



# CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT  
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708  
(727) 391-9951 EXT. 255  
[planning@madeirabeachfl.gov](mailto:planning@madeirabeachfl.gov)



## ALCOHOLIC BEVERAGE PERMIT APPLICATION

**Applicant: Name and Address**

Dockside Dave's Restaurant

14701-14703 Gulf Blvd

Madiera Beach, FL 33708

**Property Owner: Name and Address**

Dockside Dave's Real Estate, LLC

14701- 14703 Gulf Blvd

Madiera Beach, FL 33708

**Telephone:** 727-717-3226

**Email:** docksidesmadbeach@gmail.com

**Telephone:** 727-717-3226

**Email:** docksidesmadbeach@gmail.com

Type of Ownership: ☐ Individual ☐ Partnership ☐ Corporation ☒ LLC

Name of Business: Dockside Dave's Restaurant Business Phone: 727-717-3226

Parcel Identification: 09-31-15-87048-000-0070 & 09-31-15-00000-410-0100

Legal Description: \_\_\_\_\_

Number of Seats: Inside: 40 Outside: 80

Number of Employees: 30

Zoning District: C3- Retail- Commercial

Future Land Use: Residential- Office- Retail

Classification:

☐ Package store, beer & wine

☐ Retail Store, beer, wine

☐ Package store, beer, wine, liquor

☒ Restaurants

☐ Bar

☐ Club

☐ Charter Boats

Number of Parking Spaces: 37 HC Parking Spaces: 2 Bike Racks: 2

## Hours of Operation:

Monday: 11-11

Tuesday: 11-11

Wednesday: 11-11

Thursday: 11-11

Friday: 11-11

Saturday: 11-11

Sunday: 11-11

General Description of Business: Full Service Restaurant WITH LIVE ENTERTAINMENT. ADDED

SPACE FOR OVERFLOW AT THE RESTAURANT. CATERING MORE TOWARDS LUNCH AND DINNER CROWDS. CAN BE USED AS  
 Supporting Materials Required: A WAITING AREA WHILE THEY WAIT FOR A TABLE TO

☐ Property Owner's Written Approval

☐ Property Survey

"OPEN UP"

☐ Site Plan

**Package Store Requisition: On a separate attached page, please answer the following questions:**

1. The extent to which the location and the extent to which the proposed alcoholic beverage request will adversely affect the character of the existing neighborhood.
2. The extent to which traffic generated as a result of the location of the proposed alcoholic beverage request will create congestion or present a safety hazard.
3. Whether or not the proposed use is compatible with the particular location for which it is proposed.
4. Whether or not the proposed use will adversely affect the public safety.
5. No application for review under this section shall be considered until the applicant has paid in full any outstanding charges, fees, interest, fines or penalties owned by the applicant to the City under any section of the code.

- ① THE EXTENT TO WHICH THE LOCATION AND THE EXTENT TO WHICH THE PROPOSED ALCOHOLIC BEVERAGE REQUEST WILL ADVERSELY AFFECT THE CHARACTER OF THE EXISTING NEIGHBORHOOD IS THAT IT WILL NOT AFFECT THE EXISTING NEIGHBORHOOD. THE RESTAURANT AND BAR NEXT TO US, THE REEF, ALREADY HAS LIQUOR. NOTHING FOR US WILL BE CHANGING, JUST ADDING LIQUOR TO OUR EXISTING BEER SELECTION.
- ② THE ADDITION OF LIQUOR SHOULD NOT CREATE TRAFFIC CONGESTION. OUR BUSINESS HAS BEEN THERE FOR WELL OVER A DECADE. WE ALREADY HAVE OUR EXISTING CLIENTELE. OUR PARKING LOT ALSO HAS AN EXIT OFF OF FIRST ST. E AS WELL AS 147TH AVE E, KEEP CARS FREE AND CLEAR OF CONGESTING GULF BLVD.
- ③ THE PROPOSED USE IS COMPATIBLE WITH THE PARTICULAR LOCATION.
- ④ THE PROPOSED WILL NOT ADVERSELY AFFECT THE PUBLIC SAFETY. OUR NEIGHBORS HAVE LIQUOR AND WE BOTH HAVE LONG TENURE AND NO ISSUES.
- ⑤ AGREED.

**Affidavit of Applicant:**

I understand that this Alcoholic Beverage Permit Application, with its attachments, becomes a permanent record for the City of Madeira Beach and hereby certify that all statements made herein together with any attachments, are true to the best of my knowledge.

Signature of Applicant: \_\_\_\_\_



Date: \_\_\_\_\_

12-26-29

**\*\*For City of Madeira Beach Use Only\*\***

**Fee:** \$800.00

☐ Check # \_\_\_\_\_

☐ Cash

☐ Receipt # \_\_\_\_\_

Date Received: 12/23/2024

Received by: Lisa S

ABP# Assigned: 2025-01

BOC Hearing Date: 01/08/2024

☐ Approved

☐ Denied

\_\_\_\_\_  
Community Development Director

Date: \_\_\_\_\_

\_\_\_\_\_  
City Manager

Date: \_\_\_\_\_



**CERTIFICATION**

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 Redevelopment Plan Requirements and Procedures (attached), read and understand the reasons necessary for granting a Redevelopment Plan 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.

Applicant's Signature: *BB [Signature]*

Date:

STATE OF FloridaCOUNTY OF pinellas

Before me, this 23<sup>rd</sup> day of Dec, 2024, appeared in person

Brandon Nazzario  
(name of applicant)

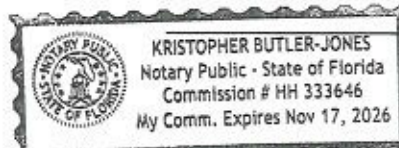
who, being sworn, deposes and says that the forgoing

is true and correct certification and who is \_\_\_\_\_ personally know to me or has produced FL DL as identification.

*K. Butler Jones*  
(notary signature)

Commission Expires: Nov. 17, 2026

Stamp



**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

Dockside Dave's Real Estate, LLC

14703 Gulf Blvd, Madeira Beach, FL 33708

12.26.2024

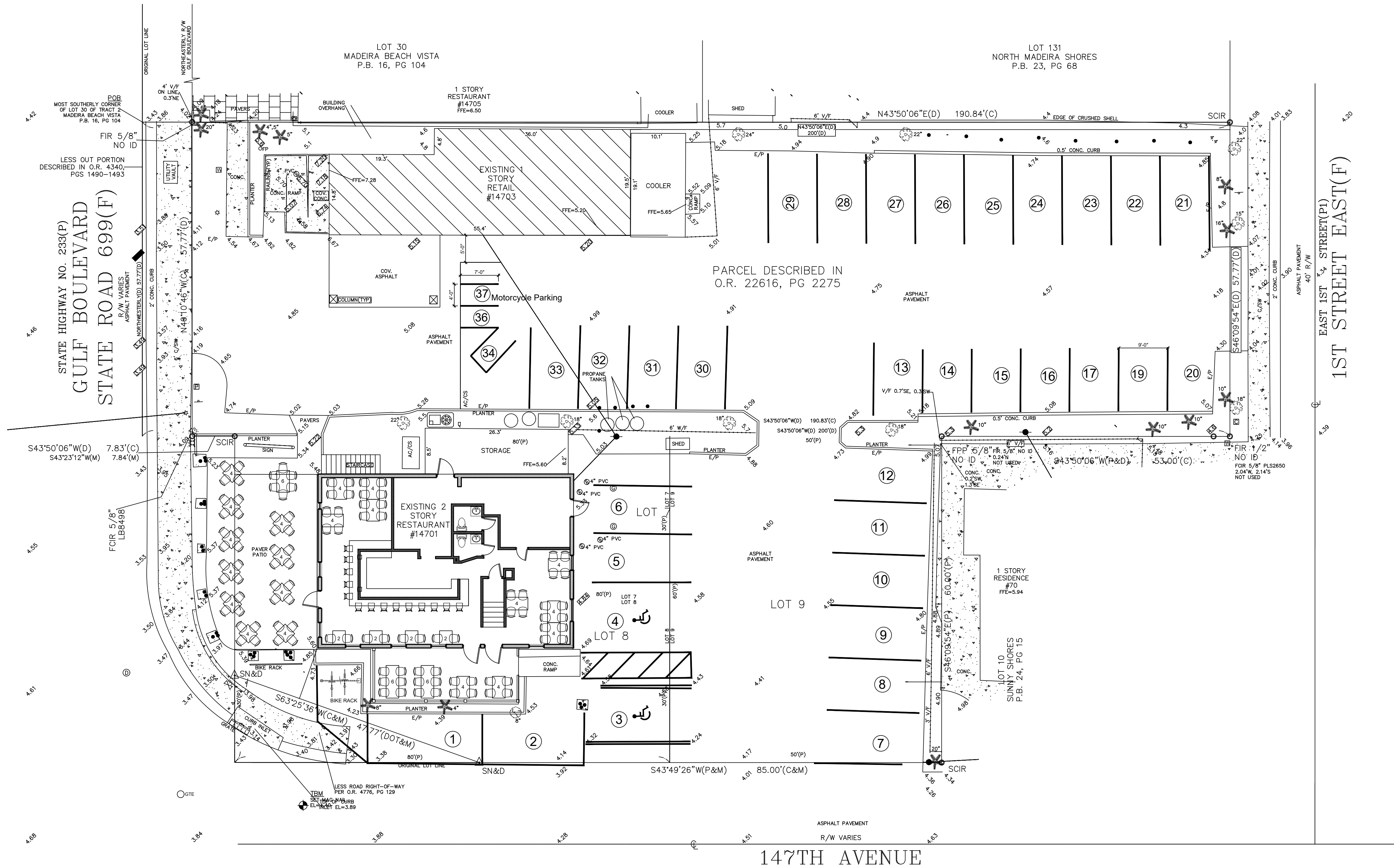
Dockside Dave's Real Estate LLC, as a landlord, allows for the sale of liquor at said establishment.

