 MATERIALS.

| | |
|---|---|
| 1 | 26 GA GALV. 5V-CRIMP METAL ROOF OR STANDING SEAM, LOW PROFILE ALUM. |
| 2 | ALUM. FASCIA WITH RETURN |
| 3 | FIBER CEMENT HARDIE PLANK, CEDARMILL COLOR SELCTION BY OWNER. |
| 4 | DECORATIVE CORBEL TYPE 2, COLOR BY OWNER SELECTION |
| 5 | FIBER CEMENT HARDIE 6" TRIM FOR CORNERS COLOR SELECTION BY OWNER. |
| 6 | 6" ALUM. K STYLE GUTTERS |
| 7 | 3X4 ALUM. DOWNSPOUTS & SPLASH BLOCK |
| 8 | 2'x2" DECORATIVE BAND |
| 9 | 4" WINDOW TRIM |
| 10 | 1'-4" HEIGHT DECORATIVE CORBEL, COLOR BY OWNER SELECTION |
| 11 | ELECTRICAL WATER PROOF METER BOX |
| 12 | 8" DECORATIVE FOAM COL. BAND TOP & BOTTOM |
| 13 | 6X6 P.T. WD. POST CORE WRAPED w/ 2X WOOD w/ (2) COATS OF PAINT |
| 14 | 42" HEIGHT ALUMINUM RAILING |
| 15 | PLYWOOD BOX BEAM w/ (2) COATS PAINT FINISH |
| 16 | 1"+4" BASE WINDOW TRIM |

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

JOHN A. BODZIAK, ARCHITECT, (AA, PA, HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED BY THESE BOOKS. DESIGN, ARCHITECTURAL WORK OR DRAWINGS AND MATTER WHATSOEVER, AND ARE NOT TO BE ASSIGNED TO ANY THIRD PARTY, PUBLISHED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT AND APPROPRIATE COMPENSATION TO JOHN A. BODZIAK, ARCHITECT. JAA, PA. WHAT SO EVER. THE VISUAL CONTACT WITH THESE PLANS BY ANY PARTY, MANUFACTURER, SUPPLIER, BUILDER OR OTHER PERSON OR ENTITY IN THE CONSTRUCTION INDUSTRY SHALL CONSTITUTE FOR CONCLUSIVE AND CONVINCING EVIDENCE OF THE ACCEPTANCE OF THE RESTRICTIONS SET FORTH IN THIS NOTICE. ANY UNAUTHORIZED USE OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF JOHN A. BODZIAK, ARCHITECT, (AA, PA, SHALL CONSTITUTE AN INFRINGEMENT OF COPYRIGHT AND OTHER PROPERTY RIGHTS. ANY VARIATION FROM THE ORIGINAL PLANS.

| NO. | REVISION PER CITY COMMENTS | DATE |
|---|---|---|
| 1. | REVISION PER CITY COMMENTS | 04/17/2026 |
| 2. | REVISION PER CITY COMMENTS 04.30.2026 | 05/13/2026 |

ST PETE BEACH INVESTMENTS LLC
1300 COUNTRY CLUB RD N
CLIENT

**15227 Gulf Blvd**
15227 GULF BLVD MADEIRA BEACH, FL 33708

# NORTHWESTERLY ELEVATION

CONSTRUCTION DOCUMENT

STATE OF FLORIDA — JOHN A. BODZIAK — AR0005065 — 11/10/2026 — REGISTERED ARCHITECT
SEAL

**JOHN A. BODZIAK**
ARCHITECT AIA, PA
**JOHN A. BODZIAK, AIA, FL #AR0005065**
5665 CENTRAL AVE.
SAINT PETERSBURG, FL 33710
TEL: 727-327-1966

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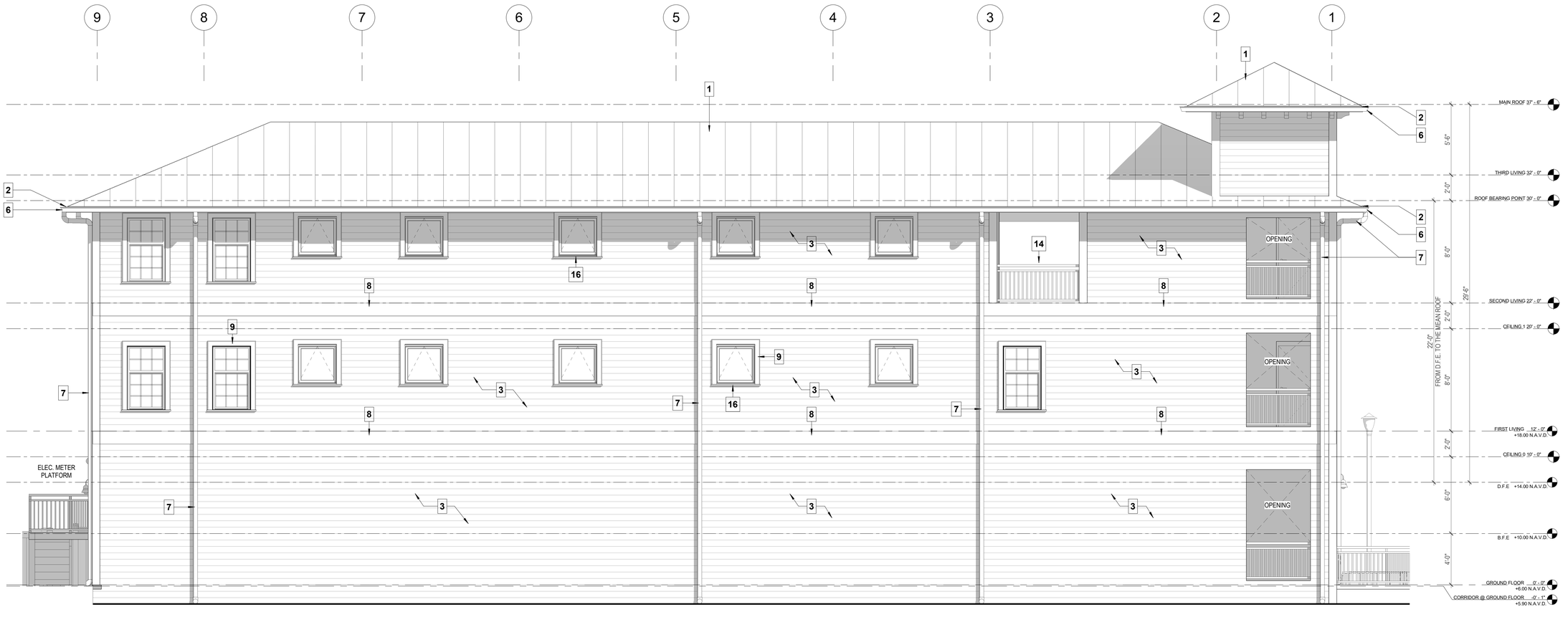
| | |
|---|---|
| PROJECT 25-064 | SCALE As indicated |
| DRAWN BY N.M. | DATE 12/2025 |
| ORIGINAL SHEET SIZE : 24" X 36" | |

A3-01 29




## 1 SOUTHWESTERLY ELEVATION

1/4" = 1'-0"

**NOTE:**

- ALL MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT FEMA -NFIP CLASS 4 OR 5 MATERIALS.
- BUILDING WILL BE DRY FLOOD PROOFED TO DFE.

## GENERAL NOTES

1. DO NOT SCALE THE DRAWINGS. ACTUAL CONDITIONS ARE TO BE FIELD VERIFIED BY THE GENERAL CONTRACTOR.
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| 4 | DECORATIVE CORBEL TYPE 2, COLOR BY OWNER SELECTION |
| 5 | FIBER CEMENT HARDIE 6" TRIM FOR CORNERS COLOR SELECTION BY OWNER. |
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PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FL/OREA.

| NO. | REVISION PER CITY COMMENTS | DATE |
|---|---|---|
| 1. | | 04/17/2026 |

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ST PETE BEACH INVESTMENTS LLC
1300 COUNTRY CLUB RD N
CLIENT

**15227 Gulf Blvd**
15227 GULF BLVD MADEIRA BEACH, FL 33708

# SOUTHWESTERLY ELEVATION

STATE OF FLORIDA JOHN A. BODZIAK REGISTERED ARCHITECT AR0005065 11/10/2026
SEAL

**JOHN A. BODZIAK**
ARCHITECT AIA, PA
**JOHN A. BODZIAK, AIA FL #AR0005065**
5665 CENTRAL AVE.
SAINT PETERSBURG, FL 33710
TEL: 727-327-1966

| | |
|---|---|
| PROJECT 25-064 | SCALE As indicated |
| DRAWN BY N.M. | DATE 12/2025 |
| ORIGINAL SHEET SIZE : 24" X 36" | |

A3-02 30

CONSTRUCTION DOCUMENT

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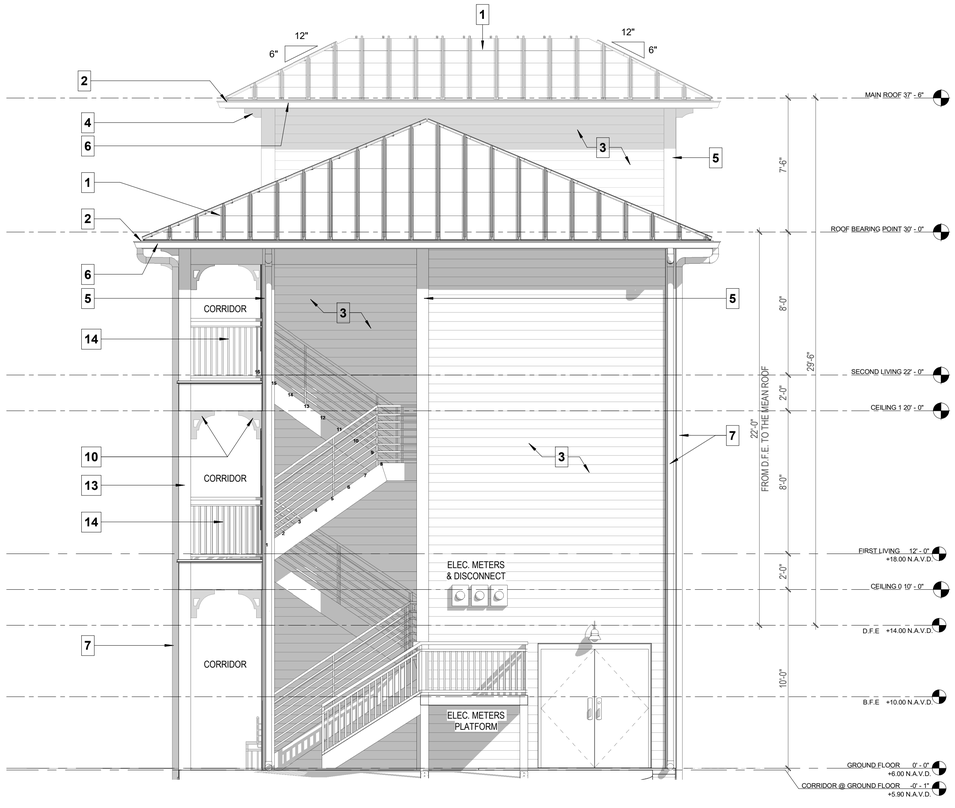


## 1 SOUTHERLY ELEVATION

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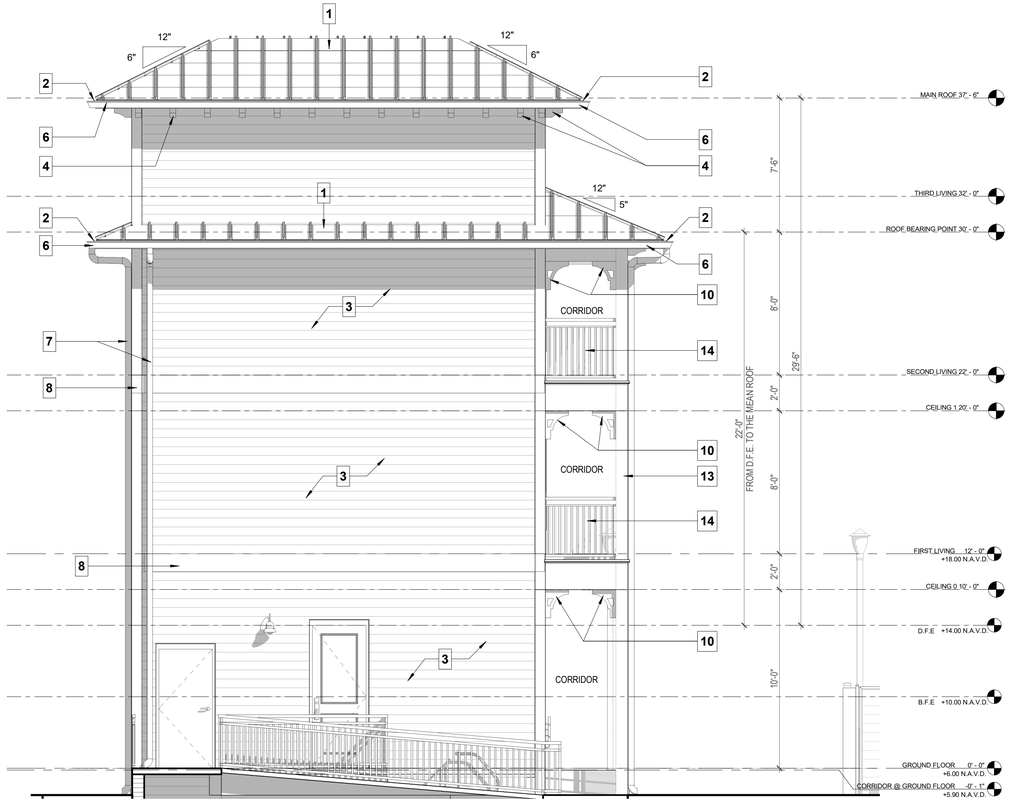


## 2 SOUTH ELEVATION

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Item 5B.

| NO. | DATE | REVISION PER CITY COMMENTS |
|---|---|---|
| 1 | 04/17/2026 | |

ST PETE BEACH INVESTMENTS LLC
1300 COUNTRY CLUB RD N
CLIENT

**15227 Gulf Blvd**
15227 GULF BLVD MADEIRA BEACH, FL 33708

SIDE ELEVATIONS

CONSTRUCTION DOCUMENT

STATE OF FLORIDA JOHN A. BODZIAK AR0005065 11/19/2026 REGISTERED ARCHITECT
SEAL


**JOHN A. BODZIAK**
ARCHITECT AIA, PA
**JOHN A. BODZIAK, AIA, FL #AR0005065**
5065 CENTRAL AVE,
SAINT PETERSBURG, FL 33710
TEL. 727-327-1966


| | |
|---|---|
| PROJECT 25-064 | SCALE As indicated |
| DRAWN BY N.M | DATE 12/2025 |
| ORIGINAL SHEET SIZE : 24" X 36" | |

A3-03 31


JOHN A. BODZIAK, ARCHITECT, AIA, PA, HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT AND ADJUSTMENT OF COMPENSATION TO JOHN A. BODZIAK, ARCHITECT, AIA, PA. WHAT IS MORE, BY THE LAWFUL ISSUANCE OF THESE PLANS, THE ARCHITECT, JOHN A. BODZIAK, AIA, PA, NEITHER CONVEYS NOR IMPLIES ANY LICENSE OR RIGHT TO ANY THIRD PARTY TO USE THESE PLANS FOR ANY PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED, AND JOHN A. BODZIAK, ARCHITECT, AIA, PA, EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THE UNUSED PORTIONS OF THESE PLANS.


CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO CONSTRUCTION. ANYWORK INSTALLED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR


I:\18\2026\3 38 29 PM S:\Drawings\2025\25-064 - 15227 Gulf Blvd_MB - Hotel Retail Building - Dave Wonsick\Drawings\03 RVT Files\Models\25-064 - 15227 Gulf Blvd - MB - 11 Units + Commercial.rvt

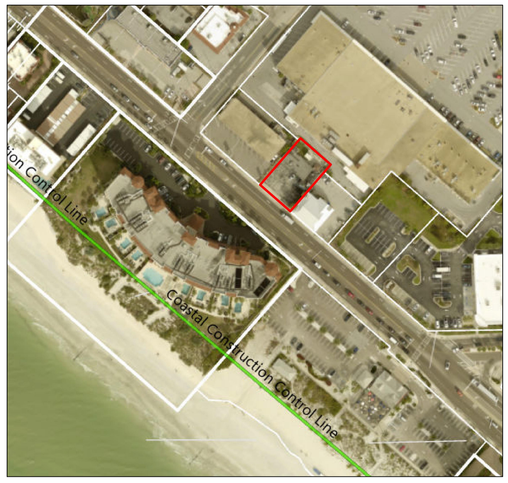
# 15227 GULF BLVD.

## SECTION 9, TOWNSHIP 31 SOUTH, RANGE 15 EAST
## PINELLAS COUNTY, FLORIDA

**LEGAL DESCRIPTION:** (O.R. 23308, PG 254)
BEGIN AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 4, LONE PALM BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 99, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, RUN SOUTHEASTERLY ALONG THE EAST BOUNDARY OF GULF BOULEVARD 158.40 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY 80 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO SAID GULF BOULEVARD, A DISTANCE OF 110 FEET; THENCE NORTHWESTERLY PARALLEL TO SAID GULF BOULEVARD, 80 FEET; THENCE SOUTHWESTERLY 110 FEET TO THE POINT OF BEGINNING; AND
THE WESTERLY 20 FEET OF THE SOUTHERLY 80 FEET OF THE TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH BOUNDARY OF GOVERNMENT LOT 1, SECTION 9, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND THE CENTER LINE OF STATE ROAD #699, AND RUN NORTH 12 DEG. 36'30" WEST, 395.88 FEET; THENCE NORTH 48 DEG. 41'30" WEST, 199.82 FEET; THENCE SOUTH 41 DEG. 35'40" WEST 89.56 FEET; THENCE NORTH 48 DEG. 44'00" WEST, 99.74 FEET FOR A POINT OF BEGINNING; RUN THENCE NORTH 48 DEG. 44'00" WEST 238.40 FEET; THENCE NORTH 41 DEG. 23'20" EAST 50 FEET, THENCE SOUTH 48 DEG. 44'00" EAST, 238.29 FEET; THENCE SOUTH 41 DEG. 16' 00" WEST, 50 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION OF SAID PROPERTY WHICH LIES WITHIN 40 FEET OF THE SURVEY LINE OF STATE ROAD 699 (GULF BOULEVARD), SEE 15140, CONVEYED FOR ROAD RIGHT-OF-WAY IN THE DEED RECORDED IN OFFICIAL RECORDS BOOK 5390, PAGE 1466, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE: THIS PARCEL APPEARS TO BE IN FLOOD ZONE "AE (EL 10 FEET)", ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 12103C0191H, MAP EFFECTIVE DATE: 08/24/2021, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
THIS MAP'S NOTES STATE THAT THE BASE FLOOD ELEVATIONS SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT. THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
THIS FLOOD ZONE NOTE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND ANY PROPOSED FINISHED FLOOR ELEVATIONS ARE TO BE DETERMINED BY THE PERMITTING AGENCY HAVING JURISDICTION.

PROHECT BENCHMARK: ELEVATION BASIS: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)
BENCHMARK UTILIZED: "BM 15-90-DA-25A", ELEVATION = 4.28' AS PUBLISHED BY THE FLORIDA DEPARTMENT OR TRANSPORTATION.




LOCATION MAP

## DRAWING LIST:

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**SITE DATA TABLE**

| CATEGORY | ALLOWABLE | | EXISTING | | PROPOSED | |
|---|---|---|---|---|---|---|
| ZONING | RETAIL COMMERCIAL (C-3) | | RETAIL COMMERCIAL (C-3) | | RETAIL COMMERCIAL (C-3) | |
| FUTURE LAND USE | PLANNED REDEVELOPMENT MIXED-USE (PR-MU) | | PLANNED REDEVELOPMENT MIXED-USE (PR-MU) | | PLANNED REDEVELOPMENT MIXED-USE (PR-MU) | |
| USES | TEMPORARY LODGING AND RESTAURANT | | - | | TEMPORARY LODGING AND RESTAURANT | |
| SETBACKS (PER ORD. 2025-19) | FRONT: | 10'-0" | FRONT: | 53.1 FT | FRONT: | 10'-0" |
| | REAR: | 10'-0" | REAR: | 21.8 FT | REAR: | 16'-0" |
| | SIDE: | 5'-0" | EAST SIDE: | 0.4 FT | EAST SIDE: | 46'-6" |
| | | | WEST SIDE: | 0.3 FT | WEST SIDE: | 5'-0" |
| BASE FLOOD ELEVATION (B.F.E.) | AE-10 = 10.0' N.A.V.D. | | AE-10 = 10.0' N.A.V.D. | | AE-10 = 10.0' N.A.V.D. | |
| DESIGN FLOOR ELEVATION (D.F.E.) | AE-10 + 4' OF FREEBOARD = 14.0' N.A.V.D. | | AE-10 + 4' OF FREEBOARD = 14.0' N.A.V.D. | | AE-10 + 4' OF FREEBOARD = 14.0' N.A.V.D. | |
| FINISHED FLOOR ELEVATION | ABOVE 14.0' N.A.V.D. MIN. | | GROUND FLOOR FFE @ 5.95' | | BOTTOM OF 1ST LIVING FLOOR @ 17.5' N.A.V.D. | |
| SITE AREA | 9,840.00 SF | 0.23 ACRES | 9,840.00 SF | 0.23 ACRES | 9,840.00 SF | 0.23 ACRES |
| LOT DIMENSIONS | WIDTH | 60'-0" | WIDTH | 60'-0" | WIDTH | 60'-0" |
| | DEPTH | 80'-0" | DEPTH | 80'-0" | DEPTH | 80'-0" |
| DENSITY (TEMPORARY LODGING UNITS) | 60 UNITS / ACRE MAX. - 7,986 SF. MAX | | - | | 11 TEMP. LODGING UNITS (3,873 SF) COMMERCIAL / RETAIL | |
| BUILDING FOOTPRINT | - | | +/- 24.70% | +/- 2,430.29 SF | 27.34% | 2,690.70 SF |
| BUILDING HEIGHT/ FLOORS | 3 STORIES MAX. ABOVE B.F.E. | | 1 STORY | | 2 STORIES ABOVE COMMERCIAL SPACE<br>21'-0" FROM D.F.E. TO MEAN ROOF | |
| FLOOR AREA RATIO (COMMERCIAL FAR) | SITE AREA - (11 UNITS x 726 SF) = 1,854 SF<br>1,854 SF x 1.2 = 2,224.8 SF MAX. | | +/- 0.25 | +/- 2,430.29 SF | 1,422 SF<br>(SEE SHEET A0-02 FOR CALCULATIONS) | |
| IMPERVIOUS SURFACE RATIO (ISR) | 0.85 MAX. | 8,364.00 SF MAX. | BLDG FOOTPRINT = +/- 2,430.29 SF<br>PAVING = +/- 4,030.04 SF<br>COOLER ROOM = +/-95.78 SF<br>CONCRETE WALKWAYS = +/-1,329.33 SF | | 0.71<br>(SEE SHEET A0-02 FOR CALCULATIONS) | 6,961.85 SF |
| LANDSCAPE & GREEN SPACE | 10% MIN. | 984.00 SF MIN. | +/- 11.92% | +/- 1,173.39 SF | OVERALL GREEN AREA<br>VEHICULAR BUFFER AREA | 1,890.75 SF<br>- 599.76 SF |
| | | | NO EXISTING TREES | | 13.12% | 1,290.99 SF LANDSCAPE AREA PROVIDED |
| PAVING AREA (ASPHALT) | - | | ± 4,030.04 SF | | 2,578.50 SF | |
| PARKING SPACES (P.S.) | CONDO-HOTEL UNITS<br>REQUIRED = 1 PS / UNIT<br>11 UNITS x 1 PS = 11 PS<br>3 PS / 5 UNITS = 3 PS<br>14 PS REQUIRED<br><br>COMMERCIAL AREA<br>REQUIRED = 1 PS / 4 SEATS<br>16 SEATS = 4 = 4 PS REQ.<br><br>EMPLOYEES<br>REQUIRED = 1 PS / 2 EMPLOYEES<br>2 EMPLOYEES = 1 PS REQ.<br><br>REQUIRED PS = 19 P.S.<br>(-50% REDUCTION (TOWN CENTER)<br>**TOTAL PS REQUIRED (9.5 PS) = 10 PS**<br><br>1 ADA PS / 25 REQ. PS<br><br>1 BICYCLE STALL = 1 CREDIT (PS)<br>(UP TO 3 CREDITS)<br><br>20% MAX OF COMPACT PS (8'x16')<br>2 COMPAC PS MAX. | | 10 PS | | TEMP. LODGING UNITS = 5 PS (9' x 18')<br>COMMERCIAL = 1 COMPACT PS (8' x 18')<br>EMPLOYEE = 1 COMPACT PS (8' x 18')<br>ADA = 1 PS (17 x 18')<br>5 BICYCLE STALLS (1 RACK) = 1 PS (3 CREDIT)<br>**11 PS TOTAL PROVIDED** | |

# PRELIMINARY/PERMIT DOCUMENTS
## FEBRUARY 1, 2026

811
48 HOURS
BEFORE YOU DIG
"CALL SUNSHINE"
1-800-432-4770

NOTE: PLAN CONFLICTS, SHOWN OR UNSHOWN, WITH OTHER EXISTING SITE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ADJUSTMENTS AND PROTECT OR REINSTALL ALL DISTURBED EXISTING UTILITIES, PHONE LINES, POWER LINES, POWER SUPPORT CABLES, SPRINKLER LINES AND CONTROLS, MECHANICAL PIPELINES OR UNDERGROUND POWER CABLES AND RETURN EXISTING CONCRETE WALKS, DUMPSTER PADS, FENCE, HANDRAIL, VALVES, HYDRANTS, GUY WIRES, ELECTRIC BOXES AND PIPELINES WHICH SHALL BE REPAIRED OR REINSTALLED AS INCIDENTAL TO THE COST OF WORK SHOWN HEREUNDER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE ANY CONFLICTS PRIOR TO AWARD OF CONTRACT.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON THE DATE ADJACENT TO THE SEAL.
THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PATRICIA P. MONTECKI LICENSE No. 54894 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICIA MONTECKI, P.E.
11262 SNEEZE RD.
BROOKSVILLE, FL 34614
(727) 235-1650

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

| NO. | ISSUE | DATE |
|---|---|---|

JOHN A. BODZIAK - ARCHITECT - AIA PA, HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN, INCLUDING ELECTRONIC FORMATS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND APPROPRIATE COMPENSATION FOR ANY SUCH USE FROM JOHN A. BODZIAK - ARCHITECT - AIA PA. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY JOHN A. BODZIAK - ARCHITECT - AIA PA ARE AND SHALL REMAIN THE PROPERTY OF JOHN A. BODZIAK - ARCHITECT - AIA PA. ALL SUCH INSTRUMENTS ARE TO BE RETURNED OR ACCOUNTED FOR UPON REQUEST OF JOHN A. BODZIAK - ARCHITECT - AIA PA. IT IS THE RESPONSIBILITY OF THE JOB AND SITE SUPERINTENDENT TO VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES TO JOHN A. BODZIAK & ARCHITECT - AIA PA. BE REFERRED IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. JOHN A. BODZIAK & ARCHITECT - AIA PA SHALL NEITHER AND WE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SPECIFICATIONS APPEARING ON THESE PLANS.

