



CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 255 ♦ FAX (727) 399-1131
Email: planning@madeirabeachfl.gov



ALCOHOLIC BEVERAGE PERMIT APPLICATION

Applicant's Name: MARC BROWN

Type of License Requested: 4COP SFS

Name of Partnership, Corporation, LLC (if applicable): TIKI DOCKS MADERIA LLC

Mailing Address: 505 E JACKSON ST. STE 302, TAMPA, FL 33602

Phone(s): (239) 850-9451 Email: MICHELLE@PSFBFL.COM

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

Name of Business: DON THE BEACHCOMBER Business Phone: _____

Physical Address: 15015 MADERIA WAY, STE 100, MADERIA BEACH, FL 33708

Parcel #: 09-31-15-54180-000-0020

Legal Description: SEE ATTACHED PROPERTY APPRAISER SHEET

Number of Seats: Inside: 129 Outside: 118

Number of Employees: 17/SHIFT

Zoning District:

- | | |
|---|--|
| <input type="checkbox"/> C-1 Tourist Commercial | <input type="checkbox"/> C-2 John's Pass Marine Commercial |
| <input type="checkbox"/> C-3 Retail Commercial | <input type="checkbox"/> C-4 Marine Commercial |
| <input type="checkbox"/> R-3 Only Restaurant | <input checked="" type="checkbox"/> PD Planned Development |

Classification:

- | | |
|--|--|
| <input type="checkbox"/> Package store, beer & wine | <input type="checkbox"/> Retail Store, beer, wine |
| <input type="checkbox"/> Package store, beer, wine, liquor | <input checked="" type="checkbox"/> Restaurants |
| <input type="checkbox"/> Bar | <input type="checkbox"/> Club <input type="checkbox"/> Charter Boats |

Number of Parking Spaces: 67 HC Parking Spaces: 6 Bike Racks: 4

Hours of Operation:

Monday:	<u>11AM-11PM</u>
Tuesday:	<u>11AM-11PM</u>
Wednesday:	<u>11AM-11PM</u>
Thursday:	<u>11AM-11PM</u>
Friday:	<u>11AM-11PM</u>
Saturday:	<u>11AM-11PM</u>
Sunday:	<u>11AM-11PM</u>

General Description of Business: FULL SERVICE RESTAURANT

Supporting Materials Required:

- ☐ Property Owner's Written Approval ☐ Property Survey
- ☐ Site Plan

Questionnaire: On a separate piece of paper, 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 owed by the applicant to the City under any section of the code.

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.

2023-07

ABP #: _____

Signature of Applicant: _____

Date: 10/6/23

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

Fee: \$800.00

☐ Check # _____

☐ Cash

☐ Receipt # _____

Date Received: 10/09/23

Received by: Andrew Morris

ABP# Assigned: 2023-07

BOC Hearing Date: 11/08/23

☐ Approved

☐ Denied

Community Development Director

Date: _____

City Manager

Date: _____

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.

[Interactive Map of this parcel](#)[Sales Query](#)[Back to Query Results](#)[New Search](#)[Tax Collector Home Page](#)[Contact Us](#)**09-31-15-54180-000-0020****Compact Property Record Card**[Tax Estimator](#)**Updated September 30, 2023** [Email](#) [Print](#) [Radius Search](#) [FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address (First Building)
MADEIRA HOTEL INVESTORS LLC 4729 RUE BORDEAUX LUTZ FL 33558-5368	15015 MADEIRA WAY MADEIRA BEACH
	Jump to building: (1) 15015 MADEIRA WAY <input checked="" type="checkbox"/>



Property Use: 3912 (Hotels and Motels (50 units or more))

Current Tax District: MADEIRA BEACH (MB)

Total Heated SF: 94,261

Total Gross SF: 160,086

Total Units: 125

[\[click here to hide\]](#) **Legal Description**

MADEIRA BEACH COMMERCIAL CENTER PART OF TRACT B TOGETHER WITH PART OF GOVT LOT I IN SEC 09-31-15 ALL BEING DESC AS FROM NW COR OF SD TRACT B TH N88D04'07"E 258FT TH S01D55'53"E 7.29FT FOR POB TH S01D55' 53"E 192.71FT TO N'LY R/W OF MADEIRA WAY TH N88D 04'07"E ALG SD RD R/W 268.46FT TH N62D54'59"E 21.34FT TH N43D51'28"E 39.51FT TH N46D08'32"W 109.15FT TH N01D55'53"W 79.12FT TH CUR RT RAD 167FT ARC 15.32FT CB S84D 15'26"W 15.32FT TH S88D00' 20"W 224.71FT TO POB

File for Homestead Exemption			2023 Parcel Use	
Exemption	2023	2024		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
20344/0530	Sales Query	121030278011	A	Current FEMA Maps	26/52

2023 Preliminary Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$26,750,000	\$26,750,000	\$26,750,000	\$26,750,000	\$26,750,000

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	No	\$25,550,000	\$25,550,000	\$25,550,000	\$25,550,000	\$25,550,000
2021	No	\$24,500,000	\$24,500,000	\$24,500,000	\$24,500,000	\$24,500,000
2020	No	\$1,620,618	\$1,620,618	\$1,620,618	\$1,620,618	\$1,620,618
2019	No	\$1,703,600	\$1,703,600	\$1,703,600	\$1,703,600	\$1,703,600
2018	No	\$1,045,000	\$1,045,000	\$1,045,000	\$1,045,000	\$1,045,000
2017	No	\$1,010,000	\$1,010,000	\$1,010,000	\$1,010,000	\$1,010,000
2016	No	\$924,000	\$924,000	\$924,000	\$924,000	\$924,000
2015	No	\$885,000	\$885,000	\$885,000	\$885,000	\$885,000
2014	No	\$843,000	\$843,000	\$843,000	\$843,000	\$843,000