Thank you,

  
Brandon Nazzario

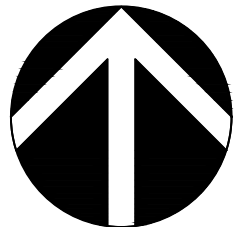
727-389-9543

docksidesmadbeach@gmail.com



SITE PLAN

SCALE: 1"=10'-0"



NORTH

**JOHN A. BODZIAK**  
ARCHITECT AIA, PA  
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT  
FLORIDA REGISTRATION NO. AR0005065  
EMAIL: JACK@JABODZIAK.COM  
5665 CENTRAL AVE. SAINT PETERSBURG, FLORIDA 33710  
TEL: (727) 327-1966 FAX: (727) 526-0968

DRAWN BY JB/MT  
UPDATED ON Mar. 14, 24  
DATE DEM - 2023  
JAB PROJECT # 23-037  
SHEET #

SP-1.0

PROJECT INTERIOR REMODEL  
DOCKSIDE DAVES  
14701 & 14703 GULF BLVD.  
MADEIRA BEACH, FL

SITE PLAN

REVISIONS	
NO.	DESCRIPTION

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.

PROFESSIONAL STATEMENT TO THE BEST OF HIS 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 55 AND 63, LAWS OF FLORIDA.

JOHN A. BODZIAK, INC. HEREBY CERTIFIES THAT THE 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 55 AND 63, LAWS OF FLORIDA.

COMMON LAW COPYRIGHTS AND OTHER INTELLECTUAL PROPERTY RIGHTS ARE RESERVED BY THE ARCHITECT. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

THIS DOCUMENT IS THE PROPERTY OF JOHN A. BODZIAK, INC. AND IS NOT TO BE LOANED, REPRODUCED, COPIED, OR IN ANY MANNER DISSEMINATED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT INCLUDE ANY OTHER SERVICES OR PRODUCTS PROVIDED BY THE ARCHITECT.

THIS PLAN IS APPROVED FOR THE ARCHITECT'S SIGNATURE AND SEAL.





**MIKE TWITTY, MAI, CFA**  
**Pinellas County Property Appraiser**

[www.pcpao.gov](http://www.pcpao.gov)

[mike@pcpao.gov](mailto:mike@pcpao.gov)

Run Date: 20 Mar 2024

Subject Parcel: 09-31-15-87048-000-0070

Radius: 300 feet

Parcel Count: 160

Total pages: 7

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.



Outlook

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**Fwd: Dockside Dave's**

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**From** Jenny Rowan <Jrowan@madeirabeachfl.gov>  
**Date** Mon 12/30/2024 8:32 AM  
**To** Morris, Andrew <Amorris@madeirabeachfl.gov>

FYI

Jenny Rowan, CFM  
Community Development Director  
City of Madeira Beach

Begin forwarded message:

**From:** Brandon Nazzario <docksidesmadbeach@gmail.com>  
**Date:** December 28, 2024 at 9:22:17 PM EST  
**To:** Jenny Rowan <Jrowan@madeirabeachfl.gov>  
**Subject: Re: Dockside Dave's**

**CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.**

1. The extent of the existing neighborhood will not be affected by the proposed alcoholic beverage request. Both neighboring buildings to the north and south both serve alcohol and there are currently no issues.
2. Traffic will not be affected. There is access to the property through both 147th Ave E as well as First St E. Numerous entrances and exits are available.
3. The proposed use is compatible with the particular location.
4. Public safety will not be affected by the proposed use. Both neighboring buildings serve alcohol currently.
5. I agree and have paid all fees in full.

Thank you,  
Brandon Nazzario

Sent from my iPhone

On Dec 27, 2024, at 12:56 PM, Jenny Rowan <Jrowan@madeirabeachfl.gov>  
wrote:

Brandon,

Can you please fill out the questions 1-5 on page 2? You can write this in an email and I can add to the application if that is easier (see questions below).

1. The extent to which the location and the extent to which the proposed alcoholic beverage request will adversely affect the character of the existing neighborhood.
2. The extent to which traffic generated as a result of the location of the proposed alcoholic beverage request will create congestion or present a safety hazard.
3. Whether or not the proposed use is compatible with the particular location for which it is proposed.
4. Whether or not the proposed use will adversely affect the public safety.
5. No application for review under this section shall be considered until the applicant has paid in full any outstanding charges, fees, interest, fines or penalties owned by the applicant to the City under any section of the code.

Here is a screenshot from the last application. It is slightly different than this request because it was adding liquor to the license you already had, this one is an extension.

<image001.png>

**Jenny Rowan, CFM**

Community Development Director

City of Madeira Beach

727-391-9951 x 255

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**From:** Brandon Nazzario <docksidesmadbeach@gmail.com>

**Sent:** Friday, December 27, 2024 11:44 AM

**To:** Jenny Rowan <jrowan@madeirabeachfl.gov>; Robin Gomez

<RGomez@madeirabeachfl.gov>; Lisa Scheuermann

<LScheuermann@madeirabeachfl.gov>; Morris, Andrew

<Amorris@madeirabeachfl.gov>

**Subject:** Re: Dockside Dave's

<p style="color:red">CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.</p>

Here is all the updated things you need. The second link is the parking agreement. We are currently on pause until we reopen. No sense in paying while we are closed. Once open we will reactivate that parking agreement. The parking spaces I added on the packet are on premise. As for number 4, 30 total employees and 10 on per shift.

Thank you,

Brandon Nazzario

Sent from my iPhone

## MONTHLY PARKING AGREEMENT

### TERMS AND CONDITIONS

UPP Global ('UPP') managing agent of the Florida Parking Lot ('FPL') and the undersigned cardholder ('Account Holder'), hereby agree that the Account Holder may use the FPL on an unreserved basis subject to the following terms and conditions:

1. UPP manages the parking lot. Any questions concerning billing, access credentials, etc. should be directed to customer support at (207) 747-4230 or by email at: [support@uppglobal.com](mailto:support@uppglobal.com).
2. Monthly Parking fees in the amount of **"\$1,815.00" Per Month**, are **DUE IN ADVANCE**, without notice on the **FIRST DAY OF EACH MONTH**. The total amount due every month is calculated for 11 vehicles at \$5.50 per vehicle, per day.  
A 5.0% Late Fee will be charged if the parking fee is not paid by the 4th day of the month. Parking Privileges may | will be suspended if fees are not received by the 7th day of each month. A month is defined as the 1st day of a calendar month through and including the last day of a calendar month.
3. **OWNERS PARK AT THEIR OWN RISK**. UPP will not be liable for any destruction, loss, or damage to Owner's vehicle or any other property or for any injury to owner or any other person resulting from the use of the lot.
4. **TERMINATION RIGHTS**: Account Holder may terminate this agreement thirty (30) days in advance to the first of the month by filling out a cancellation form and submitting to customer support by email at [support@uppglobal.com](mailto:support@uppglobal.com) or by delivering to UPP Corporate Office at 496 Congress Street, Suite 3, Portland, ME. 04101 during business hours. Parking may be terminated immediately by UPP if Account Holder is found in violation of the terms within this Agreement. This Agreement is immediately terminated if the Account Holder leaves the company | firm | business listed below. The space is only transferrable to another parker with permission by UPP support.
5. **MODIFICATIONS**: UPP holds the right to modify or increase parking fees or terminate this agreement with no less than thirty {30} days' notice of such change.
6. The Parking lot prohibits the use of storage within the parking lot. Any vehicle, which has remained parked for more than five {5} consecutive days without permission by UPP support or management will be considered unauthorized storage and may result with vehicles being towed at Owner's expense.
7. First month's rent of **"\$1,815,"** must be paid when this contract is completed and submitted.



## CONTACT INFORMATION

### ACCOUNT HOLDER INFORMATION:

NAME:

PHONE #:

EMAIL:

USED FOR CONTACT OR BILLING PURPOSES ONLY

ORGANIZATION | PLACE OF BUSINESS:

IF APPLICABLE

## VEHICLE INFORMATION

Please List Every Vehicle Parker You May Drive

### LICENSE & VEHICLE INFORMATION:

CUSTOMER'S DRIVER'S LICENSE:

STATE ISSUED:

#### PRIMARY VEHICLE:

MAKE:

MODEL:

COLOR:

YEAR:

LICENSE PLATE:

STATE:

#### SECONDARY VEHICLE:

MAKE:

MODEL:

COLOR:

YEAR:

LICENSE PLATE:

STATE:

### EMPLOYEE SIGNATURE:

ACCOUNT HOLDER OR ITS REPRESENTATIVE HEREBY ACKNOWLEDGES AND AGREES TO THE ABOVE TERMS AND CONDITIONS AND RETAINS ONE COPY OF THIS AGREEMENT:

**APPLICANT SIGNATURE:**

**DATE:**

I declare under penalty of perjury under the laws of the State of Maine that the information provided herein is correct and complete. I understand that incomplete or inaccurate information will result in termination of the authorization to park in the designated monthly parking space. I further agree to defend, indemnify, and hold harmless UPP Global, LLC, its officials, officers, employees, and agents against: (1) any liability, claims, causes of action, judgements, or expenses, including reasonable attorney fees, resulting directly or indirectly from any act or omission of the Permit holder, anyone directly or indirectly employed by them, and anyone for whose acts of omissions they may be liable, arising out of the Account Holder's use of UPP's designated monthly parking spaces; and (2) all loss by the failure of the Account Holder to fully or adequately perform, in any respect, all authorizations or obligations under the Permit.



