				ABP #: _	2023-07
A DEACHER STREET	CITY OF MA PLANNING & ZC 300 MUNICIPAL DRIVE • M (727) 391-9951 EXT. Email: planning(ONING DEPA ADEIRA BEA 255 ♦ FAX (7	RTMENT CH, FLORIDA 33708 27) 399-1131	ALL TY OF MAL	EIRA BEACHTOR
AL	COHOLIC BEVERAG	ie pern	/IIT APPLICA	ΓΙΟΝ	
Applicant's Name: <u>M</u>	ARC BROWN				
Type of License Reque	sted: 4COP SFS				
Name of Partnership, (Corporation, LLC (if applicab	le): <u>TIKI [</u>	DOCKS MADER	RIA LLC	
Mailing Address:	505 E JACKSON ST.	STE 302	2, TAMPA, FL 3	3602	
Phone(s): (239) 850	-9451ı	Email: MIC	CHELLE@PSFE	BFL.COM	
Type of Ownership:	🗆 Individual 🗌 Partn	ership	□ Corporation		LC
Name of Business: DC	N THE BEACHCOMBE	R	Business Phone	e:	
Physical Address: 150	15 MADERIA WAY, STI	E 100, M	ADERIA BEAC	H, FL 337	'08
Parcel #: 09-31-15-	54180-000-0020				
Legal Description: _S	EE ATTACHED PROPE	RTY AP	PRAISER SHEI	ET	
Number of Seats: Insid	_{de:} 129		Outside: 118		
Number of Employees	17/SHIFT				
Zoning District:					
🗌 C-1 Touris	t Commercial		C-2 John's Pass Ma	rine Comm	ercial
🗌 C-3 Retail	Commercial		C-4 Marine Comme	ercial	
🗌 R-3 Only R	estaurant		PD Planned Develo	pment	
Classification:					
Package st	ore, beer & wine		Retail Store, beer, v	wine	
Package st	ore, beer, wine, liquor	Ø	Restaurants		
🗆 Bar			Club	🗆 Charte	er Boats

ABP #:

Number of Parking Space	ces: <u>67</u> HC Parking Spaces:	6	_Bike Racks:
Hours of Operation:			
Monday:	11AM-11PM		
Tuesday:	11AM-11PM		
Wednesday:	11AM-11PM		
Thursday:	11AM-11PM		
Friday:	11AM-11PM		
Saturday:	11AM-11PM		
Sunday:	11AM-11PM		
General Description of E	Business: FULL SERVICE REST	AURANT	
Supporting Materials Re			
🗌 Property Ow	vner's Written Approval	Property S	Survey

□ Site Plan

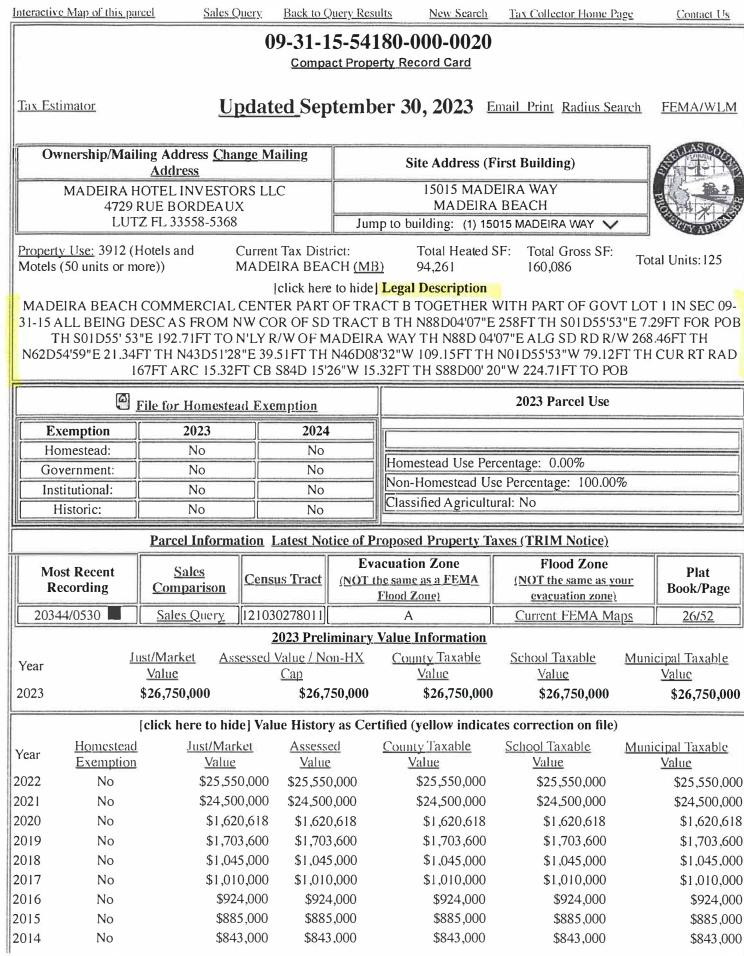
Questionnaire: On a separate piece of paper, please answer the following questions:

- 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 owned 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.