2013	No	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000
2012	No	\$787,000	\$787,000	\$787,000	\$787,000	\$787,000
2011	No	\$790,000	\$790,000	\$790,000	\$790,000	\$790,000
2010	No	\$796,000	\$796,000	\$796,000	\$796,000	\$796,000
2009	No	\$935,000	\$935,000	\$935,000	\$935,000	\$935,000
2008	No	\$1,090,000	\$1,090,000	\$1,090,000	\$1,090,000	\$1,090,000
2007	No	\$1,080,000	\$1,080,000	\$1,080,000	N/A	\$1,080,000
2006	No	\$1,025,000	\$1,025,000	\$1,025,000	N/A	\$1,025,000
2005	No	\$653,000	\$653,000	\$653,000	N/A	\$653,000
2004	No	\$545,000	\$545,000	\$545,000	N/A	\$545,000
2003	No	\$474,000	\$474,000	\$474,000	N/A	\$474,000
2002	No	\$467,700	\$467,700	\$467,700	N/A	\$467,700
2001	No	\$451,500	\$451,500	\$451,500	N/A	\$451,500
2000	No	\$445,500	\$445,500	\$445,500	N/A	\$445,500
1999	No	\$436,100	\$436,100	\$436,100	N/A	\$436,100
1998	No	\$439,100	\$439,100	\$439,100	N/A	\$439,100
1997	No	\$436,700	\$436,700	\$436,700	N/A	\$436,700
1996	No	\$436,700	\$436,700	\$436,700	N/A	\$436,700

2022 Tax Information[2022 Tax Bill](#)Tax District: MB

2022 Final Millage Rate 16.2571

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
13 Nov 2018	20344 / 0530	\$5,000,000	Q	I
18 Aug 2016	19312 / 1609	\$8,150,000	M	I
31 Dec 1996	09583 / 0127	\$2,300,000	U	I

2023 Land Information

Seawall: No

Frontage:

View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Hotels And Motels (39)	0x0	65.00	51530.0000	1.0000	\$3,349,450	SF

[\[click here to hide\]](#) **2023 Building 1 Structural Elements** [Back to Top](#)

Site Address: 15015 MADEIRA WAY

October 06, 2023

City of Maderia Beach
Planning & Zoning Department

RE: Alcoholic Beverage Permit Application Questionnaire

To whom it may concern:

Please allow the below to serve as Applicant's responses to the questionnaire portion of the Alcoholic Beverage Permit Application:

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.**

The requested change is a permitted and anticipated use on this site per the Planned Development. Additionally, the surrounding intensely developed commercial area contains several establishments operating with alcoholic beverage permits without issue. In this instance, the alcoholic beverage service is to be in conjunction with a full-service restaurant with a family friendly atmosphere that would assimilate well with surrounding uses.

2. **The extent to which the traffic generated as a result of the location of the proposed alcoholic beverage request will create congestion or present a safety hazard.**

It is not believed the Restaurant will create any additional traffic impacts beyond what has been anticipated as part of the PD and development agreement. Additionally, the area has undergone significant roadway improvements that have ensured safe and efficient access to the site. It is also anticipated that a sizeable portion of the customers will result from existing foot traffic/pedestrian shed due to the nature of the geographic location.

3. **Whether or not the proposed use is compatible with the particular location for which it is proposed.**

The proposed use is compatible with this location as it is a restaurant is situated in a historically significant commercial district that is currently occupied by several businesses possession alcoholic beverage permits.

4. **Whether or not the proposed use will adversely affect the public safety**

The requested license is not anticipated to adversely affect public safety. The establishment has been built to meet or exceed current codes in every way, and the applicant has an exemplary safety record throughout its restaurants.

5. **No application for review under this section shall be considered until the applicant has paid in full any upstanding charges, fees, interest, fines or penalties owed by the applicant to the City under any section of the code.**

All fees are current.

Thank you for your consideration.

Sincerely,

Marc Brown
President
23 Restaurant Services

*Madeira Hotel Investors, LLC
5294 62nd Ave South
St Petersburg FL 33715*

October 6, 2023

City of Madeira Beach

RE: Tiki Docks Madeira LLC Alcoholic Beverage Permit Application

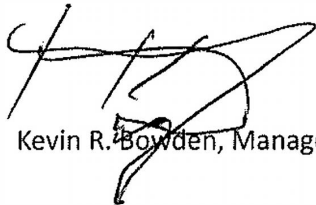
To Whom it May Concern:

I, Kevin Bowden as manager of Madeira Hotel Investors, owner/landlord of:

15015 Madeira Way, STE 100, Madeira Beach FL 33708

approve of the sale of alcoholic beverages at this property by tenant, Tiki Docks Madeira LLC DBA Don the Beachcomber.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin R. Bowden', with a stylized flourish at the end.

