



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



SPECIAL MAGISTRATE – ARTICLE IV. - SPECIAL EXCEPTION USES

Application Request for Special Exception Use

Applicant Name:

Hannah Nygren

Property Owner Name:

Vuhuy Ton that

Applicant Address:

666 Placido Way NE
Saint Petersburg, FL
33704

Property Owner Address:

13760 88th Ave
Seminole, FL 33776

Telephone: 727-348-0632

Telephone: 727-166 7-031 2

Email: Hannah.Nygren@icloud.com

Email: hieppham24@yahoo.com

Application for the property located at: (Street Address or location of the vacant lot)

13050 Gulf Blvd Madeira Beach FL 33708

Legal Description: Mitchell's Beach Revised Blk 4, Lot 24

less RD - Parcel # 15-31-15-58 370-00 4-0240

Zoning District:

R-3
7125125 submitted

PLEASE ATTACH REQUIRED SUPPORTING MATERIALS:
SITE PLAN, ANSWERS TO CRITERIA QUESTIONS, PICTURES, DEED, SURVEYOR'S SKETCH, DRAWINGS, ETC.

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

Fee: \$1,800.00 ☒ Check # 1027

☐ Cash

☐ Receipt # _____

Date Received: 5/25/2025

Received by: Rose Scherman

Special Magistrate Case # Assigned: _____

Special Magistrate Hearing Date: _____

☐ Approved

☐ Denied

Date: _____

Community Development Staff

Robin Gomez, City Manager

Date: _____

This Special exception use application to the Special Magistrate is requesting permission to:

CERTIFICATION

I hereby authorize permission for the Special Magistrate, Building Official and Planning & Zoning 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 facts 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 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 Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance 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 Special Magistrate 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 Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

Property Owner's Signature

Date

STATE OF Florida

COUNTY OF Lake

Before me this 25 day of July, 2023, Vuhuy Tonthat
appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☐ personally known to me or ☒ has produced drivers license as identification.

[SEAL]



Public Notary Signature

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.

Sec. 2-506. Special exception uses.

- (a) The special magistrate shall hear and decide special exception uses; decide such questions as are involved in determining if special exception uses should be granted; and grant special exception uses with appropriate conditions and safeguards; or to deny special exception uses when not in harmony with the purpose and intent of the city land development regulations.
- (b) In considering an application for special exception use, the special magistrate shall consider the "specific requirements" as outlined in chapter 110, article IV.
- (c) In granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest and that it meets all conditions set for the requested special exception throughout the Land Development Code. Such decision shall be reached only after receipt of a written report from the city planning official and after the holding of a public hearing. Failure of the city planning official to submit a written report within 30 days after a referral from the special magistrate shall be deemed as recommendation of no objection to the application by the city planning official. In granting any special exception use, the special magistrate, in addition to the standards enumerated in chapter 110, article IV, may prescribe appropriate conditions and safeguards in conformity with this division. Violation of such conditions and safeguards, when made a part of the terms under which the special exception use is granted, shall be deemed a violation of this Code. The special magistrate may prescribe a reasonable time limit within which the action for which the special exception use is required shall begin or be completed or both.

(Ord. No. 1019, § 1, 5-25-04; Ord. No. 1050, § 3, 8-9-05; Ord. No. 1071, § 3(Exh. A, § 2), 2-28-06; Ord. No. 2019-16, § 1, 6-10-20)

ARTICLE IV. - SPECIAL EXCEPTION USES

Sec. 110-121. – Authorization by special magistrate.

Special exception uses shall be permitted only upon authorization by the special magistrate.

Sec. 110-122. – Denial.

The special magistrate may deny special exception uses when not in harmony with the purpose and intent of the City land development regulations as outlined in this article.

Sec. 110-123. – Reimbursement of expenses.

The applicant shall provide for reimbursement of all expenses incurred by the City, deemed necessary by the city manager or his/her designee, to review and process a special exception use request.

Expenses may include, but are not limited to, any technical, engineering, planning, landscaping, surveying, legal or architectural services, and advertising.

Within 30 days of the date of receipt of any invoice for such services, the applicant shall reimburse the City for such costs. Failure by the applicant to make such reimbursement when due shall delay the release of a development permit until paid.

Sec. 110-124. – Standards and requirements.

- (a) In consideration of granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest. The local planning agency shall issue a written report within 30 days after consideration by the local planning agency. In granting any special exception use, the special magistrate, in addition to the standards enumerated in this article, may prescribe appropriate conditions and safeguards, when made a part of the terms under which the special exception use is granted, shall be deemed a violation of

the land development regulations. The special magistrate may prescribe a reasonable time limit within which the action for which the special exception use is required shall commence, be completed, or both.

(b) Such uses shall be found by the special magistrate to comply with the following requirements and other applicable requirements:

- (1) That the use is a permitted special use.
- (2) That the use is so designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected.
- (3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
- (4) That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.
- (5) That adequate landscaping and screening is provided as required in the land development regulations, or otherwise required.
- (6) That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.
- (7) That the use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.
- (8) If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.
- (9) Special exception use will not grant to the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.
- (10) No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines for penalties owed to the City by the applicant of the owner or possessor of the property under any section of the code.

Fruit Float Cafe response to questions

From Jeremy Nygren <hannahnygren@icloud.com>
Date Wed 8/13/2025 3:02 PM
To Morris, Andrew <Amorris@madeirabeachfl.gov>

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

Good afternoon Andrew,

My apologies for the delayed response to your email. Below you'll find our answers to the 10 questions.

1. That the use is a permitted special use

Fruit Float Café is located in the C-1 John's Pass Village Activity Center Zoning District, within the John's Pass Resort Character District, where restaurants and cafés are specifically allowed as a **special exception use**. This request is to reestablish that permitted special use following a lapse in prior commercial operation.

2. That the use is designed, located, and operated to protect public health, safety, welfare, and convenience

The café will operate indoors in a fully permitted commercial kitchen space meeting all Florida Department of Business and Professional Regulation food service requirements. Sanitation, food safety, and employee training are prioritized to exceed code. The business promotes healthy eating, provides a safe and clean environment, and offers convenient hours (8:00 AM – 6:00 PM, 7 days/week) for both residents and visitors.

3. That the use will not cause substantial injury to the value of other property in the neighborhood

The café will enhance rather than detract from nearby property values by activating a currently vacant space, improving curb appeal, and attracting increased foot traffic to surrounding businesses. Studies show that small, locally owned cafés often help raise neighborhood desirability.

4. That the use will be compatible with adjoining development and the proposed character of the district

The design, décor, and menu of Fruit Float Café align with the coastal, tropical, pedestrian-friendly character of John's Pass Village. The business offers complementary services to existing shops, attractions, and restaurants, encouraging extended visitor stays and cross-shopping.

5. That adequate landscaping and screening is provided

The property includes improved landscaping in compliance with land development regulations. Additional potted tropical plants will be maintained along the storefront to enhance appearance and match the district's aesthetic.

6. That adequate off-street parking and loading is provided and ingress/egress is designed to minimize interference with traffic

The café shares existing off-street parking spaces as designated for the building and district. Deliveries will occur during non-peak hours using standard loading areas, minimizing any impact on Gulf Boulevard traffic or pedestrian flow.

7. That the use conforms with all applicable regulations governing the district

The café will comply with all zoning, building, fire safety, and health codes applicable to the C-1 John's Pass Village Activity Center Zoning District. Any necessary permits will be obtained prior to opening.

8. Variance status

No variance is being requested in conjunction with this special exception use application.

9. That the special exception use will not grant more privilege than the best use available in the zone

The café will operate within the same parameters and privileges afforded to other food and beverage establishments in the district. It does not seek any exclusive rights or uses beyond what is typical for permitted cafés and restaurants.

10. Outstanding balances with the City

The applicant has no outstanding charges, fees, interest, fines, or penalties owed to the City of Madeira Beach.

Looking forward to our meeting tomorrow with Jenny Silver.