INDEX OF DRAWINGS	
SHEET #	DESCRIPTION
CO	COVER SHEET
SUR	SURVEY
D-1.0	DEMOLITION PLAN BUILDING "A"
D-2.0	DEMOLITION PLAN BUILDING "B"
A-1.0	FIRST FLOOR PLAN BUILDING "A,B"
A-2.0	SECOND FLOOR PLAN BUILDING "B"
A-3.0	STRUCTURAL FLOOR PLAN BLDG. "A"
A-4.0	STRUCTURAL FLOOR PLAN BLDG. "B"
LS-1.0	LIFE SAFETY PLAN FIRST FLOORS
LS-2.0	LIFE SAFETY PLAN SECOND FLOOR
M-1.0	MECHANICAL PLAN BLDG. "A" FIRST FL.
M-2.0	MECHANICAL PLAN BLDG. "A" SECOND FL.
M-3.0	MECHANICAL PLAN BUILDING "B"
E-1.0	ELECTRICAL PLAN BUILDING "A"
E-2.0	ELECTRICAL PLAN BUILDING "B"
E-3.0	ELECTRICAL PANELS & LOADS CALC

INDEX OF DRAWINGS	
SHEET #	DESCRIPTION
G-1.0	GAS & HOOD PLAN
P-1.0	PLUMBING PLAN BLDG. "A" FIRST FLOOR PLAN
P-2.0	PLUMBING PLAN BLDG. "B" FIRST FLOOR PLAN
P-3.0	PLUMBING PLAN BLDG. "A" SECOND FLOOR PLAN

# PROJECT DOCKSIDE DAVES 14701 & 14703 GULF BLVD. MADEIRA BEACH, FL

ADDRESS:  
14701 & 14703 GULF BOULEVARD  
MADEIRA BEACH, FLORIDA

LEGAL DESCRIPTION: (O.R. 5086, PG 1742)  
LOTS 7 AND 9 AND LOT 8 LESS ROAD RIGHT-OF-WAY AS DESCRIBED IN O.R. BOOK 4776, PAGE 129, SUNNY SHORES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND (O.R. 22616, PG 2275)

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 30 OF TRACT 2, MADEIRA BEACH VISTA IN GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 31 SOUTH, RANGE 15 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 104, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, RUN N. 43°50'06" E., 200 FEET; THENCE S. 46°09'54" E. 57.77 FEET; THENCE S. 43°50'06" W., 200 FEET TO THE EASTERLY BOUNDARY OF GULF BOULEVARD, THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY BOUNDARY OF GULF BOULEVARD 57.77 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION DESCRIBED ON O.R. BOOK 4340, PAGES 1490 - 1493 FOR RIGHT OF WAY PURPOSES

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.

## GENERAL NOTES:

- DO NOT SCALE THE DRAWINGS. ACTUAL CONDITIONS ARE TO BE FIELD VERIFIED BY THE GENERAL CONTRACTOR.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND STANDARDS, TO INCLUDE ALL STATE LAWS, AND LOCAL ORDINANCES.
- REPAIR, PATCH, AND REFINISH ALL EXISTING STRUCTURES AFFECTED BY THIS CONSTRUCTION.
- 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
- ALL MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT FEMA NFIP CLASS 4 OR 5 MATERIALS.

## SCOPE OF WORK

THIS PLAN SUBMITTAL IS FOR THE RENOVATION OF THE EXISTING RESTAURANT, INCLUDING THE UPDATING AND EQUIPMENT ON KITCHEN COOK LINE, ADDING TWO (2) NEW ADA COMPLIANT RESTROOMS, RELOCATING THE INSIDE BAR AND CREATING A NEW BAR WITH SEATING AREA ABOVE D.F.E. ON THE SECOND LEVEL WITH AN ADA LIFT ACCESS.  
THERE IS A SECOND BUILDING ON-SITE WHICH IS CURRENTLY AN ART STUDIO AND WILL BE RENOVATED INTO A SMALL LIVE ENTERTAINMENT STAGE AND BAR AREA.  
ALL RENOVATIONS WILL BE DONE IN ACCORDANCE WITH FBC 2023 8<sup>TH</sup> EDITION AND BE FEMA COMPLIANT.

## BUILDING DESIGN DATA

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 2023, 8th EDITION

WINDBORNE DEBRIS REGION: YES  
V (ult) ULTIMATE DESIGN WIND SPEED: 150 MPH  
V (asd) NOMINAL DESIGN WIND SPEED: 116 MPH  
BUILDING RISK CATEGORY: II  
EXPOSURE CLASSIFICATION: D  
DESIGN: ENCLOSED  
INTERNAL PRESSURE COEFFICIENT: (+/-) 0.18

HEIGHT & EXPOSURE ADJUSTMENT COEFF.: 1.00 (max.30')

DESIGN WIND LOADS - DOORS, WINDOWS, COMPONENTS & CLADDING DESIGN

ZONE	PRESSURES (PSF) *	
HIP ROOF - SLOPE (20°-27°) 1 2e, 2r, & 3	V <sub>ult</sub>	-20.5 P.S.F.
	+13.1 P.S.F.	-35.5 P.S.F.
GABLE ROOF - SLOPE (20°-27°) 1 & 2e 2n, 2r, & 3e 3r	+18.1 P.S.F.	-34.6 P.S.F.
	+18.1 P.S.F.	-55.2 P.S.F.
	+18.1 P.S.F.	-65.4 P.S.F.
WALLS - 4 5	+24.3 P.S.F.	-26.3 P.S.F.
	+24.3 P.S.F.	-32.5 P.S.F.

\*ADJUSTED FOR EXPOSURE AND HEIGHT

h= 26 FT.  
a= 4 FT.

REBAR GRADE 40  
CONCRETE 3,000 P.S.I. MIN.  
LUMBER S.Y.P. OR P.T. GRADE #2 U.N.O.  
SOIL BEARING CAPACITY 1,500 P.S.F. (ASSUMED)  
FLOOD HAZARD AREA NO

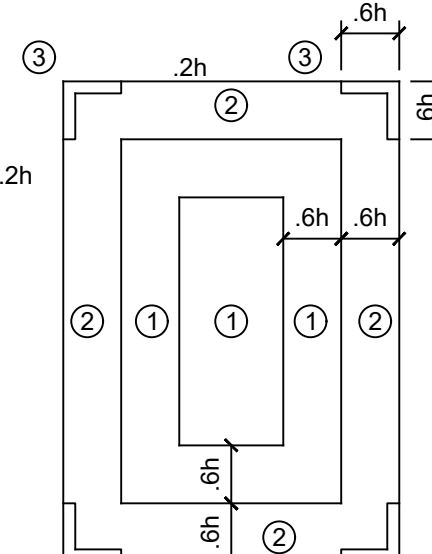
CLASSIFICATION R3  
CONSTRUCTION TYPE IIIB

## APPLICABLE CODES:

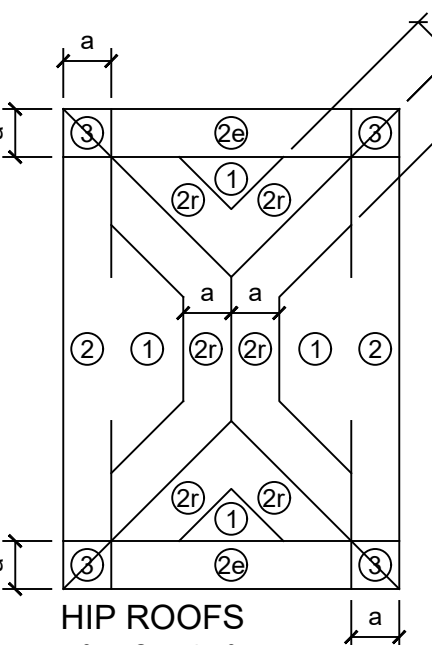
FLORIDA BUILDING CODE, 2023, 8th Edition  
FLORIDA BUILDING CODE RESIDENTIAL, 2023, 8th Edition  
FLORIDA BUILDING CODE EXISTING, 2023, 8th Edition  
FLORIDA BUILDING CODE PLUMBING, 2023, 8th Edition  
FLORIDA BUILDING CODE FUEL, GAS, 2023, 8th Edition  
FLORIDA BUILDING CODE MECHANICAL, 2023, 8th Edition  
FLORIDA BUILDING CODE ENERGY, 2023, 8th Edition  
FLORIDA BUILDING CODE ACCESSIBILITY, 2023, 8th Edition  
FLORIDA FIRE PREVENTION CODE, 7th Edition 2023  
2017 NATIONAL ELECTRIC CODE / NFPA 70