ST PETE BEACH INVESTMENTS LLC
1500 COUNTRY CLUB RD N
CLIENT

**15227 Gulf Blvd**
15227 GULF BLVD MADEIRA BEACH, FL 33708

COVER SHEET

Project Status

Patricia Montecki
Digitally signed by Patricia Montecki
DN: c=US, o=Unaffiliated, emailAddress=A01410C000001D006ECSEDF700DB071, cn=Patricia Montecki
Date: 2026.11.09 12:41:12 -05'00'

PATRICIA P. MONTECKI
LICENSE NO. 54894
STATE OF FLORIDA
DATE:
SEAL

**JOHN A. BODZIAK**
ARCHITECT AIA, PA
JOHN A. BODZIAK, AIA, FL #AR0005665
6666 CENTRAL AVE.
SAINT PETERSBURG, FL. 33710
TEL: 727-327-1966

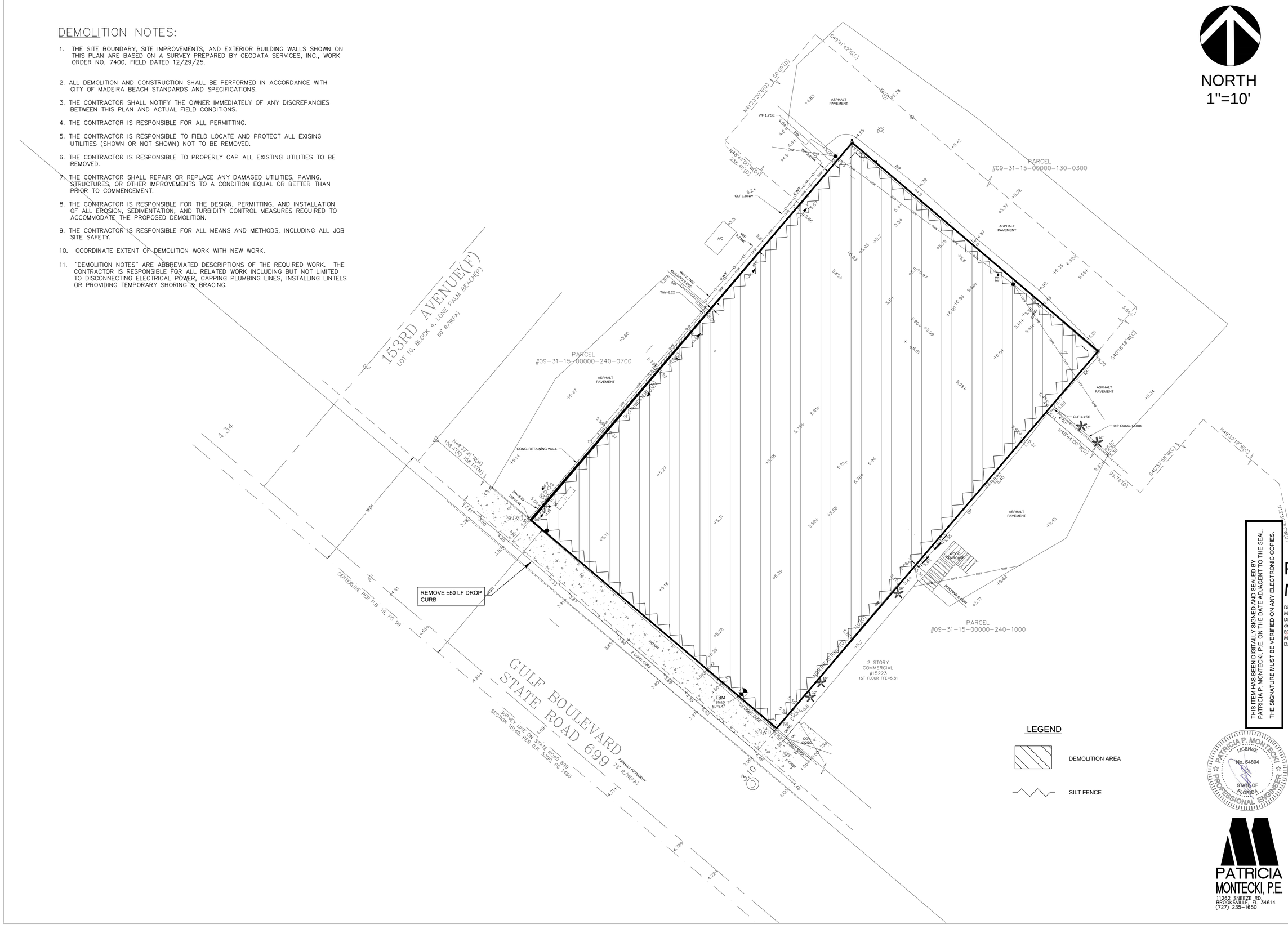
| | |
|---|---|
| PROJECT | SCALE |
| 25-064 | As indicated |
| DRAWN BY | DATE |
| N.M | 12/2025 |
| ORIGINAL SHEET SIZE : 24" X 36" | |

C-0

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

## DEMOLITION NOTES:

1. THE SITE BOUNDARY, SITE IMPROVEMENTS, AND EXTERIOR BUILDING WALLS SHOWN ON THIS PLAN ARE BASED ON A SURVEY PREPARED BY GEODATA SERVICES, INC., WORK ORDER NO. 7400, FIELD DATED 12/29/25.
2. ALL DEMOLITION AND CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF MADEIRA BEACH STANDARDS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL FIELD CONDITIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITTING.
5. THE CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE AND PROTECT ALL EXISING UTILITIES (SHOWN OR NOT SHOWN) NOT TO BE REMOVED.
6. THE CONTRACTOR IS RESPONSIBLE TO PROPERLY CAP ALL EXISTING UTILITIES TO BE REMOVED.
7. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED UTILITIES, PAVING, STRUCTURES, OR OTHER IMPROVEMENTS TO A CONDITION EQUAL OR BETTER THAN PRIOR TO COMMENCEMENT.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN, PERMITTING, AND INSTALLATION OF ALL EROSION, SEDIMENTATION, AND TURBIDITY CONTROL MEASURES REQUIRED TO ACCOMMODATE THE PROPOSED DEMOLITION.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS, INCLUDING ALL JOB SITE SAFETY.
10. COORDINATE EXTENT OF DEMOLITION WORK WITH NEW WORK.
11. "DEMOLITION NOTES" ARE ABBREVIATED DESCRIPTIONS OF THE REQUIRED WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL RELATED WORK INCLUDING BUT NOT LIMITED TO DISCONNECTING ELECTRICAL POWER, CAPPING PLUMBING LINES, INSTALLING LINTELS OR PROVIDING TEMPORARY SHORING & BRACING.




PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

JOHN A. BODZIAK, ARCHITECT - AIA, PA, HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN, INCORPORATED HEREIN. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK, ARCHITECT. ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DRAWINGS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND JOHN A. BODZIAK & ARCHITECT, AIA, PA, BE NOTIFIED IN WRITING OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS.

| NO. | ISSUE | DATE |
|---|---|---|

CLIENT
ST PETE BEACH INVESTMENTS LLC
1500 COUNTRY CLUB RD N

**15227 Gulf Blvd**
15227 GULF BLVD MADEIRA BEACH, FL 33708

# DEMOLITION PLAN

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON THE DATE ADJACENT TO THE SEAL.
THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Patricia Montecki
Digitally signed by Patricia Montecki
DN: c=US, o=Unaffiliated, dnQualifier=A01410C00000190E5ECSEDE7000B0718, cn=Patricia Montecki
Date: 2026.11.09 12:42:13 -05'00'

PATRICIA P. MONTECKI
FL NO. 54894
DATE:
SEAL

PATRICIA P. MONTECKI LICENSE No. 54894 STATE OF FLORIDA PROFESSIONAL ENGINEER

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5665 CENTRAL AVE
SAINT PETERSBURG, FL 33710
TEL: 727-327-1966

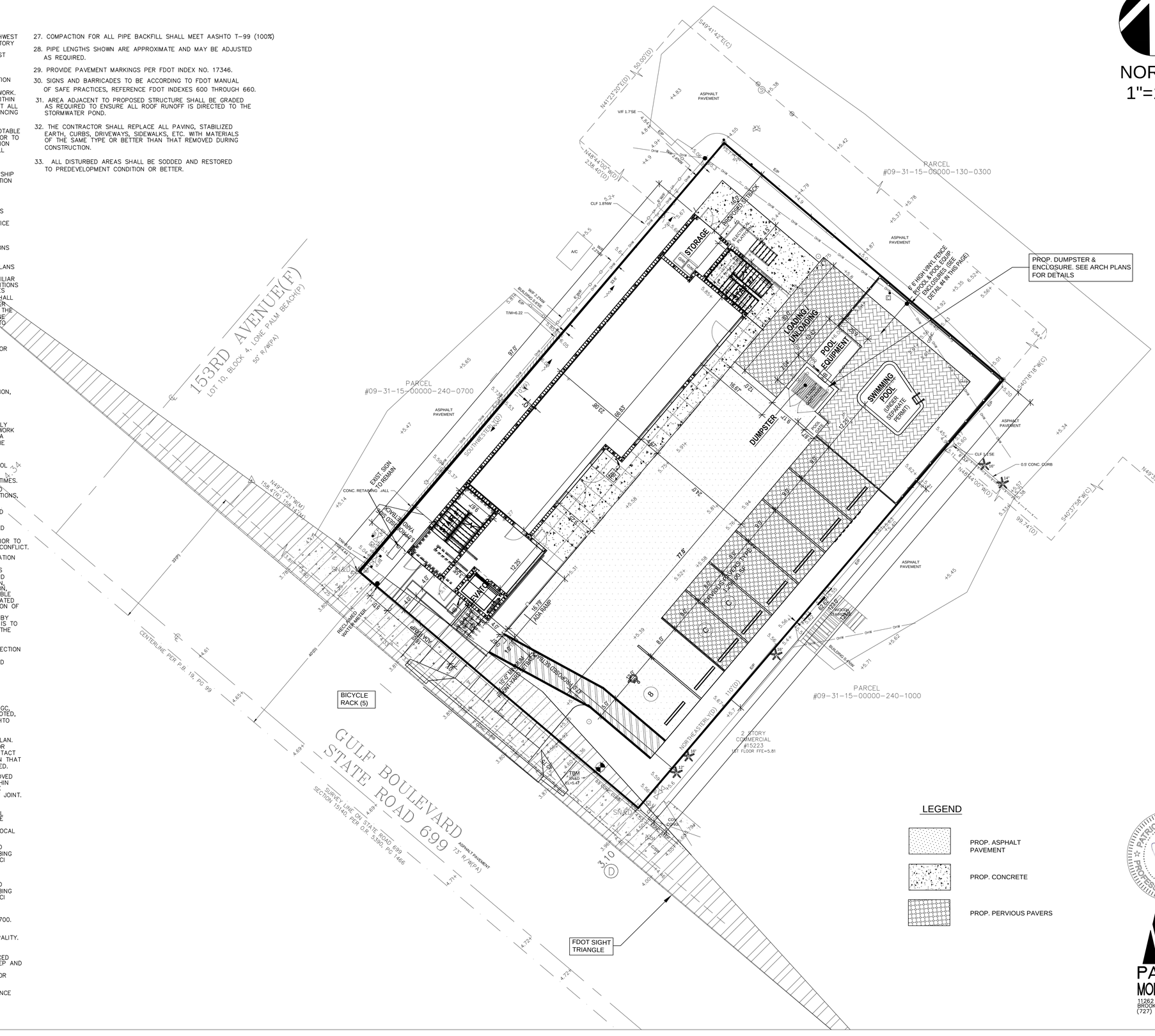
| PROJECT | SCALE |
|---|---|
| 25-064 | As indicated |
| DRAWN BY | DATE |
| N.M | 12/2025 |
| ORIGINAL SHEET SIZE : 24" X 36" | |

C-01

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

## GENERAL NOTES

1. THE DRAWING IS CURRENTLY UNDER REVIEW BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND OTHER REGULATORY AGENCIES. THE FINAL APPROVED PLANS MAY DEVIATE CONSIDERABLY FROM THIS DRAWING. THE CONTRACTOR MUST ASSURE CONSTRUCTION IS IN ACCORDANCE WITH APPROVED DRAWINGS.
2. THESE DRAWINGS SHALL NOT BE UTILIZED FOR CONSTRUCTION PRIOR TO OBTAINING REQUIRED PERMITS FROM ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR WORK WITHIN PUBLIC EASEMENTS AND RIGHTS–OF–WAY AND ENSURE THAT ALL OTHER REQUIRED PERMITS ARE APPROVED PRIOR TO COMMENCING THE WORK.
3. CONTRACTOR SHALL NOT COMMENCE CONSTRUCTION OF POTABLE WATER AND/OR SANITARY SEWER COLLECTION SYSTEMS PRIOR TO ASSURING THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP) PERMITS HAVE BEEN ACQUIRED. CONTRACTOR SHALL REVIEW SPECIFIC CONDITIONS DEPICTED ON FDEP PERMITS, WHICH MAY NOT BE SHOWN HEREON.
4. UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
5. CONTRACTOR IS TO COORDINATE ALL WORK WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY OWNERS PRIOR TO CONSTRUCTION.
6. SURVEY INFORMATION AND LEGAL DESCRIPTIONS SHOWN HEREON WERE OBTAINED BY OTHERS. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THIS INFORMATION AND BE FAMILIAR WITH ALL SITE CONDITIONS (INCLUDING SUB–SURFACE CONDITIONS AND UTILITIES) PRIOR TO COMMENCING THE WORK. DAMAGES TO ANY EXISTING FACILITIES (ABOVE OR BELOW GROUND) SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND UTILITY NOTIFICATION CENTER (CALL SUNSHINE STATE ONE CALL AT 1–800–432–4770) 48 HOURS PRIOR TO COMMENCING THE WORK.
7. DEMOLITION WORK SHALL NOT BE LIMITED TO THESE DOCUMENTS TO COMPLETE PROJECT AS SHOWN. CONTRACTOR TO REMOVE ALL ITEMS AS NECESSARY TO ALLOW FOR NEW CONSTRUCTION.
8. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THE FEASIBILITY OF CONSTRUCTING GRAVITY SEWER SYSTEMS (IE VERIFY EXISTING INVERTS AT POINTS OF CONNECTION, EXIT INVERTS OF BUILDING PLUMBING, GREASE TRAP CONFIGURATION, MINIMUM SLOPES, ETC.).
9. REFERENCED INDEX NUMBERS REFER TO DETAILS DEPICTED IN THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
10. CONSTRUCTION SHOWN ON THESE PLANS IS PERMITTED ONLY FOR WORK LOCATED WITHIN THE PRIVATE PROPERTY. ALL WORK WITHIN THE RIGHT–OF–WAY AND EASEMENTS WILL REQUIRE A SEPERATE PERMIT AND MAY REQUIRE AN ALTERATION TO THE CONSTRUCTION MATERIALS SHOWN ON THESE PLANS.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MAINTENANCE OF TRAFFIC AND PEDESTRIAN CONTROL SEE FDOT INDEXES 600 THROUGH 660.
12. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
13. ALL WORK WITHIN THE RIGHT–OF–WAY SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF FDOT STANDARD SPECIFICATIONS, LATEST EDITION, AS SUPPLEMENTED.
14. ALL DISTURBED AREAS WITHIN R.O.W SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED.
15. CONTRACTOR SHALL LOCATE PROPERTY LINES AS REQUIRED TO AVOID ENCROACHMENT ONTO ADJACENT PROPERTY. CONTRACTOR SHALL INVESTIGATE FOR EXISTING UTILITIES PRIOR TO TO CONSTRUCTION & SHALL NOTIFY A/E IN THE EVENT OF CONFLICT.
16. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY STREETS, STORM SEWERS AND WATERWAYS. BARRIERS ARE TO BE BUILT BEFORE LAND ALTERATION, MAINTAINED EFFECTIVELY DURING CONSTRUCTION, AND REMOVED AFTER FINAL SOIL STABILIZATION. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF–SITE EITHER BY NATURAL DRAINAGE, VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
17. ALL TREES TO REMAIN MUST BE PROTECTED BY TREE PROTECTION BARRICADES MEETING THE MINIMUM STANDARDS SHOWN. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.
18. ALL FILL SHALL COSIST OF SATISFACTORY SOIL MATERIALS, DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SM, SW AND SP. UNSATISFACTORY SOIL MATERIALS ARE DEFINED AS THOSE COMPLYING WITH ASTM D2487SOIL CLASSIFICATION GROUPS GC, SC, ML, MH CL, CH, OL, OH AND PT. UNLESS OTHERWISE NOTED, ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% AASHTO T–180, METHOD D.
19. EXISTING TREES AND LANDSCAPING NOT SHOWN ON THIS PLAN. SEE PROPOSED LANDSCAPING PLAN FOR TREE RELOCATION OR REMOVAL AND NEW LANDSCAPING. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES WHICH ARE NOT MARKED TO BE REMOVED.
20. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS TO BE REMOVED, IT SHALL BE REMOVED TO THE NEAREST JOINT.
21. ALL PEDESTRIAN SIDEWALKS AND RAMPS, AS WELL AS HANDICAPPED SIGNS, SYMBOLS, PARKING SPACES, ETC. SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL ADA REQUIREMENTS WHETHER OR NOT SHOWN HEREON. CONTRACTOR SHALL VERIFY REQUIREMENTS WITH LOCAL INSPECTORS PRIOR TO POURING SIDEWALKS AND RAMPS.
22. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH STATE AND LOCAL ORDINANCES AND BUILDING REGULATIONS. ALL PLUMBING SHALL BE PERFORMED IN ACCORDANCE WITH THE NFPA, SBCCI STANDARD PLUMBING CODE AND LOCAL REGULATORY REQUIREMENTS.
22. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH STATE AND LOCAL ORDINANCES AND BUILDING REGULATIONS. ALL PLUMBING SHALL BE PERFORMED IN ACCORDANCE WITH THE NFPA, SBCCI STANDARD PLUMBING CODE AND LOCAL REGULATORY REQUIREMENTS.
23. ALL PROPOSED WORK MUST COMPLY WITH FDOT INDEX NO. 700.
24. PORTIONS OF WORK AND/OR MATERIALS FOR THE UTILITY CONNECTIONS MAY BE PROVIDED BY THE GOVERNING MUNICIPALITY. CONTRACTOR TO VERIFY AND COORDINATE.
25. WATER AND SANITARY SEWER SYSTEMS SHALL NOT BE PLACED INTO SERVICE UNTIL INSPECTED ANDD APPROVED BY THE FDEP AND OTHER APPROPRIATE REGULATORY AGENCIES. INSPECTIONS, CERTIFICATIONS, RECORD DRAWINGS, ETC. ARE REQUIRED PRIOR TO FINAL ACCEPTANCE AND PLACEMENT INTO OPERATION.
26. ALL RIGHT–OF–WAY INSTALLATIONS SHALL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
27. COMPACTION FOR ALL PIPE BACKFILL SHALL MEET AASHTO T–99 (100%)
28. PIPE LENGTHS SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED AS REQUIRED.
29. PROVIDE PAVEMENT MARKINGS PER FDOT INDEX NO. 17346.
30. SIGNS AND BARRICADES TO BE ACCORDING TO FDOT MANUAL OF SAFE PRACTICES, REFERENCE FDOT INDEXES 600 THROUGH 660.
31. AREA ADJACENT TO PROPOSED STRUCTURE SHALL BE GRADED AS REQUIRED TO ENSURE ALL ROOF RUNOFF IS DIRECTED TO THE STORMWATER POND.
32. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, ETC. WITH MATERIALS OF THE SAME TYPE OR BETTER THAN THAT REMOVED DURING CONSTRUCTION.
33. ALL DISTURBED AREAS SHALL BE SODDED AND RESTORED TO PREDEVELOPMENT CONDITION OR BETTER.




## LEGEND

- PROP. ASPHALT PAVEMENT
- PROP. CONCRETE
- PROP. PERVIOUS PAVERS

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

| NO. | ISSUE | DATE |
|---|---|---|

JOHN A. BODZIAK, ARCHITECT, AIA PA, HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS AND DESIGN, INCLUDING THE RIGHT TO PREVENT THEM FROM BEING REPRODUCED, CHANGED OR CORRECTED ANY FORUM WHATSOEVER, WITHOUT THE PRIOR WRITTEN PERMISSION OF JOHN A. BODZIAK, ARCHITECT, AIA PA. ALL DRAWINGS, SPECIFICATIONS AND COPIES THEREOF FURNISHED BY JOHN A. BODZIAK, ARCHITECT, AIA PA, ARE AND SHALL REMAIN THE PROPERTY OF JOHN A. BODZIAK, ARCHITECT, AIA PA. ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND JOHN A. BODZIAK & ARCHITECT, AIA PA, BE NOTIFIED OF ANY VARIATIONS FROM DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS. SUBMISSION OR DISTRIBUTION OF MEETING OR PERMIT PURPOSES SHALL NOT BE CONSTRUED AS PUBLICATION IN DEROGATION OF JOHN A. BODZIAK & ARCHITECT, AIA PA, COMMON LAW COPYRIGHT OR OTHER RESERVED RIGHTS.

CLIENT
ST PETE BEACH INVESTMENTS LLC
1500 COUNTRY CLUB RD N

HORIZONTAL CONTROL PLAN

Project Status

Patricia Montecki, P.E.
Digitally signed by Patricia Montecki
DN: c=US, o=Unaffiliated, dnQualifier=A01410C000001906EC5EDC700B0718, cn=Patricia Montecki
Date: 2026.11.09 12:43:21 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON THE DATE ADJACENT TO THE SEAL.
THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PATRICIA P. MONTECKI LICENSE No. 54894 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICIA MONTECKI, P.E.
11262 SNEEZE RD.
BROOKSVILLE, FL 34614
(727) 235–1650

PATRICIA P. MONTECKI LICENSE No. 54894 STATE OF FLORIDA SEAL
DATE:

JOHN A. BODZIAK
ARCHITECT AIA, PA
JOHN A. BODZIAK, AIA, FL #AR0005065
5065 CENTRAL AVE.
SAINT PETERSBURG, FL 33710
TEL: 727-327-1966

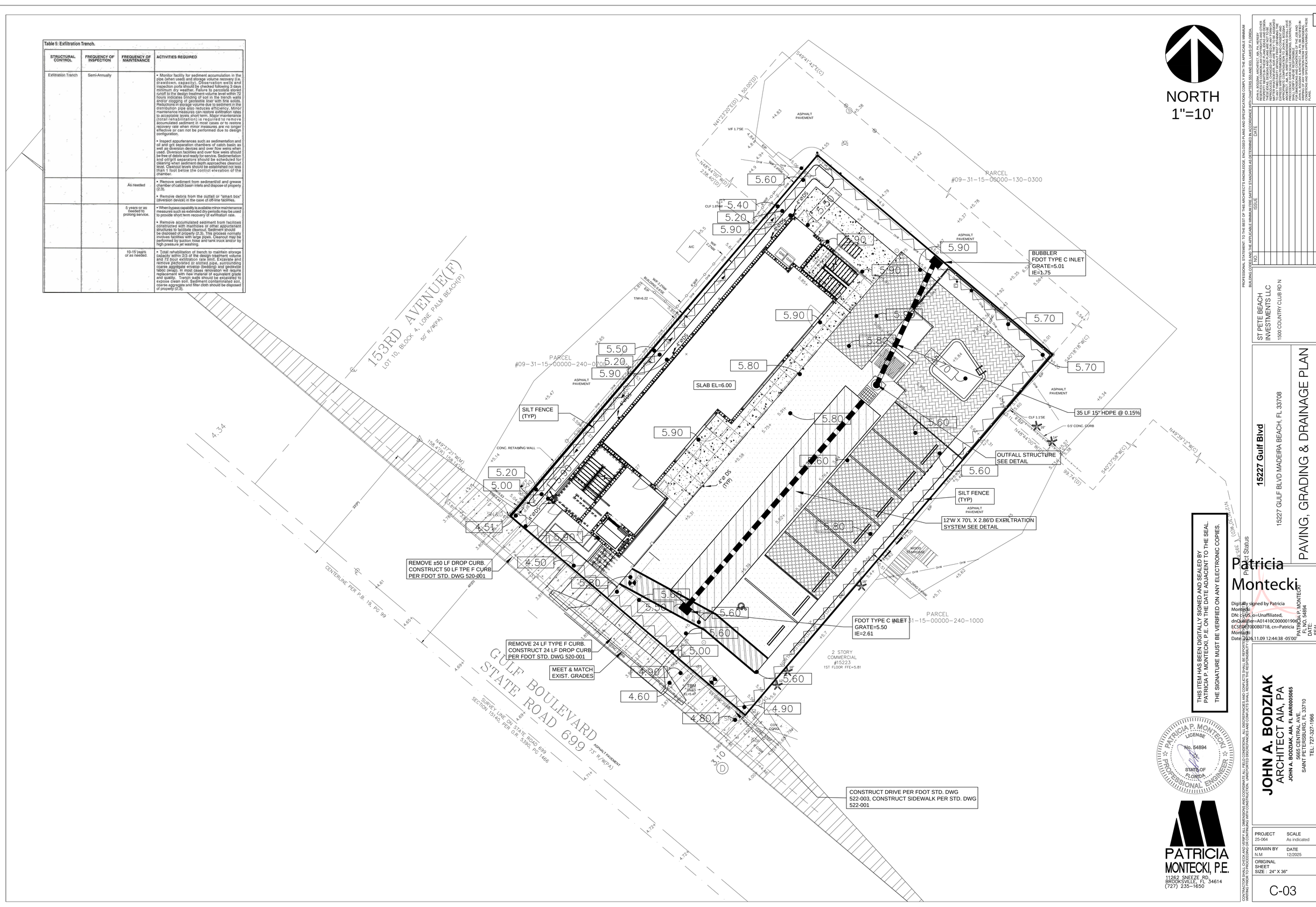
| | |
|---|---|
| PROJECT 25-064 | SCALE As indicated |
| DRAWN BY N.M | DATE 12/2025 |
| ORIGINAL SHEET SIZE : 24" X 36" | |

C-02

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED IN WRITING PRIOR TO PROCEEDING OF CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY

Table 5: Exfiltration Trench.

| STRUCTURAL CONTROL | FREQUENCY OF INSPECTION | FREQUENCY OF MAINTENANCE | ACTIVITIES REQUIRED |
|---|---|---|---|
| Exfiltration Trench | Semi-Annually | | • Monitor facility for sediment accumulation in the pipe (when used) and storage volume recovery (i.e. drawdown capacity). Observations should be undertaken quarterly during the dry season and 3 days minimum dry weather. Failure to percolate stored runoff to the design treatment volume level within 72 hours indicates blinding of soil in the trench walls and/or clogging of geotextile liner with fine solids. Reductions in storage volume due to sediment in the distribution pipe also reduces efficiency. Minor maintenance measures can restore exfiltration rates to acceptable levels short term. Major maintenance (total rehabilitation) is required to remove accumulated sediment in most cases or to restore recovery rate when minor measures are no longer effective or can not be performed due to design configuration. |
| | | As needed | • Inspect appurtenances such as sedimentation and oil and grit separation chambers of catch basin as well as diversion devices and over flow weirs when used. Diversion facilities and over flow weirs should be free of debris and ready for service. Sedimentation and oil/grit separators should be scheduled for cleaning when sediment depth approaches cleanout level. Cleanout levels should be established not less than 1 foot below the control elevation of the chamber. |
| | | As needed | • Remove sediment from sediment/oil and grease chamber of catch basin inlets and dispose of properly (2.3). |
| | | As needed | • Remove debris from the outfall or "smart box" (diversion device) in the case of off-line facilities. |
| | | 5 years or as needed to prolong service. | • When bypass capability is available minor maintenance measures such as extended dry periods may be used to provide short term recovery of exfiltration rate. |
| | | 5 years or as needed to prolong service. | • Remove accumulated sediment from facilities constructed with manholes or other appurtenant structures to facilitate cleanout. Sediment should be disposed of properly (2.3). This process normally involves facilities with large pipes. Cleanout may be performed by suction hose and tank truck and/or by high pressure jet washing. |
| | | 10-15 years or as needed. | • Total rehabilitation of trench to maintain storage capacity within 2/3 of the design treatment volume and 72 hour exfiltration rate limit. Excavate and remove perforated or slotted pipe, surrounding coarse aggregate envelop (bedding) and geotextile fabric (wrap). In most cases renovation will require replacement with new material of equivalent grade and quality. Trench walls should be excavated to expose clean soil. Sediment contaminated soil, coarse aggregate and filter cloth should be disposed of properly (2.3). |

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THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Project Status

Patricia Montecki

Digitally signed by Patricia Montecki
DN: c=US, o=Unaffiliated, dnQualifier=A01410C000001906, cn=Patricia Montecki
Date: 2026.11.09 12:44:38 -05'00'

PATRICIA P. MONTECKI
FL NO. 54894
DATE:
SEAL

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECTS KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

| NO. | ISSUE | DATE |
|---|---|---|

ST PETE BEACH INVESTMENTS LLC
1500 COUNTRY CLUB RD N
CLIENT

**15227 Gulf Blvd**
15227 GULF BLVD MADEIRA BEACH, FL 33708

# PAVING, GRADING & DRAINAGE PLAN

JOHN A. BODZIAK, ARCHITECT - AIA, PA, HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS AND DESIGN, INCLUDING THE RIGHT NOT TO HAVE THEM REUSED, REPRODUCED, CHANGED OR CORRECTED ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT. ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND JOHN A. BODZIAK & ARCHITECT, AIA PA, BE NOTIFIED IF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS AND SPECIFICATIONS APPEARING ON THESE PLANS.