Kevin R. Bowden, Manager

Cc: Tiki Docks Madeira LLC, 505 E Jackson ST, STE 302, Tampa FL 33602

LEGAL DESCRIPTION

A PORTION OF PARCEL 2 AS RECORDED IN OFFICIAL RECORDS BOOK 19312, PAGE 1609, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BEING A PORTION OF GOVERNMENT LOT 1, LYING AND BEING IN SECTION 9, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF TRACT B, MADEIRA BEACH COMMERCIAL CENTER, AS RECORDED IN PLAT BOOK 26, PAGE 52, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE N88°04'07"E, ALONG THE NORTHERLY LINE OF SAID TRACT B, 169.40 FEET TO A POINT OF BEGINNING OF SAID PARCEL 2; THENCE CONTINUE N88°04'07"E, ALONG THE NORTHERLY LINE OF SAID TRACT B, 88.60 FEET; THENCE LEAVING SAID LINE S01°55'53"E, ALONG THE WESTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 7.29 FEET TO THE POINT OF BEGINNING OF SAID PORTION; THENCE CONTINUE S01°55'53"E, ALONG SAID WESTERLY LINE, A DISTANCE OF 192.71 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF MADEIRA WAY (AN 80 FOOT RIGHT-OF-WAY) AS SHOWN ON SAID PLAT; THENCE N88°04'07"E, ALONG SAID LINE A DISTANCE OF 268.46 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 233, ALSO KNOWN LOCALLY AS WELCH CAUSEWAY OR 150TH AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE, N62°54'59"E, A DISTANCE OF 21.34 FEET; THENCE N43°51'28"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 39.51 FEET; THENCE DEPARTING SAID LINE, N46°08'32"W, A DISTANCE OF 109.15 FEET; THENCE N01°55'53"W, A DISTANCE OF 79.12 FEET TO A POINT ON A CURVE, CONCAVE TO THE NORTH; THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 15.32 FEET, HAVING A RADIUS OF 167.00 FEET, THROUGH A CENTRAL ANGLE OF 05°15'24", THE CHORD FOR WHICH BEARS S84°15'26"W, A CHORD DISTANCE OF 15.32 FEET TO THE END OF SAID CURVE; THENCE S88°00'20"W, A DISTANCE OF 224.71 FEET TO THE POINT OF BEGINNING. TOGETHER WITH PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT FOR PEDESTRIAN WALKWAY USE PER THAT EASEMENT AGREEMENT (HOTEL A - MARINA ACCESS) RECORDED DECEMBER 19, 2018, IN OFFICIAL RECORDS BOOK 20371, PAGE 2549, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
TOGETHER WITH PERPETUAL NON-EXCLUSIVE EASEMENT FOR CROSS-DRAINAGE, MAINTENANCE, REPAIR AND TEMPORARY CONSTRUCTION PER THAT DRAINAGE CROSS-EASEMENT AGREEMENT RECORDED DECEMBER 19, 2018, IN OFFICIAL RECORDS BOOK 20371, PAGE 2557, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

PERMITTED EXCEPTIONS

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
3. STANDARD EXCEPTIONS:
 - A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND SUBSEQUENT TO THAT SURVEY PREPARED BY DEUEL & ASSOCIATES, DATED NOVEMBER 9, 2018, UNDER JOB NO. 2015-128.
 - B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
 - C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
 - D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
 - E. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
 - F. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
 - G. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF MADEIRA BEACH COMMERCIAL CENTER, AS RECORDED IN PLAT BOOK 26, PAGE(S) 52, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
 - H. TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT BETWEEN CITY OF MADEIRA BEACH AND MADEIRA BEACH DEVELOPMENT CO., LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN BOOK 19231, PAGE 1276.
 - I. TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT BETWEEN CITY OF MADEIRA BEACH AND MADEIRA BEACH TOWN CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN BOOK 19558, PAGE 227.
 - J. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING ANY AMENDMENTS OR MODIFICATIONS THERETO, RECORDED IN BOOK 19876, PAGE 1320, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
 - K. TERMS AND CONDITIONS OF THAT EASEMENT AGREEMENT (HOTEL A MARINA ACCESS) RECORDED DECEMBER 19, 2018 IN BOOK 20371, PAGE 2549.
 - L. TERMS AND CONDITIONS OF THAT DRAINAGE CROSS-EASEMENT AGREEMENT RECORDED DECEMBER 19, 2018 IN BOOK 20371, PAGE 2557.
 - M. EASEMENT AGREEMENT BY AND BETWEEN MADEIRA BEACH TOWN CENTER, LLC, AND MADEIRA HOTEL INVESTORS LLC RECORDED DECEMBER 19, 2018, IN OFFICIAL RECORDS BOOK 20371, PAGE 2549.
 - N. DRAINAGE CROSS-EASEMENT AGREEMENT BY AND BETWEEN MADEIRA BEACH TOWN CENTER, LLC, AND MADEIRA HOTEL INVESTORS LLC RECORDED DECEMBER 19, 2018, IN OFFICIAL RECORDS BOOK 20371, PAGE 2557.
 - O. EASEMENT AGREEMENT BY AND BETWEEN MADEIRA BEACH TOWN CENTER, LLC, AND THE CITY OF MADEIRA BEACH RECORDED DECEMBER 19, 2018, IN OFFICIAL RECORDS BOOK 20373, PAGE 1372.
 - P. EASEMENT AGREEMENT BY AND BETWEEN MADEIRA BEACH TOWN CENTER, LLC, AND MADEIRA HOTEL INVESTORS LLC RECORDED APRIL 12, 2019, IN OFFICIAL RECORDS BOOK 20497, PAGE 777.
 - Q. EASEMENT IN FAVOR OF DUKE ENERGY FLORIDA, LLC, D/B/A DUKE ENERGY RECORDED AUGUST 19, 2019, IN OFFICIAL RECORDS BOOK 20660, PAGE 647.
 - R. GENERAL UTILITY EASEMENT IN FAVOR OF PINELLAS COUNTY RECORDED JULY 6, 2021, IN OFFICIAL RECORDS BOOK 21614, PAGE 246.
 - S. PERPETUAL FIVE (5) FOOT EASEMENT RESERVED OVER THE SUBJECT PROPERTY AS SET FORTH IN THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 20344, PAGE 530.
 - T. MATTERS SHOWN AND DISCLOSED BY THAT SURVEY PREPARED BY DEUEL & ASSOCIATES, DATED NOVEMBER 9, 2018, UNDER JOB NO. 2015-128:
 - A. ENCROACHMENT OF ROOF OVER CONCRETE PATIO ALONG NORTH BOUNDARY LINE
 - B. ENCROACHMENT OF CONCRETE SLAP OVER NORTH BOUNDARY LINE NEAR NORTHEAST CORNER INTO ADJACENT PARCEL
 - C. ENCROACHMENT OF IMPROVED PARKING SPACES ACROSS THE NORTH AND EAST BOUNDARY LINES INTO ADJACENT PARCELS
 - D. ENCROACHMENT OF A ONE (1) STORY COMMERCIAL BUILDING ACROSS THE EAST BOUNDARY FROM ADJACENT PARCEL
 - E. ENCROACHMENT OF BOAT LAUNCH ACROSS NORTH BOUNDARY NEAR NORTHWEST CORNER FROM ADJACENT PARCEL
 - F. OVERHEAD LINES RUN THROUGH PROPERTY WITHOUT APPARENT BENEFIT OF RECORDED EASEMENT
 - G. ENCROACHMENT OF CONCRETE WALK OVER SOUTH PROPERTY LINE NEAR SOUTHEAST CORNER