## STRUCTURE LIVE / DEAD LOADING

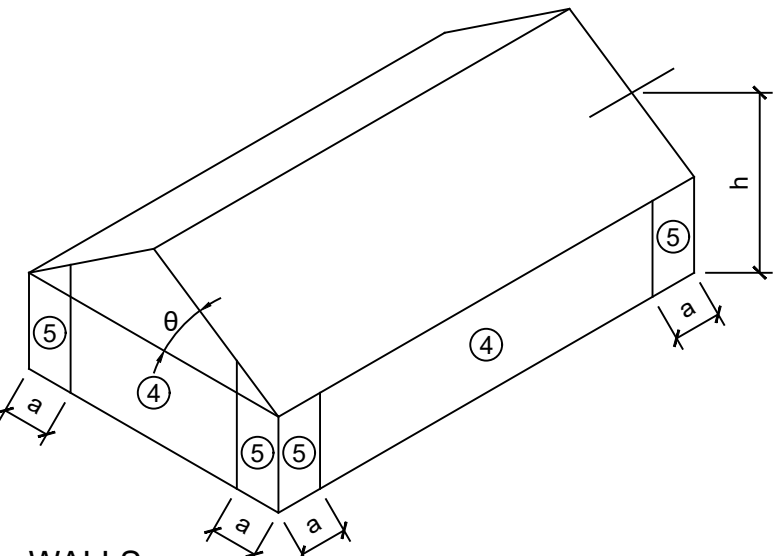
ROOF LOADING LIVE / DEAD = 20 P.S.F. / 20 P.S.F.  
FLOOR LOADING LIVE / DEAD = 40 P.S.F. / 20 P.S.F.  
BALCONY LIVE / DEAD = 60 P.S.F. / 20 P.S.F.  
GUARD RAILING 200 LBS. APPLIED TOP @ ANY POINT IN ANY DIRECTION PER F.B.C. 2020 RESIDENTIAL R312.1 & TABLE R301.5  
STAIRS & HAND RAILING PER F.B.C. 2020 RESIDENTIAL R311.7



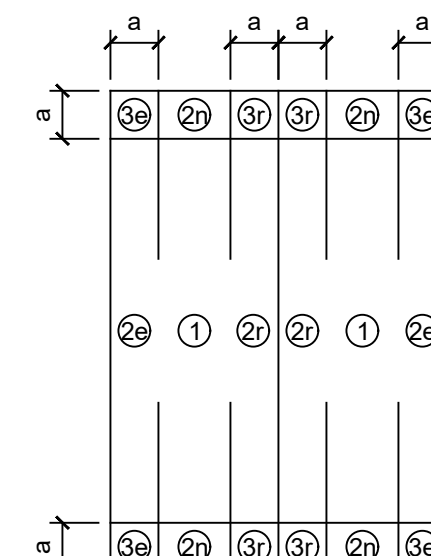
GABLE & FLAT ROOFS  
θ ≤ 7°



HIP ROOFS  
7° < θ ≤ 27°



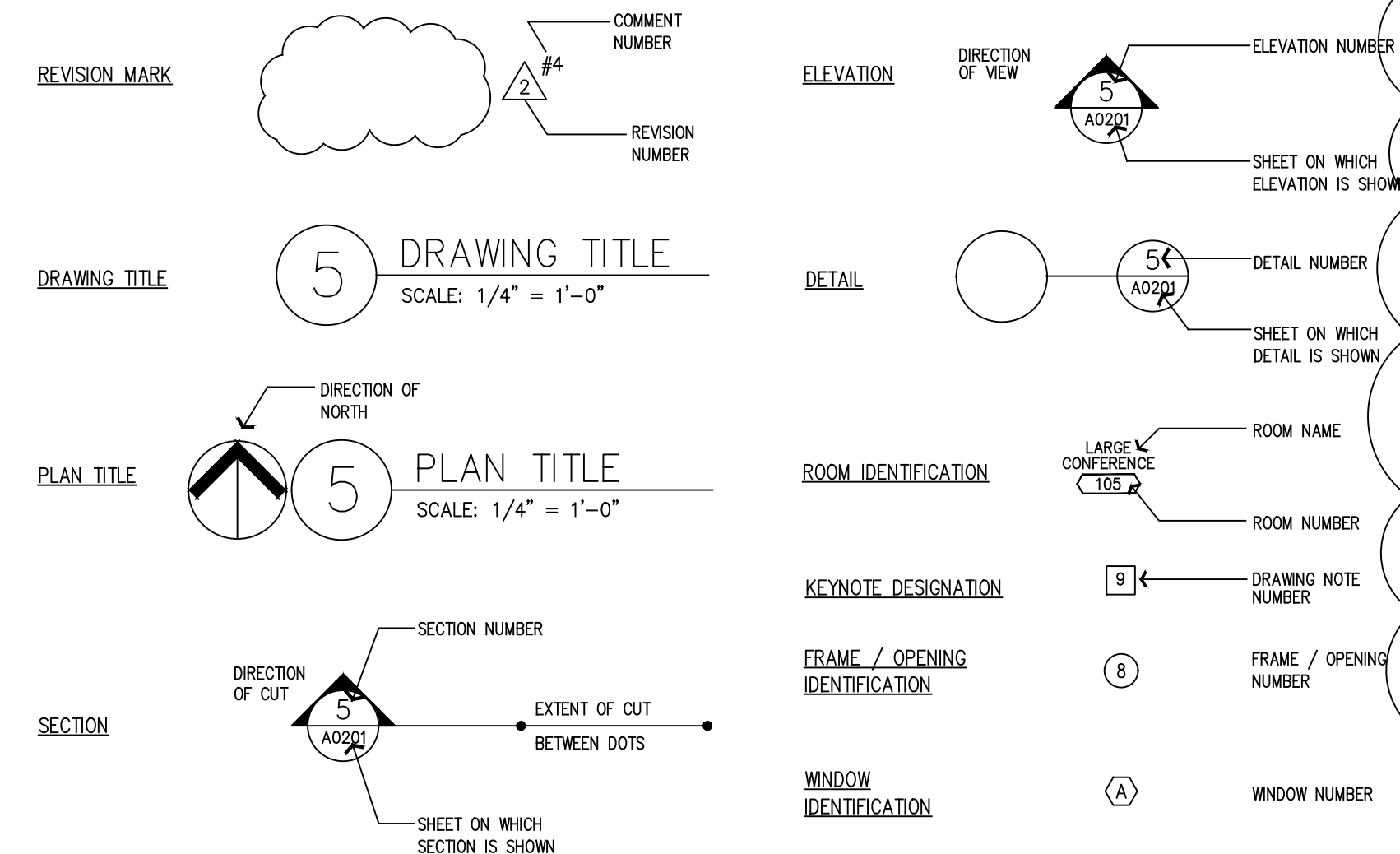
WALLS



GABLE ROOFS  
7° < θ ≤ 45°

COMPONENTS AND CLADDING PRESSURE ZONES  
a = 4 feet

## LEGEND / SYMBOLS



## SITE DATA TABLE:

CATEGORY	ALLOWABLE	EXISTING	PROPOSED
ZONING	C-3	C-3	C-3
SITE AREA	-	18,465 S.F. (.42 ACRES)	18,465 S.F. (.42 ACRES)
FLOOR AREA RATIO (FAR)	.55 (55%) MAX	4,025 S.F. = .217 (21.7%)	4,025 S.F. = .217 (21.7%)
PERVIOUS SURFACES	-	3,152 S.F. = .170 (17%)	3,706 S.F. = .200 (20%)
IMPERVIOUS SURFACE RATIO (ISR)	.70 (70%) MAX	15,313 S.F. = .829 (82.9%)	14,759 S.F. = .799 (79.9%)