Thank you,

Hannah Nygren

Re: SE 2025-02 Fruit Float Application Corrections (September 16, 2025, Special Magistrate Meeting)

From Jeremy Nygren <hannahnygren@icloud.com>
Date Mon 8/4/2025 12:11 PM
To Morris, Andrew <Amorris@madeirabeachfl.gov>

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

Good afternoon Andrew,

Thank you for bringing these questions to my attention. I'm happy to attend a meeting with you and Community Development Director Jenny Silver to go over how my cafe fits into the character of the John's Pass Activity Center. Let me know when a meeting works into your schedules and I will meet at your convenience. Below are the answers to your questions:

1. We request permission to open a small cafe at 13050 Gulf Blvd.
2. There will be minimal indoor and outdoor seating.
3. Maximum 2 staff working per shift.
4. 5 parking spaces on site.
5. See attached DBPR health inspection.
6. We will not be applying for an alcohol license.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS

THE SEATING FOOD SERVICE (2010) HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES
NBR. OF SEATS: 8

FRUIT FLOAT LLC

FRUIT FLOAT CAFE
13050 GULF BLVD
MADEIRA BEACH FL 33708

LICENSE NUMBER: SEA6218771

EXPIRATION DATE: FEBRUARY 1, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/31/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Thank you,

Hannah Nygren

On Aug 4, 2025, at 11:24 AM, Morris, Andrew <Amorris@madeirabeachfl.gov> wrote:

Hannah,

I went through and reviewed the application, and I have some comments and requested corrections. On September 11, 2024, the property at 13050 Gulf Boulevard was rezoned from R-3 to the C-1 John's Pass Village Activity Center Zoning District. The property is located in the John's Pass Resort Character District which requires the approval of a Special Exception Use for commercial uses like retail and restaurants. Located below are questions that need to be answered related to the application. If you have any additional questions, I would be happy to answer them. It also might be good to set up a meeting with our Community Development Director Jenny Silver and I to discuss this proposed Special Exception Use. This Special Exception Use request will be going to the September 16, 2025, Special Magistrate Meeting. But we need these corrections as soon as possible since we are required to mail out a public notice at least 10 days before the public hearing to all property owners within 300 feet.

Please answer the questions located below.

- **What is being requested?**
- **Will there be indoor or outdoor seating?**

- How many people will be working during a shift?
- What is the total amount of parking?
- A copy of any local or state licenses related to the business.
- Will you be applying for an alcoholic beverage license (Requires Board of Commissioners Public Hearing)?

Sec. 110-124. Standards and requirements.

- (1) That the use is a permitted special use.
- (2) That the use is so designed, located and proposed to be operated that the public health, safety, welfare and convenience will be protected.
- (3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
- (4) That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.
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- (6) That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.
- (7) That the use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.
- (8) If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.
- (9) Special exception use will not grant to the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.
- (10) No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines or penalties owed to the city by the applicant or the owner or possessor of the property under any section of the Code.

Special Magistrate-Variance/Special Exception Use/Code Enforcement Hearing Tuesday, September 16, 2025 - 1:00pm

<https://madeirabeach-fl.municodemeetings.com/bc-sm/page/special-magistrate-variancespecial-exception-usecode-enforcement-hearing-Z>

Best Regards,

Andrew Morris

Andrew Morris, AICP

Long Range Planner

City of Madeira Beach

300 Municipal Drive

Madeira Beach, FL 33708

O: 727-742-3701

Email: amorris@madeirabeachfl.gov

<image.png>

Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.

<SE 2025-02 Application (Corrections Required).pdf>



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS

THE SEATING FOOD SERVICE (2010) HEREIN IS LICENSED UNDER THE
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NBR. OF SEATS: 8

FRUIT FLOAT LLC

FRUIT FLOAT CAFE
13050 GULF BLVD
MADEIRA BEACH FL 33708

LICENSE NUMBER: SEA6218771

EXPIRATION DATE: FEBRUARY 1, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/31/2025

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13050 Gulf Boulevard
Madeira Beach, Florida 33708

C.1



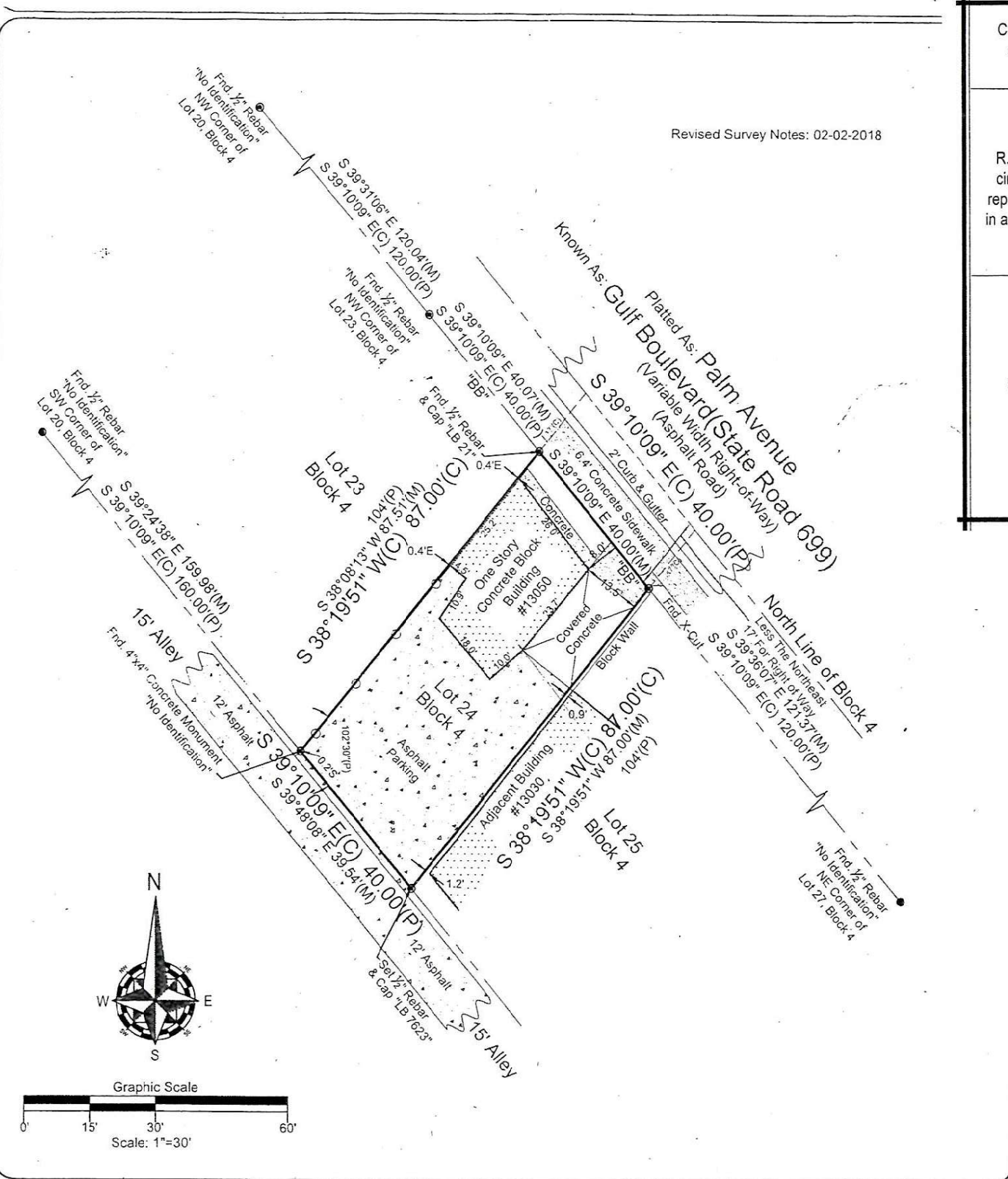
ROBERT E. GREGG
ARCHITECT

Robert E. Gregg

Cell: 727.644.8193

Email: archreg@aol.com

1008 Woodruff Ave., Clearwater, FL 33756



Field Date: 1/25/2018	Date Completed: 2/2/2018	Notes:
Drawn By: DJC	File Number: IS-43910	Survey is Based upon the Legal Description Supplied by Client.
Legend:		Abutting Properties Deeds have NOT been Research for Gaps, Overlaps and/or Hiatus.
C - Calculated	PC - Point of Curvature	Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
CB - Concrete Block	Pg - Page	Building Ties are NOT to be used to reconstruct Property Lines.
CM - Concrete Monument	PI - Point of Intersection	Fence Ownership is NOT determined.
Conc. - Concrete	P.O.B. - Point of Beginning	Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
D - Description	P.O.L. - Point on Line	Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
DE - Drainage Easement	PP - Power Pole	Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
Easmt. - Easement	PRM - Permanent Reference Monument	Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor Ireland & Associates Surveying, Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.
F.E.M.A. - Federal Emergency Management Agency	PT - Point of Tangency	
FFE - Finished Floor Elevation	R - Radius	
Fnd. - Found	Rd. - Radial	
IP - Iron Pipe	R&C - Rebar & Cap	
L - Length (Arc)	Rec. - Recovered	
M - Measured	Ric. - Rooted	
M&D - Nail & Disk	Set - Set 1/2" Rebar & Cap "LB 7623"	
N.R. - Non-Radial	Typ. - Typical	
ORB - Official Records Book	UE - Utility Easement	
P - Plat	WM - Water Meter	
P.B. - Plat Book	Δ - Delta (Central Angle)	
W - Wood Fence	-O- - Chain Link Fence	

Copy of this plan is not valid unless signed, sealed and dated by the architect of record

Copywrite:
This drawing is the property of R.E. Gregg Architects and under no circumstances may this drawing be reproduced, published, altered or used in any way without written authorization from R.E. Gregg Architects.