**JOHN A. BODZIAK**
ARCHITECT AIA, PA
JOHN A. BODZIAK, AIA, FL #AR0005065
5065 CENTRAL AVE
SAINT PETERSBURG, FL 33710
TEL: 727-327-1966

PATRICIA P. MONTECKI LICENSE No. 54894 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICIA MONTECKI, P.E.
11262 SNEEZE RD
BROOKSVILLE, FL 34614
(727) 235-1650

| | |
|---|---|
| PROJECT 25-064 | SCALE As indicated |
| DRAWN BY N.M | DATE 12/2025 |
| ORIGINAL SHEET SIZE : 24" X 36" | |

C-03

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY

## DRAINAGE CALCULATIONS

1" TREATMENT OVER IMPERVIOUS REQUIRED: 8,624SF X 1" X 1'/12" = 719 CF REQUIRED FOR CITY

$\frac{1}{2}$" TREATMENT OVER ENTIRE SITE: 9,840 SF X $\frac{1}{2}$" X 1'/12" = 410 CF FOR SWFWMD/FDEP

HISTORIC DISCHARGE: 0.2(0.225 AC)(8.46 IN/HR) =0.38 CFS

VOLUME OF EXFILTRATION TRENCH: $V= \{WH-(PI)r^2\}(.3L) + PI(r)^2L$

$\{(12')(2.86') - PI(.625)^2\}(.3)(70') + PI(.625)^2(70) = 781$ CF >719 CF, OK

NORTH
1"=10'

SLOTWEIR - DISCHARGE

PROJECT NAME 15227 GULF BLVD
PROJECT NUMBE XXXX
DESIGNER PPM
DATE 2/3/2026 15:11

SLOTWEIR DATA COMMENTS:

| | | | |
|---|---|---|---|
| SLOTWEIR INVEF | 4.44 | ALLOWABLE DISCHARGE | |
| DHW..... | 4.67 | FROM RATIONAL | |
| SLOTWEIR WIDTI | 1.09 | | |
| SLOTWEIR COEF | 3.33 | 0.38 CFS | |
| | | 25 YR STORM EVENT | |

| STAGE(msl) | DISCHARGE (cfs) | STAGE(msl) | DISCHAF (cfs) |
|---|---|---|---|
| 4.44 | 0.00 | 4.56 | 0.14 |
| 4.44 | 0.00 | 4.56 | 0.15 |
| 4.45 | 0.00 | 4.57 | 0.16 |
| 4.45 | 0.01 | 4.57 | 0.17 |
| 4.46 | 0.01 | 4.58 | 0.18 |
| 4.46 | 0.01 | 4.58 | 0.18 |
| 4.47 | 0.02 | 4.58 | 0.19 |
| 4.47 | 0.02 | 4.59 | 0.20 |
| 4.48 | 0.02 | 4.59 | 0.21 |
| 4.48 | 0.03 | 4.60 | 0.22 |
| 4.49 | 0.03 | 4.60 | 0.23 |
| 4.49 | 0.04 | 4.61 | 0.24 |
| 4.49 | 0.05 | 4.61 | 0.25 |
| 4.50 | 0.05 | 4.62 | 0.26 |
| 4.50 | 0.06 | 4.62 | 0.27 |
| 4.51 | 0.06 | 4.62 | 0.28 |
| 4.51 | 0.07 | 4.63 | 0.29 |
| 4.52 | 0.08 | 4.63 | 0.30 |
| 4.52 | 0.08 | 4.64 | 0.31 |
| 4.53 | 0.09 | 4.64 | 0.32 |
| 4.53 | 0.10 | 4.65 | 0.33 |
| 4.53 | 0.10 | 4.65 | 0.34 |
| 4.54 | 0.11 | 4.66 | 0.35 |
| 4.54 | 0.12 | 4.66 | 0.36 |
| 4.55 | 0.13 | 4.67 | 0.37 |
| 4.55 | 0.13 | 4.67 | 0.38 |

SUMMAF

SLOTWEIR DISCHARGE AT DHW 0.38 CFS

## MODRET

### SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

**PROJECT NAME : 15227 GULF BLVD**
**POLLUTION VOLUME RUNOFF DATA USED**
**UNSATURATED ANALYSIS INCLUDED**

| | |
|---|---|
| Pond Bottom Area | 840.00 ft² |
| Pond Volume between Bottom & DHWL | 719.00 ft³ |
| Pond Length to Width Ratio (L/W) | 5.83 |
| Elevation of Effective Aquifer Base | -5.76 ft |
| Elevation of Seasonal High Groundwater Table | 0.81 ft |
| Elevation of Starting Water Level | 1.81 ft |
| Elevation of Pond Bottom | 1.81 ft |
| Is there overflow ? | Y |
| Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis | 0.05 |
| Unsaturated Vertical Hydraulic Conductivity | 8.00 ft/d |
| Factor of Safety | 2.00 |
| Saturated Horizontal Hydraulic Conductivity | 12.00 ft/d |
| Avg. Effective Storage Coefficient of Soil for Saturated Analysis | 0.14 |
| Avg. Effective Storage Coefficient of Pond/Exfiltration Trench | 1.00 |

**Hydraulic Control Features:**

| | Top | Bottom | Left | Right |
|---|---|---|---|---|
| **Groundwater Control Features - Y/N** | N | N | N | N |
| Distance to Edge of Pond | 0.00 | 0.00 | 0.00 | 0.00 |
| Elevation of Water Level | 0.00 | 0.00 | 0.00 | 0.00 |
| **Impervious Barrier - Y/N** | N | N | N | N |
| Elevation of Barrier Bottom | 0.00 | 0.00 | 0.00 | 0.00 |

Analysis Date: 2/3/2026

## MODRET

### TIME - RUNOFF INPUT DATA

**PROJECT NAME: 15227 GULF BLVD**

| STRESS PERIOD NUMBER | INCREMENT OF TIME (hrs) | VOLUME OF RUNOFF (ft³) |
|---|---|---|
| Unsat | 0.30 | 42.00 |
| 1 | 1.00 | 875.00 |
| 2 | 8.84 | 0.00 |
| 3 | 8.84 | 0.00 |
| 4 | 8.84 | 0.00 |
| 5 | 8.84 | 0.00 |
| 6 | 8.84 | 0.00 |
| 7 | 8.84 | 0.00 |
| 8 | 8.84 | 0.00 |
| 9 | 8.84 | 0.00 |

Analysis Date: 2/3/2026

## MODRET

### ELEVATION VS OVERFLOW RELATIONSHIP

**PROJECT NAME : 15227 GULF BLVD**
**Structure Type: BROAD CRESTED**

| | |
|---|---|
| Crest Elevation | 4.44 ft |
| Crest Length | 1.09 ft |
| Coefficient of Discharge | 3.31 |
| Weir Flow Exponent | 1.50 |
| Number of Contractions | 0.00 |
| Design High Water Level Elevation | 4.67 ft |

Analysis Date: 2/3/2026

## MODRET

### SUMMARY OF RESULTS

**PROJECT NAME : 15227 GULF BLVD**

| CUMULATIVE TIME (hrs) | WATER ELEVATION (feet) | INSTANTANEOUS INFILTRATION RATE (cfs) | AVERAGE INFILTRATION RATE (cfs) | CUMULATIVE OVERFLOW (ft³) |
|---|---|---|---|---|
| 00.00 - 0.00 | 0.810 | 0.000 * | | |
| | | | 0.00000 | |
| 0.00 | 0.810 | 0.01164 | | |
| | | | 0.01164 | |
| 1.30 | 5.241 | 0.01164 | | 0.00 |
| | | | 0.01164 | |
| 10.14 | 3.768 | 0.01154 | | 0.00 |
| | | | 0.01144 | |
| 18.97 | 2.321 | 0.00710 | | 0.00 |
| | | | 0.00276 | |
| 27.81 | 1.972 | 0.00227 | | 0.00 |
| | | | 0.00178 | |
| 34.15 | 1.810 | 0.00151 | | 0.00 |
| | | | 0.00124 | |
| 45.49 | 1.589 | 0.00108 | | 0.00 |
| | | | 0.00091 | |
| 54.32 | 1.474 | 0.00080 | | 0.00 |
| | | | 0.00070 | |
| 63.16 | 1.386 | 0.00062 | | 0.00 |
| | | | 0.00055 | |
| 72.00 | 1.317 | | | 0.00 |

Maximum Water Elevation: 5.241 feet @ 1.30 hours Recovery @ 34.153 hours
* Time increment when there is no runoff
Maximum Infiltration Rate: 4.000 ft/day

Analysis Date: 2/3/2026

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

| NO. | ISSUE | DATE |
|---|---|---|

ST PETE BEACH INVESTMENTS LLC
1500 COUNTRY CLUB RD N
CLIENT

**15227 Gulf Blvd**
15227 GULF BLVD MADEIRA BEACH, FL 33708

DRAINAGE CALCULATIONS

Project Status

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON THE DATE ADJACENT TO THE SEAL.
THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Patricia Montecki
Digitally signed by Patricia Montecki
DN: C=US, o=Unaffiliated, dnQualifier=A01410C000001900BC6E7F2000B0718, cn=Patricia Montecki
Date: 2026.11.09 12:50:01 -05'00'

PATRICIA P. MONTECKI
FL REG. 54894
DATE:
SEAL

PATRICIA P. MONTECKI LICENSE No. 54894 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICIA MONTECKI, P.E.
11262 SNEEZE RD
BROOKSVILLE, FL 34614
(727) 235-1650

**JOHN A. BODZIAK**
ARCHITECT AIA, PA
**JOHN A. BODZIAK, AIA, FL #AR0005065**
6662 CENTRAL AVE.
SAINT PETERSBURG, FL 33710
TEL: 727-327-1666

| | |
|---|---|
| PROJECT 25-064 | SCALE As indicated |
| DRAWN BY N.M | DATE 12/2025 |
| ORIGINAL SHEET SIZE : 24" X 36" | |

C-04

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY

## WATER SYSTEM NOTES

1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL WATER SYSTEM WORK SHALL CONFORM TO LOCAL REGULATORY STANDARDS
3. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.31 (AWWA C 151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8 OR A 21.51 AND SHALL BE MORTAR–LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A (AWWA C 104–71).
4. ALL FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C–110 WITH A PRESSURE RATING OF 350 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C–111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH AWWA C–104.
5. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C–900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D–2241.
6. WATER MAIN PIPING OF LESS THAN 4" SHALL BE PER ASTM D–2241–89.
7. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509.
8. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHALL.
9. THE CONTRACTOR IS TO INSTALL TEMPORARY BLOW–OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
10. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCIES.
11. THE IRRIGATION SYSTEM SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING.

1. ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF
2. ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 35 OR AS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS.
3. ALL SANITARY SEWER WORK SHALL CONFORM TO LOCAL REGULATORY STANDARDS
4. PRIOR TO COMMENCING THE WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPUTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
5. PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS D–3034–77C. MA SDR 35. INSTALLATION OF SDR 35 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
6. ALL PVC FORCE MAINS SHALL BE CLASS 200 SDR 21, COLOR GREEN, WITH A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE, PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHOULD READ
7. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A–21.50 (AWWA C–150) AND ANSI A21.51 (AWWA C–151). DUCTILE IRON PIPE SHALL RECEIVE INTERIOR AND EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A–21.6, A–21.8 OR A–21.51.
8. ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCE MAINS THAT REQUIRE DIP ARE TO BE POLYLINED OR EPOXY LINED.
9. ALL SANITARY SEWER COVERS SHALL BETRAFFIC RATED FOR H–20 MIN. LOADING.

ALL JOINTS, BENDS AND TEES SHALL BE MECHANICALLY RESTRAINED PER PINELLAS COUNTY STANDARD DETAIL GD-11

NOTE: PLAN CONFLICTS, SHOWN OR UNSHOWN, WITH OTHER EXISTING SITE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ADJUSTMENTS AND PROTECT OR REINSTALL ALL DISTURBED EXISTING UTILITIES, PHONE LINES, POWER LINES, POWER SUPPORT CABLES, SPRINKLER LINES AND CONTROLS, MECHANICAL PIPELINES OR UNDERGROUND POWER CABLES AND RETURN EXISTING CONCRETE WALKS, DUMPSTER PADS, FENCE, HANDRAIL, VALVES, HYDRANTS, GUY WIRES, ELECTRIC BOXES AND PIPELINES WHICH SHALL BE REPAIRED OR REINSTALLED AS INCIDENTAL TO THE COST OF WORK SHOWN HEREUNDER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE ANY CONFLICTS PRIOR TO AWARD OF CONTRACT.

ALL UTILITIES SERVING THE PROPOSED DEVELOPMENT MUST BE UNDERGROUND

ALL WET TAPS TO BE PERFORMED BY PINELLAS COUNTY UTILITIES.

APPURTENANCES EQUAL TO OR LESS THAN 2" TO BE FURNISHED AND INSTALLED BY PINELLAS COUNTY UTILITIES.

APPURTENANCES GREATER THAN OR EQUAL TO 4" TO BE FURNISHED BY PINELLAS COUNTY UTILITIES AND INSTALLED BY THE CONTRACTOR.

ALL UTILITIES SHALL HAVE LOCATOR WIRE

ALL PINELLAS COUNTY PIPE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH:

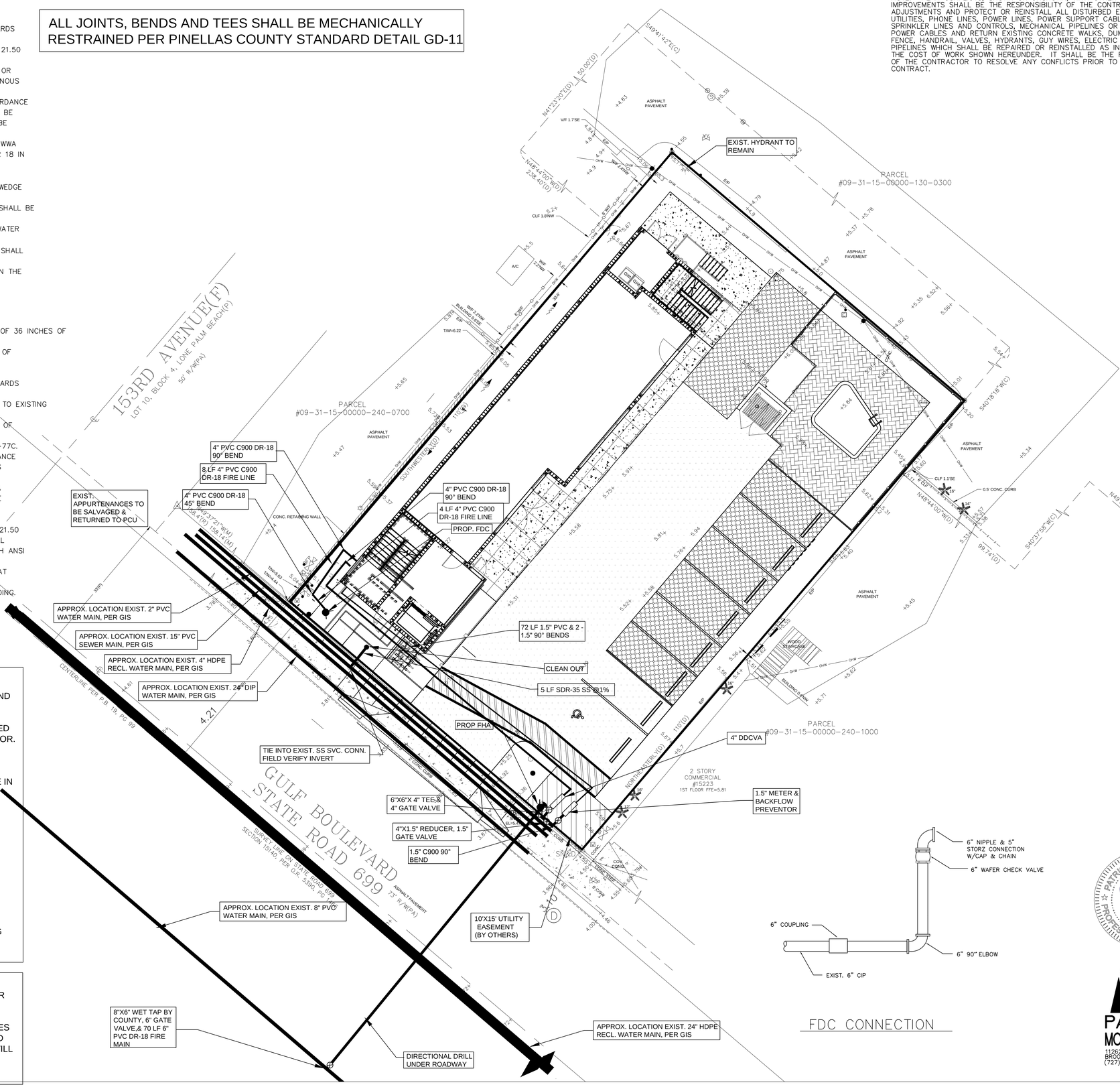
PINELLAS COUNTY TECHNICAL SPECIFICATIONS:
http://www.pinellas.gov/technical/pdf/eng tech specs.pdf

PINELLAS COUNTY MATERIAL SPECIFICATION MANUAL:
http://www.pinellas.gov/technical/pdf/material-spec-manual.pdf

PINELLAS COUNTY STANDARD DETAILS:
http://www.pinellas.gov/technical/pdf/std-details.pdf

THE PIPELINE CONTRACTOR IS REQUIRED TO CONTACT PINELLAS COUNTY CONSTRUCTION MANAGEMENT PUBLIC WORKS COORDINATOR AT (727) 464-8821 72 HOURS PRIOR TO COMMENCING UTILITY CONSTRUCTION FOR INSPECTION.

WHEN NECESSARY TO ACCOMMODATE PROPOSED DEVELOPMENT, THE APPLICANT SHALL BE RESPONSIBLE FOR THE REMOVAL AND/OR RELOCATION OF ANY AND ALL PUBLIC UTILITIES LOCATED ON THE SUBJECT SITE, INCLUDING GRANTING OF EASEMENTS AS MAY BE REQUIRED. THIS IS REGARDLESS OF WHETHER THE PUBLIC UTILITIES ARE KNOWN AT THE TIME OF SITE PLAN APPROVAL OR DISCOVERED SUBSEQUENT TO SUCH APPROVAL. ANY REQUIRED RELOCATION WILL REQUIRE APPROVAL FROM THE CITY'S COMMUNITY SERVICES DEPARTMENT.

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| NO. | ISSUE | DATE |
|---|---|---|

JOHN A. BODZIAK - ARCHITECT - AIA PA HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED OR REPRODUCED, CHANGES OR CORRECTION OF CONTENT ANY FORM OR BY ANY MEANS WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK - ARCHITECT. ALL OTHERS DRAWINGS SHALL HAVE BEEN DRAWN BY OTHER ARCHITECTS AND ENGINEERS AND/OR SUBCONTRACTORS AND SHALL BE THEIR RESPONSIBILITY. THE JOB AND JOHN A. BODZIAK & ARCHITECT, AIA PA, BE INDEMNIFIED & HELD HARMLESS FOR ANY ERRORS AND OMISSIONS ON THESE DRAWINGS AND SPECIFICATIONS APPEARING ON THESE PLANS.

ST PETE BEACH INVESTMENTS LLC
1500 COUNTRY CLUB RD N
CLIENT

**15227 Gulf Blvd**
15227 GULF BLVD MADEIRA BEACH, FL 33708
Project Status

# UTILITIES PLAN

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON THE DATE ADJACENT TO THE SEAL.
THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Patricia Montecki
Digitally signed by Patricia Montecki
DN: c=US, o=Unaffiliated, dnQualifier=A01410C0000001908CE5EDF700B0718, cn=Patricia Montecki
Date: 2026.11.09 12:51:09 -05'00'

PATRICIA P. MONTECKI
FL NO. 54894
DATE:
SEAL

PATRICIA P. MONTECKI LICENSE No. 54894 STATE OF FLORIDA PROFESSIONAL ENGINEER

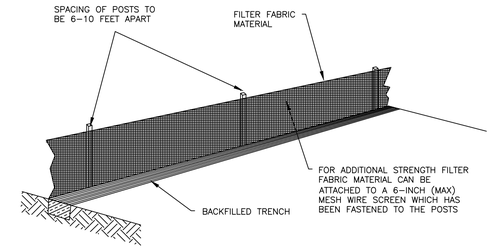
**JOHN A. BODZIAK**
ARCHITECT AIA, PA
JOHN A. BODZIAK AIA FL #AR0005065
5665 CENTRAL AVE
SAINT PETERSBURG, FL 33710
TEL. 727-327-1966

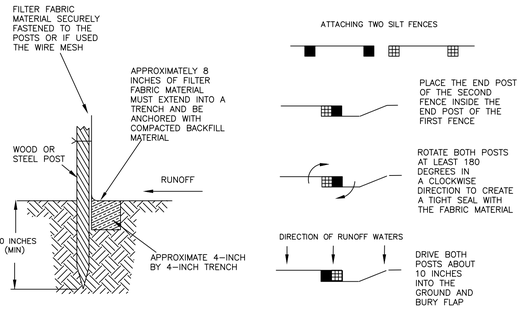
PATRICIA MONTECKI, P.E.
11262 SNEEZE RD.
BROOKSVILLE, FL 34614
(727) 235-1650

| | |
|---|---|
| PROJECT 25-064 | SCALE As indicated |
| DRAWN BY N.M | DATE 12/2025 |
| ORIGINAL SHEET SIZE : 24" X 36" | |

C-05

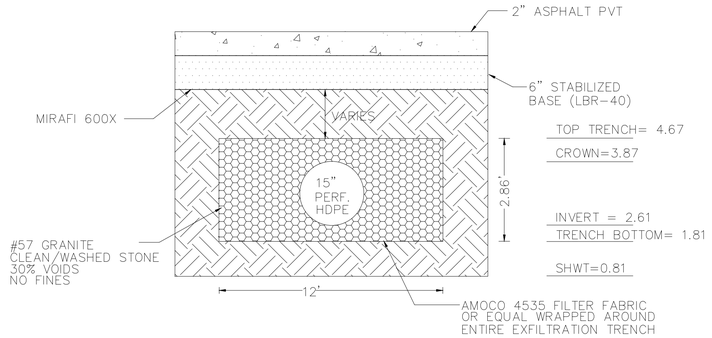
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY




## SILT FENCE DETAILS

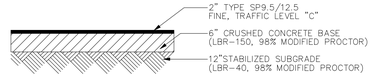
NTS




NOTES:

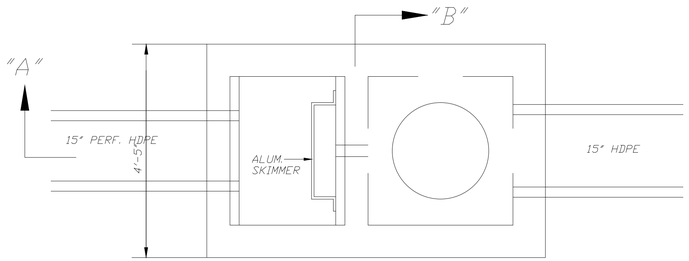
1. PERFORATIONS SHALL BE CLEANLY CUT AND UNIFORMLY SPACED ALONG THE LENGTH AND CIRCUMFERENCE OF THE PIPE. ABSORPTION FIELD PIPING SHALL HAVE TWO OR MORE ROWS OF EQUISPACED HOLES FROM 1/2" TO 3/4" (12.5 TO 19MM) DIAMETER. ROWS AND SPACING SHALL BE PARALLEL TO THE AXIS OF THE PIPE.
2. NO LIMEROCK IS TO BE UTILIZED IN THE CONSTRUCTION OF THE EFFLUENT FILTRATION SYSTEM.

## EXFILTRATION TRENCH




## TYPICAL PAVEMENT SECTION

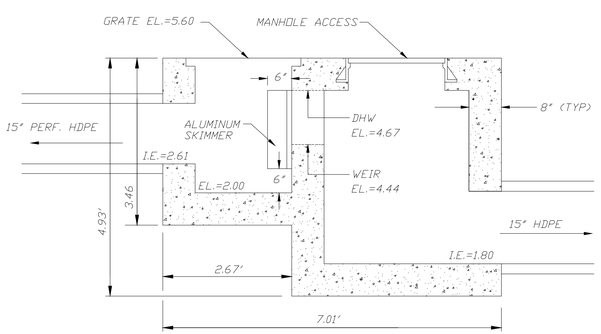


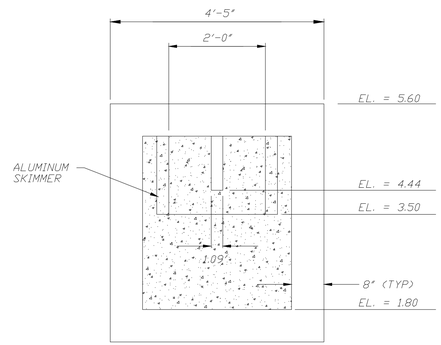

## PLAN

NOTES:

1. TOP STEEL IS GRADE 40 #4 BARS @ 6" CTRS - PLACE 1" ABOVE BOTTOM.
2. BOTTOM & SIDE STEEL IS GRADE 40 #4 BARS @ 12" CTRS WITH 2" COVER.
3. ALL EXPOSED CORNERS & EDGES OF CONCRETE ARE TO BE CHAMFERED 3/4".
4. CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C-478.
5. FOR ADDITIONAL BOX DETAILS SEE FDOT INDEX NO. 201 & 232.



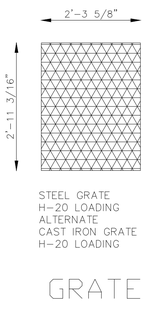

## SECTION "A"




## SECTION "B"

## DIVERSION/OUTFALL BOX

NOT TO SCALE




STEEL GRATE
H-20 LOADING
ALTERNATE
CAST IRON GRATE
H-20 LOADING

## GRATE

PROFESSIONAL STATEMENT TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

JOHN A. BODZIAK, ARCHITECT, AIA PA, HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK, ARCHITECT. ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND JOHN A. BODZIAK & ARCHITECT, AIA PA, BE NOTIFIED IN WRITING OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.

| NO. | ISSUE | DATE |
|---|---|---|

ST PETE BEACH INVESTMENTS LLC
1500 COUNTRY CLUB RD N
CLIENT

**15227 Gulf Blvd**

15227 GULF BLVD MADEIRA BEACH, FL 33708

CONSTRUCTION DETAILS

Permit Status

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON THE DATE ADJACENT TO THE SEAL.
THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Patricia Montecki
Digitally signed by Patricia Montecki
DN: c=US, o=Unaffiliated, uniqualifier=A01410C000001906 3CSEED2000B0718, cn=Patricia Montecki
Date: 2026.01.09 12:52:06 -05'00'

PATRICIA P. MONTECKI
FL NO. 54894
DATE:
SEAL

PATRICIA P. MONTECKI LICENSE No. 54894 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICIA MONTECKI, P.E.
11262 SNEEZE RD.
BROOKSVILLE, FL 34614
(727) 235-1650

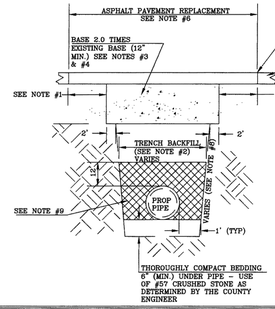
**JOHN A. BODZIAK** ARCHITECT AIA, PA
JOHN A. BODZIAK, AIA, FL #AR0005065
6666 CENTRAL AVE.
SAINT PETERSBURG, FL 33710
TEL: 727-327-1966

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

| | |
|---|---|
| PROJECT 25-064 | SCALE As indicated |
| DRAWN BY N.M | DATE 12/2025 |
| ORIGINAL SHEET SIZE : 24" X 36" | |

C-06

NOTES:
1. MILLING AND RESURFACING LIMITS: 3'-0" FOR RESIDENTIAL ROADWAYS; 25'-0" FOR ALL OTHER TYPES OF ROADWAYS. SHALL INCLUDE ENTIRE LANE WIDTH.
2. BACKFILL FOR TRENCH SHALL BE PLACED IN 6" COMPACTED LAYERS TO 100% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. (EXCAVATABLE FLOWABLE FILL OPTION IS SUBJECT TO COUNTY ENGINEER'S APPROVAL). TEST REPORTS ARE REQUIRED AND SHALL BE SUBMITTED TO PINELLAS COUNTY.
3. BASE MATERIAL SHALL BE LIME ROCK OR CRUSHED CONCRETE (MIN. LBR 100) AND SHALL BE PLACED IN 6" COMPACTED LAYERS TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 (MODIFIED) (TEST REPORTS ARE REQUIRED AND SHALL BE SUBMITTED TO PINELLAS COUNTY).
4. AS AN ALTERNATIVE TO COMPACTED BASE AND IN WET AREAS, FULL-LIFT ASPHALTIC CONCRETE, FINE TRAFFIC LEVEL C TYPES SP9.5 OR 12.5, SHALL BE PLACED IN 2" COMPACTED LAYERS WITH A MINIMUM THICKNESS EQUAL TO THE EXISTING BASE (6" MIN.).
5. ASPHALTIC CONCRETE PAVEMENT JOINTS SHALL BE SAW-CUT AND ALL SURFACES TACK COATED.
6. ASPHALT SURFACE SHALL BE CONSISTENT WITH EXISTING GRADE. IN ACCORDANCE WITH PINELLAS COUNTY SPECIFICATIONS, THE FOLLOWING ROADWAY CLASSIFICATION TYPE/THICKNESS ARE REQUIRED: ARTERIAL–3" MIN. TYPE SP–12.5 FINE TRAFFIC LEVEL "C"; COLLECTOR–2" MIN. TYPE SP–12.5 FINE TRAFFIC LEVEL "C"; RESIDENTIAL–1½" MIN. TYPE SP–9.5 TRAFFIC LEVEL "C" (TEST REPORTS ARE REQUIRED AND SHALL BE SUBMITTED TO PINELLAS COUNTY).
7. OVERLAY OF CONSTRUCTION SCARS TO PAVEMENT AND TRENCH SHALL BE REQUIRED AS DIRECTED BY THE COUNTY ENGINEER.
8. EXCAVATION SHALL COMPLY WITH THE TRENCH SAFETY ACT REQUIREMENTS.
9. INSTALL DRY COMPACTABLE MATERIAL AROUND THE PIPE.
10. ALL MATERIAL, WORK AND TESTING SHALL MEET PINELLAS COUNTY STANDARD SPECIFICATIONS.
11. CONTRACTOR SHALL RESTORE PAVEMENT TO MATCH THE GRADES THAT EXISTED PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY NECESSARY TO ENSURE THAT THIS REQUIREMENT IS MET SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.