	ABP #:
Signature of Applicant:	Date: 10/6/23 Madeira Beach Use Only**
***FOF LITY OF	
Fee: \$800.00	Cash Receipt #
Date Received:10/09/23	Received by: <u>Andrew Morris</u>
ABP# Assigned:	
BOC Hearing Date: <u>11/08/23</u>	Approved Denied
	Date:
Community Development Director	
	Data
City Manager	Date:



10/4/23, 1:48 PM 2013 No 2012 No 2011 No 2009 No 2009 No 2007 No 2006 No 2005 No 2004 No 2001 No 2002 No 2001 No 2000 No 2001 No 2000 No 2001 No 2000 No 2001 No 2000 No 1999 No 1999 No 1997 No 1996 No 2022 Tax Bill 2022 Final Millage Rate Do not rely on current taxes in ownership. A significant claafter a transfer due to a loss Our new Tax Estimator to est ownership. Seawall: No Land Use Hotels And Motels (39)		\$800,000 \$787,000 \$787,000 \$790,000 \$790,000 \$796,000 \$935,000 \$1,090,000 \$1,090,000 \$1,090,000 \$1,090,000 \$1,090,000 \$1,090,000 \$1,090,000 \$1,090,000 \$1,090,000 \$1,090,000 \$1,025,000 \$1,025,000 \$653,000 \$653,000 \$653,000 \$4545,000 \$4545,000 \$4474,000 \$4467,700 \$467,700 \$467,700 \$451,500 \$445,500 \$445,500 \$445,500 \$445,500 \$445,500 \$436,100 \$439,100 \$436,700	roperty Appraiser General Info \$800,000 \$787,000 \$790,000 \$796,000 \$1,090,000 \$1,090,000 \$1,025,000 \$1,025,000 \$653,000 \$4545,000 \$44545,000 \$4451,500 \$4451,500 \$4451,500 \$4451,500 \$4436,700 \$436,700 \$436,700 Ranked Sales & Sale Date	0 \$800,000 0 \$787,000 0 \$790,000 0 \$796,000 0 \$7935,000 0 \$935,000 0 \$1,090,000 0 N/A 0 N/A	\$78 \$79 \$93 \$1.09 \$1,08 \$1,02 \$65 \$54 \$47 \$46 \$45 \$44 \$43 \$43 \$43 \$43 \$43	30,00
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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,

Kevin R.4 owden, Manager

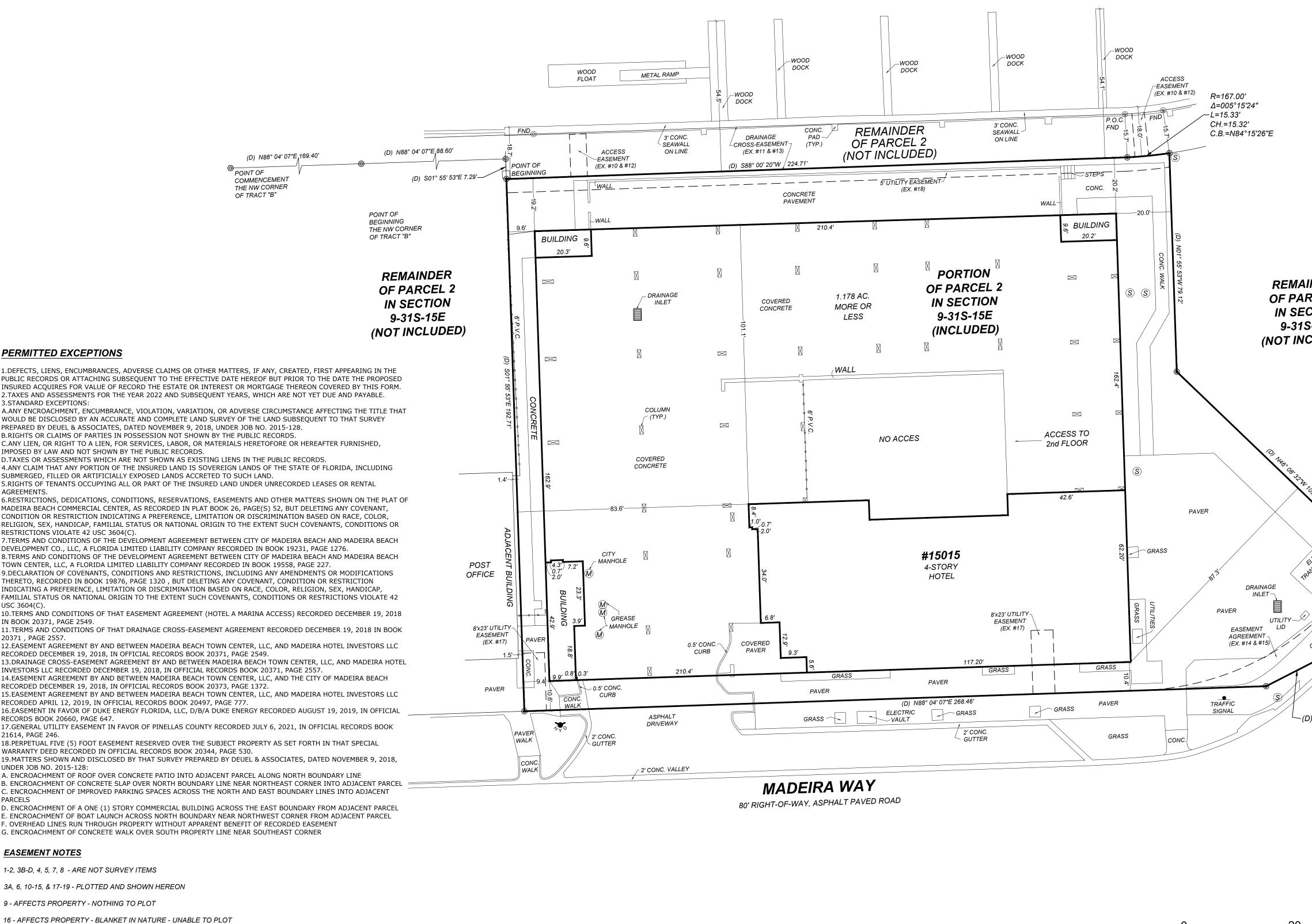
Cc: Tiki Docks Madeira LLC, 505 E Jackson ST, STE 302, Tampa FL 33602