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.

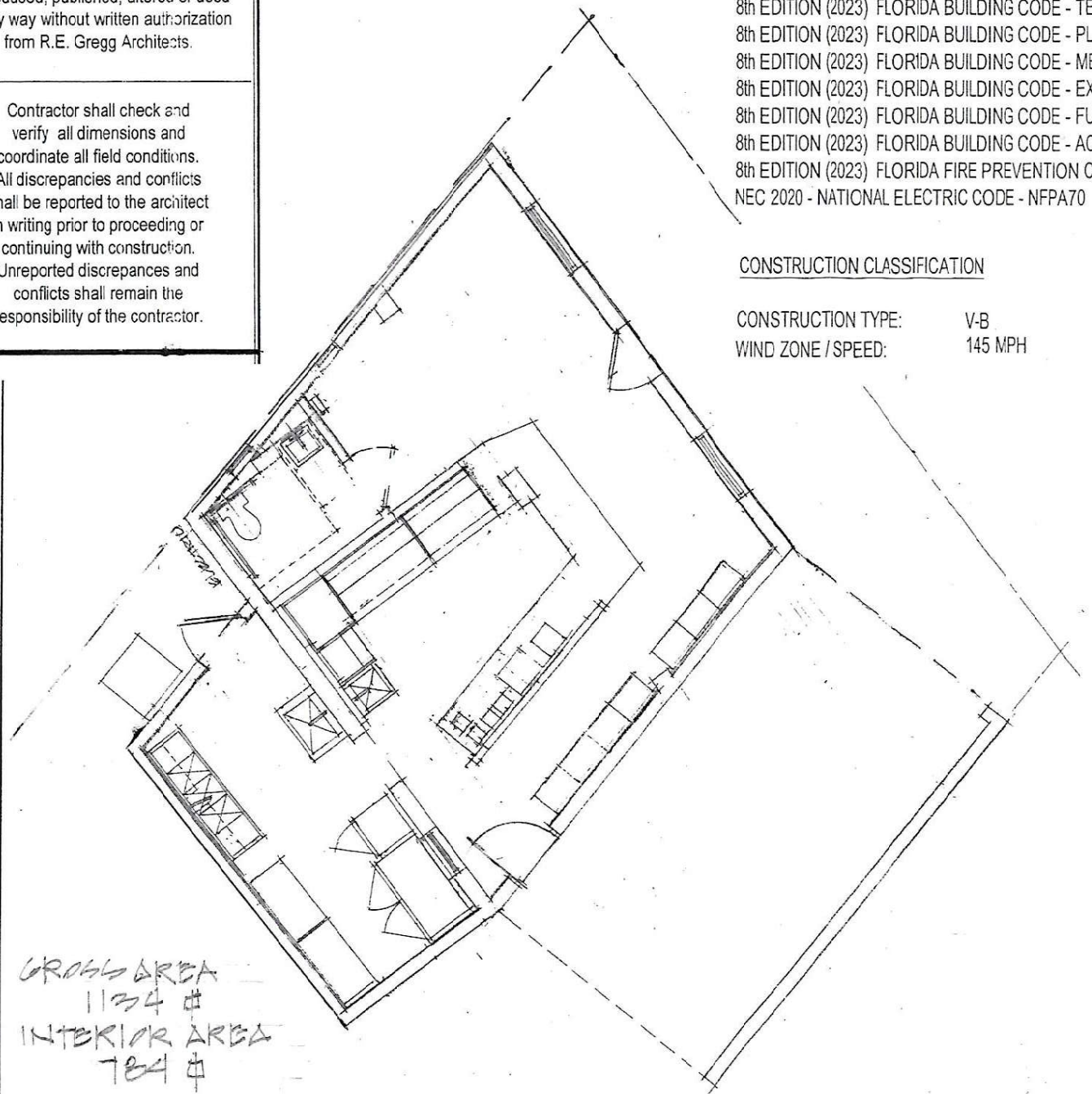
APPLICABLE CODES

ALL CONSTRUCTION SPECIFIED ON THESE DOCUMENTS SUBMITTED FOR BUILDING PERMIT SHALL COMPLY WITH ALL CODES INCLUDING REVISIONS, AMENDMENTS AND APPENDICES TO THE FOLLOWING CODES:

8th EDITION (2023) FLORIDA BUILDING CODE - RESIDENTIAL (FBC-R)
 8th EDITION (2023) FLORIDA BUILDING CODE - BUILDING (FBC-B)
 8th EDITION (2023) FLORIDA BUILDING CODE - ENERGY (FBC-E)
 8th EDITION (2023) FLORIDA BUILDING CODE - TEST PROTOCOL (FBC-T)
 8th EDITION (2023) FLORIDA BUILDING CODE - PLUMBING (FBC-P)
 8th EDITION (2023) FLORIDA BUILDING CODE - MECHANICAL (FBC-M)
 8th EDITION (2023) FLORIDA BUILDING CODE - EXISTING BUILDING (FBC-EB)
 8th EDITION (2023) FLORIDA BUILDING CODE - FUEL GAS (FBC-F)
 8th EDITION (2023) FLORIDA BUILDING CODE - ACCESSIBILITY (FBC-A)
 8th EDITION (2023) FLORIDA FIRE PREVENTION CODE
 NEC 2020 - NATIONAL ELECTRIC CODE - NFPA70

CONSTRUCTION CLASSIFICATION

CONSTRUCTION TYPE: V-B
 WIND ZONE / SPEED: 145 MPH



FRUIT FLOAT CAFÉ

13050 Gulf Boulevard,
 Madeira Beach, Florida 33708

ROBERT E. GREGG ARCHITECT

Robert E. Gregg
 Cell: 727.644.8193
 Email: archreg@aol.com
 1008 Woodruff Ave., Clearwater, FL 33756

G.1

STATE OF FLORIDA FIRE PREVENTION CODE 2017 NFPA 101 LIFE
SAFETY CODE 2012

7.2 MEANS OF EGRESS COMPONENTS

7.2.1.2.3 Minimum Width.
Door openings in means of egress shall be not less than 32 in. (81 cm) in clear width. Where a pair of doors is provided, not less than one of the doors shall provide not less than a 32-in. (81-cm) clear width opening.

7.2.1.3 Floor Level.
The elevation of the floor surfaces on both sides of a door shall not vary by more than 1/4 in. (1.3 cm). The elevation shall be maintained on both sides of the doorway for a distance not less than the width of the widest leaf. Thresholds at doorways shall not exceed 1/2 in. (1.3 cm) in height. Raised thresholds and floor level changes in excess of 1/4 in. (0.64 cm) at doorways shall be bevelled with a slope not steeper than 1 in 2.7.5

ARRANGEMENT OF MEANS OF EGRESS

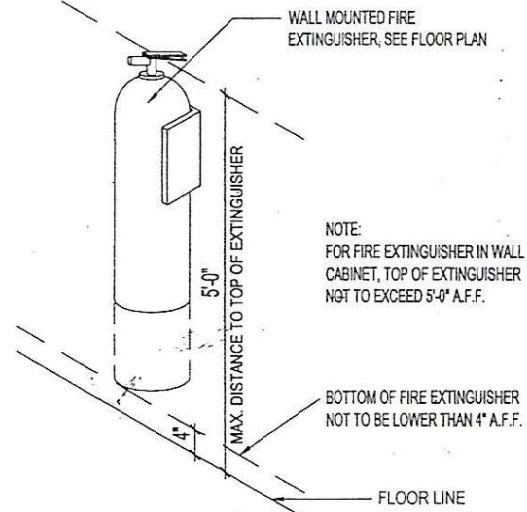
7.5.1.1 Exits shall be located, and exit access shall be arranged, so that exits are readily accessible at all times.

7.5.1.2 Corridors shall provide exit access without passing through any intervening rooms other than corridors, lobbies, and other spaces permitted to be open to the corridor, unless otherwise provided in 7.5.1.2.1 and 7.5.1.2.2..

7.5.1.3.1 Where more than one exit, exit access, or exit discharge is required from a building or portion thereof, such exits, exit accesses, or exit discharges shall be remotely located from each other and be arranged to minimize the possibility that more than one has the potential to be blocked by any one fire or other emergency condition..

NOTE:
WORK TO COMPLY WITH NFPA 241 2019 EDITION & NFPA 1 2021 EDITION
CHAPTER 16 FOR SAFEGUARDING CONSTRUCTION OPERATIONS:

FIRE EXTINGUISHERS TO BE MAINTAINED ON SITE.
EXISTING FIRE DEPARTMENT ACCESS SHALL NOT BE BLOCKED
DURING CONSTRUCTION.
ADEQUATE MEANS OF EGRESS SHALL BE AVAILABLE FROM BUILDING
AT ALL TIMES.