**PINELLAS COUNTY**

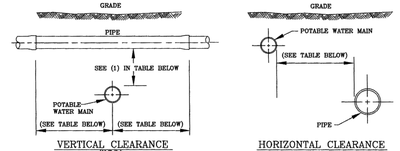
PAVEMENT CUTS, EXCAVATION AND RESTORATION

DETAIL INDEX I.D.: 1291
DATE: FEB/2016
JAMES A. FERNANDEZ, P.E.
REVISION: 0

**PINELLAS COUNTY**

MAIN CLEARANCES DETAIL

DETAIL INDEX I.D.: PCU GD 2
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

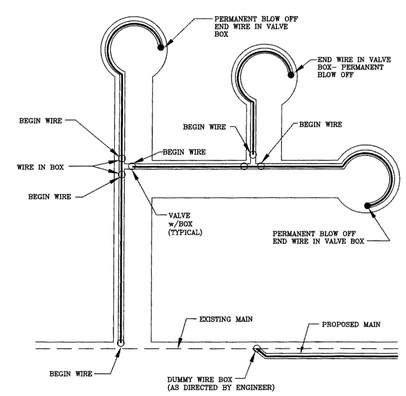



| PIPE | HORIZONTAL SEPARATION | CROSSINGS (1) | JOINT SPACING @ CROSSINGS |
|---|---|---|---|
| VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2) | 3 FT. MINIMUM | 12 INCHES IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED. | (FULL JOINT CENTERED, ALTERNATE 3 FT. MINIMUM FROM ALL JOINTS) |
| GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4) | 10 FT. PREFERRED 6 FT. MINIMUM (3) | 12 INCHES IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED. | (FULL JOINT CENTERED, ALTERNATE 6 FT. MINIMUM FROM ALL JOINTS) |
| ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM | 10 FT. MINIMUM | – | – |

NOTES: (IN ACCORDANCE WITH F.A.C. RULE 62-555.314)

1. POTABLE WATER MAIN SHOULD CROSS ABOVE OTHER PIPE WHEN POTABLE WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER THE PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. PVC GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID 6 INCHES OR MORE ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
5. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST APPROVED MATERIALS SPECIFICATIONS MANUAL.EE

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. IF STREET IS A SHORT CUL-DE-SAC, LOCATOR WIRE IS TO RUN FROM MAIN VALVE TO BLOW-OFF VALVE BOX.

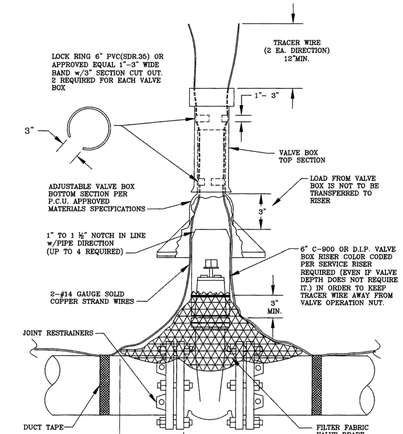



**PINELLAS COUNTY**

TRACER WIRE LAYOUT DETAIL

DETAIL INDEX I.D.: PCU GD 3
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. FILTER FABRIC REQUIRED ON VALVES WHEN PIPE LINE HAS 5' OR MORE OF COVER.
   VALVE KEY EXTENSION REQUIRED ON VALVES WITH OPERATOR NUT OVER 3' DEEP.
   COLOR CODED POLY WRAP REQUIRED ON ALL BURIED VALVES AND FITTINGS.

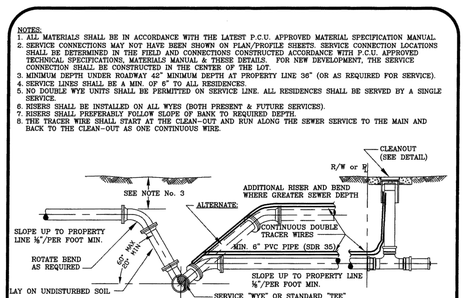



**PINELLAS COUNTY**

VALVE BOX/TRACER WIRE INSTALLION DETAIL

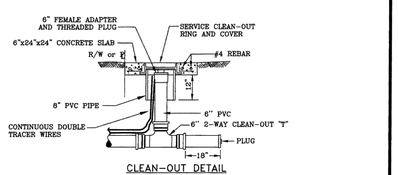
DETAIL INDEX I.D.: PCU GD 4
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. SERVICE CONNECTIONS MAY NOT HAVE BEEN SHOWN ON PLAN/PROFILE SHEETS. SERVICE CONNECTION LOCATIONS SHALL BE DETERMINED IN THE FIELD AND CONNECTIONS CONSTRUCTED ACCORDANCE WITH P.C.U. APPROVED TECHNICAL SPECIFICATIONS, MATERIALS MANUAL & THESE DETAILS. FOR NEW DEVELOPMENT, THE SERVICE CONNECTION SHALL BE CONSTRUCTED IN THE CENTER OF THE LOT.
3. MINIMUM DEPTH UNDER ROADWAY 42" MINIMUM DEPTH AT PROPERTY LINE 36" (OR AS REQUIRED FOR SERVICE).
4. SERVICE LINES SHALL BE A MIN. OF 6" TO ALL RESIDENCES.
5. NO DOUBLE WYE UNITS SHALL BE PERMITTED ON SERVICE LINE. ALL RESIDENCES SHALL BE SERVED BY A SINGLE SERVICE.
6. RISERS SHALL BE INSTALLED ON ALL WYES (BOTH PRESENT & FUTURE SERVICES).
7. RISERS SHALL PREFERABLY FOLLOW SLOPE OF BANK TO REQUIRED DEPTH.
8. THE TRACER WIRE SHALL START AT THE CLEAN–OUT AND RUN ALONG THE SEWER SERVICE TO THE MAIN AND BACK TO THE CLEAN–OUT AS ONE CONTINUOUS WIRE.




SERVICE CONNECTION – DETAIL

SCALE: NONE




CLEAN–OUT DETAIL

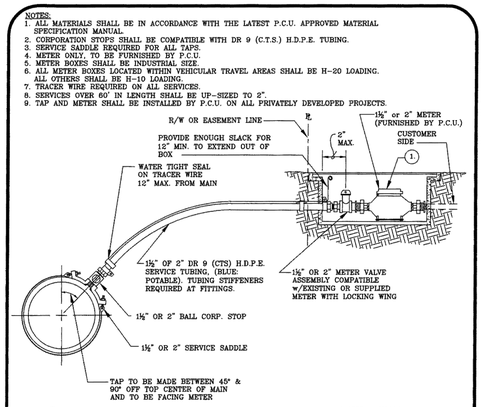
SCALE: NONE

**PINELLAS COUNTY**

SEWER SERVICE CONNECTION AND CLEAN-OUT DETAIL

DETAIL INDEX I.D.: PCU SD 4
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. CORPORATION STOPS SHALL BE COMPATIBLE WITH DR 9 (C.T.S.) H.D.P.E. TUBING.
3. SERVICE SADDLE REQUIRED FOR ALL TAPS.
4. METER ONLY, TO BE FURNISHED BY P.C.U.
5. METER BOXES SHALL BE INDUSTRIAL SIZE.
6. ALL METER BOXES LOCATED WITHIN VEHICULAR TRAVEL AREAS SHALL BE H–20 LOADING. ALL OTHERS SHALL BE H–10 LOADING.
7. TRACER WIRE REQUIRED ON ALL SERVICES.
8. SERVICES OVER 60' IN LENGTH SHALL BE UP–SIZED TO 2".
9. TAP AND METER SHALL BE INSTALLED BY P.C.U. ON ALL PRIVATELY DEVELOPED PROJECTS.

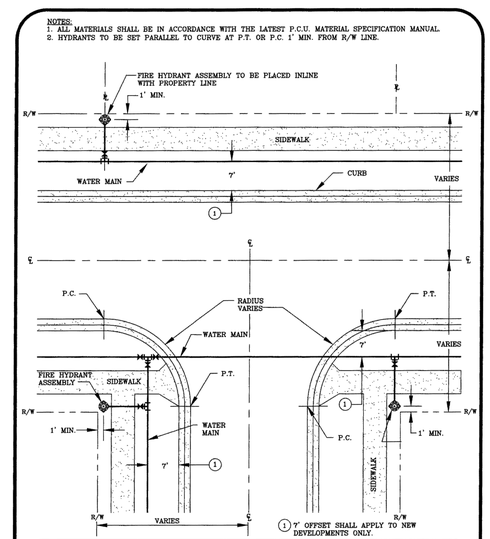



**PINELLAS COUNTY**

1½" OR 2" POTABLE WATER SERVICE CONNECTION DETAIL

DETAIL INDEX I.D.: PCU WD 4
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. MATERIAL SPECIFICATION MANUAL.
2. HYDRANTS TO BE SET PARALLEL TO CURVE AT P.T. OR P.C. 1' MIN. FROM R/W LINE.




**PINELLAS COUNTY**

TYPICAL FIRE HYDRANT LOCATIONS DETAIL

DETAIL INDEX I.D.: PCU WD 5
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

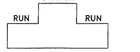
| PIPE SIZE | FITTINGS | | | | | |
|---|---|---|---|---|---|---|
| | TEE BRANCH ONLY | 90° | 45° | 22½° | 11¼° | DEAD END |
| 2" | F | 40 | 17 | F | F | 40 |
| 4" | 19 | 49 | 20 | 10 | 5 | 49 |
| 6" | 33 | 69 | 28 | 14 | 7 | 69 |
| 8" | 58 | 88 | 37 | 18 | 9 | 88 |
| 10" | 76 | 107 | 44 | 21 | 11 | 107 |
| 12" | 93 | 125 | 52 | 25 | 12 | 125 |
| 14" | 110 | 142 | 59 | 28 | 14 | 142 |
| 16" | 127 | 159 | 66 | 32 | 16 | 159 |
| 18" | 143 | 175 | 73 | 35 | 17 | 175 |
| 20" | 132 | 164 | 68 | 33 | 16 | 164 |
| 24" | 159 | 192 | 79 | 38 | 19 | 192 |
| 30" | 195 | 229 | 95 | 46 | 23 | 229 |
| 36" | 230 | 264 | 109 | 53 | 26 | 264 |

PRESSURE MAIN RESTRAINED JOINT

FITTINGS

| REDUCERS LG. SIZE | SM. SIZE | LENGTH | LARGER PIPE |
|---|---|---|---|
| 4" | 2" | 17' | 24 |
| 6" | 4" | 50' | 35 |
| 8" | 4" | 91' | 64 |
| | 6" | 53' | 37 |
| 10" | 4" | 123' | 87 |
| | 6" | 93' | 66 |
| | 8" | 51' | 36 |
| 12" | 4" | 154' | 108 |
| | 6" | 129' | 91 |
| | 8" | 94' | 66 |
| | 10" | 52' | 37 |
| 14" | 6" | 160' | 113 |
| | 8" | 131' | 92 |
| | 10" | 90' | 64 |
| | 12" | 52' | 36 |
| 16" | 6" | 190' | 134 |
| | 8" | 165' | 116 |
| | 10" | 134' | 94 |
| | 12" | 96' | 67 |
| | 14" | 53' | 37 |
| 18" | 8" | 195' | 137 |
| | 10" | 169' | 118 |
| | 12" | 135' | 95 |
| | 14" | 96' | 67 |
| | 16" | 51' | 36 |
| 20" | 10" | 172' | 121 |
| | 12" | 147' | 103 |
| | 14" | 117' | 82 |
| | 16" | 82' | 58 |
| | 18" | 44' | 30 |
| 24" | 12" | 201' | 141 |
| | 14" | 177' | 124 |
| | 16" | 149' | 104 |
| | 18" | 117' | 82 |
| | 20" | 82' | 57 |
| 30" | 18" | 208' | 144 |
| | 20" | 178' | 125 |
| | 24" | 115' | 80 |
| 36" | 20" | 258' | 180 |
| | 24" | 207' | 144 |
| | 30" | 114' | 80 |

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. INSTALL DRY COMPACTABLE MATERIAL AROUND THE PIPE.
3. THIS TABLE SHALL BE UTILIZED FOR ALL PRESSURE MAIN INSTALLATIONS. ALL FITTINGS SHALL BE RESTRAINED TO THE LENGTHS INDICATED, AT A MINIMUM.
4. THIS TABLE WAS DEVELOPED USING THE FOLLOWING ASSUMPTIONS:
   - D.I. PIPE WITH POLY WRAP
   - SAFETY FACTOR OF 1.5 TO 1
   - TEST PRESSURE OF 150 P.S.I.
   - SOIL TYPE = S.M.
   - TYPE 3 TRENCH
   - DEPTH OF COVER = 2.5' UP TO 16" AND 3' FOR 20" AND ABOVE.
5. WHEN A TEE HAS A VALVE ON THE RUN, THE BRANCH AND THE RUNS SHALL BE RESTRAINED AS A 90° BEND FOR THE SIZE OF THE PIPE.
6. ALL BENDS, TEES, AND VALVES SHALL BE RESTRAINED ON EACH SIDE OF THE FITTING.
7. ALL RESTRAINED PIPE LENGTHS ARE IN FEET.
8. "F" REPRESENTS THE RESTRAINED JOINTS AT THE FITTINGS.
9. HDPE TRANSITION VALVE IS FOR STRAIGHT TIE–INS, IF A BEND IS USED, THE VALVE FOR THE BEND MUST BE ADDED.
10. LINE VALVES SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM AS A DEAD END.




**PINELLAS COUNTY**

PRESSURE MAIN RESTRAINED JOINT DETAIL

DETAIL INDEX I.D.: PCU GD 11
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

| NO. | ISSUE | DATE |
|---|---|---|
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CLIENT
ST PETE BEACH INVESTMENTS LLC
1500 COUNTRY CLUB RD N

**15227 Gulf Blvd**
15227 GULF BLVD MADEIRA BEACH, FL 33708

UTILITY DETAILS

Plan Status
D.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON THE DATE ADJACENT TO THE SEAL.
THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Patricia P. Montecki
Digitally signed by Patricia Montecki
DN: c=US, o=Unaffiliated, dc=2.16.840.1.113730.3.1.241, uid=A01410C000001905DEC0EDF700B0718, cn=Patricia P. Montecki
Date: 2026.11.09 12:52:59 -05'00'
P.E. NO.54894
DATE:
SEAL

PATRICIA P. MONTECKI LICENSE No. 54894 STATE OF FLORIDA PROFESSIONAL ENGINEER
SEAL

PATRICIA MONTECKI, P.E.
11262 SNEEZE RD.
BROOKSVILLE, FL 34614
(727) 235-1650

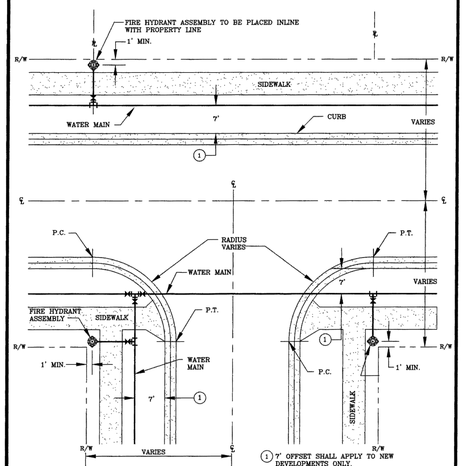
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED IN WRITING PRIOR TO PROCEEDING OF CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

**JOHN A. BODZIAK** ARCHITECT AIA, PA
JOHN A. BODZIAK AIA FL #AR0005665
565 CENTRAL AVE.
SAINT PETERSBURG, FL 33701
TEL: 727-327-1966

| PROJECT | SCALE |
|---|---|
| 25-064 | As indicated |
| DRAWN BY | DATE |
| N.M | 12/2025 |
| ORIGINAL SHEET SIZE : 24" X 36" | |

C-07

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. MATERIAL SPECIFICATION MANUAL.
2. HYDRANTS TO BE SET PARALLEL TO CURVE AT P.T. OR P.C. 1' MIN. FROM R/W LINE.

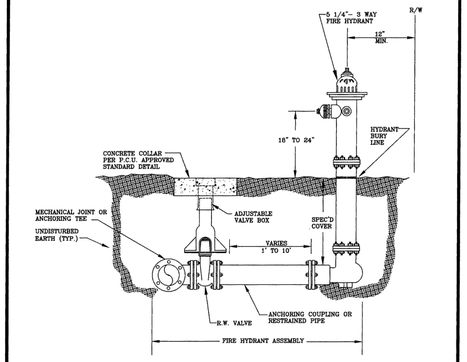



**PINELLAS COUNTY**

TYPICAL FIRE HYDRANT LOCATIONS DETAIL

DETAIL INDEX I.D.: PCU WD 5
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. ALL BOLTED FITTINGS SHALL BE POLYETHYLENE WRAPPED, COLOR CODED PER SERVICE.
3. VALVE BOX(ES) SHALL HAVE A CONCRETE COLLAR PER P.C.U. APPROVED STANDARD DETAIL.
4. IF FIRE HYDRANT IS INSTALLED WITHIN AN OFF-STREET VEHICULAR AREA, AND IS LOCATED WITHIN 10 FT. OR LESS OF A VEHICULAR USE AREA, GUARD POSTS (BOLLARDS) SHALL BE INSTALLED PER P.C.U. APPROVED STANDARD DETAIL UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PINELLAS COUNTY UTILITIES ENGINEERING OR THEIR AUTHORIZED REPRESENTATIVE.
5. IF DISTANCE BETWEEN VALVE AND HYDRANT IS 10 FT. OR GREATER, AN ADDITIONAL VALVE SHALL BE INSTALLED FOR CONTROL OF HYDRANT UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PINELLAS COUNTY UTILITIES ENGINEERING OR THEIR AUTHORIZED REPRESENTATIVE.
6. HYDRANT SHALL BE INSTALLED PLUMB.
7. HYDRANT SHALL BE PAINTED UPON INSTALLATION PER P.C.U. APPROVED MATERIAL SPECIFICATIONS.
8. ALL CHAINS SHALL BE REMOVED AFTER INSTALLATION.




**PINELLAS COUNTY**

FIRE HYDRANT ASSEMBLY DETAIL

DETAIL INDEX I.D.: PCU WD 6
DATE: FEB/2016
KEVIN BECOTTE, P.E.
REVISION:

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

| NO. | ISSUE | DATE |
|---|---|---|

ST PETE BEACH INVESTMENTS LLC
1500 COUNTRY CLUB RD N
CLIENT

**15227 Gulf Blvd**
15227 GULF BLVD MADEIRA BEACH, FL 33708

UTILITY DETAILS

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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON THE DATE ADJACENT TO THE SEAL.

THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Patricia Montecki

Digitally signed by Patricia Montecki
DN: c=US, o=Unaffiliated, dnQualifier=A01410C000001906C3ECSEDE7000B0718, cn=Patricia Montecki
Date: 2026.11.09 12:54:18 -05'00'

Patricia Montecki Digital Status

PATRICIA P. MONTECKI
FL. LIC. No. 54894
DATE:
SEAL

PATRICIA P. MONTECKI LICENSE No. 54894 STATE OF FLORIDA PROFESSIONAL ENGINEER

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BROOKSVILLE, FL 34614
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**JOHN A. BODZIAK**
ARCHITECT AIA, PA
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5666 CENTRAL AVE.
SAINT PETERSBURG, FL 33710
TEL: 727-327-1966

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

| PROJECT | SCALE |
|---|---|
| 25-064 | As indicated |
| DRAWN BY | DATE |
| N.M | 12/2025 |
| ORIGINAL SHEET SIZE : 24" X 36" | |

C-08

## GENERAL NOTES:

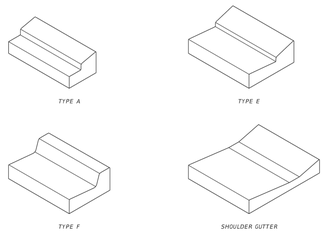
1. For curb, gutter and curb & gutter provide ½" – ¾" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.
2. Locate expansion joints for curb, gutter and curb & gutter in accordance with Specification 520.

### TABLE OF CONTENTS:

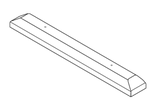


| Sheet | Description |
|---|---|
| 1 | General Notes and Contents |
| 2 | Concrete Curb and Gutter |
| 3 | Curb and Gutter Joints and Endings, Concrete Bumper Guard, and Asphaltic Concrete Curb |



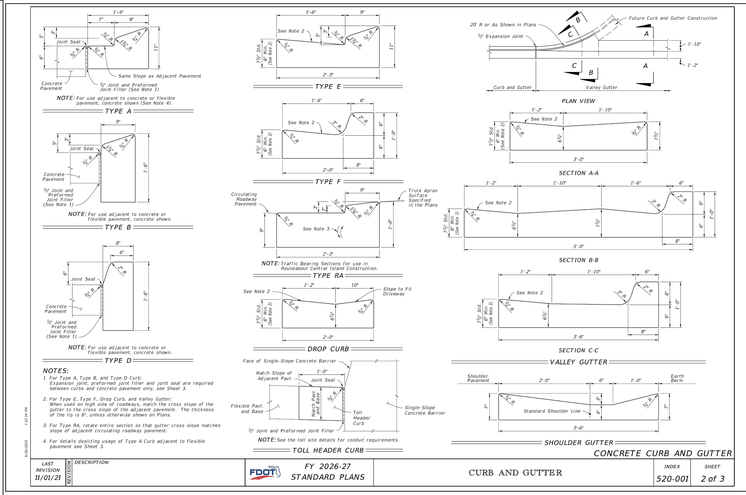



TYPE A, TYPE E, TYPE F, AND SHOULDER GUTTER
(Other Types Similar)



CONCRETE BUMPER GUARD

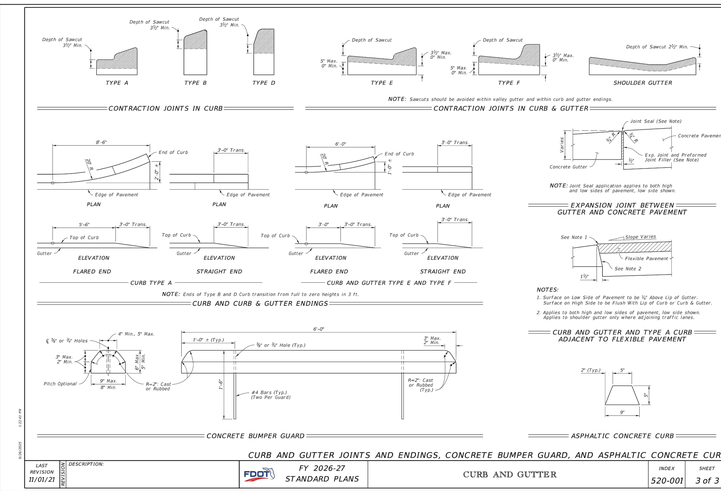
| LAST REVISION 11/01/21 | DESCRIPTION: | FDOT | FY 2026-27 STANDARD PLANS | CURB AND GUTTER | INDEX 520-001 | SHEET 1 of 3 |
|---|---|---|---|---|---|---|




### NOTES:

1. For Type A, Type B, and Type D Curb:
   Expansion joint, preformed joint filler and joint seal are required between curb and concrete pavement only, see Sheet 3.
2. For Type E, Type F, Drop Curb, and Valley Gutter:
   When used on high side of roadways, match the cross slope of the gutter to the cross slope of the adjacent pavement. The thickness of the lip is 6", unless otherwise shown on Plans.
3. For Type RA, rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.
4. For details depicting usage of Type A Curb adjacent to flexible pavement see Sheet 3.

| LAST REVISION 11/01/21 | DESCRIPTION: | FDOT | FY 2026-27 STANDARD PLANS | CURB AND GUTTER | INDEX 520-001 | SHEET 2 of 3 |
|---|---|---|---|---|---|---|




NOTE: Sawcuts should be avoided within valley gutter and within curb and gutter endings.

NOTE: Joint Seal application applies to both high and low sides of pavement, low side shown.

### NOTES:

1. Surface on Low Side of Pavement to be ½" Above Lip of Gutter. Surface on High Side to be Flush With Lip of Curb or Curb & Gutter.
2. Applies to both high and low sides of pavement, low side shown. Applies to shoulder gutter only where adjoining traffic lanes.

CURB AND GUTTER JOINTS AND ENDINGS, CONCRETE BUMPER GUARD, AND ASPHALTIC CONCRETE CURB

| LAST REVISION 11/01/21 | DESCRIPTION: | FDOT | FY 2026-27 STANDARD PLANS | CURB AND GUTTER | INDEX 520-001 | SHEET 3 of 3 |
|---|---|---|---|---|---|---|

"PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, EXCLUDED STANDARDS COMPLY WITH THE APPENDICES INDICATED BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

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| NO. | DATE | ISSUE |
|---|---|---|
| | | |

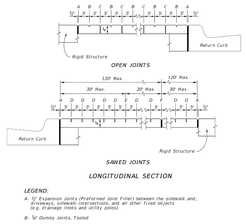
ST PETE BEACH INVESTMENTS LLC
1500 COUNTRY CLUB RD N
CLIENT

**15227 Gulf Blvd**
15227 GULF BLVD MADEIRA BEACH, FL 33708
Project Status

FDOT DETAILS

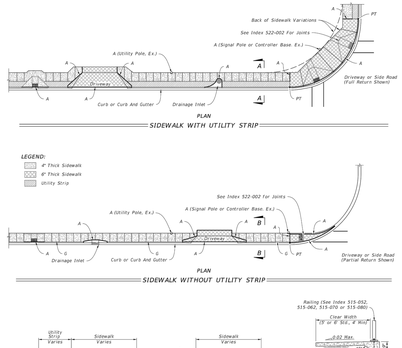
## GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps Located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.
2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.
3. For Driveways see Index 522-003.
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than ½".
5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans. (See RAILING DETAIL)




LEGEND:
- A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and; Driveways, sidewalk intersections, and all other fixed objects (e.g. drainage inlets and utility poles).
- B- ½" Dummy Joints, Tooled
- C- ½" Formed Open Joints
- D- ¾" Saw Cut Joints, 1¼" Deep (within 96 hours) Max. 5' Centers
- E- ¾" Saw Cut Joints, 1¼" Deep (within 72 hours) Max. 30' Centers Joints) Required When Length Exceeds 30'
- F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate Joints Shall Be Uniform called for in the plans or at locations as directed by the Engineer.
- G- Cold Joint With Bond Breaker, Tooled

SIDEWALK JOINTS









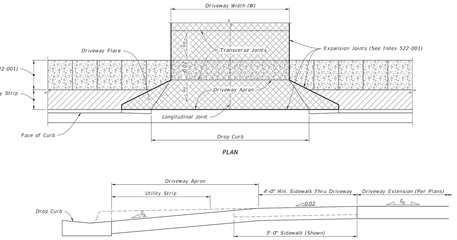

GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

| LAST REVISION 11/01/18 | DESCRIPTION: | FDOT | FY 2026-27 STANDARD PLANS | CONCRETE SIDEWALK | INDEX 522-001 | SHEET 1 of 2 |
|---|---|---|---|---|---|---|

## GENERAL NOTES:

1. Work this Index with Specification 522.
2. Refer to Index 520-001 for drop curb details and Index 522-001 for joints between driveway, sidewalks, and curb.
3. Existing Curb and Gutter:
   Remove existing curb and gutter to either the nearest joint beyond the flared point or to where no remaining section is less than 5 feet long.
4. Grades and cross slopes shown are maximums.
5. Longitudinal Joints:
   Construct ½" open joints placed at equal (20' max.) intervals for driveways over 20' wide. Match joints in curb and gutter to match joints in driveways.
6. Transverse Joints:
   Construct ½" open joints @ 10' Centers and ½" expansion joints with preformed joint filler every 5th joint.
7. Construct driveways (6" thick concrete) to a uniform width (W) to the R/W line or the extent shown in the Plans.
8. Width of Sidewalk Thru Driveway is 4'-0" minimum. Match sidewalk width when shown in Plans or when utility strip width is equal to or greater than the depth of the Driveway Apron.
9. Alpha-Numeric Identification:
   Concrete Flared Driveway "Alpha-Numeric Identifications (e.g. G4) are provided for reference purposes in the Plans.

LEGEND:
- Sidewalk
- Flared Driveway (6" Thick Concrete)
- Sidewalk Thru Driveway (6" Thick Concrete)
- Utility Strip
- $G_A$ Grade of Apron
- $G_D$ Grade of Driveway (Per Plans)







CONCRETE FLARED DRIVEWAY NOMENCLATURE

| LAST REVISION 11/01/18 | DESCRIPTION: | FDOT | FY 2026-27 STANDARD PLANS | CONCRETE FLARED DRIVEWAYS | INDEX 522-003 | SHEET 1 of 4 |
|---|---|---|---|---|---|---|

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THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PATRICIA P. MONTECKI LICENSE No. 54894 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICIA MONTECKI, P.E.
11262 SNEEZE RD
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(727) 235-1650

Patricia Montecki

Digitally signed by Patricia Montecki
DN: c=US, o=Unaffiliated, dnQualifier=A01410C0000019D66C5EDF700080718, cn=Patricia Montecki
Date: 2026.11.09 12:57:29 -05'00'

PATRICIA P. MONTECKI
FL NO. 54894
DATE:
SEAL

**JOHN A. BODZIAK**
ARCHITECT AIA, PA
JOHN A. BODZIAK, AIA, FL #AR0005665
5666 CENTRAL AVE.
SAINT PETERSBURG, FL 33710
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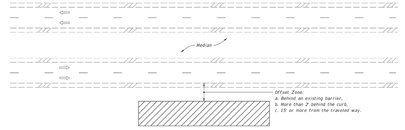
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY

| PROJECT | SCALE |
|---|---|
| 25-064 | As indicated |
| DRAWN BY | DATE |
| N.M | 12/2025 |
| ORIGINAL SHEET SIZE : 24" X 36" | |

C-09




MULTILANE ROADWAY SHOWN, TWO-LANE ROADWAY SIMILAR

**NOTES:**

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work beyond the shoulder.
2. Use Index 102-602 when the work operation (excluding establishing and terminating the work area) requires that two or more work vehicles cross the Offset Zone in any one hour period.
3. Use Index 102-660 when Work Area encroaches a Sidewalk.