EASEMENT NOTES

1-2, 3B-D, 4, 5, 7, 8 - ARE NOT SURVEY ITEMS

3A, 6, 10-15, & 17-19 - PLOTTED AND SHOWN HEREON

9 - AFFECTS PROPERTY - NOTHING TO PLOT

16 - AFFECTS PROPERTY - BLANKET IN NATURE - UNABLE TO PLOT

BOUNDARY SURVEY

LEGEND

- | | |
|---------------------------------|--------------------------------|
| A = ARC | LP = LIGHT POLE |
| A/C = AIR CONDITIONER | (M) = MEASURED |
| AC. = ACREAGE | (P) = PLAT |
| C.B. = CHORD BEARING | (R) = RECORD |
| CH = CHORD | (C) = CALCULATED |
| CLF = CHAIN LINK FENCE | O.R. = OFFICIAL RECORD |
| CONC = CONCRETE | P.B. = PLAT BOOK |
| DI = DRAINAGE INLET | P.O.B. = POINT OF BEGINNING |
| EL = ELEVATION | P.O.C. = POINT OF COMMENCEMENT |
| EP = EDGE OF PAVEMENT | P.P. = PINCHED PIPE |
| F.F. = FINISHED FLOOR ELEVATION | PG. = PAGE |
| FCIR = FOUND CAPPED IRON ROD | PP = POWER POLE |
| FCM = FOUND CONCRETE MONUMENT | R = RADIUS |
| FIR = FOUND IRON ROD | R/W = RIGHT OF WAY |
| FOEP = FOUND OPEN END PIPE | S.F. = SQUARE FEET |
| GAR. EL. = GARAGE ELEVATION | SCIR = SET 1/2" IRON ROD #5545 |
| HYD = HYDRANT | UP = UTILITY POLE |

- | | |
|--------------------------------|--------------------------------|
| (S) SANITARY MANHOLE | (TV) CABLE TELEVISION PEDESTAL |
| (D) DRAINAGE MANHOLE | (SCV) SERVICE CABINET |
| (M) MANHOLE | (VCN) VALVE COVER (WATER) |
| (Δ) SURVEY CONTROL POINT | (VCI) VALVE COVER (IRRIGATION) |
| (CO) CLEANOUT | (WPB) WIRE PULL BOX |
| (C) BOUNDARY POINT FOUND | (WM) WATER METER BOX |
| (□) FOUND CONC. MONUMENT | (H) HYDRANT |
| (GT) GREASE TRAP | (U) UTILITY POLE |
| (L) LIGHTPOLE | (ET) ELECTRIC TRANSFORMER |
| (G) GAS VALVE | (VBF) VALVE (BACKFLOW) |
| (W) WATER VALVE (POTABLE) | (SS) SINGLE SUPPORT SIGN |
| (NR) WATER VALVE (NON-POTABLE) | (MS) MULTI SUPPORT SIGN |
| (SV) SANITARY VALVE | (PL) PROPERTY LINE |
| (V) VALVE | (CL) CENTER LINE |
| (T) TELEPHONE PEDESTAL | (Δ) DELTA |
| (E) ELECTRIC PEDESTAL | (X) COLUMN |

- (P) PALM TREE
- (T) TREE
- UTILITY EASEMENT
- FENCE
- GRADE BREAK
- BUILDING/BOUNDARY

SURVEYOR NOTES:

1. ALL EASEMENTS ARE FOR UTILITY AND OR DRAINAGE UNLESS OTHERWISE NOTED.
2. THIS SURVEY IS ONLY FOR THE USE OF THE PARTIES THAT ARE BEING CERTIFIED TO.
3. ALL MATTERS CONTAINED IN THE ALTA TITLE COMMITMENT EXECUTED BY OLD FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED: 5-19-2022 AT 8:00 AM, ORDER No. 10555020 - FILE No. 22-0709 CENB/Madeira Hotel, HAVE BEEN REVIEWED AND, WHERE APPLICABLE, PLOTTED HEREON.
4. THE BEARINGS SHOWN HEREON ARE BASED ON OFFICIAL RECORD INFORMATION OF PINELLAS COUNTY, FLORIDA AND FLORIDA STATE PLANE COORDINATES, WEST ZONE, 0901 (FDOT RTK NETWORK).
5. CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECREATION OF PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, &/OR (C) COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED CORNER DOCUMENTS.
6. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
7. THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS AS THEY EXISTED 06/24/2022. THE SURVEYOR MAKES NO WARRANTY, WRITTEN OR OTHERWISE, AS TO THE ACCURACY AND/OR DISPOSITION OF THE BOUNDARIES BEYOND THAT DATE.
8. THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIONS, AND/OR IMPROVEMENTS HEREAFTER ERECTED.
9. THERE IS NO EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
10. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES COMPLETED, AND IS OBTAINABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
11. PROPERTY HAS PHYSICAL ACCESS TO "MADEIRA WAY"
12. IN REGARDS TO ALTA TABLE A ITEM 11a, NO UNDERGROUND UTILITY PLANS AND/OR REPORTS HAVE BEEN PROVIDED BY THE CLIENT AT THE TIME THIS SURVEY WAS PERFORMED.

FLOOD PLANE CERTIFICATION ACCORDING TO THE F.I.R.M. MAP, COMMUNITY PANEL NUMBER: 12103C/0191/H DATED: 08/24/2021. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "AE" AND THE BASE 100 YEAR FLOOD ELEVATION IS 10 MEAN SEA LEVEL.

CERTIFIED PARTIES:

FIDELITY NATIONAL TITLE INSURANCE COMPANY
CENTENNIAL BANK, AN ARKANSAS STATE CHARTERED BANKING CORPORATION, ISAOA/ATMA,
BATTAGLIA, ROSS, DICUS & MCQUINN, P.A.
MADEIRA HOTEL INVESTORS LLC, A FLORIDA LIMITED LIABILITY COMPANY

This certifies that a survey of this legal described hereon was made under my supervision and that the survey complies with the Standard and Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 51-17 F.A.C., pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and accurate representation thereof to the best of my knowledge and belief, subject to notes and notations hereon.
NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH MY EMBOSSED SEAL. FOR REFERENCE ONLY.

06/24/2022

DATE

MOHAMMAD B. FAR, P.L.S. #5545



REVISIONS

15015 MADEIRA WAY
MADEIRA BEACH, FLORIDA 33708

ALTA/NSPS
LAND TITLE SURVEY

MOHAMMAD B. FAR
8131 MEADOWVIEW PLACE
TRINITY, FLORIDA 34655
PHONE: (727) 375-1740 FAX: (727) 375-1741
E-MAIL: MOHAMMADBFAR@AOL.COM

JOB NO: 15015

FIELD DATE: 06/24/2022

DRAWN BY: C.D.A.

CHECKED BY: M.B.F.

SCALE: 1"=20'