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 (HOTEL A - MARINA ACCESS) RECORDED DECEMBER 19, 2018, IN OFFICIAL RECORDS BOOK 20371, PAGE 2549, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

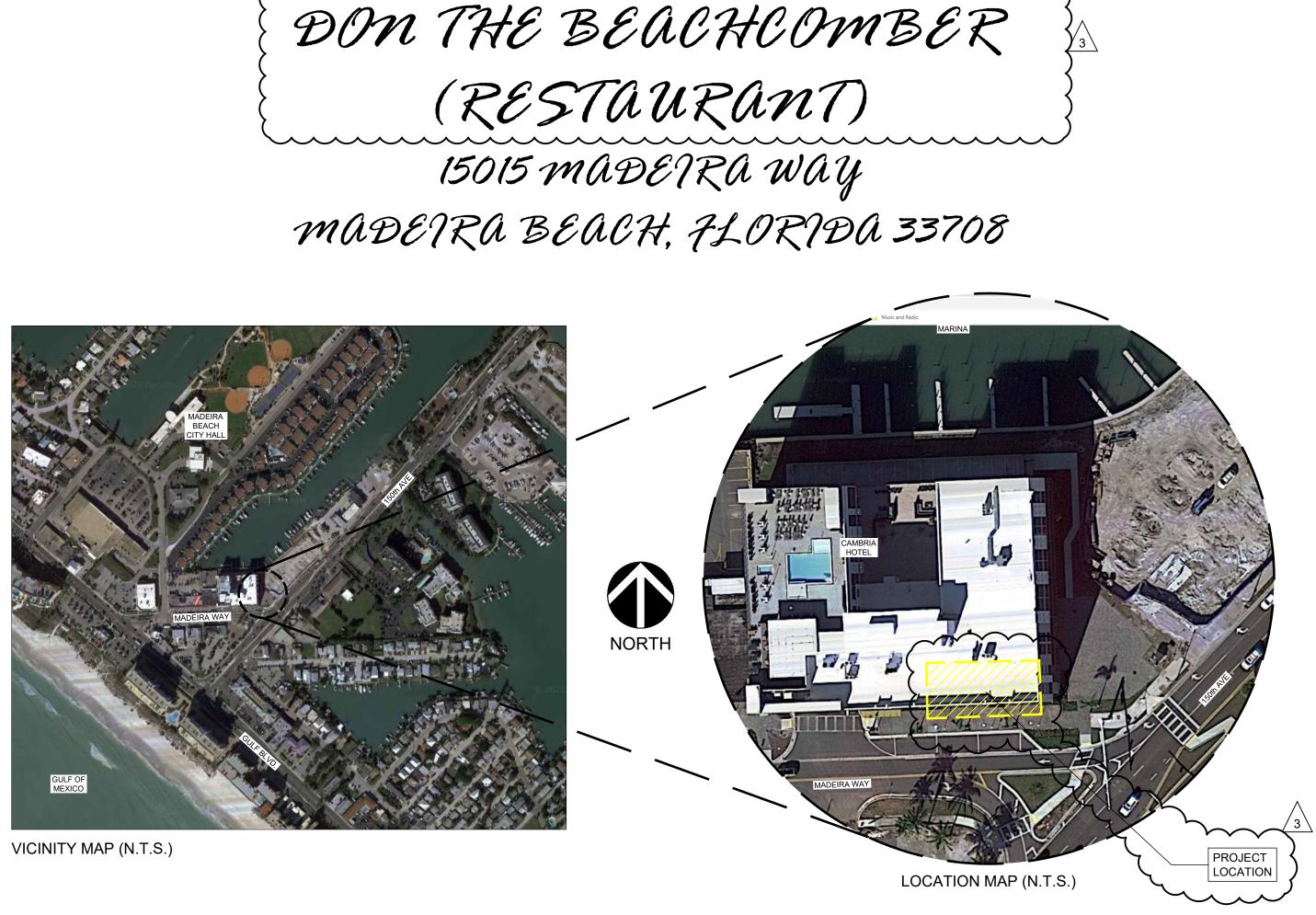
TOGETHER WITH PERPETUAL NON-EXCLUSIVE EASEMENT FOR CROSS-DRAINAGE, MAINTENANCE, REPAIR AND TEMPORARY CONSTRUCTION PER THAT DRAINAGE CROSS-EASEMENT AGREEMENT RECORDED DECEMBER 19, 2018, IN OFFICIAL RECORDS BOOK 20371, PAGE 2557, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