**SYMBOLS:**

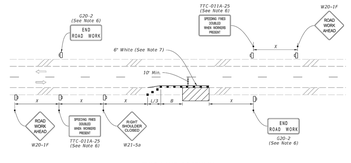
Work Area

Lane Identification and Direction of Traffic

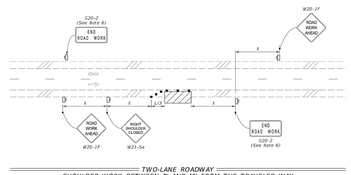
| LAST REVISION 11/01/20 | DESCRIPTION: | FY 2026-27 STANDARD PLANS | TWO-LANE AND MULTILANE ROADWAY, WORK BEYOND THE SHOULDER | INDEX 102-601 | SHEET 1 of 1 |
|---|---|---|---|---|---|

**NOTE:**

1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (TTC-0114-25) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).




TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY WITH WORK ZONE SPEED OF 45 MPH OR LESS




TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

**SYMBOLS:**

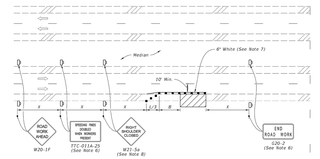
Work Area

Channelizing Device (See Index 102-600)

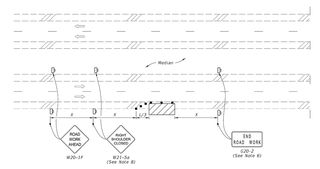
Work Zone Sign

Lane Identification and Direction of Traffic

| LAST REVISION 11/01/25 | DESCRIPTION: | FY 2026-27 STANDARD PLANS | TWO-LANE AND MULTILANE, WORK ON SHOULDER | INDEX 102-602 | SHEET 1 of 2 |
|---|---|---|---|---|---|




MULTILANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY WITH WORK ZONE SPEED OF 45 MPH OR LESS




MULTILANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

**SYMBOLS:**

Work Area

Channelizing Device (See Index 102-600)

Work Zone Sign

Lane Identification and Direction of Traffic

| LAST REVISION 11/01/25 | DESCRIPTION: | FY 2026-27 STANDARD PLANS | TWO-LANE AND MULTILANE, WORK ON SHOULDER | INDEX 102-602 | SHEET 2 of 2 |
|---|---|---|---|---|---|

**NOTES:**

1. Cover or deactivate pedestrian traffic signal display(s) controlling closed crosswalks.
2. Place pedestrian LCDs across the full width of the closed sidewalk.
3. For post mounted signs located near or adjacent to a sidewalk, maintain a minimum 7' clearance from the bottom of the sign panel to the surface of the sidewalk.
4. "Sidewalk Closed" signs (R9-9X) may be mounted on pedestrian LCDs in accordance with the manufacturer's instructions.
5. Omit the Advance Closure LCD if it blocks access to other pedestrian facilities (e.g., transit stops, residences, or business entrances)

**SYMBOLS:**

Work Area

Work Zone Sign

Pedestrian Longitudinal Channelizing Device (LCD)

Lane Identification and Direction of Traffic




PEDESTRIAN DETOUR

| LAST REVISION 11/01/20 | DESCRIPTION: | FY 2026-27 STANDARD PLANS | SIDEWALK CLOSURE | INDEX 102-660 | SHEET 1 of 2 |
|---|---|---|---|---|---|

**NOTES:**

1. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Distance
   See Index 102-600 for "L", "B", "X", channelizing device spacing values.
2. Provide a 3' wide temporary pedestrian way with a maximum cross-slope of 0.02, except where space restrictions warrant a minimum width of 4'. Provide a 5' x 5' passing space for temporary pedestrian ways less than 5' in width at intervals not to exceed 200'.
3. When temporary pedestrian ways require curb ramps, meet the requirements of Index 522-003. Detectable warnings are not required for curb ramps diverting pedestrian traffic into a closed lane.
4. The "Speeding Fines Doubled When Workers Present" signs (TTC-0114-25) and "End Road Work" signs (G20-2), along with associated work zone sign distances, may be omitted when the work operation will be in place for 24 hours or less.
5. Pedestrian Diversion Option 2 may only be used when called for in the Plans or as approved by an Engineer.

**SYMBOLS:**

Work Area

Temporary Pedestrian Way

Channelizing Device (See Index 102-600)

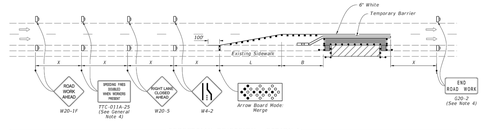
Pedestrian Longitudinal Channelizing Device (LCD)

Work Zone Sign

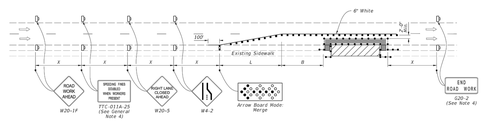
Arrow Board

Crash Cushion

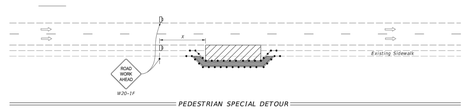
Lane Identification and Direction of Traffic




PEDESTRIAN DIVERSION - OPTION 1
(Temporary Barrier Shown, Low Profile Barrier Similar)




PEDESTRIAN DIVERSION - OPTION 2
(Work Zone Speed 45 mph or Less)




PEDESTRIAN SPECIAL DETOUR

| LAST REVISION 11/01/25 | DESCRIPTION: | FY 2026-27 STANDARD PLANS | SIDEWALK CLOSURE | INDEX 102-660 | SHEET 2 of 2 |
|---|---|---|---|---|---|

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

JOHN A. BODZIAK, ARCHITECT - AIA, PA, HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGN. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF JOHN A. BODZIAK, ARCHITECT. ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED MEASUREMENTS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND JOHN A. BODZIAK + ARCHITECT, AIA, PA, WILL BE NOTIFIED IN WRITING OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS AND SPECIFICATIONS BEFORE PROCEEDING WITH THESE PLANS.

| NO. | ISSUE | DATE |
|---|---|---|

ST PETE BEACH INVESTMENTS LLC
1500 COUNTRY CLUB RD N

CLIENT

**15227 Gulf Blvd**

15227 GULF BLVD MADEIRA BEACH, FL 33708

Project Status

FDOT M.O.T. DETAILS

Item 5B.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON THE DATE ADJACENT TO THE SEAL.

THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Patricia Montecki

Digitally signed by Patricia Montecki
DN: c=US, o=Unaffiliated, dnQualifier=A01410C000001906EC5EDE7000B0718, cn=Patricia Montecki
Date: 2026.11.09 13:14:27 -05'00'

PATRICIA P. MONTECKI LICENSE No. 54894 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICIA MONTECKI, P.E.
11262 SNEEZE RD
BROOKSVILLE, FL 34614
(727) 235-1650

**JOHN A. BODZIAK**
ARCHITECT AIA, PA
**JOHN A. BODZIAK, AIA, FL #AR0005665**
565 CENTRAL AVE
SAINT PETERSBURG, FL 33710
TEL: 727-327-1966

| PROJECT | SCALE |
|---|---|
| 25-064 | As indicated |
| DRAWN BY | DATE |
| N.M | 12/2025 |
| ORIGINAL SHEET SIZE : 24" X 36" | |

C-10

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY

LOCAL GOVERNMENT VARIANCES, SPECIAL EXCEPTION USES
AND APPEALS OF ADMINISTRATIVE DECISIONS
CITY OF MADEIRA BEACH, FLORIDA
Application No. VAR 2026-03

St Pete Beach Investments LLC
for the property located at
15227 Gulf Boulevard
Madeira Beach, Florida 33708,

Applicant.
_____/

## ORDER GRANTING VARIANCE

Variance to reduce additional landscaped setback required when adjacent to residential use from 5 feet to 0 feet along the entire length of the southern property line.

Special Code Provisions:
**Sec. 110-326. - Special requirements.**
(c) When a proposed nonresidential use in the C-3, retail commercial district abuts a residential use an additional five-foot setback is required along the length of the entire shared lot line. This additional setback will be utilized to provide additional landscaped screening.

PARCEL IDENTIFICATION NUMBER: 09-31-15-00000-240-0900

Special Magistrate, Bart R. Valdes, heard testimony and reviewed all evidence received at the Special Magistrate hearing held on October 26, 2026, and, based on the evidence, the testimony of Long Range Planner, Andrew Morris, Applicant's Architect, John Bodziak, the Owner of the Property, Dave Wonsick, and recommendations of City Staff in the Staff Report and Recommendations (the "Staff Report"), and all documents that were admitted into evidence, and testimony from the affected party, Kathleen McClintrock, enters the following findings of fact, conclusion of law and order.

## FINDINGS OF FACT

1. The application of St Pete Beach Investments LLC (the "applicant") presents the issue involving a variance from the requirements of the above stated Madeira Beach Code of Ordinances, requesting a variance to reduce additional landscaped setback required when adjacent to a residential use from 5 feet to 0 feet along the entire length of the southern property line.

2. Special conditions and circumstances exist, as stated on the record, and in the Staff Report to justify the variance.

3. This is a conforming lot in width, depth and area for the zoning district, there is no significant vegetation or natural features, this is not a residential neighborhood, and this is not a public facility and therefore criterion in Sec. 2-507 (b) 1. a, b, c, and d, are not applicable to this project.

4. Properties that are zoned C-3, Retail Commercial located in the Commercial Core Character District of the MBTC SAP have design guidelines which would not be applicable to a property outside of the Commercial Core Character District. These design guidelines encourage first-story commercial activity, a minimum of two stories, and parking needs to be on the side or rear of the structure. The Madeira Beach Land Development Regulations (LDRs) contradicts these design guidelines by requiring an additional landscaped screening setback if a nonresidential property is adjacent to a property with a residential use. This contradiction between the MBTC SAP and the LDRs is not the fault of the applicant and would not be considered a self-created hardship by the applicant.

5. Any property within the Commercial Core Character District would be encouraged to meet design guidelines that support mixed-use development. The contradiction between these design guidelines in the Madeira Beach Town Center Special Area Plan and the Land Development Regulations requiring additional five feet setback of landscaped screening required between nonresidential uses and residential uses could lead to similar difficulties for neighboring properties in the Commercial Core Character District. If the applicant were not adjacent to a mixed-use commercial building with a residential use, this variance would not be required. Granting this variance will not confer on the applicant any special privilege compared to other properties in the Commercial Core Character District.

6. If the property was not located next to a mixed-use commercial building with a residential use, this variance would not be required. The contradiction between the Design Guidelines in the Madeira Beach Town Center Special Area Plan and Land Development Regulations creates an unnecessary hardship by making it more difficult to build a mixed-use development next to a residential use even though mixed-use is encouraged for properties in the Commercial Core Character District.

7. This variance request is the minimum necessary to allow the parking lot to be located on the side of the building, supporting a mixed-use development that meets the design guidelines for the Madeira Beach Town Center Special Area Plan.

8. The proposed redevelopment would meet all the other land development regulation requirements not being requested by these variances and would be more conforming than the previous structure. The proposed structure will maintain more than 10 feet of setback on the side of the property adjacent to the residential use. The parking lot will maintain a 5-foot landscape buffer between the parking spaces and the adjacent property with residential use. The proposed variance would not be injurious to the area involved or otherwise detrimental to public welfare.

## CONCLUSION OF LAW

1. Section 2-507 of the Madeira Beach Code of Ordinances authorizes variances from the terms of the City Land Development Regulations as not being contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the land development regulations will result in unnecessary and undue hardship.

2. The applicant has the burden to establish the requirements for the variance. Here, the applicant meets the criteria for the variance as set forth in Section 2-507 of the Madeira Beach Code of Ordinances for the reasons set forth on the record at the hearing and herein.

## ORDER

It is ADJUDGED that the application is GRANTED, allowing a variance from the zoning requirements of the Madeira Beach Land Development Regulations, to reduce the additional landscaped setback required when adjacent to residential use from 5 feet to 0 feet along the entire length of the southern property line.

DONE AND ORDERED on November 4, 2026.

Bart R. Valdes
Special Magistrate

Copies furnished to:

Tom Trask, City Attorney

Clara VanBlargan, City of Madeira Beach

St Pete Beach Investments LLC
15227 Gulf Boulevard
Madeira Beach, Florida 33708

St Pete Beach Investments LLC
1500 Country Club Road N.
St. Petersburg, Florida 33708

John A. Bodziak
5665 Central Ave.
St. Petersburg, Florida 33710
jack@jabodziak.com

# Mixed Use - Major Site Plan Review Neighborhood Information Meeting Notice

**Date of Notice:** June 11, 2026
**From:** David Wonsick, Manager/ St. Pete Beach Investments, LLC
**Regarding:** Proposed Mixed Use Development at 15227 Gulf Boulevard, Madeira Beach, FL 33708
**Address and Parcel ID:**
15227 GULF BOULEVARD (PARCEL 09-31-15-00000-240-0900 ) Legal PART OF GOVT LOT 1 LYING WITHIN N 1/2 OF SEC 09-31-15 DESC AS FROM SW COR OF BLK 4, LOT 10 OF LONE PALM BEACH TH SE'LY 158.4FT FOR POB TH SE'LY 80FT TH NE'LY 130FT TH NW'LY 80FT TH SW'LY 130FT TO POB LESS RD R/W PER O.R. 5390/1466

---

**Purpose of This Notice**
You are receiving this notice because you own property within 300 feet of the proposed development site for a new Mixed Use building at **15227 Gulf Boulevard, Madeira Beach, FL 33708.**

The City of Madeira Beach Land Development Regulations require that the project applicant hold a **Neighborhood Information Meeting** before the Local Planning Agency (LPA) considers this major site plan application. This meeting provides nearby property owners with an opportunity to learn about the project, view plans, and ask questions.

---

**Meeting Details**
**Date:** Monday June 29th$^{h}$ 2026

- **Time:** 10:00 AM
- **Location:** 150 153$^{rd}$ Ave Suite 204 Madeira Beach
- **Hosted by:** David Wonsick / Owner
- **City Contact:** Andrew Morris, Long Range Planner, amorris@madeirabeachfl.gov

---

**What Will Be Presented**
At the meeting, we will share:

- The **Preliminary Development Plan** for the proposed Mixed Use Building.
- Details about the **intended use of the property**.
- The **project's development objectives** and **design philosophy**.
- The **anticipated schedule** for construction and completion.
- **Visual aids** (site plans, renderings, etc.) for attendees to review.

---

**Question & Answer Session**

Following the presentation, there will be a **Q&A period** to address your questions and comments **specific to the proposed project**.
We will also explain **how potential impacts will be addressed or mitigated**, including but not limited to:

- Traffic and parking considerations.
- Noise and light impacts.
- Stormwater and environmental measures.
- Construction timelines and staging.

---

**Meeting Access**
All interested parties are welcome to attend. If you require special accommodations to participate, please contact Dave Wonsick, 727-686-6229 at least seven [7] days prior to the meeting.

---

**Posting & Documentation**
This notice has been mailed to all property owners within 300 feet of the proposed site, to the Madeira Beach Board of Commissioners, the City Clerk, and the Community Development Department, and has been posted visibly on the subject property in accordance with City requirements.

---

**We look forward to meeting with you and hearing your feedback.**
**Sincerely,**
David Wonsick
St Pete Beach Investments LLC
727-686-6229
Dwonsick12@gmail.com

**MIKE TWITTY, MAI, CFA**
**Pinellas County Property Appraiser**
**www.pcpao.gov** **mike@pcpao.gov**

Run Date: 11 Jun 2026
Subject Parcel: 09-31-15-00000-240-0900
Radius: 300 feet
Parcel Count: 54
Total pages: 3

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

STOKES, JEFFREY K
STOKES, KIMBERLY P
1655 OLD BARTOW LAKE WALES RD
BARTOW, FL 33830-8664

FRAZER, BRAD ANDREW
FRAZER, SHELBY LYNN
2636 MORRISON RD
CAMBRIDGE ON N1R 5S2,
CANADA

1842437 ONTARIO LTD
204-1430 YONGE ST
TORONTO ON M4T 1Y6,
CANADA

PIPPY, IAN C
12 PRIMROSE PL
ST JOHNS NL A1B 4H1,
CANADA

BALL, KELLI J TRE
THROGMARTIN, GREGG W TRE
3942 PETE DYE BLVD
CARMEL, IN 46033-8153

COHN, HARRY K TRE
COHN, HARRY K 2019 REV TRUST
10 PINE CREEK AVE APT 501S
FAIRFIELD, CT 06824-6397

ZAMPINI, MICHAEL TRE
ZAMPINI, FAMILY US REAL ESTATE TRUST
31 PRINCE ADAM CRT
KING CITY ON L7B 1M1,
CANADA

SHAPIRO, MICHAEL
SHAPIRO, GAIL
15208 GULF BLVD UNIT 207
MADEIRA BEACH, FL 33708-1861

TIRMENSTEIN, DAVID L TRE
TIRMENSTEIN, DAVID L REV TRUST
15208 GULF BLVD UNIT 405
MADEIRA BEACH, FL 33708-1861

KELLER, LEANNA JILL TRE
KELLER, LEANNA JILL REV TRUST
15208 GULF BLVD APT 508
MADEIRA BEACH, FL 33708-1861

FOSTVEDT, TONY
FOSTVEDT, JEAN
15208 GULF BLVD UNIT 504
MADEIRA BEACH, FL 33708-1861

ROISE, JOHN C TRE
ROISE, JOHN C REV TRUST
15208 GULF BLVD UNIT 408
MADEIRA BEACH, FL 33708-1861

FONTAINE, LISA A REVOCABLE TRUST
FONTAINE, LISA A TRE
15208 GULF BLVD APT 302
MADEIRA BEACH, FL 33708-1861

BERGESON, THOMAS WILLIAM
BERGESON, PAMELA ANNE
15208 GULF BLVD UNIT 306
MADEIRA BEACH, FL 33708-1861

L S W TRUST
WARHUS, LARRY M TRE
15208 GULF BLVD UNIT 505
MADEIRA BEACH, FL 33708-1861

MOUSER, DAVID RANDOLPH FAMILY TRUST
MOUSER, DAVID RANDOLPH TRE
15208 GULF BLVD UNIT 203
MADEIRA BEACH, FL 33708-1861

HESHMATPOUR REVOCABLE TRUST
HESHMATPOUR, DENISE E TRE
15208 GULF BLVD APT 308
MADEIRA BEACH, FL 33708-1861

SULLIVAN, CONRAD
SULLIVAN, EILEEN
15208 GULF BLVD APT 307
MADEIRA BEACH, FL 33708-1861

MUSICK, GREGORY J TRE
MUSICK, NANCY N TRE
15208 GULF BLVD APT 304
MADEIRA BEACH, FL 33708-1861

BRADLEY, MICHAEL
BRADLEY, ELIZABETH
15208 GULF BLVD APT 503
MADEIRA BEACH, FL 33708-1861

RAYFIELD, GREGG
RAYFIELD, MYRA
15208 GULF BLVD APT 208
MADEIRA BEACH, FL 33708-1861

TEEMS, MILES
TEEMS, DONNA
15208 GULF BLVD UNIT 301
MADEIRA BEACH, FL 33708-1861

GIESLER, JAMES WILLIAM
GIESLER, BEVERLY ANN
15208 GULF BLVD UNIT 407
MADEIRA BEACH, FL 33708-1861

ACTA, MANUEL
ACTA, CINDY
15208 GULF BLVD APT 501
MADEIRA BEACH, FL 33708-1861

PERONE, KATHLEEN A TRE
PERONE, SAMUEL N TRE
15208 GULF BLVD UNIT 201
MADEIRA BEACH, FL 33708-1861

KING, KAREN K REVOCABLE TRUST
KING, KAREN K TRE
15208 GULF BLVD APT 606
MADEIRA BEACH, FL 33708-1862

KAH, RANDY J
KAH, DEIRDRE A
15208 GULF BLVD APT 609
MADEIRA BEACH, FL 33708-1862

KIFFIN, MONTE
KIFFIN, ROBIN
113 S HERRIN AVE
MANHATTAN BEACH, CA 90266-7033

LINE, STEVEN TRE
LINE, TRACY TRE
19307 VICTORY CHAPEL RD
NOBLESVILLE, IN 46060-6762

PROCHASKA, JOSEPH J JR TRUST
PROCHASKA, JOSEPH J JR TRE
2325 BURR OAK RD
NORTHFIELD, IL 60093-2701

BROWN FAMILY TRUST
BROWN, LYNN TRE
78 CHISHOLM ST
OAKVILLE ON L6K 3H7,
CANADA

ORRICK, JOHN V
ORRICK, DAWN M
17217 BREEDERS CUP DR
ODESSA, FL 33556-6201

O'NEILL, PATRICK TRE
O'NEILL, PATRICK T REV TRUST
13074 STONE CREEK CT
PLYMOUTH, MI 48170-6537

REX, MARK R
REX, CHERYL L
3266 ENTERPRISE RD E
SAFETY HARBOR, FL 34695-5207

HERRING, VANN M REVOCABLE TRUST
HERRING, VANN M TRE
822 S ROME AVE
TAMPA, FL 33606-2835

KELLY, DAVID
KELLY, KIMBERLY
2506 W EDGEWOOD RD
TAMPA, FL 33609-5302

SCHWEIGER, LORI L TRE
SCHWEIGER, ANTHONY J III TRE
12770 6TH ST E
TREASURE ISLAND, FL 33706

YANTORNO, CARL PAUL TRE
YANTORNO, PAULA ANN TRE
11475 QUIVAS WAY
WESTMINSTER, CO 80234-2620

MCALEES, MELINDA M
15208 GULF BLVD UNIT 608
MADEIRA BEACH, FL 33708-1862

KLINGEL DEVELOPMENT INC
15530 GULF BLVD
REDINGTON BEACH, FL 33708-1728

PINES MADEIRA LLC
3301 PONCE DE LEON BLVD PH-STE
CORAL GABLES, FL 33134-7273

EISENBERG, LISA L
15208 GULF BLVD APT 602
MADEIRA BEACH, FL 33708-1862

STAPLES, JUDIE C
1122 PARK ST N
ST PETERSBURG, FL 33710-4338

15327 HOLDINGS INC
15327 GULF BLVD
MADEIRA BEACH, FL 33708-1816

SERENO CONDO ASSN INC
24701 US HIGHWAY 19 N STE 102
CLEARWATER, FL 33763-4086

SCHUSTER, ALVIN
15208 GULF BLVD UNIT 607
MADEIRA BEACH, FL 33708-1862

PINES CARTER OF FLORIDA INC
3301 PONCE DE LEON BLVD PH PH
CORAL GABLES, FL 33134-7275

ENGAGING HEAVEN CHURCH INC
50 153RD AVE
MADEIRA BEACH, FL 33708-1809

PINES MADEIRA LLC
3301 PONCE DE LEON BLVD PH-STE
CORAL GABLES, FL 33134-7273

953 LAKEVIEW DR N INVESTMENT LLC
2947 W MEMORIAL DR
JANESVILLE, WI 53548-9520

LEMON DRIVE PROPERTIES LLC
5710 WOOSTER PIKE STE 122
CINCINNATI, OH 45227-4520

MADEIRA BEACH, CITY OF
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708-1916

SCORE PROPERTIES LLC
1326 E LUMSDEN RD
BRANDON, FL 33511-6717

MCCLINTOCK BUILDING LLC
15215 GULF BLVD
MADEIRA BEACH, FL 33708-1814

**SP 2026-01 15227 Gulf Blvd Major Site Plan Neighborhood Meeting**

**Date/Time: June 29, 2026/10:00 AM**

**Location: 150 153rd Ave Suite 204 Madeira Beach**

**Hosted by: David Wonsick / Owner**

**Transcript**

WEBVTT

1

00:00:00.550 --> 00:00:01.280

Dave W: 3, 4...

2

00:00:02.020 --> 00:00:15.280

Dave W: Okay. Okay, good morning. We'll back up or go forward. My name is Dave, and I am the owner of the property at 15227 Gulf Boulevard. My company, St. Pete Beach Investments, is just the name that I have it under.

3

00:00:15.610 --> 00:00:32.400

Dave W: I'm a local guy, born and raised in Pinellas County, actually used to have a home over on the beach. My wife and I, who is right here, we just reside right over at General Prado right now. So, I've seen a lot of stuff happen here in Pinellas County, been here, you know, 50 years, so...

4

00:00:32.520 --> 00:00:46.490

Dave W: I'm not a big developer coming in here and putting some crazy thing in here, it's just, we, do it ourselves, we're a small operation, and this is just something that, we are looking at doing, and we would be the managers and operators of it as well, so...

5

00:00:46.540 --> 00:00:54.299

Dave W: What it is is a mixed-use building. The ground floor will be a cafe restaurant type of space.

6

00:00:54.360 --> 00:01:13.530

Dave W: And then there's going to be two levels above that, 11 total units for a little boutique hotel style. It's going to be a Key West style look, which if you're familiar with that, it's going to be kind of the funky colors and that kind of look out there, the orange or bright oranges and greens.

7

00:01:14.080 --> 00:01:22.509

Dave W: I did a I did a full remodel on a place called the loss on St. Pete Beach a few years ago. So if you want to see what it might look like.

8

00:01:22.630 --> 00:01:30.619

Dave W: You know, finished product, you could, you could Google Austin-St. Pete Beach. It's gonna be that kind of style. So...

9

00:01:30.760 --> 00:01:47.820

Dave W: today, I just... everybody, I think, has a site plan and just kind of a rendering, so I just kind of want to just introduce myself and see if there's any specific questions that you guys have. Now you have a little bit basic information on it, and just kind of just go from there.

10

00:01:48.800 --> 00:02:07.220

Dave W: I would ask that just to make sure that we're in compliance, that if you do have any questions, just to announce your name and the address of the property, so we have that. And we are recording right now, as it's required by the city, so obviously, if you want to ask any questions, we're going to record you at that time.

11

00:02:10.720 --> 00:02:20.520

Dave W: I have a question. Cindy lives in Selena across the street. Does this say existing sign? Is that what the exist sign means?

12

00:02:20.800 --> 00:02:35.560

Dave W: We're using... we're using the existing signage. The one that's out there now, correct? Destroyed? Correct. All right. Okay. I mean, it's not going to look like that. We're obviously going to redo it, but that's... I was wondering why it was still there. Yeah, that's... that's the signage that's going to

13

00:02:35.560 --> 00:02:44.770

Dave W: let me just kind of back up again. That's the purpose of this meeting. It's very informal. We just want to say, hey, here's what we're doing, you know, do you have any questions? Just to kind of let you know, because

14

00:02:44.770 --> 00:02:48.049

Dave W: You guys are the neighbors that are going to be either working or living in the area.

15

00:02:48.880 --> 00:02:53.739

Dave W: So we'll see... oh, I'm sorry, Lisa from 15208.

16

00:02:53.850 --> 00:03:11.070

Dave W: Across the street. So, we'll be seeing from Gulf Boulevard the side of the building. Correct. What's the side of the building gonna look like that faces Gulf Boulevard? There's a nice landscaping buffer there, too, but it's going to be, it's gonna be kind of like, well, there's gonna be,

17

00:03:11.100 --> 00:03:21.819

Dave W: like a, siding, like a shiplap type of siding on the upper stories, and more of, like, a concrete sand finish on the ground. Okay, and then... and then foliage and...

18

00:03:21.870 --> 00:03:27.020

Dave W: Absolutely. Okay, yeah. Yeah, don't worry. We're on site risk in the north parking lot area.

19

00:03:27.420 --> 00:03:33.349

Dave W: is we're more in front of the dentist. The building, to be clear, is on the north side of the apartment.

20

00:03:33.980 --> 00:03:37.850

Dave W: But as you, like you said, parallel to Gulf Boulevard, you will see the side

21

00:03:40.700 --> 00:03:49.530

Dave W: So Lauren Rubenstein, I'm here on behalf of McClintock Building LLC.

22

00:03:50.520 --> 00:03:53.020

Dave W: We talked a little bit about parking. Yes.

23

00:03:53.610 --> 00:04:17.060

Dave W: 9 spaces for the 11 units in the coffee shop. Are you? I think originally you were looking at maybe getting some kind of shared parking agreement with nearby property owners, or. I've reached out to property owners as she can tell you. Just to see if that's a possibility. It may potentially be a possibility. But I've not got any firm commitment from anybody at this point.

24

00:04:17.060 --> 00:04:22.729

Dave W: But like we said earlier, we do meet the city requirement. This is in the town...

25

00:04:22.730 --> 00:04:35.529

Dave W: town core center. Is that what they call it, Andrew? So they're parking. It's it's traditionally a walkable area. So the parking requirements are reduced by 50%.