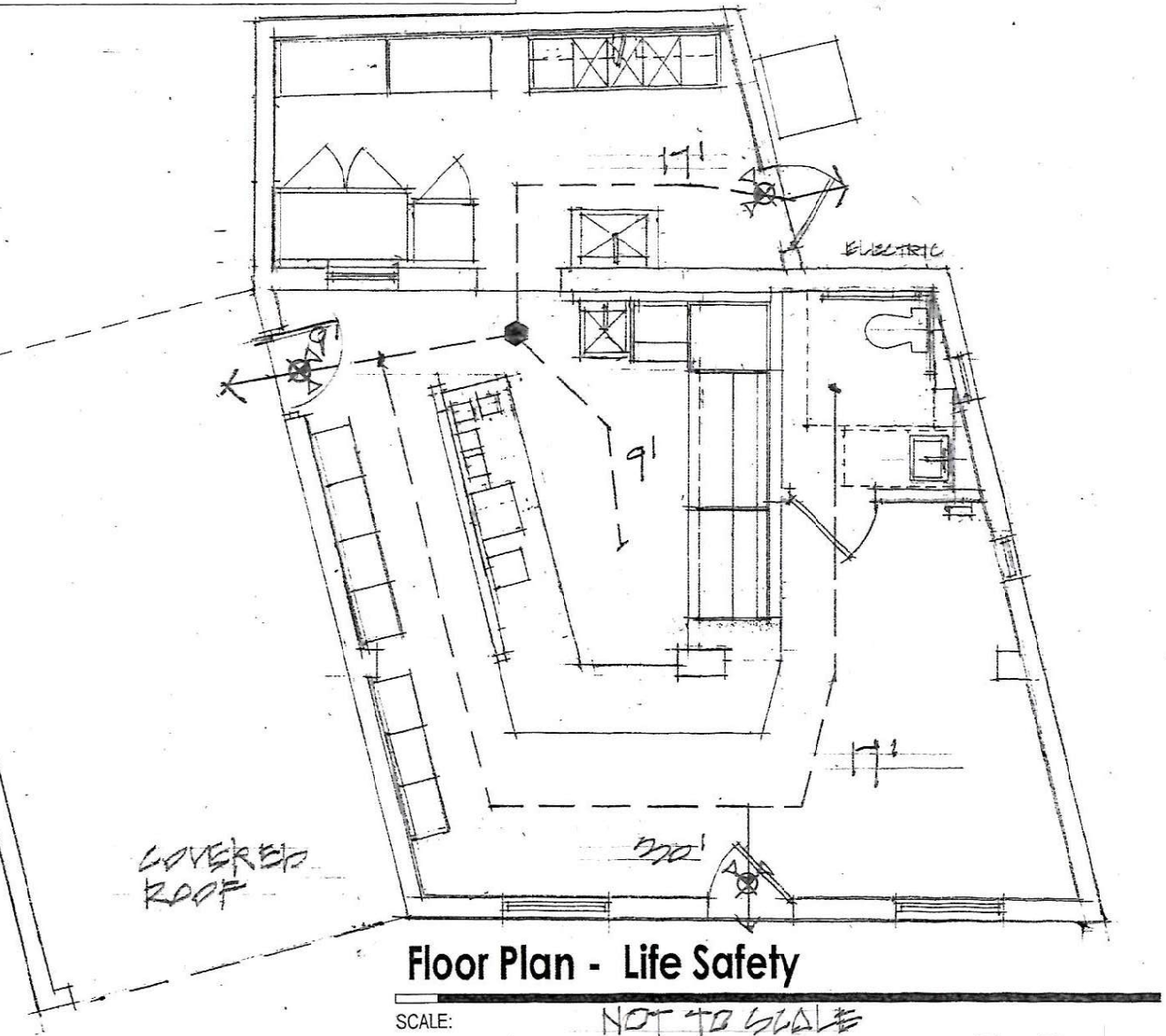
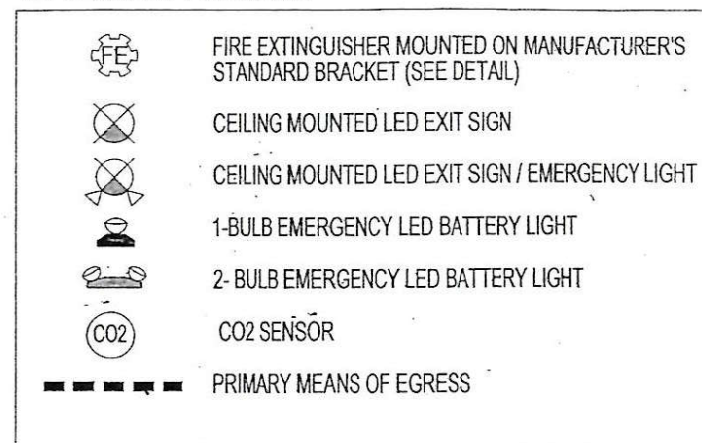
FIRE EXTINGUISHER DETAIL

1. FINAL LOCATION OF FIRE EXTINGUISHERS TO BE DETERMINED BY FIRE MARSHAL.
2. SHALL BE LOCATED SO THAT THE MAXIMUM TRAVEL DISTANCE FROM ANY POINT TO THE NEAREST EXTINGUISHER IS LESS THAN 75 FT.
3. TO CONFORM TO THE (NFPA) NATIONAL FIRE PROTECTION ASSOCIATION, PUBLICATION #10 & FBC-C 906.4

LIFE SAFETY NOTES:

1. COORDINATE LOCATION OF EXIT SIGNS & EMERGENCY LIGHTING WITH ELECTRICAL DRAWINGS
2. PORTABLE FIRE EXTINGUISHERS TO MEET REQUIREMENTS OF NFPA 10, LATEST EDITION