## NOTES:

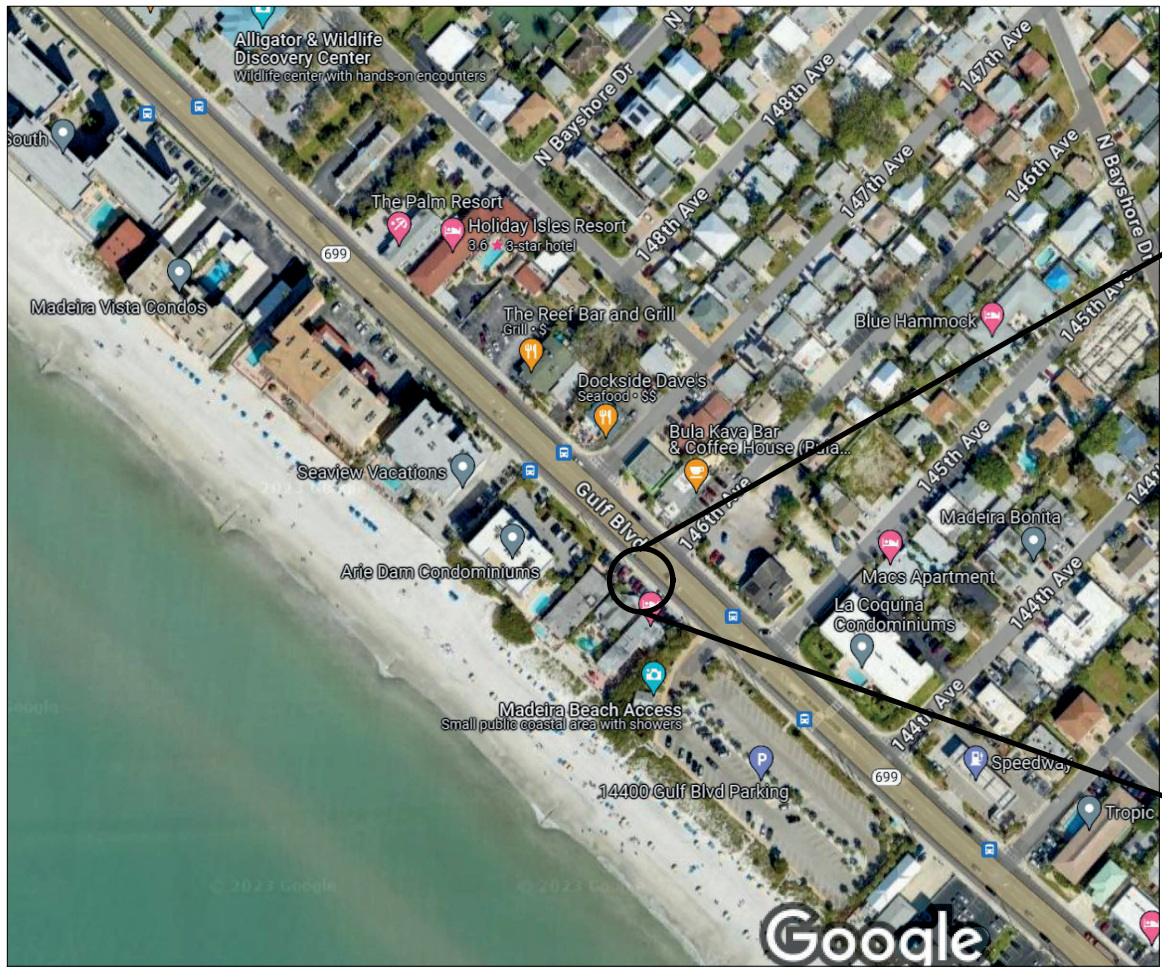
- CALCULATION OF COVERAGE FOR LOTS LOCATED IN THE C-3 DISTRICT IS PER SECTION 110-667

PARKING COUNT					
STANDARD	COMPACT	ADA	MOTORCYCLE	OFF-SITE	BIKE RACK
18	6	1	2	12	3

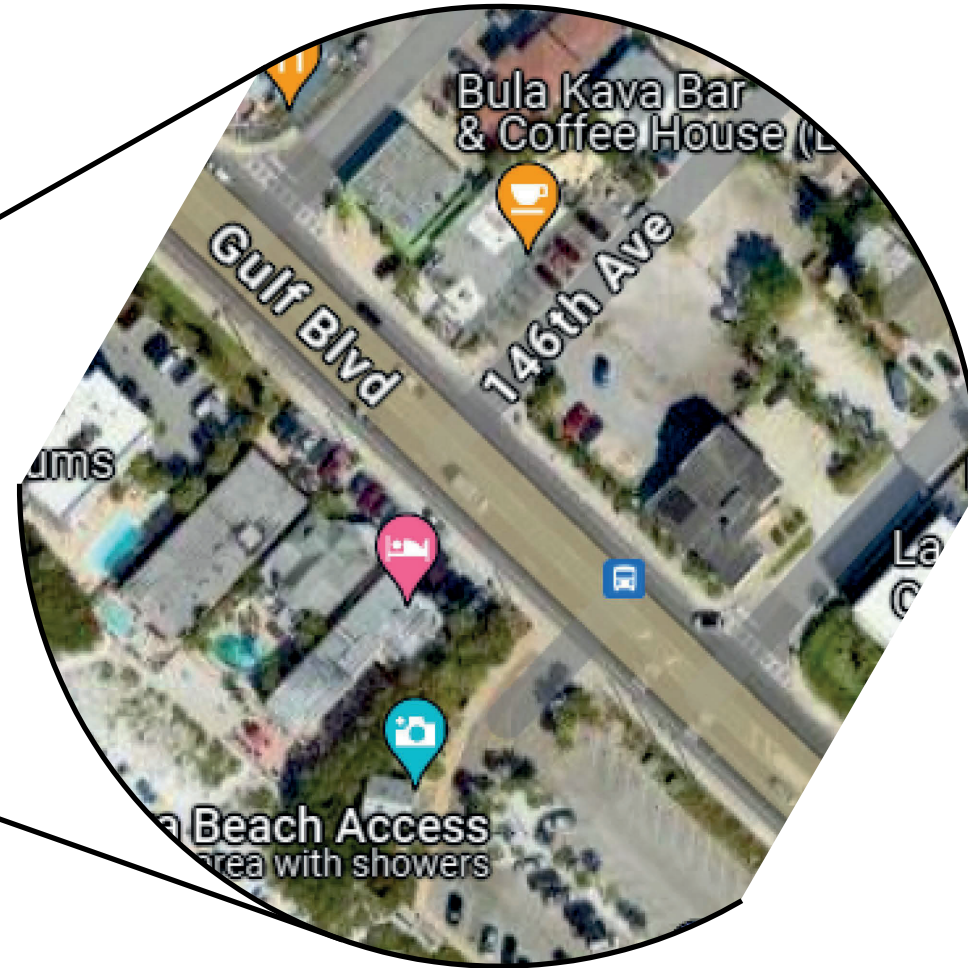
TOTAL REQUIRED PARKING SPOTS: 42

PARKING COUNT = 24 SPOTS + 2 MOTORCYCLE + 3 BIKE RACK CREDITS + 12 OFF SITE + 1 ADA  
GRAND TOTAL = 42 PARKING SPACES

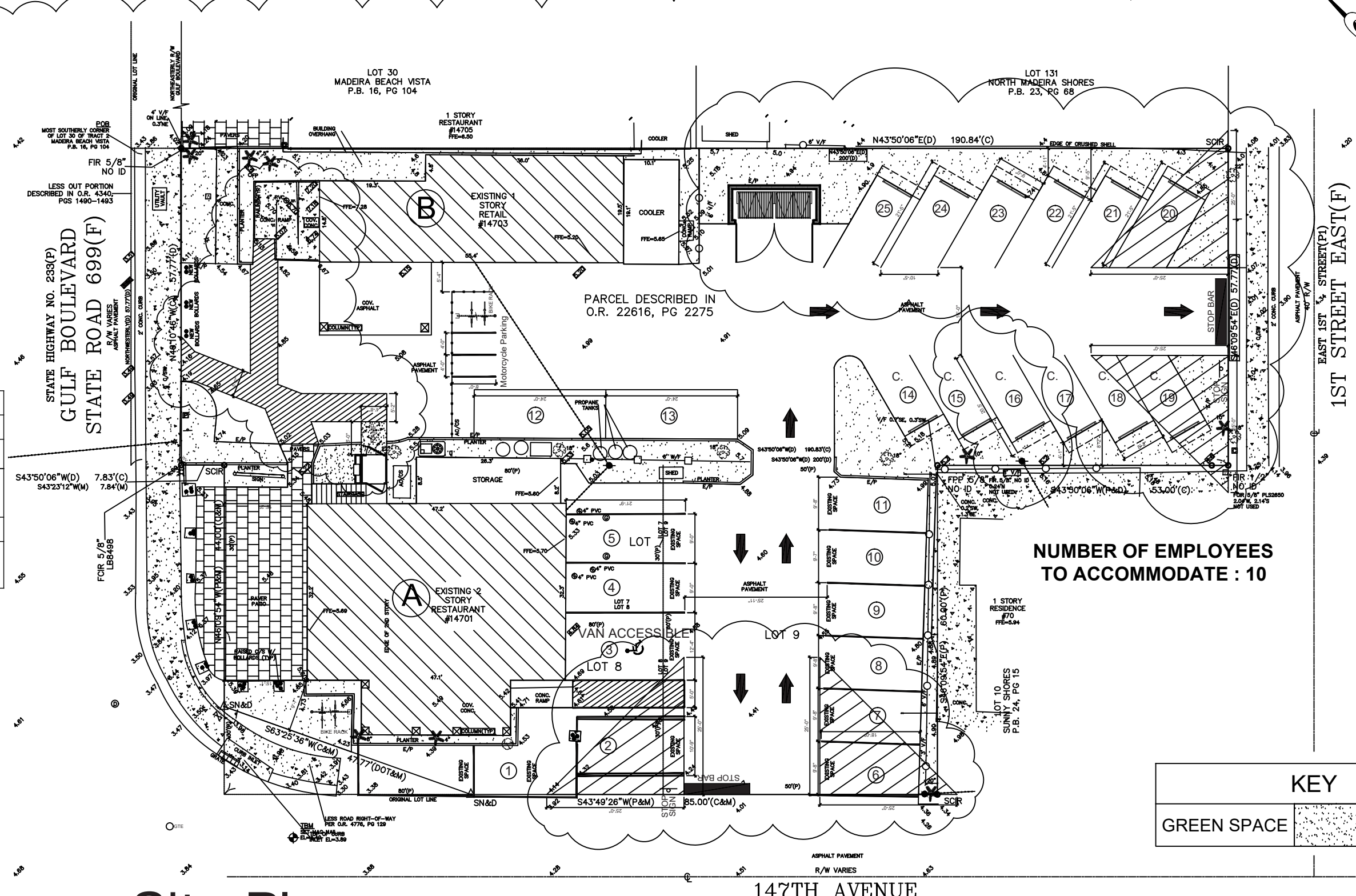
NUMBER OF EMPLOYEES: 10



VICINITY MAP (N.T.S.)