26

00:04:35.530 --> 00:04:53.369

Dave W: As opposed to anywhere else. So, we actually have, two... two or three extra parking spaces, more than what's required. So, if I had more parking, I'd put it there, but... and I think I kind of mentioned that, too. I have been in the hospitality industry for quite a while. I've done these small boutique hotels.

27

00:04:53.380 --> 00:04:57.060

Dave W: And, in fact, the last one I just did had 12 units.

28

00:04:57.200 --> 00:04:58.730

Dave W: And typically.

29

00:04:58.900 --> 00:05:09.170

Dave W: 50%, maybe sometimes if it's, like, more of a local weekend, you might have 60% of the units have parking... Have... I'm sorry, bring cars.

30

00:05:09.370 --> 00:05:25.770

Dave W: So, people, the other 40%, Uber, and get their... get over here that way. Because I tell everybody, it's, like, ridiculous. We're gonna charge for parking anyway. So, it's much cheaper, there's no reason to rent a car, you Uber to the beach, and then you can get around wherever you want without a car.

31

00:05:27.860 --> 00:05:28.800

Dave W: Yes.

32

00:05:28.930 --> 00:05:34.549

Dave W: Hi, Chris Keller, Lemon Drive Properties. We own the plaza next door with Tystar Hayes.

33

00:05:35.340 --> 00:05:41.009

Dave W: happy place. Okay. Yeah, it was the biggest concern of ours is since we are right next door's

34

00:05:41.180 --> 00:05:45.300

Dave W: You know, maybe you're people parking in an auto shop, etc.

35

00:05:45.750 --> 00:05:56.040

Dave W: it seemed just a little bit absurd to have 11 units, but, you know, such little parking, but I guess it does make sense to have the Uber and all that stuff, you know?

36

00:05:56.410 --> 00:05:58.760

Dave W: We do have, we do have a concern that

37

00:05:58.930 --> 00:06:04.669

Dave W: people might be parking over there and going to your... The last thing in the world we want to do...

38

00:06:04.670 --> 00:06:17.160

Dave W: not only for your sake, of course for your sake, but for our guests' sake, is to have them have any bad experience with parking. So, we are going to advertise that, very thoroughly. This isn't the first time we've done this, like I said, we...

39

00:06:17.160 --> 00:06:24.980

Dave W: The last place we had, we sent them emails, we informed them, it's a signed parking, you need to know where you're parking, you will be towed.

40

00:06:24.980 --> 00:06:41.740

Dave W: We communicate that with them directly. I mean, anything can happen, but we do make sure that our guests... we don't want them to have a bad experience. And even coming in the lobby area, we're going to inform them that there's street parking, and there's also... there's literally paid parking one lot over.

41

00:06:43.510 --> 00:06:51.739

Dave W: And, Lisa, 15208 Gulf Boulevard. But you'll have no control over people that are just going to get breakfast.

42

00:06:51.990 --> 00:06:53.950

Dave W: For lunch or coffee,

43

00:06:54.050 --> 00:06:59.400

Dave W: that are just driving down and whipping in, so you might get some of those drive-bys.

44

00:06:59.410 --> 00:07:16.849

Dave W: Yeah, I mean, it's true, but we're gonna have signs up there at the... at the, you know, register saying, park here. We're gonna, you know, obviously let our customers know, because we don't... we don't want a customer to have a bad experience. I mean, that's a reflection of us. Then they don't want to come back to the restaurant, because they got a ticket, or they had their car towed.

45

00:07:16.850 --> 00:07:21.840

Dave W: I mean, it's not unusual, if you guys worked or lived on the beach, I mean, it Thank you.

46

00:07:21.890 --> 00:07:39.779

Dave W: The good news about this location is there is a lot of street parking, right over by where the church is, in that area there. I, you know, I went up and down and, you know, looked at all that, and there is a lot of street parking, and that's all within 500 feet of the establishment, so that's a real huge benefit, and they can always drop a dollar

47

00:07:39.780 --> 00:07:43.489

Dave W: Literally 200 feet over, and pay for the parking there.

48

00:07:46.970 --> 00:07:48.270

Dave W: flat one out.

49

00:07:48.720 --> 00:07:56.379

Dave W: Well, they're just coming to get, you know, a coffee or sandwich, maybe a few dollars. But what I'm saying is for it's for a short visit.

50

00:07:57.070 --> 00:08:15.960

Dave W: And what kind of restaurant do you... oh, I'm also the Plaza Lemon Drive properties with the Tystar and everything. My name's Kelly Keller. Hi, Kelly. What kind of restaurant do you anticipate having? Right now, we're... and again, this is preliminary, but we're looking for, like, a coffee cafe, like a breakfast and lunch kind of place. Okay. That type of stuff.

51

00:08:17.200 --> 00:08:20.070

Dave W: It would be local, we'd have, like...

52

00:08:20.070 --> 00:08:38.639

Dave W: I would say probably the closest thing that maybe you could attest it to is, have you been to the Grove on St. Pete Beach? I have not. Okay. It would be, 'cause we're gonna have, we like to ideally have like some apparel in there as well too, like local apparel, 'cause we're all local. I mean, so that's what we're kind of going for.

53

00:08:38.640 --> 00:08:41.719

Dave W: That kind of thing. You could go in and, you know.

54

00:08:41.789 --> 00:08:53.899

Dave W: Like, our son, for instance, he's a local artist, he would have maybe some of his stuff that he would have for sale up there, as well as local t-shirts and beach stuff, and then sell coffee and sandwiches and things like that.

55

00:08:54.330 --> 00:08:59.919

Dave W: So... The... I guess that would be... The north side, the...

56

00:09:00.330 --> 00:09:05.569

Dave W: borders our plazas. That's gonna be the back of the building? Correct. Would it be a fence?

57

00:09:05.710 --> 00:09:16.319

Dave W: in between. I don't think I have a dumpster set up. No, the dumpster is on the completely other side of the building.

58

00:09:16.890 --> 00:09:18.749

Dave W: Bobby's gonna be on the... on the...

59

00:09:19.530 --> 00:09:28.240

Dave W: the south side, or whatever the where the parking is. Yes, yeah, the lobby would be facing the south. Correct.

60

00:09:28.630 --> 00:09:29.300

Dave W: Listen.

61

00:09:29.510 --> 00:09:46.880

Dave W: Well, you look at the site plan, that'll help you. Look at the... look at this, your site plan. Okay, the street. Yeah, and it shows you where Gulf Boulevard is. Right, right, right. Yeah. So, who's the fencing that's there now that separates your property and his property? Whose is that? Because that's a mess, too.

62

00:09:47.550 --> 00:10:03.539

Dave W: I'd have to look at it, to be honest with you, to determine where the fence was. Okay. Isn't there, like, a... It's an ugly chain link. Yeah, ugly, messed up chain link. I don't know if it's ours or not. You know, we don't know.

63

00:10:04.160 --> 00:10:05.030

Dave W: that one.

64

00:10:06.110 --> 00:10:23.829

Dave W: So the foyer on the site plan is like your lobby, right? Yes. Okay. The idea is that the cafe also operates as the, the guest reception area for the hotel. So it's gonna work. The hotel is gonna operate.

65

00:10:23.990 --> 00:10:38.700

Dave W: almost like a hybrid Airbnb. You know, it's gonna be remote access to the rooms and things like that, but we're also gonna have guest services at the hotel cafe. We're actually gonna be able to run coffee and sandwiches up to the rooms and stuff, and...

66

00:10:39.110 --> 00:10:52.940

Dave W: our vision would be to bring it out to the public beach as well, too, so... where you could order on the app and get your food delivered out to the public beach, because we're right across the street. So, that's kind of what we're... what we're aiming for.

67

00:10:55.290 --> 00:11:01.520

Dave W: And so can you tell me a little bit about this area that says it's subject to administrative approval.

68

00:11:01.660 --> 00:11:09.029

Dave W: waiver. That's on the, over by your building there. The, the landscape buffer there,

69

00:11:09.560 --> 00:11:12.060

Dave W: That would be under the administrative approval.

70

00:11:12.300 --> 00:11:17.720

Dave W: just not the setbacks. It's the 2 feet right now proposed of landscape.

71

00:11:18.190 --> 00:11:28.810

Dave W: It's around 2 feet. You're going to need — that's part of the proposal with the city. It would have to be administratively approved to reduce under the 5 feet required over there.

72

00:11:28.810 --> 00:11:38.379

Dave W: Is that just from like an engineering standpoint for backup rooms for those vehicles? Or why, strictly a requirement from the city they were.

73

00:11:38.700 --> 00:11:55.860

Dave W: you fortunately have your building 100 years ago. Now they have all these new requirements that are a lot more strict than they were, you know, 20, 30, 40, 50 years ago. Now they require to have a 5-foot landscape buffer on each side of the building, so that particular side

74

00:11:55.860 --> 00:12:13.289

Dave W: it would be difficult to do that, so we're asking for a reduction of the... just the landscape buffer under the 5 feet. Yeah, I think that's my question, is why is it difficult to do that? The drive aisle, and the parking spaces, and the handicap spots, and those all need to be certain.

75

00:12:13.460 --> 00:12:17.020

Dave W: Dimensions... And then the, the...

76

00:12:17.170 --> 00:12:28.130

Dave W: the handicap access, and then the sidewalks and the ramps had to be... I'll probably... and the staff report will have, you know, specific why it had to be...

77

00:12:28.500 --> 00:12:37.149

Dave W: done that that way. But it basically came down to trying to make a functioning parking lot. Make sure

78

00:12:37.180 --> 00:12:56.729

Dave W: the building met the ISR and the setbacks and it was just the only way to make the So the site is a conforming lot but it is but since it's in town center there are requirements to have mixed use and make sure the building's facing the street and not having the parking lot in front of the building And there's all these state

79

00:12:57.260 --> 00:13:03.000

Dave W: that has to mean additional compared to if it was in a different property, C3 zoned along

80

00:13:03.250 --> 00:13:12.159

Dave W: Golf Boulevard, so it was just to try to make the site work and meet, kind of, what the special area plan wanted. It seemed like the best option.

81

00:13:12.230 --> 00:13:25.559

Dave W: to go with, and we'll have with the... so this will have to go to a major site plan at a planning commission meeting, and, tentatively in August, right... right now, and, it will have a full...

82

00:13:25.640 --> 00:13:45.420

Dave W: presentation and staff report kind of explaining reasoning with that too Okay And just to kind of go back on that like the property like her property right now is not conforming at all There's no landscape buffer It goes right to the property line So but she's grandfathered in

83

00:13:45.420 --> 00:14:02.599

Dave W: Sure, yeah. Yeah, so, I mean, it's... I was really confirming when it was built. Yeah, yeah, so it's kind of like, again, it's difficult as, when you buy the property, you can't even do anything what your neighbor rightfully has already on the property, so... Sure, sure. Yeah, I think I was just trying to figure out, like, is it the drive aisle, is that 24 feet?

84

00:14:02.600 --> 00:14:18.070

Dave W: right now, I guess, is that the minimum your drive aisle could be? Yeah, it is the minimum. Yeah, we went back and forth a million different times on the best way to do it. That's going to be aesthetically the best, and make sense, and you know, I mean, Andrew will tell you, we've worked months and months on it, so try to...

85

00:14:18.170 --> 00:14:32.019

Dave W: Yeah, they actually had to shrink the building a little bit to get some of the handicap accessibility stuff to work better and have all of that. So it was a lot of back and forth trying to get the site to be.

86

00:14:32.300 --> 00:14:37.029

Dave W: it's functional and save any code as possible.

87

00:14:37.450 --> 00:14:38.370

Dave W: Sure. Okay.

88

00:14:38.690 --> 00:14:47.629

Dave W: So, what do you plan to do in that 2 feet of landscape buffer? Are you actually planting anything, or are you sitting around? Yeah, there's a landscape plan, and it's...

89

00:14:47.630 --> 00:15:00.889

Dave W: You'll see that it's actually on the website, on the website, too, if you want to go on the city and see the landscape plan. Okay. Yeah. And of course, that's on our property. You still have a couple trees, and all that stuff would remain, obviously, on your property, so there would still be

90

00:15:00.930 --> 00:15:07.939

Dave W: heard what what's currently there on your side, and then whatever we put there as well, too. Do you have a fence or a fence?

91

00:15:08.760 --> 00:15:12.770

Dave W: there's not gonna be a fence over on that side of the property. Yeah.

92

00:15:13.130 --> 00:15:18.340

Dave W: There will be in the backside and on the corner, but not like where the parking lot is.

93

00:15:19.380 --> 00:15:33.420

Dave W: So there's a chance that chain link fence will come out. I don't want to speak about it. I don't know where that. Yeah, I don't know. So I don't want to.

94

00:15:33.880 --> 00:15:42.329

Dave W: speculate on whose fence it is, or I really don't know. But doesn't that have to like get figured out? Or like, yeah, okay.

95

00:15:44.910 --> 00:15:54.009

Dave W: Are you keeping all this... the same access point from Gulf Boulevard? Does any of that change it? It's changing a little bit. There is a cut in there,

96

00:15:54.220 --> 00:16:00.579

Dave W: Yeah, I think it's moved. Not not too much, but it is being changed a little bit. What was the question? What is that?

97

00:16:00.890 --> 00:16:06.810

Dave W: the access to the property. Oh, okay. Like, where you turn in to get there, it's gonna be moved a little bit. Okay.

98

00:16:07.660 --> 00:16:08.360

Dave W: Okay.

99

00:16:08.980 --> 00:16:10.360

Dave W: So you've got the...

100

00:16:11.170 --> 00:16:23.010

Dave W: So I just look at the plan. All right. Yeah, there's no point. There's only one point of ingress and egress on to correct. Yeah, it's just what you see. There is going to be very similar. It's just going to be shifted, you know, a few feet over. Gotcha.

101

00:16:24.170 --> 00:16:32.269

Dave W: Yeah, there's no, there's no back alley or anything. There's no way to get to the big seat back alley. Correct. There'd be a swimming pool in the way.

102

00:16:33.390 --> 00:16:47.220

Dave W: Yeah, it's very difficult. It's very challenging to try to meet the city requirements and still put something that's gonna be beautiful and aesthetic. And we I love the beach. I love the area. I wanna put something there that you guys are gonna like and enjoy.

103

00:16:47.220 --> 00:17:02.879

Dave W: Hopefully. So, it's difficult to... and, of course, makes economic sense as well, too. You have all that put together. You know, you can't buy that property and pay the taxes and expect not to be able to, you know, be able to put something there that could at least make you some kind of money.

104

00:17:02.880 --> 00:17:21.519

Dave W: So it's a tough dance to dance. And what was the name of the place in St. Pete Beach that you said the color scheme will be similar to? The Lost. Google The Lost at St. Pete Beach. L-O-F-T, right? L-O-F-T-S, The Lost at St. Pete Beach. Just for a second. You can look in St. Pete Riding.

105

00:17:21.520 --> 00:17:36.360

Dave W: You can go to that website, and you can see there's an article about the project, and you can see pictures of the lofts, and it gives you... it just gives you more visual than... Grove. And the Grove. The Grove is a little coffee shop.

106

00:17:36.440 --> 00:17:45.959

Dave W: please understand that's what we're looking at right now, that kind of concept. You know, I just want to give you an idea of what we're looking at as far as that.

107

00:17:46.820 --> 00:17:58.299

Dave W: They call it the Grove surf and coffee shop. I think it is what it's called, but they call it the group that there's 1 on Indian rocks, and there's 1 on St. Pete Beach, but it would be something similar to that.

108

00:17:59.820 --> 00:18:05.060

Dave W: So you're saying you all plan to build and operate it? Yes. Okay.

109

00:18:14.890 --> 00:18:29.960

Dave W: So I think I'm gonna have you stop the recording. If there's not any more questions, I mean, we could still talk more informally. I just wanted to get that on reporting. So I'm in compliance with the city.

110

00:18:30.080 --> 00:18:30.810

Dave W: Oh.

111

00:18:32.190 --> 00:18:33.100

Dave W: Oh, in the meeting? Okay.

Outlook

**Fw: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd - Case # 2026-3-VAR**

**From** Morris, Andrew <Amorris@madeirabeachfl.gov>
**Date** Thu 10/1/2026 10:41 AM
**To** Dave Wonsick <dwonsick@yahoo.com>
**Cc** Younkin, Kathryn <kyounkin@madeirabeachfl.gov>

Dave,

Located below is the response from our City Manager. Our City Manager has approved the 3-month extension for the Neighborhood Information Workshop Meeting for Major Site Plan SP 2026-01 15227 Gulf Blvd.

Best Regards,

*Andrew Morris*

Andrew Morris, AICP
Long Range Planner
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
O: 727-742-3701
Email: amorris@madeirabeachfl.gov

---

**From:** Mike Helfrich <MHelfrich@madeirabeachfl.gov>
**Sent:** Thursday, October 1, 2026 10:02 AM
**To:** Morris, Andrew <Amorris@madeirabeachfl.gov>
**Cc:** Marci Forbes <MForbes@madeirabeachfl.gov>; Younkin, Kathryn <kyounkin@madeirabeachfl.gov>
**Subject:** Re: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd - Case # 2026-3-VAR

I agree with extending the extension for a period of 3 months

Thank you,

***Mike Helfrich***

City of Madeira Beach
City Manager
C: 727-580-8014

**From:** Morris, Andrew <Amorris@madeirabeachfl.gov>
**Sent:** Thursday, October 1, 2026 8:47 AM
**To:** Mike Helfrich <MHelfrich@madeirabeachfl.gov>
**Cc:** Marci Forbes <MForbes@madeirabeachfl.gov>; Younkin, Kathryn <kyounkin@madeirabeachfl.gov>
**Subject:** Re: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd - Case # 2026-3-VAR

Mike,

We have a Major Site Plan SP 2026-01 15227 Gulf Blvd that had a Neighborhood Information Workshop Meeting on June 29, 2026, but has not gone to a Planning Commission Meeting yet. The expiration for the Neighborhood Information Workshop Meeting is on December 29, 2026. The applicant has asked for an extension of three months, and city staff supports the request. The Madeira Beach Code of Ordinances allows the city manager to administratively grant an extension of up to three months for the Neighborhood Information Meeting for a Major Site Plan.

**Sec. 110-397. Time limitations.**

(a) Upon failure to complete plans for the proposed development plan within six months of the neighborhood information meeting; the application shall be null and void. No further review or processing of that application shall occur and there shall be no refund of the application fee. The city manager may administratively grant an extension of up to three months upon determination that a good faith effort to submit plans has been made.

https://library.municode.com/fl/madeira_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH110ZO_ARTVDI_DIV10PLDEPDDI_S110-397TILI

Best Regards,

*Andrew Morris*

Andrew Morris, AICP
Long Range Planner
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
O: 727-742-3701
Email: amorris@madeirabeachfl.gov

**From:** Morris, Andrew <Amorris@madeirabeachfl.gov>
**Sent:** Friday, September 25, 2026 2:34 PM
**To:** Mike Helfrich <MHelfrich@madeirabeachfl.gov>

**Cc:** Marci Forbes <MForbes@madeirabeachfl.gov>; Younkin, Kathryn <kyounkin@madeirabeachfl.gov>
**Subject:** Fw: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd - Case # 2026-3-VAR

Mike,

We have a Major Site Plan SP 2026-01 15227 Gulf Blvd that had a Neighborhood Information Workshop Meeting on June 29, 2026, but has not gone to a Planning Commission Meeting yet. The expiration for the Neighborhood Information Workshop Meeting is on December 29, 2026. The applicant has asked for an extension of three months, and city staff supports the request. The Madeira Beach Code of Ordinances allows the city manager to administratively grant an extension of up to three months for the Neighborhood Information Meeting for a Major Site Plan.

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https://library.municode.com/fl/madeira_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH110ZO_ARTVDI_DIV10PLDEPDDI_S110-397TILI

Best Regards,

*Andrew Morris*

Andrew Morris, AICP
Long Range Planner
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
O: 727-742-3701
Email: amorris@madeirabeachfl.gov

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**From:** Dave Wonsick <dwonsick@yahoo.com>
**Sent:** Friday, September 25, 2026 2:21 PM
**To:** Morris, Andrew <amorris@madeirabeachfl.gov>; Younkin, Kathryn <kyounkin@madeirabeachfl.gov>
**Subject:** Re: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd - Case # 2026-3-VAR

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Andrew

Consider this email as my request to extend the Neighborhood Workshop Meeting 3 months.
Please confirm and let me know this extension is granted

The Neighborhood Information Workshop Meeting is considered valid through December 29, 2026, but that validation can be extended by 3 months if requested by the applicant.

On Friday, September 25, 2026 at 10:07:36 AM EDT, Morris, Andrew <amorris@madeirabeachfl.gov> wrote:

Dave,

The architectural site plan, civil plans, and landscape plan documents on MGO for SP 2026-01 15227 Gulf Blvd (Project Number: 2026-1-SP) have not been updated and would need to match the documents for the variance. The Special Magistrate is focused on reviewing the variance being requested, while the Planning Commission does the Major Site Plan review.

Best Regards,

*Andrew Morris*

Andrew Morris, AICP
Long Range Planner
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
O: 727-742-3701
Email: amorris@madeirabeachfl.gov

---

**From:** Dave Wonsick <dwonsick@yahoo.com>
**Sent:** Thursday, September 24, 2026 4:02 PM
**To:** Marci Forbes <mforbes@madeirabeachfl.gov>; Younkin, Kathryn <kyounkin@madeirabeachfl.gov>; John Bodziak <jack@jabodziak.com>; Morris, Andrew <amorris@madeirabeachfl.gov>
**Subject:** Re: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd - Case # 2026-3-VAR

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Andrew

Can you clarify why the city would need a revised site plan and revised site plan application by November 6th to be on the December 7th Planning Commission meeting? Can't you use the site plan and application that you just approved ?

I want to make sure you have everything you need to be on the December meeting if this request is approved

On Thursday, September 24, 2026 at 03:40:27 PM EDT, Morris, Andrew <amorris@madeirabeachfl.gov> wrote:

Dave and Jack,

Kathryn and I reviewed the revised site plan for the Variance Case # 2026-3-VAR 15227 Gulf Blvd. We found the corrections sufficient for the variance to go to the October 26, 2026, Special Magistrate Meeting at 12 PM. The city will mail and post the public hearing notice 10 days before the public hearing. On MGO, the variance request has been amended to the following based on the revised variance site plan. This amended request will be attached to your existing application and narrative on MGO.

**Sec. 110-326. - Special requirements**

(c) When a proposed nonresidential use in the C-3, retail commercial district abuts a residential use an additional five-setback is required along the length of the entire shared lot line. This additional setback will be utilized to provide additional landscaped screening. (Request to reduce from 5 feet to 0 feet)

**Sec. 106-35. Perimeter landscaping for residential multifamily or commercial.**

(1) The exterior of all vehicular use areas shall be landscaped with a buffer strip which is at least five feet in width. Such buffer strips shall include one tree for each 35 linear feet, or fraction thereof, of perimeter. These trees may be planted in clusters or groupings and not necessarily in an equidistant row planting. Hedges or other durable landscape barriers shall be installed in such a manner as to screen the vehicular use area from the public right-of-way, if applicable. (Request to reduce by 5 feet x 11 feet, 55 square feet of area)

**Sec. 110-998. - Off-street loading space standards.**

(5) Each required off-street loading space shall have a minimum width of 12 feet and a minimum vertical clearance of 16 feet above finished grade of the space. The length shall be a minimum 30 feet for delivery vehicles and 60 feet for semi-trailers. (Request to reduce from 12 feet to 11 feet)

If Variance Case # 2026-3-VAR 15227 Gulf Blvd is approved by the Special Magistrate, the public hearing for SP 2026-01 15227 Gulf Blvd could be scheduled for December 7, 2026, Planning Commission Meeting if the revised site plan application is received on time. By November 6, 2026, the revised Site Plan would need city staff to review and approve the completeness of the site plan for it to go to public hearing on December 7, 2026. A public notice will be mailed and posted by City Staff 10 days before the public hearing. The Neighborhood Information Workshop Meeting is considered valid through December 29, 2026, but that validation can be extended by 3 months if requested by the applicant.

Best Regards,

*Andrew Morris*

Andrew Morris, AICP
Long Range Planner
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
O: 727-742-3701
Email: amorris@madeirabeachfl.gov

---

**From:** Morris, Andrew <Amorris@madeirabeachfl.gov>
**Sent:** Wednesday, September 23, 2026 9:48 AM
**To:** Dave Wonsick <dwonsick@yahoo.com>; Marci Forbes <mforbes@madeirabeachfl.gov>; Younkin, Kathryn <kyounkin@madeirabeachfl.gov>; John Bodziak <jack@jabodziak.com>
**Subject:** Re: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd - Case # 2026-3-VAR

Dave,

We received and uploaded the revisions to MGO. Kathryn and I will review them to confirm they are complete and you updated.

Best Regards,

Andrew Morris

Andrew Morris, AICP
Long Range Planner
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
O: 727-742-3701
Email: amorris@madeirabeachfl.gov

---

**From:** Dave Wonsick <dwonsick@yahoo.com>
**Sent:** Tuesday, September 22, 2026 1:10 PM
**To:** Marci Forbes <mforbes@madeirabeachfl.gov>; Morris, Andrew <amorris@madeirabeachfl.gov>; Younkin, Kathryn <kyounkin@madeirabeachfl.gov>; John Bodziak <jack@jabodziak.com>
**Subject:** Fw: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd - Case # 2026-3-VAR

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Updated plans are attached please confirm receipt and that we will be on the Oct meeting

Dave

----- Forwarded Message -----
**From:** Jacob Bodziak <jacob@jabodziak.com>
**To:** Dave Wonsick <dwonsick@yahoo.com>
**Sent:** Tuesday, September 22, 2026 at 01:04:32 PM EDT
**Subject:** RE: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd - Case # 2026-3-VAR

Hey Dave,

Attached are the plans we sent to the city sir.

Thank you,

Jacob Bodziak

***Please Be Aware:*** *Online banking fraud is on the rise. Please make sure to confirm all wiring instructions with a member of* ***John A. Bodziak, Architect, AIA, PA****, before initiating any wire transfer. This confirmation should be done by a telephone call and not an email. If you receive an email THAT APPEARS TO BE GENERATED from our office, CHANGING THE WIRE INSTRUCTIONS, PLEASE CALL OUR COMPANY IMMEDIATELY! Also, note that you will never receive wiring instructions from us as your Architect.*

---

**From:** Dave Wonsick <dwonsick@yahoo.com>
**Sent:** Tuesday, September 22, 2026 12:49 PM
**To:** John Bodziak <jack@jabodziak.com>; Jacob Bodziak <jacob@jabodziak.com>
**Subject:** Re: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd - Case # 2026-3-VAR

Jacob

Jack told me this was sent to the city already can you send it to me now

Thanks
Dave

On Monday, September 21, 2026 at 09:19:08 AM EDT, Dave Wonsick <dwonsick@yahoo.com> wrote:

Jack/Jaocb

Can you get this to the city today like we talked about on Thursday? I do not want to miss Oct meeting

Please advise

On Thursday, September 17, 2026 at 12:58:02 PM EDT, Dave Wonsick <dwonsick@yahoo.com> wrote:

Jack/Jacob

Can you resubmit with the changes mentioned ASAP they seem minor I do not want to miss another month

Please confirm and copy me with the updated plans

Dave

On Thursday, September 17, 2026 at 12:50:35 PM EDT, Younkin, Kathryn <kyounkin@madeirabeachfl.gov> wrote:

Good afternoon,
We have reviewed the third submittal for variances received on 8/5/26.

There is one outstanding item that needs to be addressed about areas and that is the green area calculations.
1. Page 2 identifies grass zone 1 as 1,135.36 sq ft, grass zone 2 as 815.62 sq ft and the ISR Calculations table shows a green area of a total of 1,950 sq feet.
2. Page 3 identifies landscape vehicular use buffer parking as 652.26 sq ft (the 5' abutting the parking lot), and a total landscape area of 2,023.16 sq ft.
3. Page 2 we measured the grass zone 1 green area using Bluebeam and have gotten an approximate area of 968 square feet, measured zone 2 at approximately 780 sq ft plus the small area between the walkways at approximately 42 sq ft. This approximate total is 1,790 sq ft.
4. Page 3 Measured the landscaped buffer for the vehicular use area as approximately 542 sq ft.

It appears that the site meets the requirements but that the numbers on the plans are incorrect for grass zone 1 and for the vehicular buffer area. Lot area of 9,840 sq ft x 10% requirement = 984 sq. ft of landscaping required per Sec. 106.34 (not allowed to include the required vehicular use buffer). Using our calculation 1,790 sq ft minus 542 sq ft of vehicular use buffer = 1,248 sq ft remaining that counts towards the 10% requirement.

Please review and recalculate the numbers to be correct and consistent on both sheets:
- correct the numbers on the drawings on sheets 2 and 3
- correct the ISR Calculation table on sheet 2
- correct the Site Data table on Page 3

In order to be on track for the October 26th Special Magistrate hearing, resubmittal would be required by September 26, 2026.

