



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



ALCOHOLIC BEVERAGE PERMIT APPLICATION

Applicant: Name and Address

DIETO LUGENKAY
14510 RIO DE ET
SEMINOLE FL 33776

Property Owner: Name and Address

MADEIRA Hotel Investors, LLC
5294 62ND AVE St. Petersburg
FLORIDA 33715

Telephone: 616 308 8228

Email: grill4111@gmail.com

Telephone: _____

Email: _____

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

Name of Business: Broke N Bord BAR & Grill **Business Phone:** 727 256 0092

Parcel Identification: 09-31-15-5418-000-0020

Legal Description: _____

Number of Seats: Inside: 129 **Outside:** 106

Number of Employees: 25 9 to 10 Per Shift

Zoning District: _____

Future Land Use: _____

Classification:

- ☐ Package store, beer & wine ☐ Retail Store, beer, wine ☐ Bar
☐ Package store, beer, wine, liquor ☒ Restaurant ☒ Hotel Restaurant
☐ Club ☐ Charter Boat/Party Boat ☐ Hotel

Alcoholic Beverage License Type: LCOP

Number of Parking Spaces: 67 **Handicap Parking Spaces:** 6 **Bike Racks:** 4

Motorcycle Parking Spaces: _____ **Total Amount of Parking Spaces:** _____

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.

Hours of Operation:

Monday: 11 AM - 10 PM
Tuesday: 11 AM - 10 PM
Wednesday: 11 AM - 10 PM
Thursday: 11 AM - 10 PM
Friday: 11 AM - 10 PM
Saturday: 11 AM - 10 PM
Sunday: 11 AM - 10 PM

General Description of Business: BAR and Restaurant
With full Diner Menu

Supporting Materials Required:

- ☒ Property Owner's Written Approval ☒ Property Survey (With Total Parking Count)
☐ Site Plan ☐ State Application and Floor Plan

Consideration of alcoholic beverage application: **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.

ABP #: _____

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: _____

11/10/25

ABP #: 2025-08

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

Fee: \$1,000.00 ☐ Check # 340 ☐ Cash ☐ Receipt # _____

Date Received: 11/12/2025 Received by: [Signature] Schuermann
2025-08

ABP# Assigned: _____

BOC Hearing Date: 12/10/25 ☐ Approved ☐ Denied

Community Development Director Date: _____

City Manager Date: _____

ASP #: _____

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: FCity Code Sec. 2.1D91. 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: _____

Date: 11/20/25

STATE OF

COUNTY OF

Florida
Pinellas

Before me, this 20 day of November, 2025, appeared in person

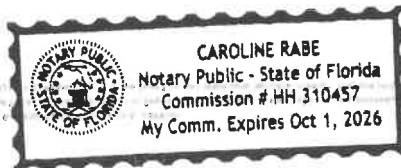
Djeto Ljiljadjuraj who, being sworn, deposes and says that the foregoing
(Name of Applicant)

is true and correct certification and who is personally known to me or has produced identification.

(Notary signature)

Commission Expires:
Stamp

10.1.26



Page 5 of 6

ASP #: _____

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.

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: _____

Date: _____

STATE OF _____

COUNTY OF _____

Before me, this _____ day of _____, 20____, appeared in person

who, being sworn, deposes and says that the forgoing

(name of applicant)

is true and correct certification and who is _____ personally know to me or has produced _____ as identification.

Commission Expires: _____

(notary signature)

Stamp _____

ABP #: _____

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*

1 - No adverse affect to
existing neighborhood - will provide
F+B options to residents and visitors
using existing operation.

2 No congestion will be created
because valet and hotel parking
garage envelope will be utilized.
We expect walk up convenience
business flow as well

3 Very compatible with Cambria
Hotel guests and Greater Beaches?
desire for varied F+B choices can
be met.

4 - No effect on safety is
foreseen.

5 - no additional fees or charges.

OWNER'S PERMISSION TO OPERATE AND SELL ALCOHOLIC BEVERAGES

Cambria Hotel Madeira Beach
15015 Madeira Way, Suite 100
Madeira Beach, FL 33708

Date: November 10, 2025

To Whom It May Concern,

This letter serves as formal authorization and consent from the property owner, **Madeira Hotel Investors, LLC**, a Florida limited liability company ("Owner" or "Landlord"), for the restaurant tenant identified below to occupy and operate a restaurant business on the premises described herein, and to apply for and maintain a liquor license for the sale and service of alcoholic beverages in accordance with applicable state and local laws.