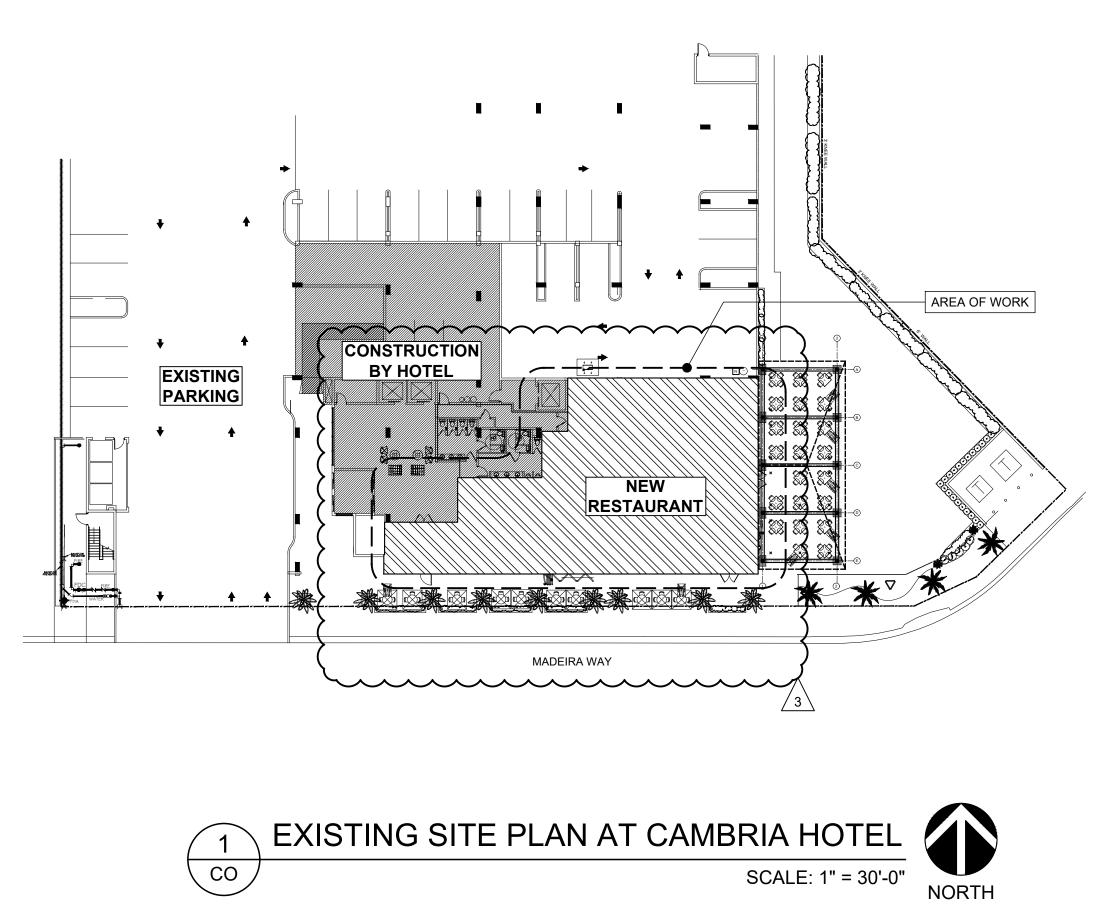


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(D) N43° 51' 28"E 39.51' FLOOD PLANE CERTIFICATION ACCORDING TO THE F.I.R.M. MAP, COMMUNITY PANEL NUMBER: 12103C/0191/H DATED: 08/24/2021. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE 'AE" AND THE BASE 100 YEAR FLOOD ELEVATION IS 10 MEAN SEA LEVEL. CERTIFIED PARTIES: FIDELITY NATIONAL TITLE INSURANCE COMPANY CENTENNAL BANK, AN ARKANSAS STATE CHARTERED BANKING CORPORATION, ISAOA/ATIMA. BATTAGLIA, ROSS, DICUS & MCQUAID, 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. D6/24/2022 DATE PG 1 of 1 40 06/24/2022 DATE MOHAMMAD BY AR, D, 15, #5545 PG 1 of 1	LECTRUCE PAO INSCRAME PAO INSCR	 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 FIDELITY NATIONAL TITLE INSURANCE COMPANY. DATED: 5-19-2022 AT 8. ORDER No. 10555020 - FILE No. 22-0709 CENB/Madeira Hotel. HAVE BEEN RE AND, WHERE APPLICABLE, PLOTTED HEREON. 4. THE BEARINGS SHOWN HEREON ARE BASED ON OFFICIAL RECORD INFORMATION OF PINELLAS COUNTY, FLORIDA AND FLORIDA STATE PLA COORDINATES, WEST ZONE, 0901 (FDOT RTK NETWORK) 5. CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECREATI PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, & COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED C DOCUMENTS. 6. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF 7. THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS A EXISTED 06/24/2022. THE SURVEYOR MAKES NO WARRANTEE, WRITTEN OTHERWISE, AS TO THE ACCURACY AND/OR DISPOSITION OF THE BOUN BEYOND THAT DATE. 8. THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIC AND/OR IMPROVEMENTS HEREAFTER ERECTED. 9. THERE IS NO EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY TIME OF SURVEY. 10. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY 	D BY OLD CO AM, EVIEWED NE ON OF SVOR (C) CORNER E. AS THEY OR DARIES DNS, (AT THE LINES ND NO TION OR PLANS
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FIDELITY NATIONAL TITLE INSURANCE COMPANY CENTENNIAL BANK, AN ARKANSAS STATE CHARTERED BANKING CORPORATION, ISAOA/ATIMA, BATTAGLIA, ROSS, DICUS & MCQUAID, P.A MADEIRA HOTEL INVESTORS LLC, A FLORIDA LIMITED LIABILITY COMPANY JOB NO:15015 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 5J-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. SCALE: 1"=20' 40 06/24/2022 MOHAMMAD BUFAR; PLS. #5545 PG 1 of 1	исстристе радо исстристе рад	 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 EXECUTEI FIDELITY NATIONAL TITLE INSURANCE COMPANY. DATED: 5-19-2022 AT 8, ORDER No. 10555020 - FILE No.22-0709 CENB/Madeira Hotel. HAVE BEEN RE AND, WHERE APPLICABLE, PLOTTED HEREON. 4. THE BEARINGS SHOWN HEREON ARE BASED ON OFFICIAL RECORD INFORMATION OF PINELLAS COUNTY, FLORIDA AND FLORIDA STATE PLA COORDINATES, WEST ZONE, 0901 (FDOT RTK NETWORK) 5. CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECREATI PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, & COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED C DOCUMENTS. 6. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF 7. THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS A EXISTED 06/24/2022. THE SURVEYOR MAKES NO WARRANTEE, WRITTEN OTHERWISE, AS TO THE ACCURACY AND/OR DISPOSITION OF THE BOUN BEYOND THAT DATE. 8. THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIC AND/OR IMPROVEMENTS HEREAFTER ERECTED. 9. THERE IS NO EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY TIME OF SURVEY. 10. NO OBSERVABLE EVIDENCE OF CANGES IN STREET RIGHT-OF-WAY COMPLETED, AND AVAILABLE FORD THE CONTROLLING JURISDICTION A OBSERVABLE EVIDENCE OF CENT STREET OR SIDEWALK CONSTRUCT REPAIRS. 11. PROPERTY HAS PHYSICAL ACCESS TO "MADEIRA WAY" 12. IN REGARDS TO ALTA TABLE A ITEM 11a, NO UNDERGROUND UTILITY AND/OR REPORTS HAVE BEEN PROVIDED BY THE CLIENT AT THE TIME TO SURVEY WAS PERFORMED. 	BY OLD D BY OLD D BY OLD D BY OLD D BY OLD NNE ON OF SVOR (C) D BY OLD SVOR (C) D BY OLD D ARIES D NS, (AT THE LINES D NS, (AT THE