Thank you,

Kathryn A. Younkin, AICP, LEED AP BD+C
*Senior Planner*
*City of Madeira Beach*
*300 Municipal Drive*
*Madeira Beach, FL 33708*
*Ph: 727-804-0178*

**From:** Dave Wonsick <dwonsick@yahoo.com>
**Sent:** Wednesday, August 5, 2026 12:06 PM
**To:** Younkin, Kathryn <kyounkin@madeirabeachfl.gov>; Morris, Andrew <amorris@madeirabeachfl.gov>
**Cc:** Barb Scott <bscott@madeirabeachfl.gov>; John Bodziak <jack@jabodziak.com>; Jacob Bodziak <jacob@jabodziak.com>; Cynthia Armsden <cynthia@jabodziak.com>; Marci Forbes <mforbes@madeirabeachfl.gov>
**Subject:** Re: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd - Case # 2026-3-VAR

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Kathryn/Andrew

See updated site plan and response to your comments. Do you want to me to also submit on MGO? Please confirm we are on the meeting for August 24th

Thanks
Dave

On Friday, July 31, 2026 at 03:37:56 PM EDT, Morris, Andrew <amorris@madeirabeachfl.gov> wrote:

Dave,

I reuploaded the copy of the permit. It is in the OneDrive link located below. Kathryn will be back in the office on Tuesday.

15215 Gulf Blvd Remodel & Addition to Office Bldg 12-03-91 1.pdf

Best Regards,

*Andrew Morris*

Andrew Morris, AICP
Long Range Planner
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
O: 727-742-3701
Email: amorris@madeirabeachfl.gov

**From:** Dave Wonsick <dwonsick@yahoo.com>
**Sent:** Thursday, July 30, 2026 3:29 PM
**To:** Younkin, Kathryn <kyounkin@madeirabeachfl.gov>
**Cc:** Barb Scott <bscott@madeirabeachfl.gov>; John Bodziak <jack@jabodziak.com>; Jacob Bodziak <jacob@jabodziak.com>; Cynthia Armsden <cynthia@jabodziak.com>; Morris, Andrew <amorris@madeirabeachfl.gov>; Marci Forbes <mforbes@madeirabeachfl.gov>
**Subject:** Re: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd - Case # 2026-3-VAR

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Thank you for the response I do not see the permit attached I am trying to understand why this is now coming up when the prior site plan was approved to go to hearing and no mention of this was made?

On Thursday, July 30, 2026 at 03:07:26 PM EDT, Younkin, Kathryn <kyounkin@madeirabeachfl.gov> wrote:

Hi Dave,
In response to your emails below regarding the abutting property to the south, I wanted to let you know that residential is a permitted use in the C-3 zoning district and therefore not a nonconforming and not a grandfathered use. The use was legally established through the attached permit. If the units are not rented out (for instance used by the owner) then a business tax is not required.

***C-3 Zoning District***
***Sec. 110-326. - Special requirements.***
*(a) In the C-3, retail commercial district residential dwelling units, vacation rental units, and temporary lodging units are permitted above first-floor commercial or office units.*

If you want to request further records please see this link: Public Records Requests - Madeira Beach, FL

It is the designer's responsibility to review the code and design accordingly.
Thank you,
Kathryn A. Younkin, AICP, LEED AP BD+C
*Senior Planner*
*City of Madeira Beach*
*300 Municipal Drive*
*Madeira Beach, FL 33708*
*Ph: 727-316-0198*

---

**From:** Dave Wonsick <dwonsick@yahoo.com>
**Sent:** Thursday, July 30, 2026 1:16 PM
**To:** Younkin, Kathryn <kyounkin@madeirabeachfl.gov>
**Cc:** Barb Scott <bscott@madeirabeachfl.gov>; John Bodziak <jack@jabodziak.com>; Jacob Bodziak <jacob@jabodziak.com>; Cynthia Armsden <cynthia@jabodziak.com>; Morris, Andrew <amorris@madeirabeachfl.gov>; Marci Forbes <mforbes@madeirabeachfl.gov>
**Subject:** Re: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd - Case # 2026-3-VAR

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FYI I have run in to this issue before and if they stop using it they are not allowed to continue See below
I can also let you know I saw a lot of construction work being done on the ground floor of this building and I do not see any permtis

Can you locate them for me?

Thanks

Dave

In Florida land-use law and under the Madeira Beach Code of Ordinances, grandfathered rights (legally known as "lawful nonconforming uses") are highly protected but **not permanent**. Municode Library +1

## The Law of Abandonment

If a property owner stops utilizing a grandfathered residential space, the city views this as **abandonment of use**. Once a nonconforming use is abandoned, it is legally broken. Future use of that space must comply entirely with current zoning laws. The Florida Bar +2

## Key Rules That Trigger Loss of Status:

- **The Vacancy/Time Clock:** In most Florida jurisdictions—and actively enforced by Madeira Beach—if a grandfathered space sits vacant or is discontinued for a specific consecutive timeframe (typically **6 to 12 months**), the right to resume that use expires. Dickson Frohlich Phillips ... +1
- **Lapse of the Local Business Tax Receipt (BTR):** Madeira Beach heavily relies on active BTRs to verify continuous use. Letting a rental BTR expire, or failing to register a tenant, is frequently used by the Madeira Beach Special Magistrate as legal evidence that the grandfathered use has been abandoned. mccmeetingspublic.blob.c...
- **Intentional Structural Changes:** If the apartment space is physically altered, gutted, or remodeled into retail inventory space or additional office square footage, the residential grandfathered status is immediately surrendered. Nonconforming structures cannot be changed or expanded in a way that increases nonconformity. Municode Library +2

On Thursday, July 30, 2026 at 01:05:01 PM EDT, Dave Wonsick <dwonsick@yahoo.com> wrote:

Kathryn/Andrew/Marci

Can you please provide me with the required license for the residential use and all the other information below

Thanks

Dave

Yes, in **Madeira Beach, FL**, operating a 1227-coded mixed-use property (store with office or apartment) strictly requires a local business license, known as a **Local Business Tax Receipt (BTR)**. Madeira Beach, FL (.gov)

The City of Madeira Beach requires separate BTR applications and approvals for both the **commercial retail business** and the **residential rental unit**. Madeira Beach, FL (.gov) +1

## 1. Local Business Tax Receipt (BTR)

- You must obtain a BTR before you can start operating the store or leasing the office/apartment.
- Fees are determined by the specific type of services, products, or unit rentals you provide.
- You can apply and pay online via the Madeira Beach MGO Connect Portal. BTRs expire annually on **September 30th**. Madeira Beach, FL (.gov) +4

## 2. Zoning and Use Verification

- The Madeira Beach Planning & Zoning Department must verify your property's code to ensure your specific retail use is permitted in that mixed-use district. Madeira Beach, FL (.gov) +1
- They will check whether the building complies with the **Americans with Disabilities Act (ADA)** and verify if your business changes the building's primary structural "use". Madeira Beach, FL (.gov)

On Wednesday, July 29, 2026 at 04:54:22 PM EDT, Dave Wonsick <dwonsick@yahoo.com> wrote:

Kathryn/Marci

Regarding the residential use I have been inside the building and did not see any type of residential use so can this still be required?

At one point many years ago maybe it was used as residential but that is not the case now. Can you ask the attorney for leases or some type of proof that the building has residential use or even is set up for that IE bedrooms, kitchens etc... ? How can it have residential use wthout meeting any of the fire codes ?

This was not even an issue with the last site plan that was approved by your department to go to hearing

Thanks

Dave

On Wednesday, July 29, 2026 at 04:15:33 PM EDT, Younkin, Kathryn <kyounkin@madeirabeachfl.gov> wrote:

Good afternoon,
Please see attached comments on the variance application received on 7/24/26. Please make the requested corrections and resubmit through MGO. Please advise by email when you have uploaded the revised

documents.
Thank you,
Kathryn A. Younkin, AICP, LEED AP BD+C
*Senior Planner*
*City of Madeira Beach*
*300 Municipal Drive*
*Madeira Beach, FL 33708*
*Ph: 727-316-0198*

---

**From:** Morris, Andrew <Amorris@madeirabeachfl.gov>
**Sent:** Monday, July 27, 2026 12:21 PM
**To:** Dave Wonsick <dwonsick@yahoo.com>; Younkin, Kathryn <kyounkin@madeirabeachfl.gov>
**Cc:** Barb Scott <bscott@madeirabeachfl.gov>; John Bodziak <jack@jabodziak.com>; Jacob Bodziak <jacob@jabodziak.com>
**Subject:** Fw: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd

Dave,

Kathryn and I are in the process of reviewing the variance application and support materials. We will keep you posted if we need any revisions once we complete the review.

Best Regards,

*Andrew Morris*

Andrew Morris, AICP
Long Range Planner
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
O: 727-742-3701
Email: amorris@madeirabeachfl.gov

---

**From:** Barb Scott <bscott@madeirabeachfl.gov>
**Sent:** Monday, July 27, 2026 11:37 AM
**To:** Dave Wonsick <dwonsick@yahoo.com>; Morris, Andrew <amorris@madeirabeachfl.gov>; John Bodziak <jack@jabodziak.com>; Jacob Bodziak <jacob@jabodziak.com>
**Subject:** Re: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd

Please see attached.

Kind regards,
Barbara Scott
Building Permit Technician
City of Madeira Beach
Building Department
300 Municipal Drive

CONTRACTOR LICENSE REGISTRATION PROCESS! ALL CONTRACTORS MUST BE THEIR LICENSE(S) AND AUTHORIZED AGENT(S) REGISTERED IN THE DATABASE TO SUBMIT A PERMIT APPLICATION.
Log MGO Connect to register today.

To register online, go to www.mgoconnect.org and follow the below steps:
1. Select state "Florida", jurisdiction "Madeira Beach", and click "Go"
2. Login to your account by clicking "Login" or set up an MGO account
3. On the Home page, click "Apply for Contractor Registration" or "Renew Contractor Registration" (update expired license, insurance, authorized agent information)
4. Fill out all required fields, upload required documents and submit the application. (Please note that COI must have City of Madeira Beach listed as certificate holder)

If you have any questions regarding this matter, please contact Madeira Beach Building Department at buildingdept@madeirabeachfl.gov.

BE ADVISED: ALL NONCONFORMING STRUCTURES THAT SUSTAINED ANY DAMAGE FROM 2024 HURRICANES MUST HAVE AN ISSUED REPAIR PERMIT BY SEPTEMBER 24, 2026 (ORD 2026-02). PLEASE ALLOW AT LEAST 6-8 WEEKS FOR INITIAL REVIEW TIME.

City Of Madeira Beach FLORIDA

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---

**From:** Dave Wonsick <dwonsick@yahoo.com>
**Sent:** Monday, July 27, 2026 11:24 AM
**To:** Morris, Andrew <amorris@madeirabeachfl.gov>; John Bodziak <jack@jabodziak.com>; Jacob Bodziak <jacob@jabodziak.com>; Barb Scott <bscott@madeirabeachfl.gov>
**Subject:** Re: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd

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I am trying to get the application I completed on Friday so Jack can review it. Again, I do not see it anywhere online. Can you please send
it.

On Monday, July 27, 2026 at 11:21:02 AM EDT, Barb Scott <bscott@madeirabeachfl.gov> wrote:

Please see attached.

Kind regards,
Barbara Scott
Building Permit Technician
City of Madeira Beach

Building Department
300 Municipal Drive
Madeira Beach, FL 33708
www.madeirabeachfl.gov

CONTRACTOR LICENSE REGISTRATION PROCESS! ALL CONTRACTORS MUST BE THEIR LICENSE(S) AND AUTHORIZED AGENT(S) REGISTERED IN THE DATABASE TO SUBMIT A PERMIT APPLICATION.
Log MGO Connect to register today.

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**From:** Dave Wonsick <dwonsick@yahoo.com>
**Sent:** Monday, July 27, 2026 11:12 AM
**To:** Morris, Andrew <amorris@madeirabeachfl.gov>; John Bodziak <jack@jabodziak.com>; Jacob Bodziak <jacob@jabodziak.com>; Barb Scott <bscott@madeirabeachfl.gov>
**Subject:** Re: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd

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I do not see the online application on this list and can not find it anywhere

No records found

**Released Files**

| Name | Upload Date | Action |
|---|---|---|
| Additional Files Payment_Invoice_260724.133908.pdf | 07/24/2026 01:39 PM | Download |
| Additional Files 2026-3-VAR-25-064 -s&s - 15227 gulf blvd, mb - hotel retail building - no breakaway (1).pdf | 07/24/2026 01:13 PM | Download |
| Additional Files 2026-3-VAR-26.07.24 - special magistrate - variance application (1).pdf | 07/24/2026 01:13 PM | Download |
| Additional Files 2026-3-VAR-25-064 -s&s - 15227 gulf blvd, mb - hotel retail building - no breakaway.pdf | 07/24/2026 01:13 PM | Download |

On Monday, July 27, 2026 at 11:04:17 AM EDT, Barb Scott <bscott@madeirabeachfl.gov> wrote:

Go to your dashboard to access the project. Open it up and any documents you submitted are in the DOCS tab and Jurisdiction section.

Kind regards,
Barbara Scott
Building Permit Technician
City of Madeira Beach
Building Department
300 Municipal Drive
Madeira Beach, FL 33708
www.madeirabeachfl.gov

CONTRACTOR LICENSE REGISTRATION PROCESS! ALL CONTRACTORS MUST BE THEIR LICENSE(S) AND AUTHORIZED AGENT(S) REGISTERED IN THE DATABASE TO SUBMIT A PERMIT APPLICATION.
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2. Login to your account by clicking "Login" or set up an MGO account
3. On the Home page, click "Apply for Contractor Registration" or "Renew Contractor Registration" (update expired license, insurance, authorized agent information)
4. Fill out all required fields, upload required documents and submit the application. (Please note that COI must have City of Madeira Beach listed as certificate holder)

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**From:** Dave Wonsick <dwonsick@yahoo.com>
**Sent:** Monday, July 27, 2026 10:57 AM
**To:** Morris, Andrew <amorris@madeirabeachfl.gov>; John Bodziak <jack@jabodziak.com>; Jacob Bodziak <jacob@jabodziak.com>; Barb Scott <bscott@madeirabeachfl.gov>
**Subject:** Re: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Thank you How do I see the actual application on MGO? I can not find it

On Monday, July 27, 2026 at 10:52:51 AM EDT, Barb Scott <bscott@madeirabeachfl.gov> wrote:

Good morning,

Jacob submitted a duplication variance application through MGO. I told him that there had already been an application submitted. I added his contact information to the project.

I emailed him instructions for accessing Project 2026-3-VAR. I will add Jack's email to the project as well. Instructions for tying project to another MGO account are attached.

Kind regards,
Barbara Scott
Building Permit Technician
City of Madeira Beach
Building Department
300 Municipal Drive
Madeira Beach, FL 33708
www.madeirabeachfl.gov

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1. Select state "Florida", jurisdiction "Madeira Beach", and click "Go"
2. Login to your account by clicking "Login" or set up an MGO account
3. On the Home page, click "Apply for Contractor Registration" or "Renew Contractor Registration" (update expired license, insurance, authorized agent information)
4. Fill out all required fields, upload required documents and submit the application. (Please note that COI must have City of Madeira Beach listed as certificate holder)

If you have any questions regarding this matter, please contact Madeira Beach Building Department at buildingdept@madeirabeachfl.gov.

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---

**From:** Dave Wonsick <dwonsick@yahoo.com>
**Sent:** Monday, July 27, 2026 10:48 AM
**To:** Morris, Andrew <amorris@madeirabeachfl.gov>; John Bodziak <jack@jabodziak.com>; Barb Scott <bscott@madeirabeachfl.gov>
**Subject:** Re: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd

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Andrew

Can you send me the the online application I completed on Friday or tell me how I can find it on MGO. I see all the other docs I downloaded but not the application. I want to get this information to Jack right away so he has it and can make any changes in the responses to the questions if needed

Thanks
Dave

On Friday, July 24, 2026 at 02:47:40 PM EDT, Barb Scott <bscott@madeirabeachfl.gov> wrote:

Good afternoon Dave,

We did not receive any payment for the Administrative waiver submitted on June 2nd. That application will be voided as it is now a variance application.

The variance application has been accepted in MGO. Please refer to Project 2026-3-AD when referencing.

You may make payment in person if you wish to avoid the 3% credit card fee or submit the attached blank credit card authorization and we can process the payment for you.

Kind regards,
Barbara Scott
Building Permit Technician
City of Madeira Beach
Building Department
300 Municipal Drive
Madeira Beach, FL 33708
www.madeirabeachfl.gov

CONTRACTOR LICENSE REGISTRATION PROCESS! ALL CONTRACTORS MUST BE THEIR LICENSE(S) AND AUTHORIZED AGENT(S) REGISTERED IN THE DATABASE TO SUBMIT A PERMIT APPLICATION.
Log MGO Connect to register today.

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3. On the Home page, click "Apply for Contractor Registration" or "Renew Contractor Registration" (update expired license, insurance, authorized agent information)
4. Fill out all required fields, upload required documents and submit the application. (Please note that COI must have City of Madeira Beach listed as certificate holder)

If you have any questions regarding this matter, please contact Madeira Beach Building Department at buildingdept@madeirabeachfl.gov.

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---

**From:** Dave Wonsick <dwonsick@yahoo.com>
**Sent:** Friday, July 24, 2026 2:18 PM
**To:** Morris, Andrew <Amorris@madeirabeachfl.gov>; Barb Scott <bscott@madeirabeachfl.gov>; John Bodziak <jack@jabodziak.com>
**Subject:** Re: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Hi Barb

I submitted the application online and my request number is 3535145.
How can I pay the fee ?

Thanks

Dave
Sent from my iPhone

> On Jul 24, 2026, at 1:34 PM, Morris, Andrew <Amorris@madeirabeachfl.gov> wrote:
>
> Dave,
>
> Located below is the section of the Madeira Beach Code of Ordinances that the variance is being requested for.
>
> **Sec. 106-35. - Perimeter landscaping for residential multifamily or commercial.**
> The perimeter landscaping for residential multifamily or commercial shall be as follows:
> (1) The exterior of all vehicular use areas shall be landscaped with a buffer strip which is at least five feet in width. Such buffer strips shall include one tree for each 35 linear feet, or fraction thereof, of

perimeter. These trees may be planted in clusters or groupings and not necessarily in an equidistant row planting. Hedges or other durable landscape barriers shall be installed in such a manner as to screen the vehicular use area from the public right-of-way, if applicable.

Best Regards,

*Andrew Morris*

Andrew Morris, AICP
Long Range Planner
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
O: 727-742-3701
Email: amorris@madeirabeachfl.gov

---

**From:** Dave Wonsick <dwonsick@yahoo.com>
**Sent:** Friday, July 24, 2026 1:22 PM
**To:** Morris, Andrew <amorris@madeirabeachfl.gov>
**Subject:** Re: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd

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What is the variance code section I need to enter

**Specific code section for which variance is requested** *

On Friday, July 24, 2026 at 01:08:01 PM EDT, Morris, Andrew <amorris@madeirabeachfl.gov> wrote:

Dave and Jack,

Make sure to apply for the variance through MGO. I included Barb who is our Office Manager, on this email, to handle the payment through MGO. Also, I told her to credit the fee paid for the Admin Waiver towards paying for the variance.

Best Regards,

*Andrew Morris*

Andrew Morris, AICP
Long Range Planner
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
O: 727-742-3701
Email: amorris@madeirabeachfl.gov

---

**From:** Dave Wonsick <dwonsick@yahoo.com>
**Sent:** Friday, July 24, 2026 12:51 PM
**To:** Younkin, Kathryn <kyounkin@madeirabeachfl.gov>; John Bodziak <jack@jabodziak.com>
**Cc:** Marci Forbes <mforbes@madeirabeachfl.gov>; Jacob Bodziak <jacob@jabodziak.com>; Morris, Andrew <amorris@madeirabeachfl.gov>; Cynthia Armsden <cynthia@jabodziak.com>; Joseph Petraglia <jpetraglia@madeirabeachfl.gov>
**Subject:** Re: Variance Application for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd

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Jack

Can you please also submit this through MGO.

Andrew/Kathryn/Marci

Can I call the city to pay for the variance applaiction or go online ? Can you tell them about the credit ?

Let me know if you need anything else, I want to make sure I am on the August 24th meeting

Thank you all

Dave

On Friday, July 24, 2026 at 11:54:14 AM EDT, John Bodziak <jack@jabodziak.com> wrote:

Kathryn,
Option 2 appears to be our most reasonable alternative.
We have reduced the Paved Area beyond the Bumper Stop and created an increased Setback of 2'-6",

which in combination with the two foot (2'-0") grass parking overhang as permitted by Code, creates a 4'-6" area for grass, with the 2'- 6"actual setback for trees and landscaping
when the two foot overhang area is done in grass, although the grass overhang is not counted as setback/ buffer/landscape. We feel that considering the prior discussions with staff
as to buffer, and the tight conditions on this site, this remains a reasonable request.
Please see my responses to your bullet points below, in blue.

Please let us know if you have any further questions.

Thank you for your assistance.
John A. (Jack) Bodziak, Architect

John A. Bodziak, Architect, AIA, PA
5665 Central Avenue, St. Petersburg, FL 33710
727.327.1966 | Jack@jabodziak.com

***Please be aware:*** *Online banking fraud is on the rise. Know that you will never receive wiring instructions from us via email.*

---

**From:** Younkin, Kathryn <kyounkin@madeirabeachfl.gov>
**Sent:** Thursday, July 9, 2026 3:58 PM
**To:** Dave Wonsick <dwonsick@yahoo.com>
**Cc:** Marci Forbes <MForbes@madeirabeachfl.gov>; Cynthia Armsden <cynthia@jabodziak.com>; John Bodziak <jack@jabodziak.com>; Jacob Bodziak <jacob@jabodziak.com>; Morris, Andrew <Amorris@madeirabeachfl.gov>
**Subject:** RE: Administrative Waiver for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd

Hi Dave,

In follow up to our conversation this morning, I wanted to lay out the two options we discussed.

**Option 1 - Site Plan 8/3**: As we discussed previously the administrative waiver can only authorized up to 6 inches for the landscape buffer, reducing the minimum required buffer width to only 4 feet 6 inches. **Redesign the building to remove 3 feet 9 inches** in the north to south dimension. If we received these **complete updated Site Plan drawings by 7/17**, the project remains on track for the 8/3 Planning Commission meeting. Please keep in mind that the site plan review does not include the interiors, so much of that information along with the construction details could be removed from the Site Plan submittal drawings. The Waiver Application and Landscape Plan will need to be corrected as outlined below.

**Option 2 - Variance 8/24, Site Plan 9/14**: Apply for a **variance** for the landscape buffer and tree requirements as outlined below. **Variance package due 7/24**, Special Magistrate hearing date of 8/24. This would go forward without staff support based on the majority of criteria in our code, though there may be mitigating factors that you could provide in your variance request as we discussed per *Sec 2-507 (b) (1) e. Architectural and/or engineering considerations. If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant*. Letters or emails of support would also be helpful to your request.
**If the variance is approved by the Special Magistrate on 8/24, then the Planning Commission for the Site Plan meeting would be heard on 9/14.**

**Regardless of which path is chosen the following information is required:**

- Previously requested for the Administrative Waiver or needed for the Variance: The exact width, depth and area sq footage of any buffer reduction is required on both the plans and on the applications. Parking spaces total approximately 79' in length, but the revised plans do not clearly show the dimension which needs to be extended to include the accessible space and aisle.
**We are requesting a 2'-6" Variance from the 5"-0"required (while considering that a 6"administrative waiver is allowable), our request is to a buffer of 2'-6". We have created an additional 2'-0" Grass strip within the parking space overhang, created additional grass area on the narrow parcel. We recognize this is not considered as set back.**
- For the Administrative Waiver or the Variance: *Sec 106.35*, applicant will need to request the elimination of required tree every 35' in the vehicular use area buffer. Provide number of trees to be eliminated on the application.

**The revised Site Plan includes and meets the Landscape requirement and shows the required tree every 35' in the vehicular use area buffer.**
**We are NOT requesting elimination of the required trees every 35'-0".**

- For the Site Plan: The landscape plan will need to be corrected to reflect that the landscape area on site per *Sec. 106.34* is equal to greater than the 9,840 sq ft of site area x 10% - 984 sq ft required (not to include the vehicular use area buffer). Also add code sections 106-34 and 106-35 to the Landscape General Notes.

**The Landscape Area is now shown on the Site Data Table and reflects the Landscape Area of 1,557 sq.ft. (15.8%), which is greater than the 984 sq ft required (not including the vehicular use area buffer).**
**We have also added code sections 106-34 and 106-35 to the Landscape General Notes on page A1-01.**

We are attaching the variance application for your information, though this would actually be submitted through MGO under Planning Applications. Please keep in mind that contrary to the narrative previously submitted included the Administrative Waiver, the lot is conforming to the zoning district lot size and area requirements and is not irregular in shape. We can credit the $500 previously paid for the administrative waiver to the $2,000 variance fee if that is the path chosen.

Please let us know if you have any questions,

Kathryn A. Younkin, AICP, LEED AP BD+C
*Senior Planner*
*City of Madeira Beach*
*300 Municipal Drive*
*Madeira Beach, FL 33708*
*Ph: 727-316-0198*

---

**From:** Dave Wonsick <dwonsick@yahoo.com>
**Sent:** Wednesday, July 8, 2026 3:40 PM
**To:** Younkin, Kathryn <kyounkin@madeirabeachfl.gov>
**Cc:** Marci Forbes <mforbes@madeirabeachfl.gov>; Cynthia Armsden <cynthia@jabodziak.com>; John Bodziak <jack@jabodziak.com>; Jacob Bodziak <jacob@jabodziak.com>; Morris, Andrew <amorris@madeirabeachfl.gov>
**Subject:** Re: Administrative Waiver for Required 5' Landscaped Parking Buffer - 15227 Gulf Blvd

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What if the neighboor to the south is ok with it ? I am currently working with them and they could be ok with the site plan as it is.

Please advise if I can move forward as long as there would be no objection. You did on a prior email dated June 10th state the applaiction was complete ( see below )

**Morris, Andrew**
From: amorris@madeirabeachfl.gov
To: Dave Wonsick, Marci Forbes, Younkin, Kathryn
Cc: John Bodziak, Jacob Bodziak, Pat Montecki
Wed, Jun 10 at 4:38 PM

Dave,

We reviewed the revised major site plan application and admin waiver, and both are considered complete. The next step would be to schedule the neighborhood meeting. The neighborhood meeting must be noticed two weeks in advance to the property owners within 300 feet. The instructions are in the link below.

On Wednesday, July 8, 2026 at 03:26:38 PM EDT, Younkin, Kathryn <kyounkin@madeirabeachfl.gov> wrote:

Hi Dave,
We have checked with our city attorney and he has advised that staff is limited in our review authority for an Administrative Waiver to on-site parking, loading, and landscaping to 10% of the requirement as shown below in Sec. *86-29 (c).* The requirement for the landscape buffer around a parking lot is 5 feet or 60 inches as shown in *Sec. 106-35(1)*, so the maximum 10% waiver that staff can grant would be 6 inches rather than the 4 feet – 3 inches requested.

The citations from the code:
**Sec. 86-29. - Administrative waiver.**
(a) *Purpose.* Administrative waiver provides a process for the city staff to consider requests to waive or modify certain standards of this Code when, special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical features, the strict application of the development regulations otherwise applicable to the property denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district.
(b) *Applicability.* An administrative waiver may be granted to waive or modify any requirement of the land development regulations (LDR) except: permitted land uses; density; floor area ratio; specific prohibitions (for example, prohibited signs), or procedural requirements.
(c) *Review authority.* The City Manager or designee may approve an administrative waiver to grant relief from the required setbacks in the LDR, up to a maximum variance of 15 percent of the requirement or a maximum of five feet, whichever is smaller. An administrative waiver may also be used to grant relief from "on-site parking, loading, and landscaping" up to a maximum reduction of ten percent provided there is less than a one percent reduction in the impervious surface ratio on the site.

**Sec. 106-34. - Residential multifamily or commercial.**
(a) All new residential multifamily or commercial developments will require a minimum of ten percent landscape areas, exclusive of perimeter landscape buffers that are required around vehicular use areas. All perimeter landscaping provided in excess of that required may be counted as part of this interior requirement. There shall be a minimum of one tree for each 400 square feet or fraction thereof of required landscape area.
(b) The lot, excluding the area covered by the principal structure, will be covered by no more than 70 percent impervious surface.

**Sec. 106-35. - Perimeter landscaping for residential multifamily or commercial.**
The perimeter landscaping for residential multifamily or commercial shall be as follows:
(1) The exterior of all vehicular use areas shall be landscaped with a buffer strip which is at least five feet in width. Such buffer strips shall include one tree for each 35 linear feet, or fraction thereof, of perimeter. These trees may be planted in clusters or groupings and not necessarily in an equidistant row planting. Hedges or other durable landscape barriers shall be installed in such a manner as to screen the vehicular use area from the public right-of-way, if applicable.
(2) When paved ground surfaces are adjacent to properties zoned exclusively for residential use, all land between the paved surface and the property line shall be landscaped. The landscaping shall include a buffer strip of at least five feet in width adjacent to the abutting property, containing a hedge or other durable screen of landscaping at least five feet in height.
(3) Trees or palms having a average mature crown spread of less than 15 feet may be grouped so as to create the equivalent of 15-foot spread. All required trees, other than palms, shall be a minimum of eight feet in height at time of planting. If palms are used, they shall consist of no more than 50 percent of the total tree requirement and shall have a minimum of ten feet of clear wood at planting.