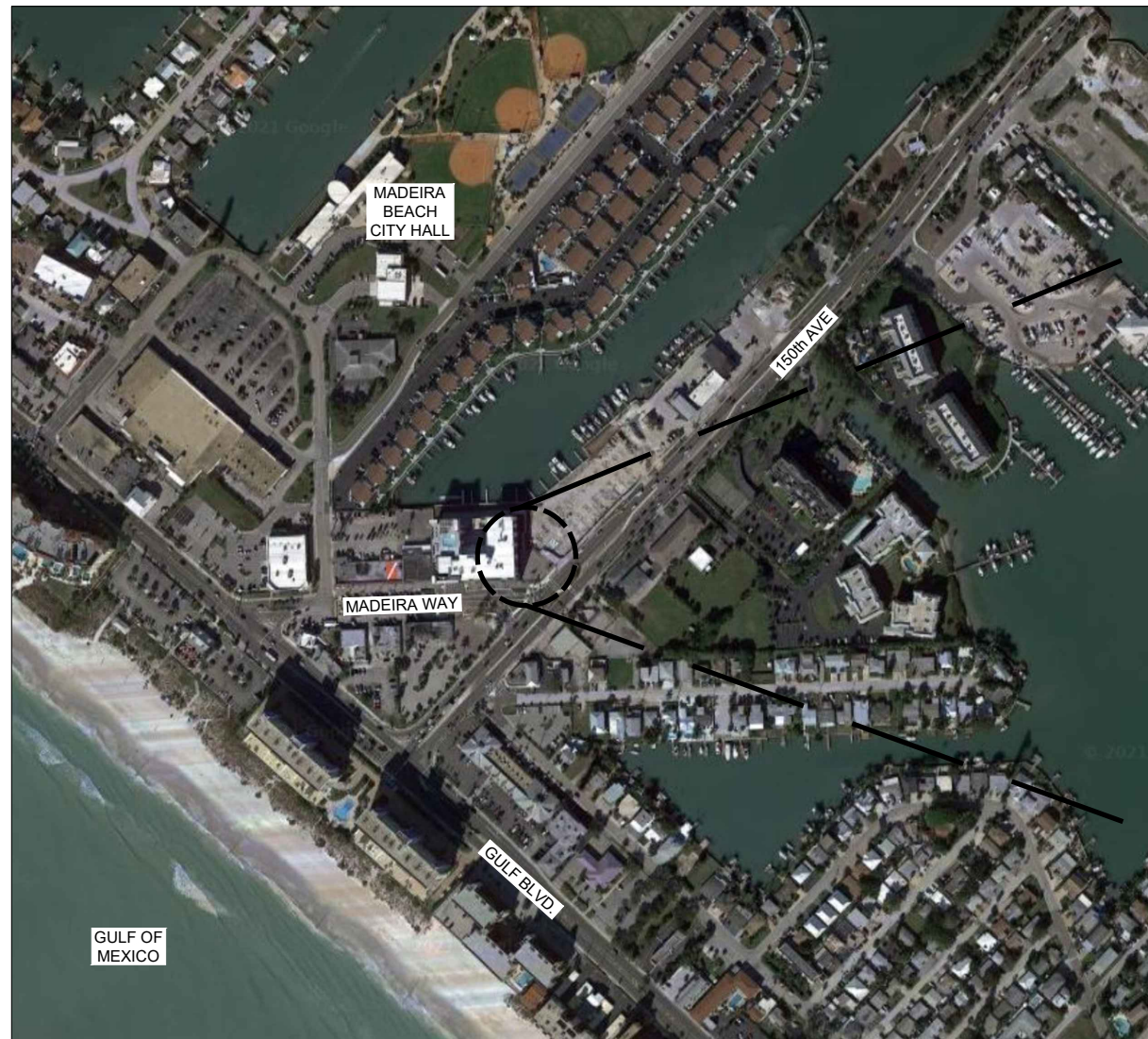
PG 1 of 1

PROPOSED PROJECT FOR:

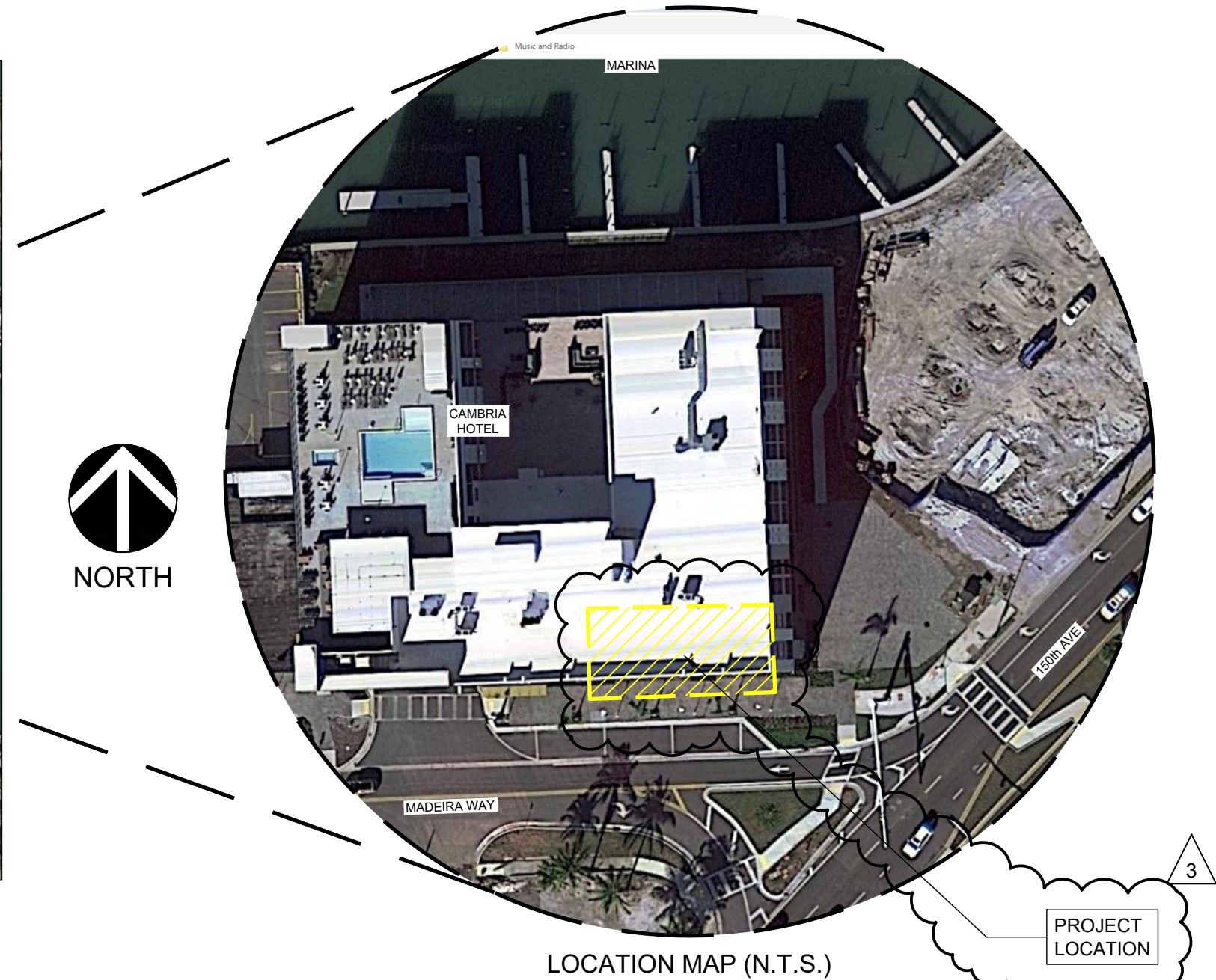
DON THE BEACHCOMBER
(RESTAURANT)