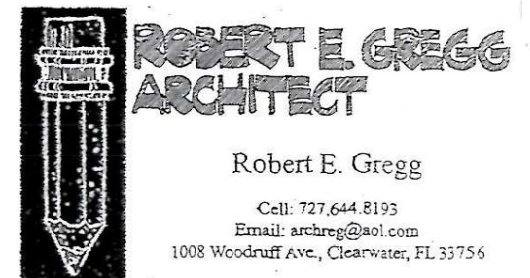
LIFE SAFETY LEGEND



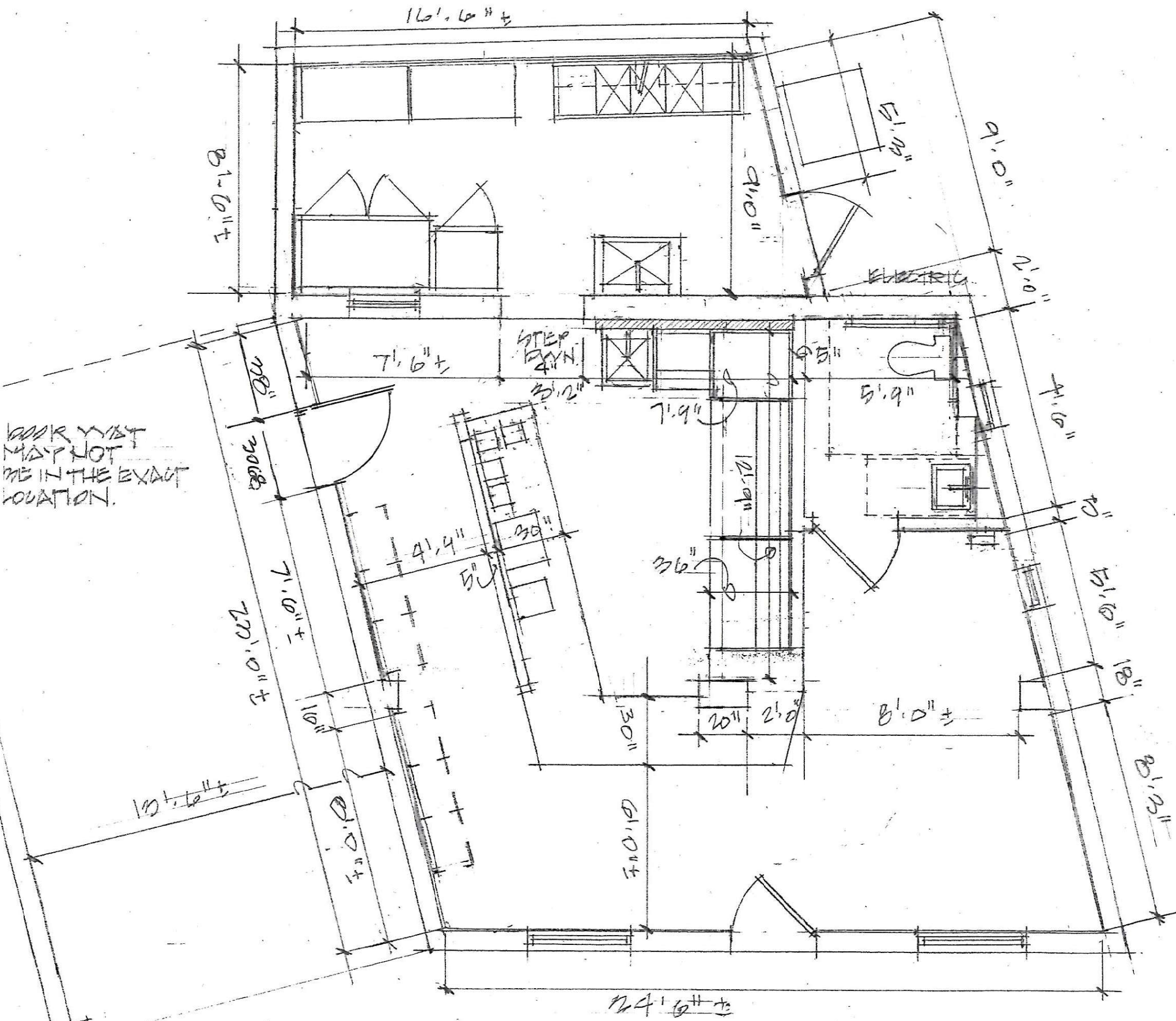
G.2

FRUIT FLOAT CAFÉ

13050 Gulf Boulevard,
Madeira Beach, Florida 33708



* DOOR WAY
MAY NOT
BE IN THE EXACT
LOCATION.



New Floor Plan - Dimensioned

SCALE: 1/4" = 1'-0"

FRUIT FLOAT CAFÉ

13050 Gulf Boulevard,
Madeira Beach, Florida 33708

A.2



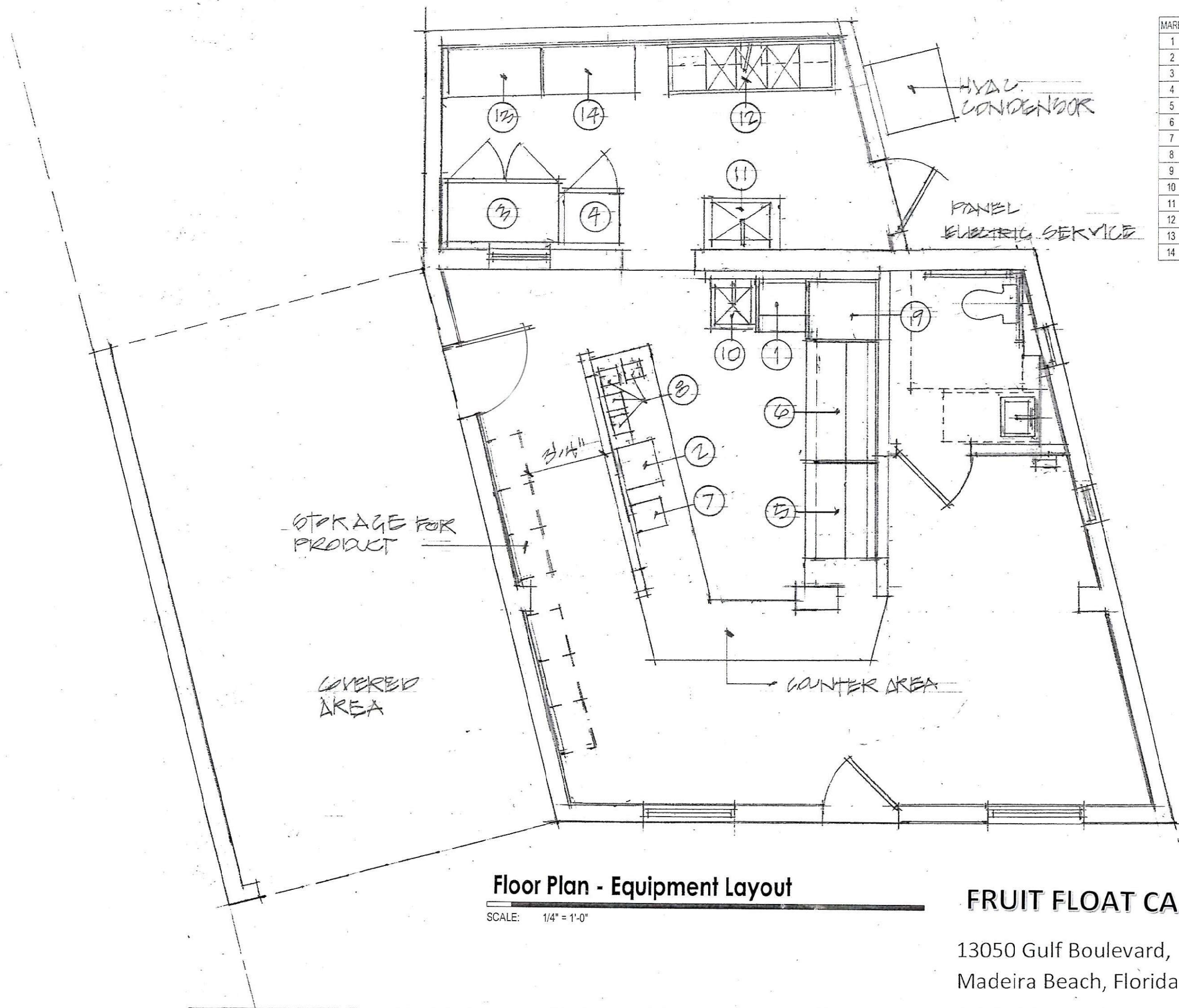
ROBERT E. GREGG
ARCHITECT

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Cell: 727.644.8193

Email: archreg@aol.com

1008 Woodruff Ave., Clearwater, FL 33756



MARK	QTY	TYPE	MFG	POWER REQ	WATER REQ
1	1	200 LBS ICE MAKER	FREE VILLAGE	115V / 12.0 AMPS	1/2" COLD
2	1	CONVECTION OVEN	AVANTCO C016	120V / 13.3 AMPS	
3	1	REACH-IN REFRIG	AVANTCO A-49R-HC 54"	120V / 6.2 AMPS	
4	1	REACH-IN FREEZER	AVANTCO A-23R-HC 29"	120V / 5.2 AMPS	
5	1	PREP TABLE	MAGALIC-PP44-HC	120V / 2.3 AMPS	
6	1	PREP TABLE	MAGALIC-PP67-HC	120V / 2.8 AMPS	
7	1	ESPRESSO MACHINE	MAGALIC-PP67-HC	120V / 12.2 AMPS	
8	4	MIXER	VITA-PREP	120V / 11.4 AMPS	
9	1	STAINLESS METAL TABLE	36" x 30"		
10	1	STAINLESS HAND SINK	21" x 25 1/2"		
11	1	EXISTING SERVICE SINK	24" x 30"		
12	1	3-COMPARTMENT SINK	75" x 20 1/2"		
13	1	STORAGE SHELVES	48" x 24" x 60"		
14	1	STORAGE SHELVES	48" x 24" x 72"		

A.3

Floor Plan - Equipment Layout

SCALE: 1/4" = 1'-0"

FRUIT FLOAT CAFÉ

13050 Gulf Boulevard,
Madeira Beach, Florida 33708



ROBERT E. GREGG
ARCHITECT

Robert E. Gregg

Cell: 727.644.8193

Email: archreg@sol.com

1008 Woodruff Ave., Clearwater, FL 33756

11-4.16 WATER CLOSETS.

11-4.16.1 General. Accessible water closets shall comply with

11-4.16.

11-4.16.2 Clear Floor Space. Clear floor space for water closets not in stalls shall comply with Fig. 28. Clear floor space may be arranged to allow either a left-handed or right-handed approach.

11-4.16.3 Height. The height of water closets shall be 17" to 19" (430 mm to 485 mm), measured to the top of the toilet seat (see Fig. 29(b)). Seats shall not be sprung to return to a lifted position.

11-4.16.4 Grab Bars. Grab bars for water closets not located in stalls shall comply with 11-4.26 and Fig. 29. The grab bar behind the water closet shall be 36" (915 mm) minimum.

11-4.16.5 Flush Controls. Flush controls shall be hand operated or automatic and shall comply with 11-4.27.4. Controls for flush valves shall be mounted on the wide side of toilet areas no more than 44" (1120 mm) above the floor.

11-4.16.6 Dispensers. Toilet paper dispensers shall be installed within reach, as shown in Fig. 29(b). Dispensers that control delivery, or that do not permit continuous paper flow, shall not be used.