This lot is conforming to the zoning district standards. You will need to discuss with your design team and see if there is an opportunity for redesign while meeting the City's code. This means that the Site Plan cannot move forward for review by the Planning Commission until a code compliant site plan is submitted.

Please let us know if you have any questions,
Kathryn A. Younkin, AICP, LEED AP BD+C
*Senior Planner*
*City of Madeira Beach*

*300 Municipal Drive*
*Madeira Beach, FL 33708*
*Ph: 727-316-0198*

**From:** Dave Wonsick <dwonsick@yahoo.com>
**Sent:** Monday, July 6, 2026 3:13 PM
**To:** John Bodziak <jack@jabodziak.com>; Morris, Andrew <amorris@madeirabeachfl.gov>; Jacob Bodziak <jacob@jabodziak.com>
**Cc:** Marci Forbes <mforbes@madeirabeachfl.gov>; Cynthia Armsden <cynthia@jabodziak.com>; Younkin, Kathryn <kyounkin@madeirabeachfl.gov>
**Subject:** Re: Administrative Waiver for Required 5' Landscaped Parking Buffer

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Marci, Andrew, Kathryn

Let me know if any changes need to be made to get this set for the Aug 3rd meeting. I am currently talking with Lauren Rubsentein the attorney for the neighbor to my south about how we can resolve any issues with the landscape set back

I will keep you updated

Thanks

Dave

On Tuesday, June 30, 2026 at 10:21:00 AM EDT, Jacob Bodziak <jacob@jabodziak.com> wrote:

Hello all,

Attached is the revised Site Plan, Administrative waiver explanation for page 2, and a narrative letter for 15227 Gulf Blvd. please feel free to reach out should you require anything further and thank you for your assistance in this matter.

Thank you,

Jacob Bodziak

***Please Be Aware:*** *Online banking fraud is on the rise. Please make sure to confirm all wiring instructions with a member of* ***John A. Bodziak, Architect, AIA, PA****, before initiating any wire transfer. This confirmation should be done by a telephone call and not an email. If you receive an email THAT APPEARS TO BE GENERATED from our office, CHANGING THE WIRE INSTRUCTIONS, PLEASE CALL OUR COMPANY IMMEDIATELY! Also, note that you will never receive wiring instructions from us as your Architect.*

**From:** Dave Wonsick <dwonsick@yahoo.com>
**Sent:** Monday, June 29, 2026 11:51 AM
**To:** John Bodziak <jack@jabodziak.com>; Jacob Bodziak <jacob@jabodziak.com>; Morris, Andrew <amorris@madeirabeachfl.gov>
**Cc:** Marci Forbes <mforbes@madeirabeachfl.gov>; Cynthia Armsden <cynthia@jabodziak.com>; Younkin, Kathryn <kyounkin@madeirabeachfl.gov>
**Subject:** Re: Administrative Waiver for Required 5' Landscaped Parking Buffer

Jack/Jacob

I REALLY need for you to respond to the city today and get them what they need

Please confirm I have been asking for the past week

Thanks

Dave

On Friday, June 26, 2026 at 10:22:16 AM EDT, Morris, Andrew <amorris@madeirabeachfl.gov> wrote:

Jacob,

I just wanted to send a follow-up email related to the requested revisions to the Administrative Waiver. Located below is Kathryn's email with the requested revisions, the three questions that need to be answered, and the section of code that needs to be referenced. As previously noted, there needs to be an exact width and depth of the waiver required in your written request. On the architectural site plan that accompanies the Administrative Waiver, the dimension of the width does not include the accessible space, and the depth of the buffer is not shown.

Good afternoon,
We were starting to prepare the Administrative Waiver and see that we are missing several required pieces of information.
The application itself does not have the required narrative requested on page 2 of the application. As previously noted there needs to be an exact width and depth of the waiver required in your written request.
On the architectural site plan that accompanies the Administrative Waiver the dimension of the width does not include the accessible space, and the depth of the buffer is not shown. Please correct.
Thank you,
Kathryn A. Younkin, AICP, LEED AP BD+C
*Senior Planner*
*City of Madeira Beach*
*300 Municipal Drive*
*Madeira Beach, FL 33708*
*Ph: 727-316-0198*

**On a separate attached page, explain in detail how your request complies with the following rules:**

1. There are special circumstances applicable to the property, including size, shape, topography, location, or surroundings, so that the strict application of the LDR deprives the property of privileges enjoyed by other property in the vicinity and within the same zoning district;
2. The approval of the administrative waiver includes conditions of approval as necessary to ensure that the adjustment granted does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and within the same zoning district; and
3. The administrative waiver is consistent with the comprehensive plan, and any other adopted plan or policy of the city.

**Sec. 106-34. Residential multifamily or commercial.**

(a) All new residential multifamily or commercial developments will require a minimum of ten percent landscape areas, exclusive of perimeter landscape buffers that are required around vehicular use areas. All perimeter landscaping provided in excess of that required may be counted as part of this interior requirement. There shall be a minimum of one tree for each 400 square feet or fraction thereof of required landscape area.

(b) The lot, excluding the area covered by the principal structure, will be covered by no more than 70 percent impervious surface.

**Sec. 106-35. Perimeter landscaping for residential multifamily or commercial.**

The perimeter landscaping for residential multifamily or commercial shall be as follows:

(1) The exterior of all vehicular use areas shall be landscaped with a buffer strip which is at least five feet in width. Such buffer strips shall include one tree for each 35 linear feet, or fraction thereof, of perimeter. These trees may be planted in clusters or groupings and not necessarily in an equidistant row planting. Hedges or other durable landscape barriers shall be installed in such a manner as to screen the vehicular use area from the public right-of-way, if applicable.

(2) When paved ground surfaces are adjacent to properties zoned exclusively for residential use, all land between the paved surface and the property line shall be

landscaped. The landscaping shall include a buffer strip of at least five feet in width adjacent to the abutting property, containing a hedge or other durable screen of landscaping at least five feet in height.

(3) Trees or palms having a average mature crown spread of less than 15 feet may be grouped so as to create the equivalent of 15-foot spread. All required trees, other than palms, shall be a minimum of eight feet in height at time of planting. If palms are used, they shall consist of no more than 50 percent of the total tree requirement and shall have a minimum of ten feet of clear wood at planting.

https://library.municode.com/fl/madeira_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH106VE_ARTIILA_S106-34REMUCO

*Andrew Morris*

Andrew Morris, AICP
Long Range Planner
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
O: 727-742-3701
Email: amorris@madeirabeachfl.gov

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**From:** Dave Wonsick <dwonsick@yahoo.com>
**Sent:** Wednesday, June 24, 2026 4:19 PM
**To:** John Bodziak <jack@jabodziak.com>; Younkin, Kathryn <kyounkin@madeirabeachfl.gov>
**Cc:** Morris, Andrew <amorris@madeirabeachfl.gov>; Marci Forbes <mforbes@madeirabeachfl.gov>; jacob@jabodziak.com <jacob@jabodziak.com>; Cynthia Armsden <cynthia@jabodziak.com>
**Subject:** Re: Administrative Waiver for Required 5' Landscaped Parking Buffer

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Jacob

Can you please respond to the email I sent to you on June 23rd ? I want to make sure the city has everything they need on time for the meeting Aug 3rd

Thanks

Dave

On Tuesday, June 23, 2026 at 04:33:59 PM EDT, Dave Wonsick <dwonsick@yahoo.com> wrote:

Jacob

Can you make the requested changes ? Let me know if you need my help with anything

Copy me when you send it back please

Thanks

Dave

On Tuesday, June 23, 2026 at 02:10:04 PM EDT, Younkin, Kathryn <kyounkin@madeirabeachfl.gov> wrote:

Good afternoon,
We were starting to prepare the Administrative Waiver and see that we are missing several required pieces of information.
The application itself does not have the required narrative requested on page 2 of the application. As previously noted there needs to be an exact width and depth of the waiver required in your written request.
On the architectural site plan that accompanies the Administrative Waiver the dimension of the width does not include the accessible space, and the depth of the buffer is not shown. Please correct.
Thank you,
Kathryn A. Younkin, AICP, LEED AP BD+C
*Senior Planner*
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*Madeira Beach, FL 33708*
*Ph: 727-316-0198*

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# PUBLIC NOTICE

## PLANNING COMMISSION (LOCAL PLANNING AGENCY) MEETING REGARDING

## MAJOR SITE PLAN REVIEW SP 2026-01 15227 Gulf Boulevard

**Date of Notice Posted:** November 24, 2026
**From:** City of Madeira Beach
**Regarding:** Major Site Plan for a Mixed-Use Project with 11 Temporary Lodging Units
**Address and Parcel ID:** 15227 Gulf Boulevard Madeira Beach, FL 33708 (09-31-15-00000-240-0900)

**Purpose of This Public Notice**
You are receiving this notice because you own property within 300 feet of the proposed development site for a Mixed-Use Project with 11 Temporary Lodging Units located at 15227 Gulf Boulevard Madeira Beach, FL 33708. The City of Madeira Beach Code of Ordinances *Sec. 2-78. - Conduct of hearing* requires a 10-day notice to be mailed to property owners within 300 feet of the property of the subject matter on the application.

**Meeting Details**

- **Date/Time:** December 7, 2026, 6:00 PM, Planning Commission Meeting
- **Location:** Commission Chambers, 300 Municipal Drive, Madeira Beach, Fl 33708
- **Hosted by:** City of Madeira Beach Community Development Department
- **City Contact:** Andrew Morris, Long Range Planner, amorris@madeirabeachfl.gov
- **Meeting Access:** The meeting will be livestreamed and video archived at https://www.youtube.com/@cityofmadeirabeach632 .

**What Will Be Presented**

- The proposed site plan and supporting documents will be presented by city staff.
- The proposed site plan will show the location and dimensions of the structure.
- The Planning Commission will review the proposed site plan based on the criteria in *Sec. 110-51. - Scope of review and Sec. 110-71. - Submission; contents.*
- The Planning Commission has the options to recommend to approve, approve with conditions, or deny the site plan.

**Posting & Documentation**
This notice has been mailed to all property owners within 300 feet of the proposed site, to the Madeira Beach Board of Commissioners, the City Clerk, and the Community Development Department, and has been posted visibly on the subject property in accordance with City requirements. Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing the attached Notice of Intent to be a party with the Community Development Department not less than five days prior to commencement of the hearing. A copy of the application is available for inspection in the Community Development Department between the hours of 8:30 a.m. and 4:30 p.m.,

Monday through Friday. The application will be available to view online at https://madeirabeachfl.gov/plan-review-documents/ .

**Location Of Major Site Plan Review SP 2026-01**




Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City to transcribe verbatim minutes; therefore, the affected party must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting must contact Community Development Director, Marci Forbes no later than 48 hours prior to the meeting: (727) 391-9951 or send a written request to planning@madeirabeachfl.gov.

# AFFIDAVIT OF MAILING

Date: 11/24/2026

Mailings for Case # SP 2026-01

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me this day Lisa Schuermann personally appeared. He/she has mailed public notices to property owners within a 300 foot radius of the subject property.

Sworn and subscribed before me this 24th day of November, 2026.

Personally known or produced _____ as identification.

Barbara A Scott
Notary Public

11/24/26
Date

BARBARA A. SCOTT
MY COMMISSION # HH 673664
EXPIRES: May 22, 2029

Notary Public Stamp

*Copy of public notice is attached.

**MIKE TWITTY, MAI, CFA**
**Pinellas County Property Appraiser**
**www.pcpao.gov** **mike@pcpao.gov**

Run Date: 18 Nov 2026
Subject Parcel: 09-31-15-00000-240-0900
Radius: 300 feet
Parcel Count: 54
Total pages: 3

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

STOKES, JEFFREY K
STOKES, KIMBERLY P
1655 OLD BARTOW LAKE WALES RD
BARTOW, FL 33830-8664

FRAZER, BRAD ANDREW
FRAZER, SHELBY LYNN
2636 MORRISON RD
CAMBRIDGE ON N1R 5S2,
CANADA

1842437 ONTARIO LTD
204-1430 YONGE ST
TORONTO ON M4T 1Y6,
CANADA

PIPPY, IAN C
12 PRIMROSE PL
ST JOHNS NL A1B 4H1,
CANADA

BALL, KELLI J TRE
THROGMARTIN, GREGG W TRE
3942 PETE DYE BLVD
CARMEL, IN 46033-8153

COHN, HARRY K TRE
COHN, HARRY K 2019 REV TRUST
10 PINE CREEK AVE APT 501S
FAIRFIELD, CT 06824-6397

ZAMPINI, MICHAEL TRE
ZAMPINI, FAMILY US REAL ESTATE TRUST
31 PRINCE ADAM CRT
KING CITY ON L7B 1M1,
CANADA

ROISE, JOHN C TRE
ROISE, JOHN C REV TRUST
15208 GULF BLVD UNIT 408
MADEIRA BEACH, FL 33708-1861

KELLER, LEANNA JILL TRE
KELLER, LEANNA JILL REV TRUST
15208 GULF BLVD APT 508
MADEIRA BEACH, FL 33708-1861

HESHMATPOUR REVOCABLE TRUST
HESHMATPOUR, DENISE E TRE
15208 GULF BLVD APT 308
MADEIRA BEACH, FL 33708-1861

FOSTVEDT, TONY
FOSTVEDT, JEAN
15208 GULF BLVD UNIT 504
MADEIRA BEACH, FL 33708-1861

SHAPIRO, MICHAEL
SHAPIRO, GAIL
15208 GULF BLVD UNIT 207
MADEIRA BEACH, FL 33708-1861

BRADLEY, MICHAEL
BRADLEY, ELIZABETH
15208 GULF BLVD APT 503
MADEIRA BEACH, FL 33708-1861

MOUSER, DAVID RANDOLPH FAMILY TRUST
MOUSER, DAVID RANDOLPH TRE
15208 GULF BLVD UNIT 203
MADEIRA BEACH, FL 33708-1861

RAYFIELD, GREGG
RAYFIELD, MYRA
15208 GULF BLVD APT 208
MADEIRA BEACH, FL 33708-1861

MUSICK, GREGORY J TRE
MUSICK, NANCY N TRE
15208 GULF BLVD APT 304
MADEIRA BEACH, FL 33708-1861

SULLIVAN, CONRAD
SULLIVAN, EILEEN
15208 GULF BLVD APT 307
MADEIRA BEACH, FL 33708-1861

L S W TRUST
WARHUS, LARRY M TRE
15208 GULF BLVD UNIT 505
MADEIRA BEACH, FL 33708-1861

PERONE, KATHLEEN A TRE
PERONE, SAMUEL N TRE
15208 GULF BLVD UNIT 201
MADEIRA BEACH, FL 33708-1861

ACTA, MANUEL
ACTA, CINDY
15208 GULF BLVD APT 501
MADEIRA BEACH, FL 33708-1861

TIRMENSTEIN, DAVID L TRE
TIRMENSTEIN, DAVID L REV TRUST
15208 GULF BLVD UNIT 405
MADEIRA BEACH, FL 33708-1861

GIESLER, JAMES WILLIAM
GIESLER, BEVERLY ANN
15208 GULF BLVD UNIT 407
MADEIRA BEACH, FL 33708-1861

TEEMS, MILES
TEEMS, DONNA
15208 GULF BLVD UNIT 301
MADEIRA BEACH, FL 33708-1861

FONTAINE, LISA A REVOCABLE TRUST
FONTAINE, LISA A TRE
15208 GULF BLVD APT 302
MADEIRA BEACH, FL 33708-1861

BERGESON, THOMAS WILLIAM
BERGESON, PAMELA ANNE
15208 GULF BLVD UNIT 306
MADEIRA BEACH, FL 33708-1861

KAH, RANDY J
KAH, DEIRDRE A
15208 GULF BLVD APT 609
MADEIRA BEACH, FL 33708-1862

KING, KAREN K REVOCABLE TRUST
KING, KAREN K TRE
15208 GULF BLVD APT 606
MADEIRA BEACH, FL 33708-1862

LINE, STEVEN TRE
LINE, TRACY TRE
19307 VICTORY CHAPEL RD
NOBLESVILLE, IN 46060-6762

PROCHASKA, JOSEPH J JR TRUST
PROCHASKA, JOSEPH J JR TRE
2325 BURR OAK RD
NORTHFIELD, IL 60093-2701

BROWN FAMILY TRUST
BROWN, LYNN TRE
78 CHISHOLM ST
OAKVILLE ON L6K 3H7,
CANADA

ORRICK, JOHN V
ORRICK, DAWN M
17217 BREEDERS CUP DR
ODESSA, FL 33556-6201

O'NEILL, PATRICK TRE
O'NEILL, PATRICK T REV TRUST
13074 STONE CREEK CT
PLYMOUTH, MI 48170-6537

REX, MARK R
REX, CHERYL L
3266 ENTERPRISE RD E
SAFETY HARBOR, FL 34695-5207

HERRING, VANN M REVOCABLE TRUST
HERRING, VANN M TRE
822 S ROME AVE
TAMPA, FL 33606-2835

KELLY, DAVID
KELLY, KIMBERLY
2506 W EDGEWOOD RD
TAMPA, FL 33609-5302

SCHWEIGER, LORI L TRE
SCHWEIGER, ANTHONY J III TRE
12770 6TH ST E
TREASURE ISLAND, FL 33706

YANTORNO, CARL PAUL TRE
YANTORNO, PAULA ANN TRE
11475 QUIVAS WAY
WESTMINSTER, CO 80234-2620

15327 HOLDINGS INC
15327 GULF BLVD
MADEIRA BEACH, FL 33708-1816

PINES MADEIRA LLC
3301 PONCE DE LEON BLVD PH-STE
CORAL GABLES, FL 33134-7273

STAPLES, JUDIE C
1122 PARK ST N
ST PETERSBURG, FL 33710-4338

MCALEES, MELINDA M
15208 GULF BLVD UNIT 608
MADEIRA BEACH, FL 33708-1862

PINES MADEIRA LLC
3301 PONCE DE LEON BLVD PH-STE
CORAL GABLES, FL 33134-7273

MADEIRA BEACH, CITY OF
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708-1916

LEMON DRIVE PROPERTIES LLC
5710 WOOSTER PIKE STE 122
CINCINNATI, OH 45227-4520

SCHUSTER, ALVIN
15208 GULF BLVD UNIT 607
MADEIRA BEACH, FL 33708-1862

PINES CARTER OF FLORIDA INC
3301 PONCE DE LEON BLVD PH PH
CORAL GABLES, FL 33134-7275

MCCLINTOCK BUILDING LLC
15215 GULF BLVD
MADEIRA BEACH, FL 33708-1814

KIFFIN, HEIDI S
15208 GULF BLVD APT 209
MADEIRA BEACH, FL 33708-1861

ENGAGING HEAVEN CHURCH INC
50 153RD AVE
MADEIRA BEACH, FL 33708-1809

SCORE PROPERTIES LLC
1326 E LUMSDEN RD
BRANDON, FL 33511-6717

EISENBERG, LISA L
15208 GULF BLVD APT 602
MADEIRA BEACH, FL 33708-1862

KLINGEL DEVELOPMENT INC
15530 GULF BLVD
REDINGTON BEACH, FL 33708-1728

953 LAKEVIEW DR N INVESTMENT LLC
2947 W MEMORIAL DR
JANESVILLE, WI 53548-9520

SERENO CONDO ASSN INC
24701 US HIGHWAY 19 N STE 102
CLEARWATER, FL 33763-4086

City Of Madeira Beach FLORIDA

# AFFIDAVIT OF POSTING

Date: 11/24/2026

Postings for: SP 2026-01

Before me this day Lisa Scheuermann personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

Lisa Scheuermann
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 24th day of November, 2026.

Personally known or produced _____ as identification.

BARBARA A. SCOTT
MY COMMISSION # HH 673664
EXPIRES: May 22, 2029

Barbara A Scott
Notary Public

11/24/26
Date

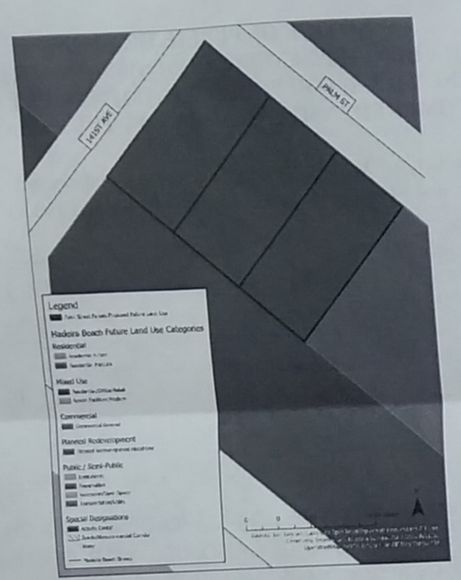
Notary Public Stamp

*Copy of public notice is attached.

RA BEACH COMPREHENSIVE
RE LAND USE MAP DESIGNATION FOR THREE
IGUOUS PARCELS LOCATED AT 14064 PALM STREET,
PALM STREET AND 14048 PALM STREET, FROM
DENTIAL MEDIUM, TO RESIDENTIAL/OFFICE/RETAIL;
VIDING FOR FINDINGS OF CONSISTENCY WITH THE CITY
MADEIRA BEACH COMPREHENSIVE PLAN AND THE
WARD PINELLAS COUNTYWIDE PLAN; PROVIDING FOR
NSMITTAL TO REVIEWING AGENCIES AS REQUIRED BY
W; PROVIDING FOR SEVERABILITY; PROVIDING FOR
NFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

tion map of the real property affected by the adoption of this ordinance is shown

**Proposed Future Land Use Amendment**




**otice:** *Sec. 2-78. - Conduct of hearing* requires a ten-day public notice to be posted at the and to be mailed to property owners within 300 feet in any direction of the property, the subject matter of this ordinance. Interested parties may appear at the meeting and be ith respect to the proposed ordinances. Any affected person may become a party to this ing and can be entitled to present evidence at the hearing including the sworn testimony of es and relevant exhibits and other documentary evidence and to cross-examine all es by filing a notice of intent to be a party with the city Community Development ment not less than five days prior to the hearing. Ordinance 2026-21 is available for tion in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, ra Beach, Florida 33708, between the hours of 8:00 a.m. and 4:30 p.m., Monday through y or online at https://madeirabeachfl.gov/plan-review-documents. If you would like more mation regarding this ordinance, please contact the Community Development Department, at 391-9951 or planning@madeirabeachfl.gov. The meeting will be aired on Public Access TV ctrum Channel 640 and through the City's YouTube Channel at s://www.youtube.com/@cityofmadeirabeach632.

e: One or more Elected or Appointed Officials may be in attendance. Any person who decides ppeal any decision of the Planning Commission with respect to any matter considered at these tings will need a record of the proceedings and for such purposes may need to ensure that a batim record of the proceedings is made, which record includes the testimony and evidence n which the appeal is to be based. The law does not require the City to transcribe verbatim nutes; therefore, the applicant must make the necessary arrangements with a private reporter or vate reporting firm and bear the resulting expense. In accordance with the Americans with sability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in this meeting should call 727-391-9951 Ext. 244 or planning@madeirabeachfl.gov.



**CODE ENFORCEMENT SPECIAL MAGISTRATE**
**CITY OF MADEIRA BEACH**

ber 4, 2026

Madeira Beach
nicipal Drive
Beach, Florida 33708

Petitioner,

CHRISTOPHER
CA CIEGA AVE
A BEACH, FL 33708-2439
Respondents.

CASE NO. CE-25-182

**rty:** 13105 BOCA CIEGA AVE **Parcel #** 15-31-15-65304-018-0012

**ription:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK R, SE'LY 47FT(S) OF LOT S

**NOTICE OF HEARING**
**REQUEST FOR ADDITIONAL TIME**

ay concern:

ARE HEREBY FORMALLY NOTIFIED that at **2:00 pm** on **MONDAY** the **16th** day **VEMBER, 2026** at the Madeira Beach City Center in the Patricia Shontz Commission ers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be fore the Special Magistrate concerning the following code violation(s):

hen required.
corporation shall not construct, enlarge, alter, repair, move, demolish, or change a building or structure, or erect, or construct a sign, or install or alter fire paratus, elevators, engines, steam boiler, furnace, incinerator, or other heat tus, plumbing, mechanical or electrical equipment or any appurtenances, the ich is regulated by the land development regulations or other sections of the Code been issued by the building official. When the cost of repair or modification does 0, does not result in a structural change, and does not require an inspection, a issued by the building official. No permit is required for uncovering flat slabs of square feet, for work of strictly cosmetic nature (painting, wallpapering, abinets, etc.) or roof work less than $100.00 in value.



Scan Me
chool is neither endorsing nor sponsoring this event nor approving or endorsing the views of the organization sponsor

City of Madeira Beach FLORIDA

CITY OF MADEIRA BEACH FLORIDA PINELLAS COUNTY

**PUBLIC NOTICE**
**PLANNING COMMISSION (LOCAL PLANNING AGENCY) MEETING REGARDING**
**MAJOR SITE PLAN REVIEW SP 2026-01 15227 Gulf Boulevard**

**Date of Notice Posted:** November 24, 2026
**From:** City of Madeira Beach
**Regarding:** Major Site Plan for a Mixed-Use Project with 11 Temporary Lodging Units
**Address and Parcel ID:** 15227 Gulf Boulevard Madeira Beach, FL 33708 (09-31-15-00000-240-0900)

**Purpose of This Public Notice**
You are receiving this notice because you own property within 300 feet of the proposed development site for a Mixed-Use Project with 11 Temporary Lodging Units located at 15227 Gulf Boulevard Madeira Beach, FL 33708. The City of Madeira Beach Code of Ordinances *Sec. 2-78. - Conduct of hearing* requires a 10-day notice to be mailed to property owners within 300 feet of the property of the subject matter on the application.

**Meeting Details**
- **Date/Time:** December 7, 2026, 6:00 PM, Planning Commission Meeting
- **Location:** Commission Chambers, 300 Municipal Drive, Madeira Beach, Fl 33708
- **Hosted by:** City of Madeira Beach Community Development Department
- **City Contact:** Andrew Morris, Long Range Planner, amorris@madeirabeachfl.gov
- **Meeting Access:** The meeting will be livestreamed and video archived at https://www.youtube.com/@cityofmadeirabeach632 .

**What Will Be Presented**
- The proposed site plan and supporting documents will be presented by city staff.
- The proposed site plan will show the location and dimensions of the structure.
- The Planning Commission will review the proposed site plan based on the criteria in *Sec. 110-51. - Scope of review and Sec. 110-71. - Submission; contents.*
- The Planning Commission has the options to recommend to approve, approve with conditions, or deny the site plan.

**Posting & Documentation**
This notice has been mailed to all property owners within 300 feet of the proposed site, to the Madeira Beach Board of Commissioners, the City Clerk, and the Community Development Department, and has been posted visibly on the subject property in accordance with City requirements. Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing the attached Notice of Intent to be a party with the Community Development Department not less than five days prior to commencement of the hearing. A copy of the application is available for inspection in the Community Development Department between the hours of 8:30 a.m. and 4:30 p.m.,

City of Madeira Beach FLORIDA

CITY OF MADEIRA BEACH FLORIDA PINELLAS COUNTY

Monday through Friday. The application will be available to view online at https://madeirabeachfl.gov/plan-review-documents/ .

**Location Of Major Site Plan Review SP 2026-01**




Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City to transcribe verbatim minutes; therefore, the affected party must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting must contact Community Development Director, Marci Forbes no later than 48 hours prior to the meeting: (727) 391-9951 or send a written request to planning@madeirabeachfl.gov.

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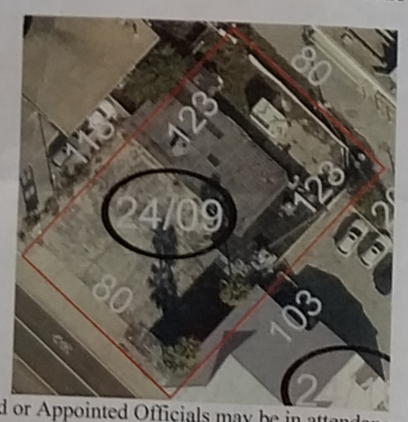


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CITY OF M
300 MUN

APPLICATION FOR A

Please indicate your preference of board or commiss
- ☐ Civil Service Commission
- ☐ Library Board
- ☐ Planning Commission
- ☐ Other _____

Are you a Madeira Beach Resident?

Are you an elector (qualified voter) of the City of Madeira Beach?

Are you related to a City of Madeira Beach employee or elected official? If yes, please

ALDI

# NOTICE OF PUBLIC HEARING

APPLICATION NO.: SP 2026-1

REQUEST: Site Plan - Mixed Use Project with 11 temporary lodging units

PROPERTY DESCRIPTION: 15227 Gulf Blvd

HEARING DATE & TIME: 12/7/2026 @ 6:00 PM

HEARING LOCATION: COMMISSION CHAMBERS, MADEIRA BEACH CITY HALL, 300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708.

THE PROJECT FILE IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS IN THE COMMUNITY DEVELOPMENT DEPARTMENT 300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708 OR CALL 727-391-9951 FOR MORE INFORMATION

Back

Plan Review Documents

John's Pass Village Activity Center Plan

Marci Forbes
Director of Community Development

(727) 391-9951

# Plan Review Documents

## Planning Commission Meeting 12/7/26

SP 2026-01 15227 Gulf Boulevard LPA Public Notice

SP 2026-01 15227 Gulf Boulevard Application

SP 2026-01 15227 Gulf Boulevard Application Support Materials