15015 MADEIRA WAY

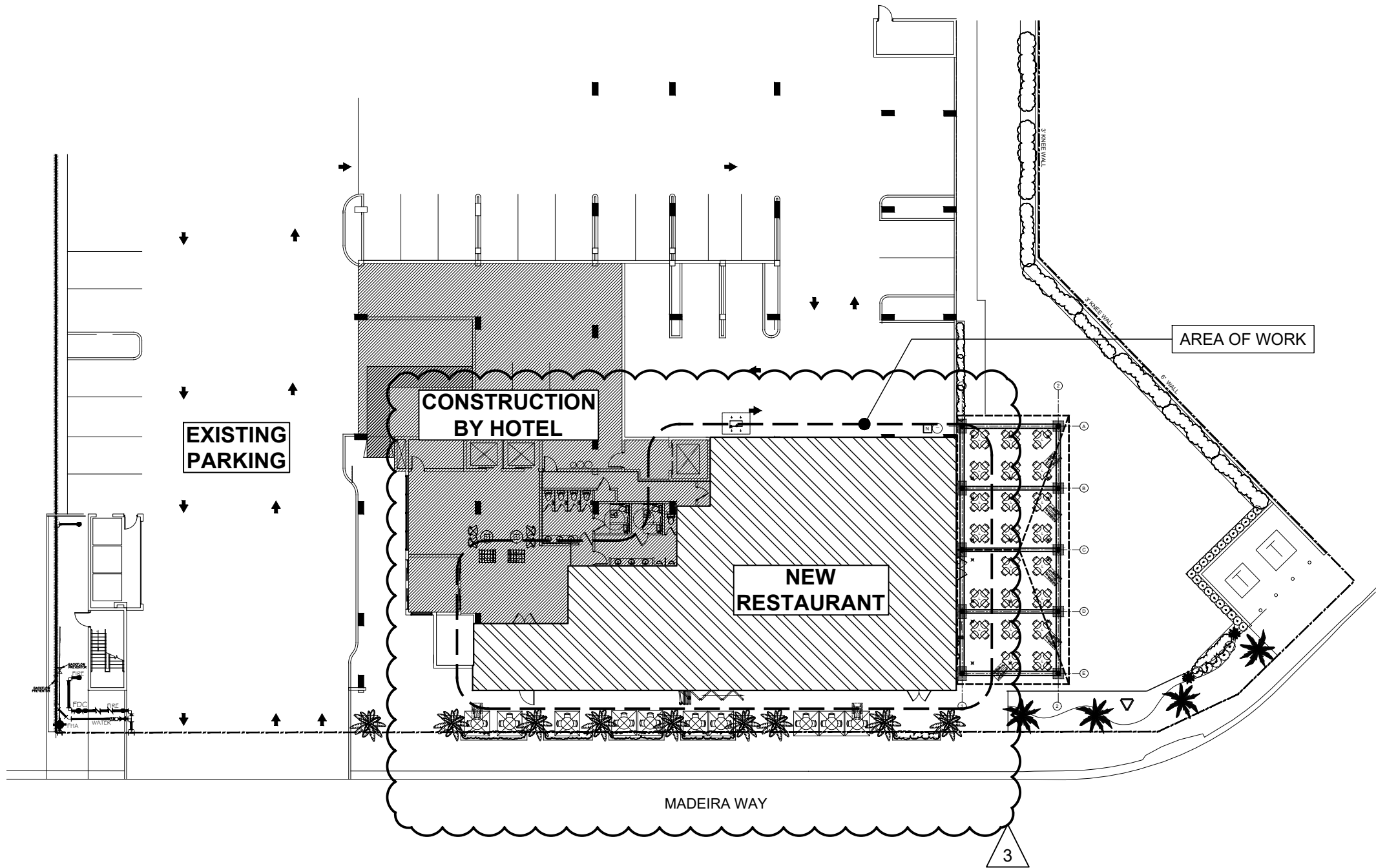
MADEIRA BEACH, FLORIDA 33708



VICINITY MAP (N.T.S.)



LOCATION MAP (N.T.S.)



1
CO

EXISTING SITE PLAN AT CAMBRIA HOTEL

SCALE: 1" = 30'-0"



NORTH

SCOPE OF WORK

INTERIOR BUILD OUT OF 4,919.95 SQUARE FOOT EXISTING RESTAURANT SPACE INCLUDING
CUSTOMER AREA, KITCHEN AND FOOD PREP AREAS.
ALL INTERIOR AND EXTERIOR AREAS WILL BE FIRE SPRINKLED AND CODE COMPLIANT.