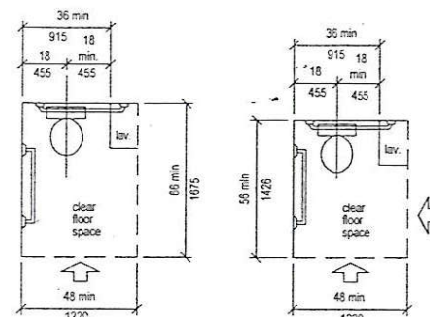


Fig. 28
Clear Floor Space at Water Closets

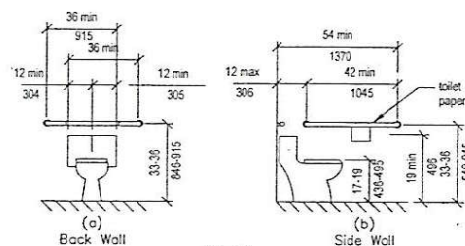


Fig. 29
Crab bars at Water Closets

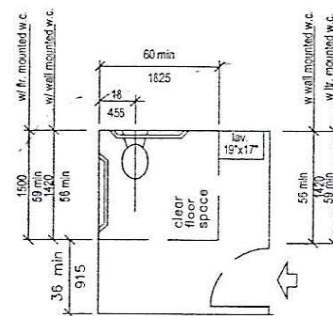


Fig. 30(e)
Toilet Stall New Construction

4.19 LAVATORIES AND MIRRORS.

4.19.1 General. The requirements of 4.19 shall apply to lavatory fixtures, vanities, and built-in lavatories.

4.19.2 Height and Clearances. Lavatories shall be mounted with the rim or counter surface no higher than 34" (865 mm) above the finish floor. Provide a clearance of at least 29" (735 mm) above the finish floor to the bottom of the apron. Knee and toe clearance shall comply with Fig. 31.

4.19.3 Clear Floor Space. A clear floor space 30" by 48" (760 mm by 1220 mm) complying with 4.2.4 shall be provided in front of a lavatory to allow forward approach. Such clear floor space shall adjoin or overlap an accessible route and shall extend a maximum of 19" (485 mm) underneath the lavatory (see Fig. 32).

4.19.4 Exposed Pipes and Surfaces. Hot water and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact. There shall be sharp or abrasive surfaces under lavatories.

4.19.5 Faucets. faucets shall comply with 4.27.4 Lever-operated, push-type, and electronically controlled mechanisms are examples of acceptable designs. If self-closing valves are used the faucet shall remain open for at least 10 seconds.

4.19.6 Mirrors. Mirrors shall be mounted with the bottom edge of the reflecting surface no higher than 40" (115 mm) above the finish floor (see Fig. 31).

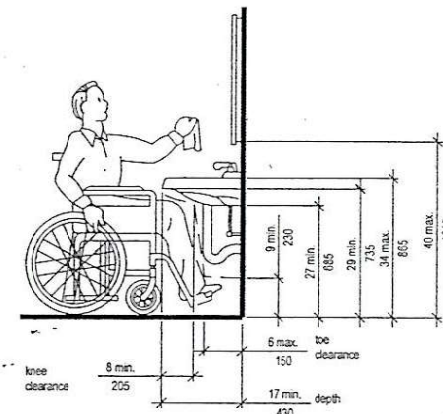


Fig. 31
Lavatory Clearances

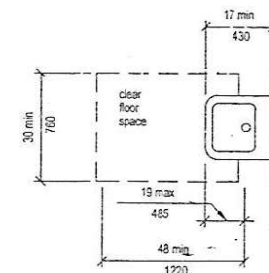
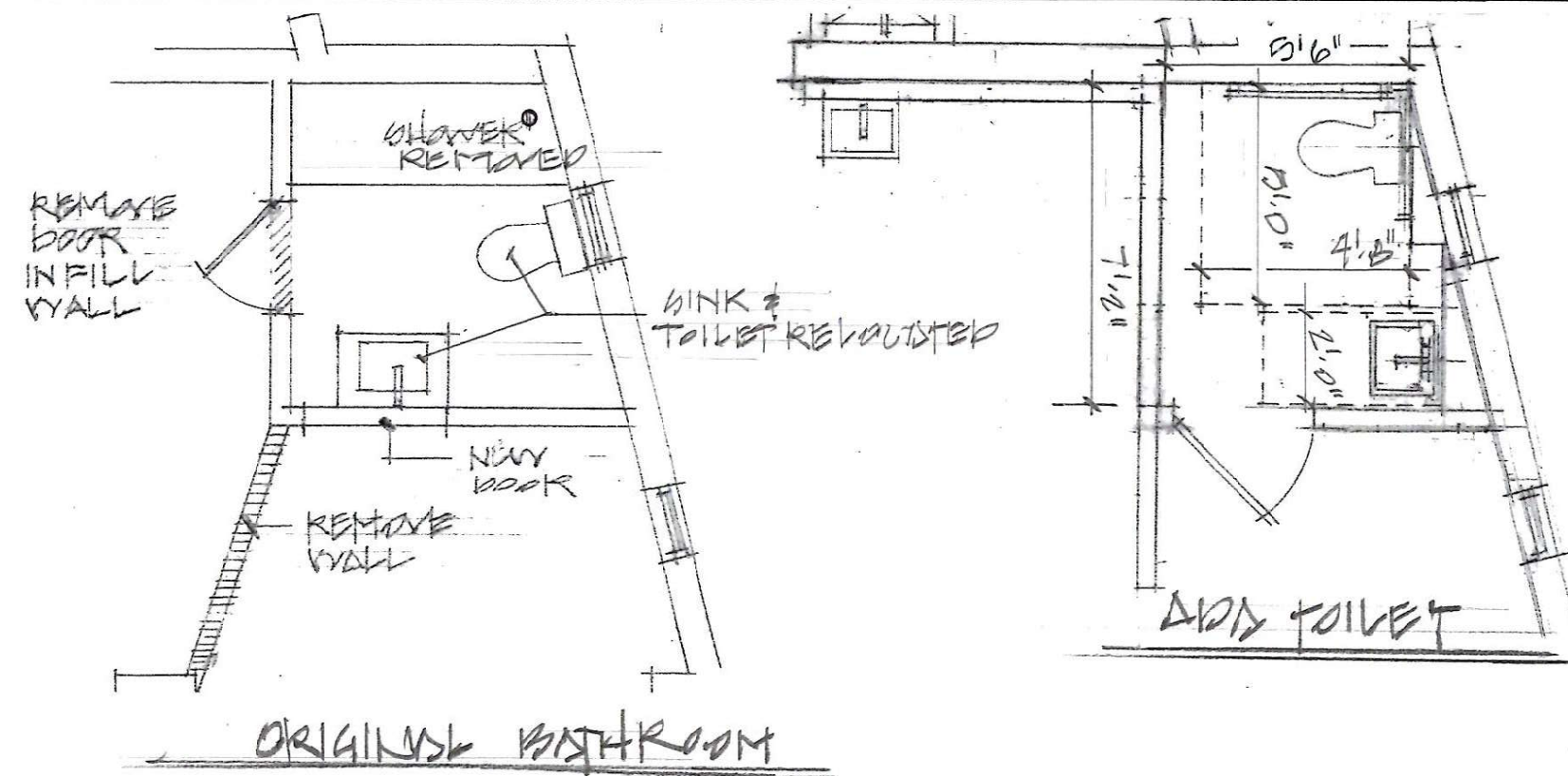


Fig. 32
Clear Floor Space at Lavatories

3

WATER CLOSETS & TOILET STALLS (per FLORIDA ACCESSIBILITY CODE for BUILDING CONSTRUCTION)