Tenant Name:

DJETO LJULJDJURAL and LE HUY DUC, jointly and severally, doing business as **Broke N Bored Grill**

Premises Address:

Cambria Hotel Madeira Beach
15015 Madeira Way, Suite 100
Madeira Beach, Florida 33708

Description of Premises:

The leased premises consist of approximately **5,000 interior rentable square feet** within the Cambria Hotel building and approximately **2,000 exterior square feet** of adjacent patio space at ground level, as described in the Commercial Lease Agreement dated **October 22, 2025** between Madeira Hotel Investors, LLC (Landlord) and the above-named Tenant.

Purpose and Use:

The Tenant is authorized to operate a **full-service restaurant** under the trade name **Broke N Bored Grill** and to apply for and maintain all necessary licenses and permits, including a **Florida Department of Business and Professional Regulation Division of Alcoholic Beverages and Tobacco (DBPR)** license for the sale of beer, wine, and liquor for on-premises consumption in accordance with Florida Statutes Chapter 561 and related local ordinances.

The Owner acknowledges that the Tenant is in lawful possession of the Premises under the terms of the above-referenced lease and hereby **grants permission** for the Tenant to apply for, obtain, and maintain a **4COP (or other applicable) liquor license** for the Premises.

This permission shall remain in full force and effect for the duration of the Tenant's lawful occupancy under the Lease, including any valid renewals or extensions thereof, unless revoked in writing by the Owner.

Landlord/Owner Authorization:

MADEIRA HOTEL INVESTORS, LLC
A Florida Limited Liability Company

By: [Signature]
[Authorized Representative Name]
Its: Manager
Date: 11/10/25

Contact Information for Landlord:
Madeira Hotel Investors, LLC
5294 62nd Ave S, St. Petersburg, FL, 33715
Phone: (207) 251-3815
Email: kbowden077@gmail.com

THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS &
PROFESSIONAL REGULATION



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LICENSEE DETAILS

2:53:05 PM 11/21/2025

Licensee Information

Name:	BROKE N BOARD BAR & GRILL LLC (Primary Name)
	BROKE N BOARD BAR & GRILL (DBA Name)
Main Address:	15015 MADEIRA WAY STE 100 MADEIRA BEACH Florida 33708
County:	PINELLAS
License Mailing:	15015 MADEIRA WAY STE 100 MADEIRA BEACH FL 33708
County:	PINELLAS
License Location:	15015 MADEIRA WAY STE 100 MADEIRA BEACH FL 33708
County:	PINELLAS

License Information

License Type:	Permanent Food Service
Rank:	Seating
License Number:	SEA6218572
Status:	Current,Active
Licensure Date:	11/13/2025
Expires:	02/01/2026

Special Qualifications

Qualification Effective

No Plan Review	11/06/2025
Pinellas FEB	
250-349 SEATS	
Risk Level 2	11/13/2025

Alternate Names

[View Related License Information](#)