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BATTAGLIA, ROSS, DICUS & MCQUAID, P.A MADEIRA HOTEL INVESTORS LLC, A FLORIDA LIMITED LIABILITY COMPANY JOB NO:15075 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 5J-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. DRAWN BY: C.D.A. 40 06/24/2022 DATE MOHAMMAD BUFFAR; PL 5, #5545 PG 1 of 1	исстристе радо исстристе рад	 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 FIDELITY NATIONAL TITLE INSURANCE COMPANY. DATED: 5-19-2022 AT 8. ORDER No. 10555020 - FILE No. 22-0799 CENB/Madeira Hotel. HAVE BEEN RE AND, WHERE APPLICABLE, PLOTTED HEREON. 4. THE BEARINGS SHOWN HEREON ARE BASED ON OFFICIAL RECORD INFORMATION OF PINELLAS COUNTY, FLORIDA AND FLORIDA STATE PLA COORDINATES, WEST ZONE, 0901 (FDOT RTK NETWORK) 5. CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECREATI PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, 4 COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED C DOCUMENTS. 6. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF 7. THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS A EXISTED 06/24/2022. THE SURVEYOR MAKES NO WARRANTEE, WRITTEN OTHERWISE, AS TO THE ACCURACY AND/OR DISPOSITION OF THE BOUN BEYOND THAT DATE. 8. THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIC AND/OR IMPROVEMENTS HEREAFTER ERECTED. 9. THERE IS NO EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY TIME OF SURVEY. 10. NO DOSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION A OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCT REFAIRS. 11. PROPERTY HAS PHYSICAL ACCESS TO "MADEIRA WAY" 12. IN REGARDS TO ALTA TABLE A ITEM 11a, NO UNDERGROUND UTILITY AND/OR REPORTS HAVE BEEN PROVIDED BY THE CLIENT AT THE TIME TO SURVEY WAS PERFORMED. 	BY OLD D BY OLD WE WE WAT WE WARRES WOHNDER WARRES WOHNDER WOHNDER WARRES WOHNDER WARRES WOHNDER WARRES WOHNDER WARRES WOHNDER WARRES WOHNDER WARRES WOHNDER WARRES WOHNDER WARRES WOHNDER WARRES WOHNDER WARRES WOHNDER WARRES WOHNDER WARRES WOHNDER WOHNDER WARRES WOHNDER WARRES WOHNDER WARRES WOHNDER WARRES WOHNDER WARRES WOHNDER WARRES WOHNDER WARRES WOHNDER WARRES WOHNDER WARRES WOHNDER WARRES WOHNDER WARRES WARRES WOHNDER WARRES WOHNDER WARRES WARRES WOHNDER WARRES WOHNDER WARRES WARRES WOHNDER WARRES
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$\frac{40}{1"=20'} 1"=20' \frac{06/24/2022}{DATE} \frac{06/24/202}{DATE} \frac{06/24/202}{DATE} \frac{06/24/202}{DATE} \frac{06/24/202}{DATE} \frac{06/24/202}{DATE} 06/24/$	исстристе радо исстристе рад	 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 EXECUTE FIDELTY NATIONAL TITLE INSURANCE COMPANY. DATED: 5-19-2022 AT 8 ORDER No. 10555020 - FILE NO. 22-0709 CENB/Madeira Hotel. HAVE BEEN RE AND, WHERE APPLICABLE, PLOTTED HEREON. 4. THE BEARINGS SHOWN HEREON ARE BASED ON OFFICIAL RECORD INFORMATION OF PINELLAS COUNTY, FLORIDA AND FLORIDA STATE PLA COORDINATES, WEST ZONE, 0901 (FDOT RTK NETWORK) 5. CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECREATI PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, 8 COMPLED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED C DOCUMENTS. 6. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF 7. THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS A STOTHE ACCURACY AND/OR DISPOSITION OF THE BOUN BEYOND THAT DATE. 8. THE SURVEYOR AKES NO WARRANTEE, WRITTEN OTHERWISE, AS TO THE ACCURACY AND/OR DISPOSITION OF THE BOUN BEYOND THAT DATE. 8. THE SURVEYOR CO F CEMETERIES ON THE SUBJECT PROPERTY TIME OF SURVEY. 10. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION A OBSERVABLE EVIDENCE OF RECENT STREET OR SUBJECT PROPERTY TIME OF SURVEY. 10. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION A OBSERVABLE EVIDENCE OF CRECENT STREET OR SUBJECT PROPERTY APPEARS TO BE IN ZONE ARE EVIDENCE OF RECENT STREET OR SUBJECT PROPERTY OF AND/OR DIFFICIATION ACCC TO THE F.I.R.M. MAP, COMMUNITY NUMBER: 12103C/0191/H DATED: 08, THIS PROPERTY APPEARS TO BE IN ZONE ARE EVIDENCE COMPANY 10. IN OBSERVABLE EVIDENCE COMPANY CENTENIAL BANK, AN ARKANSAS STATE CHARTERED BANKING CORPORATION AD OBSERVABLE AVES BEEN PROVIDED BY THE CLIENT AT THE TIME TO SURVEY WAS PERFORMED. 	LINES NR WAT THE LINES NAR CORDING PLANS PLA
$1" = 20'$ $\frac{\frac{06/24/2022}{DATE}}{DATE}$ $\frac{1" = 20'}{DATE}$ $\frac{1}{2}$ $$	исстристе радо исстристе рад	 NOTED. 2. THIS SURVEY IS ONLY FOR THE USE OF THE PARTIES THAT ARE BEING CERTIFIED TO. 3. ALL MATTERS CONTAINED IN THE ALTA TITLE COMMITMENT EXECUTE! FIDELITY NATIONAL TITLE INSURANCE COMPANY. DATED: 5-19-2024 T8 ORDER No. 10555020 - FILE No. 22-0709 CENB/Madeira Hotel. HAVE BEEN RE AND, WHERE APPLICABLE, PLOTTED HEREON. 4. THE BEARINGS SHOWN HEREON ARE BASED ON OFFICIAL RECORD INFORMATION OF PINELLAS COUNTY, FLORIDA AND FLORIDA STATE PLA COORDINATES, WEST ZONE. 0901 (FDOT RTK NETWORK) 5. CALCULATED INFORMATION REQUIRED TO SET RECORD CORNERS, & COMPILED DATA FROM SUBROUNDING PLATS, DEEDS, AND CERTIFIED C DOCUMENTS. 6. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF 7. THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS AND CHARNING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS AND THAT DATE. 8. THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIC AND/OR IMPROVEMENTS HEREAFTER ERECTED. 9. THERE IS NO EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY TIME OF SURVEY. 10. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION A OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION A DISTRUST TO A DA VAILABLE FROM THE CONTROLLING JURISDICTION A OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCT REPAIRS. 11. PROPERTY HAS PHYSICAL ACCESS TO "MADEIRA WAY" 12. IN REGARDS TO ALTA TABLE A ITEM 11a, NO UNDERGROUND UTILITY AND/OR REPORTS HAVE BEEN PROVIDED BY THE CLIENT AT THE TIME TO SURVEY WAS PERFORMED. 	LINE DATE
$1" = 20'$ $\frac{\frac{06/24/2022}{DATE}}{DATE}$ $\frac{1" = 20'}{DATE}$ $\frac{1}{2}$ $$	исстристе радо исстристе рад	 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 EXECUTE! FIDELITY NATIONAL TITLE INSURANCE COMPANY. DATED: 5-19-2022 AT 8: ORDER No. 10555020 - FILE No.22-0709 CENBMadeira Hotel. HAVE BEEN RE AND, WHERE APPLICABLE, PLOTTED HEREON. 4. THE BEARINGS SHOWN HEREON ARE BASED ON OFFICIAL RECORD INFORMATION OF PINELLAS COUNTY, FLORIDA AND FLORIDA STATE PLA COORDINATES, WEST ZONE, 0901 (FDDT RTK NETWORK) 5. CALCULATED INFORMATION REQUIRED TO SET RECORD CONRERS. 4. COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED C DOCUMENTS: 6. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF 7. THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS / EXISTED 06/2/40222. THE SURVEYOR MAKES NO WARRANTEE, WRITTEN OTHERWISE, AS TO THE ACCURACY AND/OR DISPOSITION OF THE BOUN BEYOND THAT DATE. 8. THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIC AND/OR IMPROVEMENTS HEREAFTER ERECTED. 