INDEX OF DRAWINGS

SHEET #	DESCRIPTION
CO	COVER SHEET
RE	REMOVED
G-1	ABBREVIATIONS & SYMBOLS
D-1.0	DEMOLITION PLAN
A-0.1	OCCUPANT LOAD PLAN
A-1.10	REMOVED
A-1.10A	REMOVED
A-1.11	OVERALL GROUND FLOOR PLAN
A-1.12	ENLARGED INTERIOR FLOOR PLAN
A-1.21	NEW RESTAURANT - REFLECTED CEILING PLAN
A-1.22	REMOVED
A-2.01	REMOVED
A-3.01	REMOVED
A-5.01	REMOVED
A-5.02	REMOVED
A-6.0	FINISH SCHEDULE
A-6.1	FINISH SCHEDULE
A-6.2	FINISH SCHEDULE
LS-1.0	LIFE SAFETY PLAN
M-1.0	MECHANICAL PLAN GF LEVEL
M-2.0	MECHANICAL PLAN - PARTIAL 2ND LEVEL
M-2.1	MECHANICAL PLAN - PARTIAL ROOF LEVEL
M-3.0	MECHANICAL SCHEDULE, NOTES AND DETAILS
M-4.0	HOOD DRAWINGS
M-5.0	HOOD DRAWINGS
M-6.0	HOOD DRAWINGS
M-7.0	HOOD DRAWINGS
M-8.0	HOOD DRAWINGS
M-9.0	HOOD DRAWINGS
P-1.0	PLUMBING SITE PLAN
P-2.0	PLUMBING FLOOR PLAN
P-2.0A	REMOVED
P-3.0	PLUMBING SANITARY RISER & GAS PIPING DIAGRAM
P-4.0	PLUMBING WATER PIPING DIAGRAM
P-5.0	PLUMBING SCHEDULES
E-1.0	ELECTRICAL GENERAL NOTES
E-2.0	ELECTRICAL POWER PLAN MAIN AREA
E-3.0	REMOVED
E-4.0	ELECTRICAL LIGHTING PLAN MAIN AREA
E-5.0	REMOVED
E-6.0	PARTIAL SECOND FLOOR PLAN & ROOF PLAN
E-7.0	KITCHEN EQUIPMENT SCHEDULE
E-8.0	ELECTRICAL PANEL SCHEDULE
E-9.0	ELECTRICAL LIGHTING SCHEDULE

COMMERCIAL PROJECTS:

BUILDING DATA:

OCCUPANCY: ☐ ASSEMBLY ☒ BUSINESS ☐ EDUCATIONAL ☐ MERCANTILE ☐ HAZARDOUS
☐ FACTORY-INDUSTRIAL ☐ INSTITUTIONAL ☐ RESIDENTIAL (R-3) ☐ UTILITY/MISCELLANEOUS

MIXED OCCUPANCY: ☐ YES ☐ NO SEPARATION: GROUND FLOOR & EGRESS STAIR WALLS = 2-HOUR FIRE SEPARATION PER U.L. DETAIL U905

CONSTRUCTION TYPE: ☐ I (A) ☒ II (B) ☐ III (A) ☐ III (B) ☐ III (C) ☐ IV (H.T.) ☐ V (A) ☐ V (B)
MIXED CONSTRUCTION: ☐ YES ☒ NO

BUILDING HEIGHT: 73'-8" ABOVE GRADE
BASE FLOOD ELEVATION: ZONE AE / (EL. 11)

MEZZANINE: ☐ YES ☒ NO
HIGH RISE: ☐ YES ☒ NO
FIRE SPRINKLED: ☒ YES ☐ NO
FIRE ALARM: ☐ YES ☒ NO
ZONING DISTRICT: PD

(E) TOTAL SITE AREA: 15,468 S.F. (0.36 ACRES)

A/C AREA

GROUND FLOOR A/C AREA:	4,919.95 S.F.
TOTAL A/C AREA	4,919.95 S.F.

LIFE SAFETY SYSTEM:

EMERGENCY LIGHTING AND EXIT SIGNAGE ☒ YES ☐ NO
FIRE ALARM ☒ YES ☐ NO
SMOKE DETECTION SYSTEMS ☒ YES ☐ NO
PANIC HARDWARE ☒ YES ☐ NO

APPLICABLE CODES:

7TH EDITION (2020) FLORIDA BUILDING CODE
7TH EDITION (2020) FLORIDA BUILDING CODE (MECHANICAL)
7TH EDITION (2020) FLORIDA BUILDING CODE (PLUMBING)
7TH EDITION (2020) FLORIDA BUILDING CODE (ACCESSIBILITY)
7TH EDITION (2020) FLORIDA BUILDING CODE (ENERGY)
7TH EDITION (2017) FLORIDA FIRE PREVENTION CODE
NFPA 2017 NATIONAL ELECTRICAL CODE (NEC 2017)

WINDS:

WINDS APPLIED PER ASCE7-10, BUILDINGS OF ALL HEIGHTS
ANALYTICAL METHOD

BASIC WIND SPEED: 150 MPH

BUILDING RISK CATEGORY: II

WIND EXPOSURE: D

APPLICABLE INTERNAL PRESSURE COEFFICIENT: +/- .18 (ENCLOSED)

COMPONENTS AND CLADDING
SEE STRUCTURAL SHEET FOR ALL DESIGN PRESSURES

NOTE: FOLLOW MANUFACTURERS INSTRUCTIONS FOR
NUMBER OF JAMB CLIPS, SPACING AND ANCHOR SIZES.

FLORIDA PRODUCT APPROVALS

ITEM	MANUFACTURER	FLORIDA APPROVAL #
SINGLE ALUMINUM STOREFRONT DOOR	YKK AP AMERICA	16554.1
BIFOLD ALUMINUM DOOR SYSTEM	EURO-WALL SYSTEMS, LLC	17838.1

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, ENGAGED FRANK 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
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0005065
EMAIL: JACK@JABODZIAK.COM
743 49th STREET N. SAINT PETERSBURG, FLORIDA 33710
TEL: (727) 327-1966 FAX: (727) 826-0968

CS / JR
Jun. 15, 23
JAN - 2022
2020-053

CO

DON THE BEACHCOMBER - RESTAURANT
15015 MADEIRA WAY, MADEIRA BEACH,
FLORIDA 33708
COVER SHEET

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