LOCATION MAP (N.T.S.)



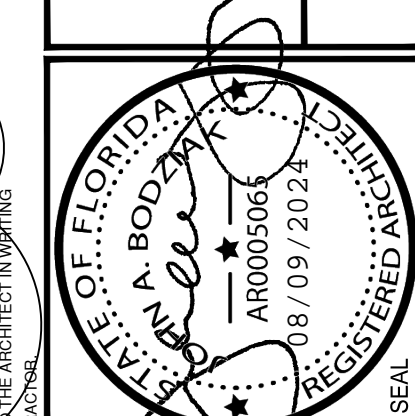
Site Plan

1" = ±20'-0"

REVISIONS	
NO.	DESCRIPTION

CLIENT

PROJECT  
**DOCKSIDE DAVES**  
14701 & 14703 GULF BLVD.  
MADEIRA BEACH, FL  
SITE PLAN & SHEET INDEX



**JOHN A. BODZIAK**  
ARCHITECT AIA, PA  
ARCHITECTURE, DESIGN AND CONSTRUCTION MANAGEMENT  
FLORIDA REGISTRATION NO. AR0005065  
743 98th STREET N., SAINT PETERSBURG, FLORIDA 33710  
TEL (727) 327-1966 FAX: (727) 824-0968

DRAWN BY MT  
UPDATED ON Aug. 8, 24  
DATE SEP - 2023  
JOB PROJECT # 2300-037  
SHEET #

CO



DBPR ABT-6029 – Division of Alcoholic Beverages and Tobacco  
Application for Extension or Amended Sketch of Licensed Premises

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DBPR Form  
ABT-6029  
Revised 02/2013

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

[http://www.myflorida.com/dbpr/abt/district\\_offices/licensing.html](http://www.myflorida.com/dbpr/abt/district_offices/licensing.html)

SECTION 1 - CHECK TRANSACTION REQUESTED

Transaction Type:

- ☐ Temporary Extension  
☒ Permanent Extension

☐ Amended Sketch

SECTION 2 - LICENSE INFORMATION

Licensee (as listed on alcoholic beverage license)

DOCKSIDE DAVES RESTAURANT LLC

Business Name (D/B/A)

DOCKSIDE DAVES

Location Address (Street)

14701 GULF BLVD

City

MADEIRA BEACH

County

PINELLAS

State

FL

Zip Code

33708

Alcoholic Beverage License Number

BEV6215122

Series

460P

Type/Class

SFS

Business Telephone Number

727 392 9399 ext.

Email Address (Optional)

docksidemadbeach@gmail.com

**FOR TEMPORARY EXTENSIONS ONLY:**

Date(s) of Extension:


ABT District Office Received / Date Stamp

**SECTION 3 - ZONING APPROVAL**  
**TO BE COMPLETED BY THE ZONING AUTHORITY GOVERNING YOUR BUSINESS LOCATION**  
**(This section only applies to a permanent or temporary extension of licensed premises)**

Location Street Address \_\_\_\_\_

City \_\_\_\_\_

County \_\_\_\_\_

FL

Zip Code \_\_\_\_\_

Are there outside areas which are contiguous to the premises which are to be part of the premises sought to be licensed? ☐ Yes ☐ No

☐ The PERMANENT extension of the licensed premises as shown in the sketch complies with zoning requirements for the sale of alcoholic beverages pursuant to this application.

☐ The TEMPORARY extension of the licensed premises as shown in the sketch complies with zoning requirements for the sale of alcoholic beverages pursuant to this application.

Signed: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

This approval is valid until \_\_\_\_\_

**SECTION 4 - HEALTH**  
**TO BE COMPLETED BY THE DIVISION OF HOTELS AND RESTAURANTS**  
**OR COUNTY HEALTH AUTHORITY**  
**OR DEPARTMENT OF HEALTH**  
**OR DEPARTMENT OF AGRICULTURE & CONSUMER SERVICES**

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

Signed \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_

Agency \_\_\_\_\_

This approval is valid until \_\_\_\_\_



# SECTION 6 – DESCRIPTION OF PREMISES TO BE LICENSED

Business Name (D/B/A)

DOCKSIDE DAVES

1.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the proposed premises movable or able to be moved?
2.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Is there any access through the premises to any area over which you do not have dominion and control?
3.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Are there more than 3 separate rooms or enclosures with permanent bars or counters?
4.	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the business located within a Specialty Center? If yes, check the applicable statute: <input type="checkbox"/> 561.20(2)(b)1, F.S. or <input type="checkbox"/> 561.20(2)(b)2, F.S.

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

SECTION 5 - AFFIDAVIT OF APPLICANT  
NOTARIZATION REQUIRED

Business Name (D/B/A)

DOCKSIDE DAVES

"I, the undersigned individually, or if a registered legal entity for itself, its officers and directors, hereby swear or affirm that I am duly authorized to make the above and foregoing application and, as such, I hereby swear or affirm that the attached sketch is a true and correct representation of the extended licensed premises and agree that the place of business may be inspected and searched during business hours or at any time business is being conducted on the premises without a search warrant by officers of the Division of Alcoholic Beverages and Tobacco, the sheriff, his deputies, and police officers for the purposes of determining compliance with the beverage and cigarette laws."

I swear under oath or affirmation under penalty of perjury as provided for in Sections 559.791, 562.45 and 837.06, Florida Statutes that the foregoing information is true and correct."

If applying for a temporary extension, check the box to confirm the following statement:

☒ "I understand that the premises must be restored to its original form at the conclusion of the authorized temporary event."

STATE OF FLORIDA

COUNTY OF PINELLAS



APPLICANT SIGNATURE

APPLICANT SIGNATURE

The foregoing was ( ) Sworn to and Subscribed OR ( ) Acknowledged Before me this \_\_\_\_\_ Day

of \_\_\_\_\_, 20\_\_\_\_, By \_\_\_\_\_ who is ( ) personally  
(print name(s) of person(s) making statement)

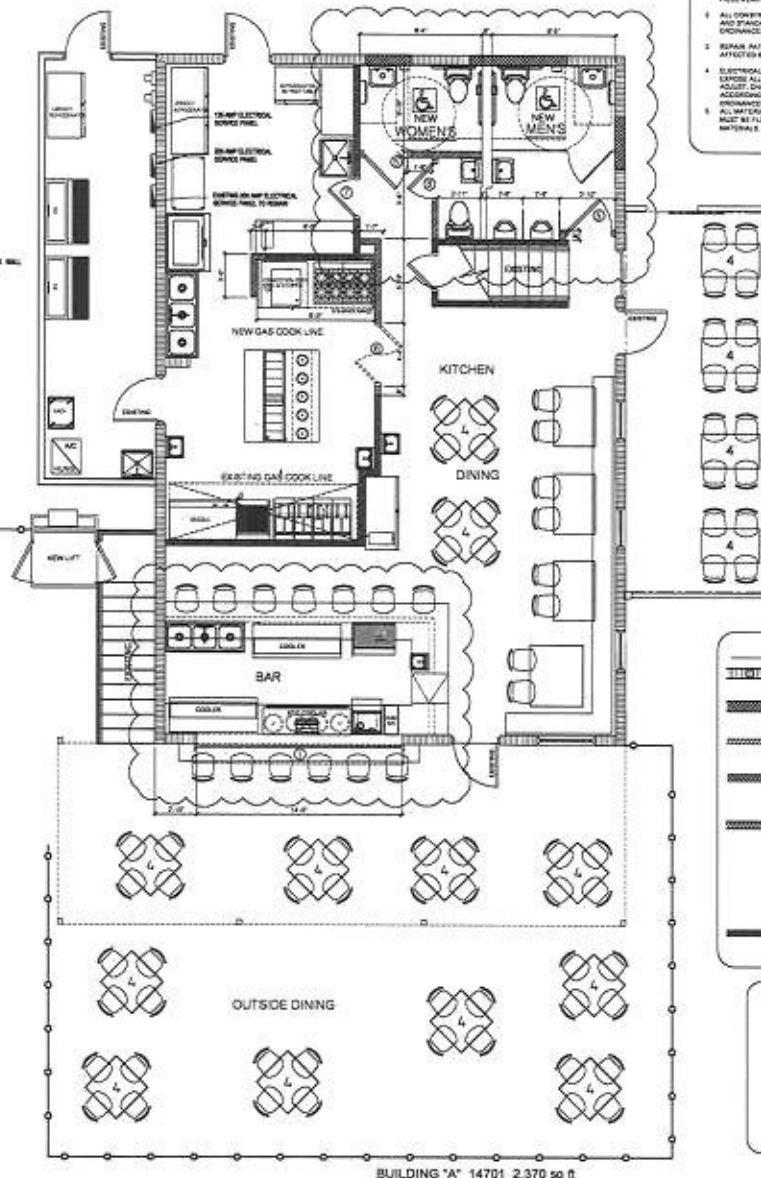
known to me OR ( ) who produced \_\_\_\_\_ as identification.