SCALE: NTS



4

LAVATORIES

SCALE: NTS

P.1

FRUIT FLOAT CAFÉ

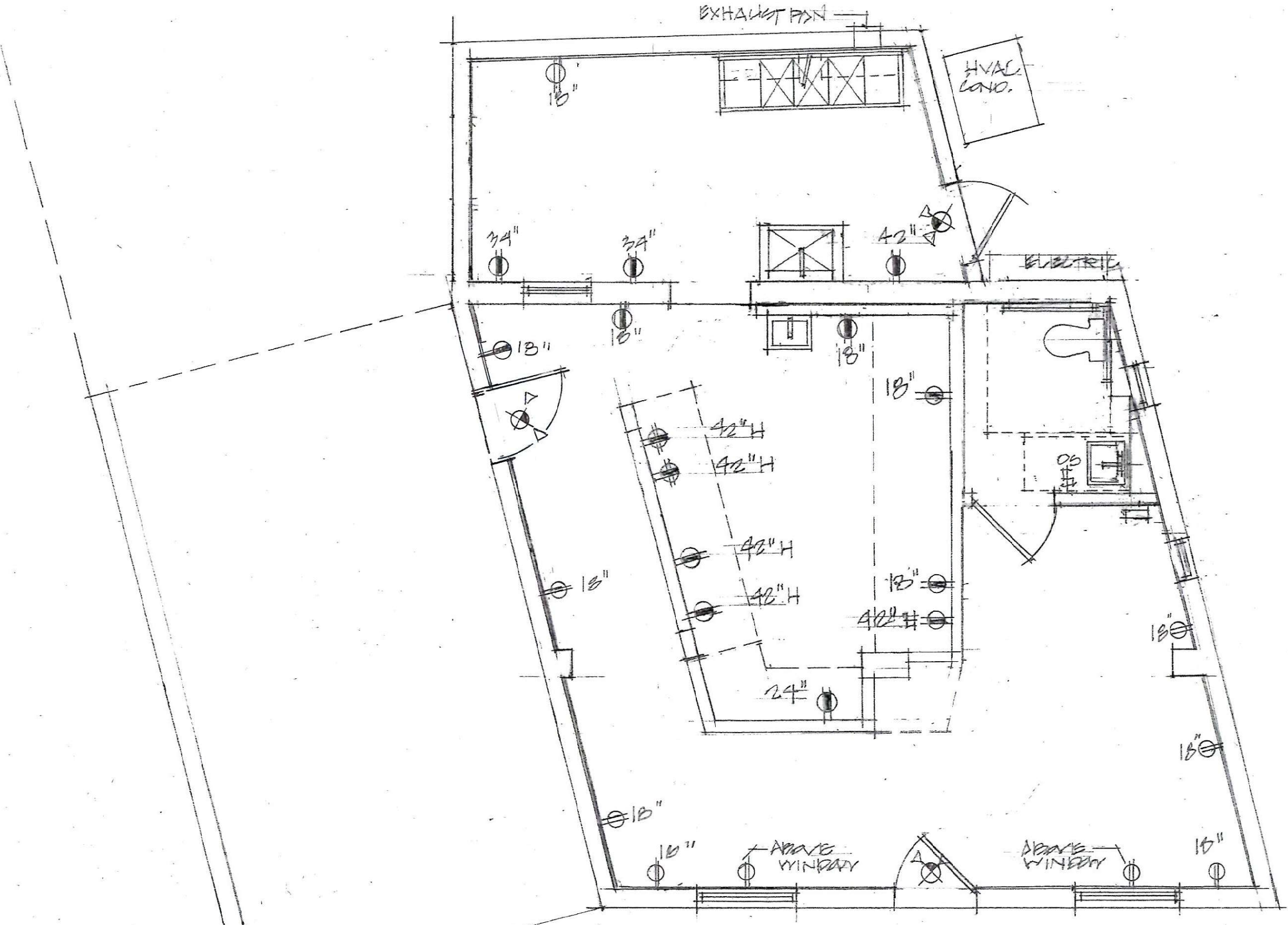
13050 Gulf Boulevard,
Madeira Beach, Florida 33708



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ELECTRICAL SYMBOLS	
	HOME RUN WITH ELEVATION ABOVE FLOOR / PANEL AND CIRCUIT NUMBER INDICATED
	CIRCUIT, CONCEALED IN WALLS OR CEILING
	RECEPTACLE, DUPLEX GFI - NEMA 5-R15
	RECEPTACLE, DUPLEX - NEMA 5-R15
	RECEPTACLE, QUAD GFCI - 2 NEMA 5-R15
	RECEPTACLE, QUAD - NEMA 5-R15
	RECEPTACLE, DUPLEX - NEMA 5-R15 CEILING OR FLOOR MOUNTED
	RECEPTACLE, DUPLEX - NEMA 5-R15 W/ EXTERIOR WATER PROOF BOX
	SWITCH, SINGLE POLE
	SWITCH, CLG MOUNTED OCCUPANCY SENSOR
	TELEPHONE JACK
	DATA OUTLET
	USB OUTLET
	RECEPT & DATA / CABLE OUTLET
	JUNCTION BOX
	ELECTRICAL PANEL

Power Plan

SCALE: 1/4" = 1'-0"

FRUIT FLOAT CAFÉ

13050 Gulf Boulevard,
Madeira Beach, Florida 33708

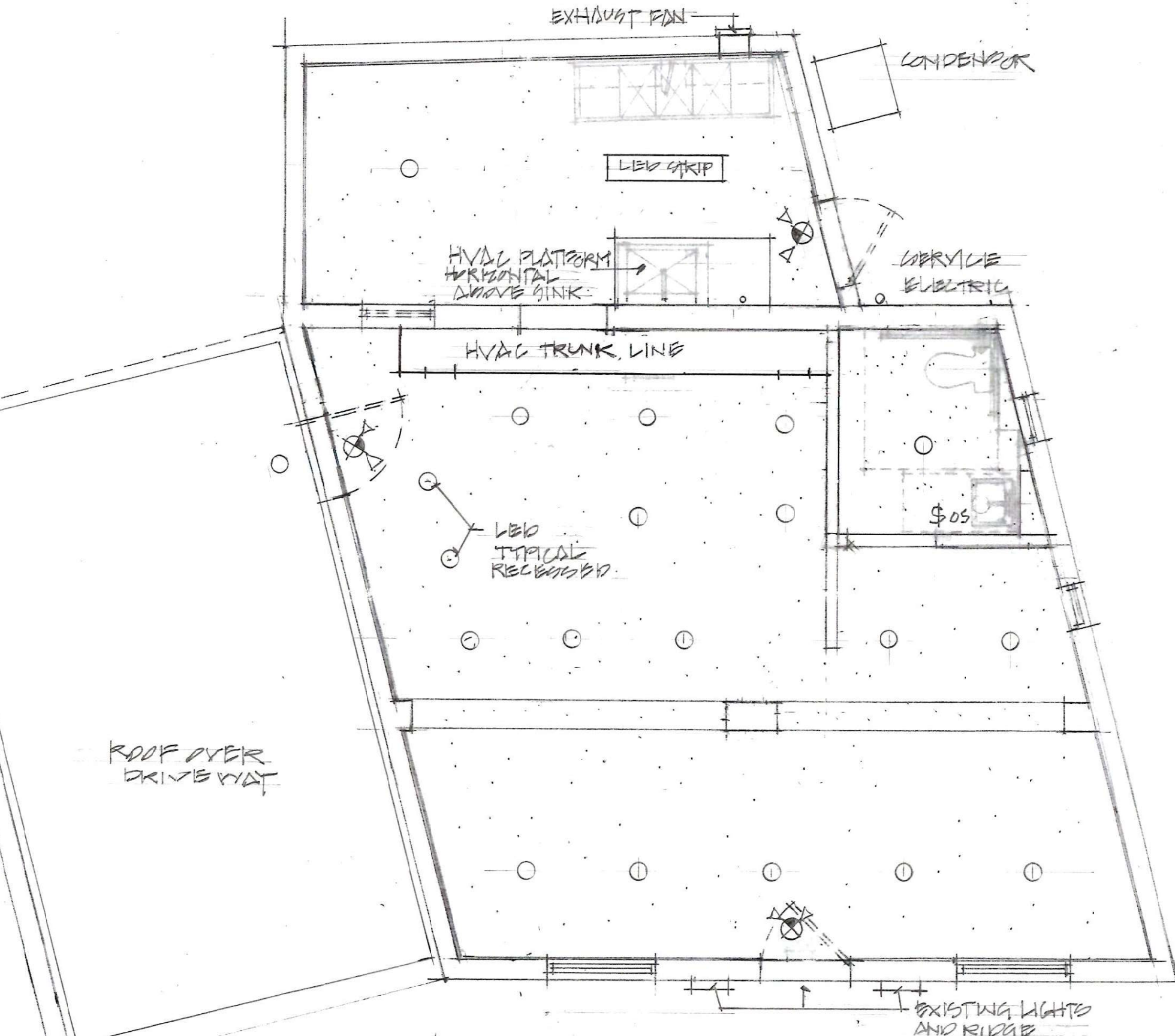
E.1



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LIGHTING FIXTURE SCHEDULE

	DESCRIPTION	MODEL NO.	BULB
	TRACK LED MINI-SPOT	Lithonia Lighting LTHMSBK LED Track Lighting Head	35 W LED
	6" LED CANISTER LIGHT	Halo New Construction Artight IC Recessed Light Housing	65 W
	6" LED PENDANT LIGHT	Pascoe 1 - Light Single Dome Pendant Mercury Row	60 W
	1-BULB LED EMERGENCY LIGHT	Lithonia Lighting® White Single-Head Indoor Emergency Remote Lamp 3.6V .75 WATT	
	2-BULB LED EMERGENCY LIGHT	Commercial Electric® EMLRECT120277 Ni-Cad 6.0-Volt Battery White Integrated LED Emergency Light 11-WATT	
	CLG MTD EXIT LIGHT	Philips Thermoplastic LED White Emergency Exit Sign with Battery	
	CLG MTD EMERG / LED EXIT LIGHT	Commercial Electric EECLEDRG120277 Combo NICAD 9.6-Volt Battery Integrated LED Exit Sign and Emergency Light 14-WATT	
\$OS	SWITCH, OCCUPANCY SENSOR w/ MANUAL OVERRIDE PER C405.2.1.1		
T	TIMER w/ 7-DAY CLOCK PER C405.2.2.1		