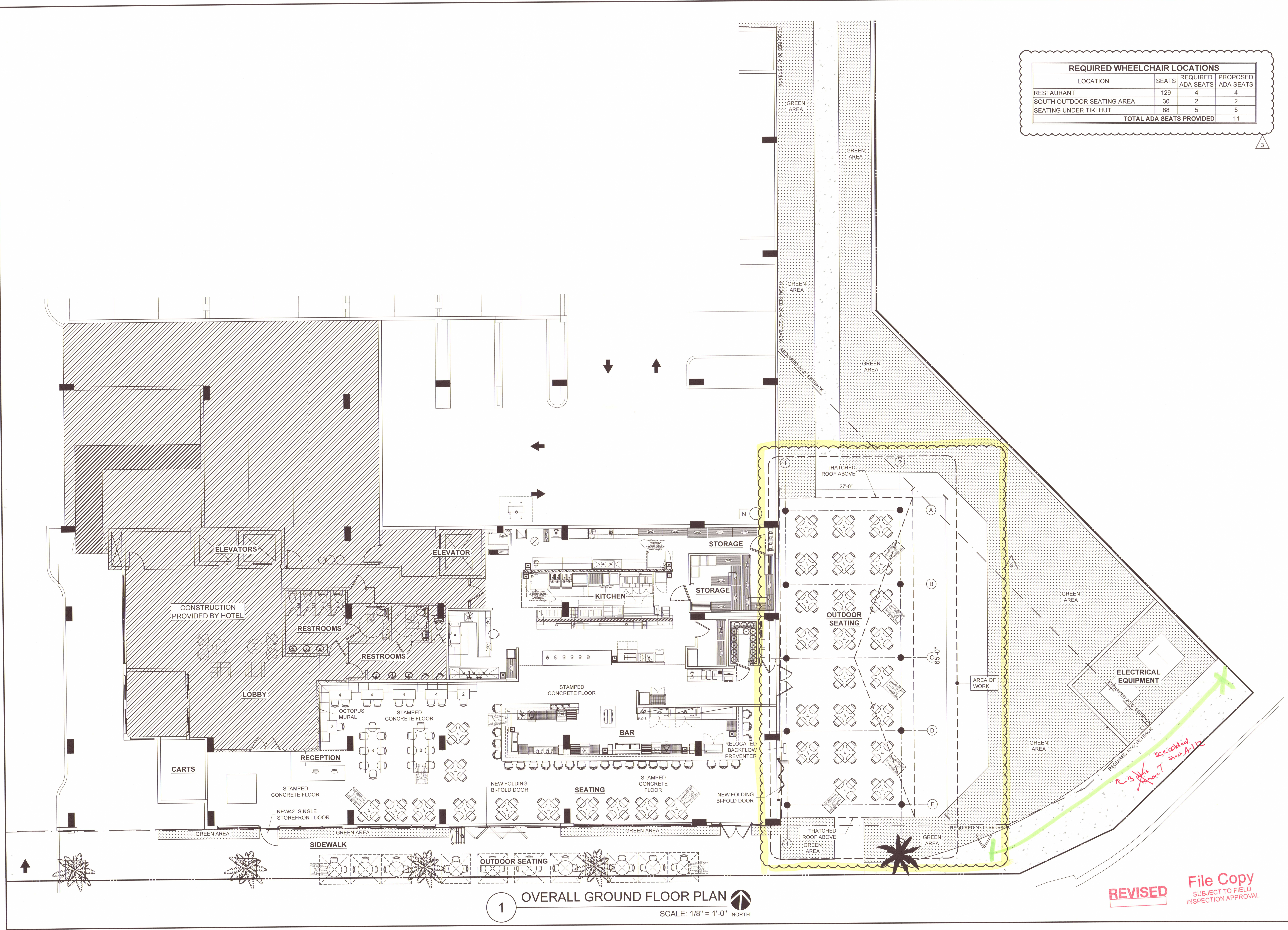
[View License Complaint](#)

[View Recent Inspections](#)

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

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Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our [Chapter 455](#) page to determine if you are affected by this change.



REQUIRED WHEELCHAIR LOCATIONS			
LOCATION	SEATS	REQUIRED ADA SEATS	PROPOSED ADA SEATS
RESTAURANT	129	4	4
SOUTH OUTDOOR SEATING AREA	30	2	2
SEATING UNDER TIKI HUT	88	5	5
TOTAL ADA SEATS PROVIDED			11

1 OVERALL GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0" NORTH

PROFESSIONAL EXAMINATION TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF AND OPINION, THIS PLAN AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS SET FORTH IN THE CITY OF FLORIDA.

JOHN A. BODZIAK, ARCHITECT AIA, PA
ARCHITECTURE, DESIGN AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0005065
EMAIL: JACK@JABODZIAK.COM
743 46th STREET, SUITE 100, MIAMI BEACH, FLORIDA 33710
TEL: (727) 327-1566 FAX: (727) 826-0568

REVISIONS

NO.	DATE	DESCRIPTION
1	03/01/2023	REVISIONS PER CITY COMMENTS
2	05/19/2023	REVISIONS
3	06/15/2023	REVISIONS PER CITY COMMENTS

DON THE BEACHCOMBER - TIKI HUT
15015 MADEIRA WAY, MADEIRA BEACH, FLORIDA 33708
OVERALL GROUND FLOOR PLAN

STATE OF FLORIDA
JOHN A. BODZIAK
JUL 11 2023
REGISTERED ARCHITECT

DRAWN BY: CS / JR
UPDATED ON: Jul. 11, 23
DATE: JAN - 2022
JOB PROJECT #: 2020-053
SHEET # A-1.11

REVISED
File Copy
SUBJECT TO FIELD
INSPECTION APPROVAL

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 | (V) VALVE COVER (WATER) |
| (Δ) SURVEY CONTROL POINT | (V) 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 | (E) ELECTRIC TRANSFORMER |
| (G) GAS VALVE | (V) VALVE (BACKFLOW) |
| (W) WATER VALVE (POTABLE) | (SS) SINGLE SUPPORT SIGN |
| (N) WATER VALVE (NON-POTABLE) | (MS) MULTI SUPPORT SIGN |
| (S) SANITARY VALVE | (P) 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 CABLE 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, ISAO/ATMA,
BATTAGLIA, ROSS, DICUS & MCQUAD, 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

0 20 40
1" = 20'

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