Notary Public

Commission Expires: \_\_\_\_\_

WINDOW SCHEDULE							ALL WINDOW TO BE IMPACT	
Q	SIZE SEE MANF	MANF ORIGIN	TYPE	GLAZING	MANUFACTURER	NSI 1 OR 2A HYDRAULIC	DRINK REGULATIONS	REMARKS
A	32" x 60"	VEHICULAR	SH	YES	ALUMINUM AND GLASS 1 1/2" DOUBLE	1	40	STREET VIEW WINDOW

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, LOCAL, AND FEDERAL ORDINANCES.
3. REPAIR, PATCH, AND REINFORCE ALL EXISTING STRUCTURES AFFECTED BY THIS CONSTRUCTION.
4. ELECTRICAL, PLUMBING, AND MECHANICAL CONTRACTORS TO EXPOSE ALL APPLICABLE EXISTING CONDITIONS AND REPAIR OR REPLACE AS NECESSARY OR RECOMMENDED BY THE ENGINEER, ACCORDING TO ALL APPLICABLE CODES AND LOCAL ORDINANCES.
5. ALL MATERIALS RETAINED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT (FIRM-SEAL CLASS-A OR B) MATERIALS.

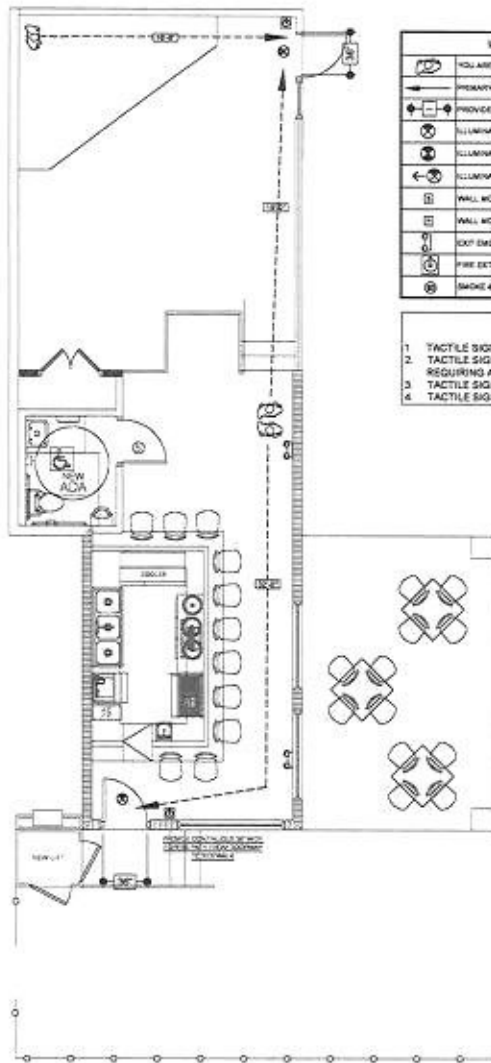


- NEW 5/8" KAREX GROUND  
 BLOCK WALL, TOP AT  
 8" ABOVE FIN. FLK.  
 PATCH TO MATCH EXIST.  
 ALUMINUM NAILS  
 SEE DETAIL.  
 NEW 1/4" LAYERS 18" DRYWALL,  
 BOTH SIDES, (IN 2" WOOD STUD  
 FRAMING AT 16" O.C.)  
 NEW INTERIOR MASONRY WALL (1/2" LAYERS 8"  
 DRYWALL ON BOTH SIDES & MTL. STUDS  
 SPACING @ 16" O.C. USE 1/2" WOOD STUDS @ 16"  
 O.C. BOARD WERE REQUIRED)  
 EXTERIOR WALL VINYL STUDDED CORNER  
 (TYPICAL @ JUNCTION) INSULATION BARRIER  
 AND FILLING GASKET (SAINI)  
 MTL. LATH ON 1/2" DCS PLASTERED ON  
 4" @ 8" O.C. WOOD STUDS, 1/2" O.C.  
 INSULATED W/ 1" NALLEN W.  
 1" GYPSUM BOARD  
 FINISHED AT 3" O.C. SIDING AND 8"  
 O.C. FIELDS THEREAFTER, ALL  
 CONDENSED SHOWN ALONG  
 8" BATT INSULATION (R-18) @ EXTERIOR  
 EXISTING ROOF FRAM WALLS IN 1/2" DRYWALL  
 ON 2" STUDS

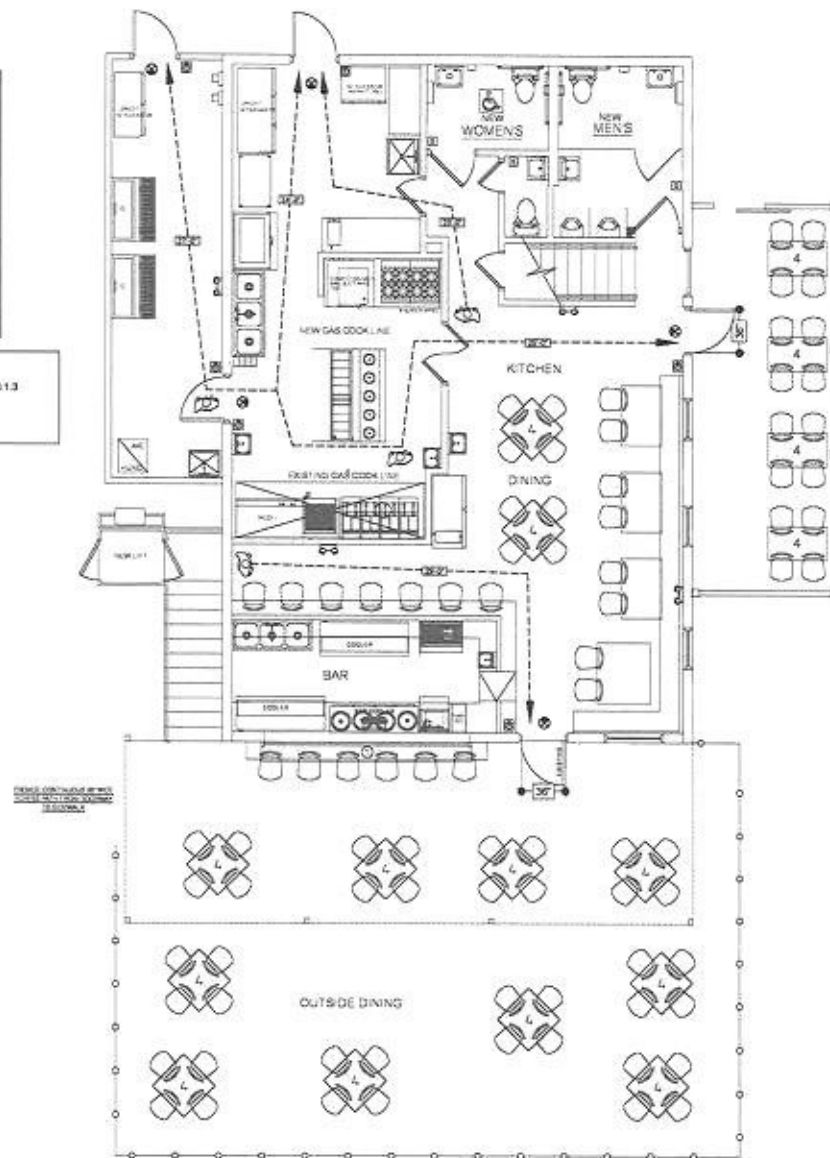
- | OCCUPANCY BUILDING 1A BUILDING FIRST & SECOND FLOORS |           |                       |      |
|--|-----------|-----------------------|------|
| KITCHEN AREAS  | 232 S.F.  | 1292 S.F. (PERSONS) = | 5.6  |
| SERVICE AREAS  | 187 S.F.  | 1200 S.F. (PERSONS) = | 6.4  |
| INDOOR DINING  | 253 S.F.  | 1616 S.F. (PERSONS) = | 28.6 |
| OUTDOOR DINING IN AREA                               | 1642 S.F. | 130 S.F. (PERSONS) =  | 59.5 |
| BAR SEATING  | 116 S.F.  | 112 S.F. (PERSONS) =  | 35.1 |
| BAR AREA   | 120 S.F.  | 100 S.F. (PERSONS) =  | 18   |
| OFFICE   | 144 S.F.  | 1000 S.F. (PERSONS) = | 14   |
| STORAGE  | 150 S.F.  | 1300 S.F. (PERSONS) = | 8.6  |
| RESTROOMS  | 272 S.F.  | 1000 S.F. (PERSONS) = | 2.2  |
| TOTAL OCCUPANCY PER FIRE CHAPTER 10                  |           |                       |      |







ELECTRICAL  
LIFE SAFETY PLAN  
SCALE: 1/4"=1'-0"



ELECTRICAL  
LIFE SAFETY PLAN  
SCALE: 1/4"=1'-0"



## BOUNDARY & TOPOGRAPHIC SURVEY

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

**LEGAL DESCRIPTION:** (JUN 2008 PG 1132)  
 LOTS 7 AND 9 AND LOT 8 LESS ROAD RIGHT-OF-WAY AS  
 DESCRIBED IN O.R. BOOK 4776, PAGE 129, SUNNY SHORES,  
 ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 24,  
 PAGE 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY,  
 FLORIDA.