9. THERE IS NO EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION A DBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY COMPLETED, AND AVAILABLE FROM THE CONTOLLING JURISDICTION A OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCT REPARKS. 11. PROPERTY HAS PHYSICAL ACCESS TO "MADEIRA WAY" 12. IN REGARDS TO ALTA TABLE A ITEM TIA, NO UNDERGROUND UTILITY AND/OR REPORTS HAVE BEEN PROVIDED BY THE CLIENT AT THE TIME TO SURVEY WAS PERFORMED. FLOOD PLANE CERTIFICATION ACC TO THE F.I.R.M. MAP, COMMUNITY NUMBER: 12103C/0191/H DATED: 08. THIS PROPERTY APPEARS TO BE IN THIS PROPERTY APPEARS TO THE SURVEY WAS PERFORMED. FLOOD PLANE CERTIFICATION ACC TO THE F.I.R.M. MAP, COMMUNITY NUMBER: 12103C/0191/H DATED:	LINE DATE
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SURVEY OR	Licenter PAO Associate PAO (D) N43° 51' 28"E 39.51' (D) N62° 54' 59"E 21.34'	NOTED. 9. THIS SURVEY IS ONLY FOR THE USE OF THE PARTIES THAT ARE BEING CERTIFIED TO. 9. ALL MATTERS CONTAINED IN THE ALTA TITLE COMMITMENT EXECUTE FIDELITY NATIONAL TITLE INSURANCE COMPANY. DATED: 5-19-2022 AT 8 ORDER No. 10555020 - FILE No.22-0709 CENSMAddina Hole. HAVE BEEN RE AND, WHERE APPLICABLE, FLOTTED HERRON. 9. THE BEARINGS SHOWN HEREON ARE BASED ON OFFICIAL RECORD INFORMATION OF PINELLAS COUNTY, FLOTDED AND FLORIDA STATE PLAN COORDINATES, WEST ZONE, 0901 (FDOT RTK NETWORK). 9. CALCULATED INFORMATION REQUIRED TO SET RECORD CORNERS, 6 COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED C DOCUMENTS. 9. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOD 7. THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS A EXISTED 06/24/2022. THE SURVEYOR MAKES NO WARRANTEE, WRITTEN OTHERWISE, AST OT THE ACCURACY AND/OR DISPOSITION OF THE BOUND BEYOND THAT DATE. 8. THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIO AND/OR IMPROVEMENTS HEREAFTER ERECTED. 9. THERE IS NO EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY. 10. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY. 10. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY. 11. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY. 12. IN REGARDS TO ALTA TABLE ANTEN THERE ON THE SUBJECT PROPERTY TIME OF SURVEY. 14. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY. 15. NO RUPORTS HARE AFTER ERECTED. 16. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION ADDOR IMPROVEMENTS HEREAFTER ERECTED. 17. THERE IS NO AVIALABLE FROM THE CONTROLLING RUPORTY THE THE THE THE SURVEY WAS PERFORMED. 18. PROPERTY HAS PHYSICAL ACCESS TO "MADERA WAY. 12. IN REGARDS TO ALTA TABLE A ITEM 11a. NO UNDERGROUND UTILITY AND/OR REPORTS HAVE BEEN PROVIDED BY THE CLENT AT THE TIME T. SURVEY WAS PERFORMED. 19. THERE IS NALE SURVEY OF THIS LEGAL MAXING CORPORATION BATTAGLIA, ROSS, DICUG AS MCOULD D. A MADEIRA HOTEL INVESTORS LLC, A FLORIDA LIMITED LIABILITY COMPANY 10. THIS CENTIFIES THAT AS UNRY OF THIS L	LIT UNE SON OF WIEWED NE ON OF WOR (C) SORNER E. AS THEY OR DARIES SONS. (AT THE LINES ND NO TION OR PLANS HIS ORDING (24/2021. N,ISAOA/ATIMA, UNES N,ISAOA/ATIMA, UNES N,ISAOA/ATIMA, UNES N,ISAOA/ATIMA, UNE SED SEAL. HIS HIS HIS HIS PRODUCCOM PLANS HIS PANEL (221) 329-114 HIS HIS PANEL (221) 329-114 HIS HIS PORDING (221) 329-114 HIS HIS PORDING (221) 329-114 HIS HIS HIS PORDING (221) 329-114 HIS HIS HIS PORDING (221) 329-114 HIS HIS HIS HIS PORDING (221) 329-114 HIS HIS HIS HIS HIS HIS HIS HIS