AND FOR 2016 AND 2017:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 30 OF  
SECTION 2, MANCERA BEACH WSTA IN GOVERNMENT LOT 2.  
THENCE S. 10° 00' 00" E. 100 FEET TO THE EAST, ACCORDING  
TO THE PLAT THEREIN RECORDED IN BOOK 18, PAGE 14,  
PUBLIC RECORDS OF HILLSBORO COUNTY, FLORIDA, RUN  
43°50'06" E., 200 FEET; THENCE S. 48° 00' 00" E. 57.77 FEET;  
THENCE S. 43°50'06" E. 300 FEET TO THE EASTERN  
BOUNDARY OF GULF BOULEVARD, THENCE IN A NORTHWESTLY  
DIRECTION ALONG THE EASTERN BOUNDARY OF GULF  
BOULEVARD 57.77 FEET TO THE POINT OF BEGINNING, LESS  
AND EXCEPT THAT PORTION DESCRIBED ON R.O. BOOK 4346,  
PAGES 1480 - 1483 FOR RIGHT OF WAY R-2002ES.

**TREE LEGEND**

 OAK

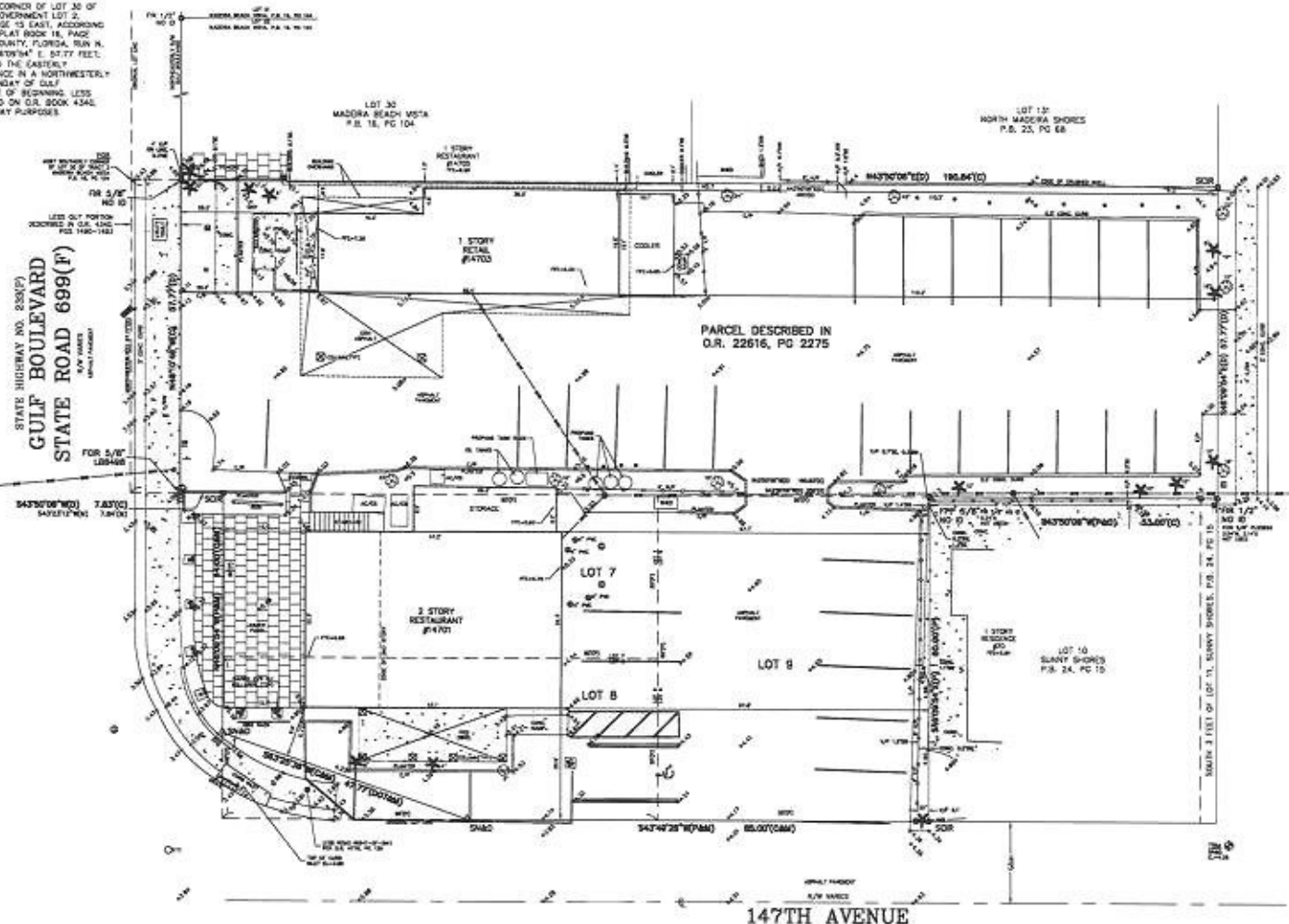
 PALM

 LEMON

[illegible]

#### ABBREVIATION LEGEND

3201	• Deleted Text
3202	• Deleted Text
3203	• Insert or Delete Paragraph
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147TH AVENUE



**SURVEY NOTES**

- THIS SLURRY WAS PERFORMED WITHOUT THE ROYALTY OF A TITLE CONTRACT AND IS SUBJECT TO EXISTING, BUT NOT YET-MADE, AND OTHER MATTERS OF RECORD THAT A TITLE SEARCH WOULD DISCLOSE.
2. PLANNED FEATURES SHOWN HEREIN WERE DETERMINED BY STANDARD FIELD SURVEYING METHODS.
3. BEARING DATED IS THE NORTHWEST CORNER OF THE 1/4 SECTION 36, T4N, R10E, S12E, BEING MORE OR LESS DISCREPANT FROM DATA FROM STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION HIGHWAY MAP FOR STATE ROAD BRG. SECTION 12300-2511, DATES 11-4-78, MAY 1980.
4. ALL HORIZONTAL AND VERTICAL MEASUREMENTS SHOWN ON THIS DRAWING ARE IN U.S. SURVEY FEET.
5. ALL INSTRUMENTS SHOWN HEREIN ARE OF THE PUBLIC RECORD OF PINELLAS COUNTY, FLORIDA, LUNDA ENGINEERING DESIGNS.
6. UNDERGROUND UTILITIES SHOWN HEREIN ARE BASED ON SURFACE MARKINGS AND/OR STRUCTURES. NO EXCAVATION WAS PERFORMED FOR THE LOCATION OF SUCH UTILITIES.
7. ADDITIONS OR DELETIONS TO THIS SLURRY MAP SHALL BE REQUIRED BY THE CLIENT AND/OR ENGINEER. THIS SLURRY MAP SHALL BE SUBJECT TO WRITTEN CONSENT OF THE SOCIAL PARTY OR PARTIES.
8. THIS PAVED APPEARANCE IS IN FLORIDA ZONE "A" 63.10 FEET, MEASURING TO THE FLOOD RAINFALL RATE MAP, AND PROVIDES A DISCREPANCY MAP EFFECTIVE 1984, 1986/1987, AS NUMBERED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
9. THIS MAPS NOTES STATE THAT THE BASE FLOOD ELEVATIONS WERE DETERMINED BY MEANS OF SURFACE ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD RAINFALL RATE MAP. THIS SLURRY FLOOD RAINFALL ZONE (FIR) REPORT, THE FIR REPORT WAS NOT QUALIFIED FOR THIS FLOOD RAINFALL ZONE.
10. THIS SLURRY ZONE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND MAY REPRESENT FINISHED FLOOD ELEVATIONS ARE TO BE DETERMINED BY THE FINISHING AGENCY AGENCIES.
11. ELEVATION SHOWN, NORTH AMERICAN HORIZONTAL SCALE 1983 (NAD83) BEING USED. THE SLURRY MAP IS SUBJECT TO THE FLOOD RAINFALL RATE MAP, AS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.
12. LOCATIONS OF TREES SHOWN HEREIN WERE LIMITED TO 1000'S AT DIAMETER AT BREAST HIGH (DBH) OR LARGER.
13. THE ENGINEER OR SURVEYOR CAN ACCEPT NO RESPONSIBILITY FOR THE CONSTRUCTION OF THE SLURRY MAP. HOWEVER, THE SLURRY MAP HAS BEEN MADE TO PROPERLY QUALIFY THE TREES SHOWN HEREIN FOR THE CONSTRUCTION OF THE SLURRY MAP.
14. PROFESSIONAL LAND SURVEYOR THE TREE TYPES SHOWN HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE USED AFTER CONSULTATION WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION.

#### SURVEYOR CERTIFICATION

- I, DONALD J. CYR, the SURVEYOR in RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THE SURVEY REPRESENTS HIGHER AND THAT (SEE ABOVE) GROUND SURVEY AND EXISTING 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 SWEVEN, OR ELECTRONIC DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 6A-17.062.

DOUGLAS J. STINE, P.L.C. (LA. REG. NO. 296)  
DATE: JANUARY 2, 2004  
AN UNOBTAINED SLURRY OBTAINED IS FOR MEDICINAL PURPOSES ONLY

FILED BY	FILED DATE
CHARGE BY	
CHARGE BY	
FILED BY	
FILED DATE	

**GEODATA SERVICES INC.**  
1166 KAPP DRIVE  
CLEARWATER, FL 33765  
PHONE: (727) 447-1763

THE LIT. TARIFF.