PROPOSED PROJECT FOR:

(RESTAURANT) 15015 maderra way





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.

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

BUILDING DATA : OCCUPANCY : ASSEMBLY Multiplication Marcantile Marcantile Marcantile	CATIONS COMPLY WITH THE APPLICABLE MINIML WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA	BODZJAK & ASSOC. INC. ULAW COPYRIGHTS ANC ULAW COPYRIGHTS ANC ULAW COPYRIGHTS ANC UTHESE PLANS, IDEAS ESIGNS AND PLANS ARE ESIC ILAWIGED OR COPIE WHAT SOEVER, NOR ARE WHAT SOEVER, NOR ARE TAND ANT THIRD PARTY WI THE EXPRESS WRITTEN THIRD PARTY WI THIRD PARTY	ASOC. INC., BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECI- FICATIONS APPEARING ON THESE PLANS.
Image: Second Action Contract Image: Second Action Contreaction Contract Image: Second Action	NAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIML ODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA	DNS JOHA E JOHA E COMMON ERCHTSIN DESCRIPTION RECHTSIN DESCRIPTION RECHTSIN DEAS, DE PRODUCI DEAS, DE PRODUC	ASSOC FROM
ZONING DISTRICT: PD	NAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOW ODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDA	DATE PATE REVISIONS 03/01/2023 REVISIONS PER CI 05/19/2023 REVISIONS PER CI 06/15/2023 REVISIONS PER C	
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 BUILDING CODE (ENERGY) 7TH EDITION (2017) FLORIDA FIRE PREVENTION CODE NFPA 2017 NATIONAL ELECTRICAL CODE	PROFESSIONAL STATEMENT: BUILDING CODES AND THE AF	NO. 1 NO. 03/ 2 05/ 06/	
WINDS APPLIED PER ASCE7-10, BUILDINGS OF ALL HEIGHTS ANALYTICAL METHOD BASIC WIND SPEED: 150 MPH			CLIENT
BUILDING RISK CATEGORY: II WIND EXPOSURE: D APPLICABLE INTERNAL PRESSURE COEFFICIENT: +/18 (ENCLOSED) COMPONENTS AND CLADDING . SEE STRUCTURAL SHEET FOR ALL DESIGN PRESSURES .		 DEIRA BEACH 08	F
NOTE: FOLLOW MANUFACTURERS INSTRUCTIONS FOR NUMBER OF JAMB CLIPS, SPACING AND ANCHOR SIZES.		HCOMBER RA WAY, MAD LORIDA 3370	OVER SHEET
FLORIDA PRODUCT APPROVALS		N THE BEAC 5015 MADEIR	ŏ
ITEM MANUFACTURER FLORIDA APPROVAL # LE ALUMINUM STOREFRONT DOOR YKK AP AMERICA 16554.1 LD ALUMINUM DOOR SYSTEM EURO-WALL SYSTEMS, LLC 17838.1		NOU	
	PORTED TO THE ARCHITECT IN SILITY OF THE CONTRACTOR.		SEAL
	CREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.	A, PA A. RA D. AR0005065 JAK.COM	ERSBURG, FLORIDA 33710 X: (727) 826-0968
	FIELD CONDITIONS. ALL DISCREPAI DRTED DISCREPANCIES AND CONFLI	ITECT GN, AND CC GISTRATIO	SAINT PETE 327-1966 FA
	INTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISC RITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND C	<u>ר</u>	743 49th \$
	CTOR SHALL CHECK AND VERIFY AL PRIOR TO PROCEEDING OR CONTIN	DRAWN BY CS / JF UPDATED ON JUN. 15, 2 DATE JAN - 2022 JAB PROJECT # 2020-05 SHEET #	23