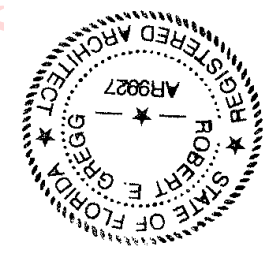
Reflected Ceiling- Plan

SCALE: 1/4" = 1'-0"

FRUIT FLOAT CAFÉ

13050 Gulf Boulevard,
Madeira Beach, Florida 33708

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by ROBERT
GREGG
Date: 2025.01.09
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E.2



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MARK	QTY	TYPE	MFG	POWER REQ	WATER REQ
1	1	200 LBS ICE MAKER	FREE VILLAGE	115V / 12.0 AMPS	1/2" COLD
2	1	CONVECTION OVEN	AVANTCO CO16	120V / 13.3 AMPS	
3	1	REACH-IN REFRIG	AVANTCO A-49R-HC 54"	120V / 6.2 AMPS	
4	1	REACH-IN FREEZER	AVANTCO A-23R-HC 29"	120V / 5.2 AMPS	
5	1	PREP TABLE	MAGALI C-PP44-HC	120V / 2.3 AMPS	
6	1	PREP TABLE	MAGALI C-PP67-HC	120V / 2.8 AMPS	
7	1	ESPRESSO MACHINE	MAGALI C-PP67-HC	120V / 12.2 AMPS	
8	4	MIXER	VITA-PREP	120V / 11.4 AMPS	
9	1	STAINLESS METAL TABLE	36" x 30"		
10	1	STAINLESS HAND SINK	21" x 25 1/2"		
11	1	EXISTING SERVICE SINK	24" x 30"		
12	1	3-COMPARTMENT SINK	75" x 20 1/2"		
13	1	STORAGE SHELVES	48" x 24" x 60"		
14	1	STORAGE SHELVES	48" x 24" x 72"		

CONDUIT & WIRE			
BREAKER AMPS	= POLES	Wire Size	Conduit
20	1	2 - #12, 1 - #12 G	3/4"
20	2	2 - #12, 1 - #12 G	3/4"
20	3	3 - #12, 1 - #12 G	3/4"
25	1	2 - #10, 1 - #10 G	3/4"
25	2	2 - #10, 1 - #10 G	3/4"
25	3	3 - #10, 1 - #10 G	3/4"
30	2	2 - #10, 1 - #10 G	3/4"
30	3	3 - #10, 1 - #10 G	3/4"
35	2	2 - #8, 1 - #10 G	1"
35	3	3 - #8, 1 - #10 G	1"
40	2	2 - #8, 1 - #10 G	1"
40	3	3 - #8, 1 - #10 G	1"
50	2	2 - #8, 1 - #10 G	1"
50	3	3 - #8, 1 - #10 G	1"
60	2	2 - #6, 1 - #10 G	1"
60	3	3 - #6, 1 - #10 G	1"
70	2	2 - #4, 1 - #8 G	1"
70	3	3 - #4, 1 - #8 G	1.25"
80	2	2 - #4, 1 - #8 G	1"
80	3	3 - #4, 1 - #8 G	1.25"
90	2	2 - #3, 1 - #8 G	1.25"
90	3	3 - #3, 1 - #8 G	1.25"
100	2	2 - #3, 1 - #8 G	1.25"
100	3	3 - #3, 1 - #8 G	1.25"

NOTES:

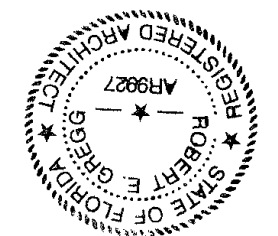
- 1 ALL CONDUCTORS TO BE COPPER
- 2 WIRE BASED ON THHN
- 3 CONDUITS SHALL HAVE GROUNDING CONDUCTOR
- 4 VOLTAGE RE-RATING IS NOT CONSIDERED
- 5 NO PVC CONDUIT SHALL BE USED
- 6 EXAM ROOMS TO HAVE SECOND EQUIPMENT GROUND WIRE

120 / 208V, 3PH, 4W
200A MB
12 K AIC
GROUND BAR
PROVIDE FEED-THRU LUGS

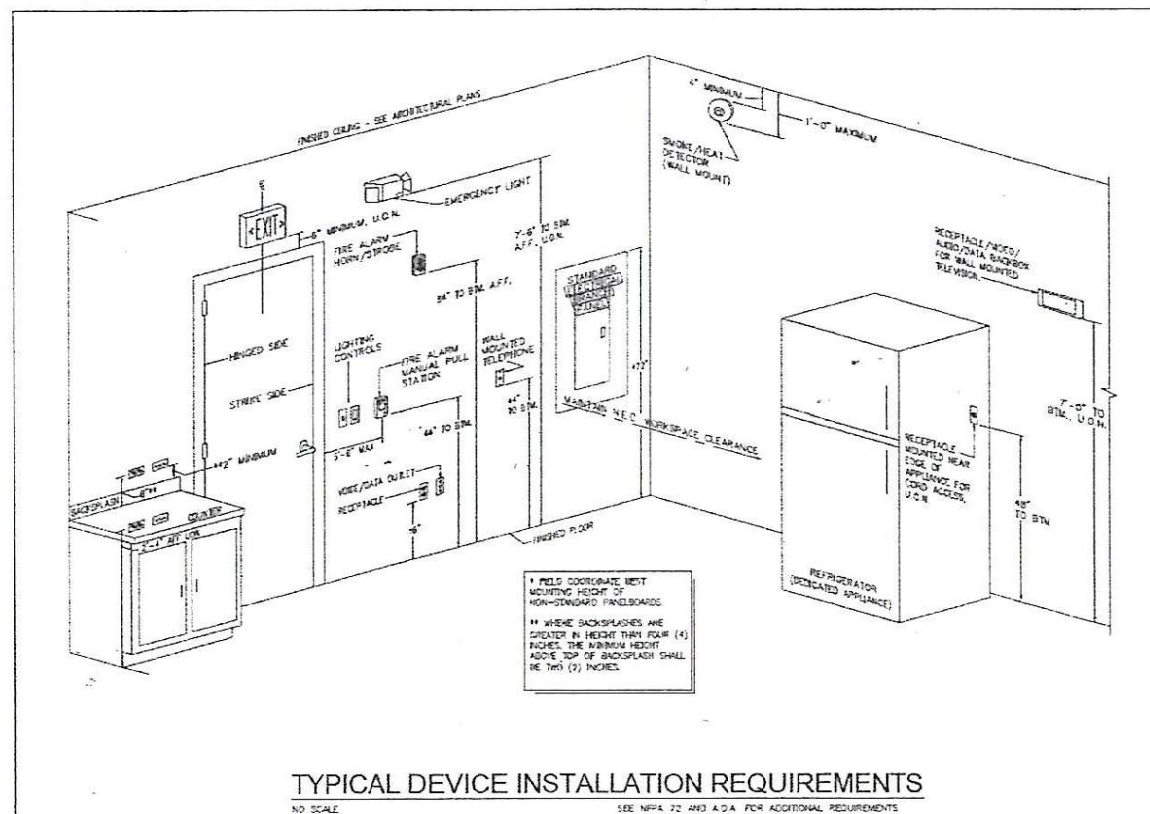
CKT No.	DESCRIPTION	BREAKER		BREAKER		DESCRIPTION	CKT No.
		POLE	AMPS	AMPS	POLE		
1	EXISTING 4-TON COND UNIT	2	40	20	1	SIGNAGE	2
3				20	1	SHOW WINDOW RECPT	4
5	RECEPT - REFRIG	1	20	20	1	LIGHTING EMERG	6
7	RECEPT - FREEZER	1	20	40	2	EXISTING AHU	8
9	RECEPT - CONV FRONT	1	20				10
11	RECEPT - CONVE BACK	1	20	20	1	LIGHTING - FRONT	12
13	RECEPT - SERVICE	1	20	20	1	LIGHTING - BACK	14
15	SPACE	--	--	--	--	SPACE	16
17	RECEPT - MAKE TABLE	1	20	30	2	WATER HEATER	18
19	RECEPT - MAKE TABLE	1	20				20
21	SPACE	--	--	--	--	SPACE	22
23	SPACE	--	--	--	--	SPACE	24

BREAKER	AWG	LENGTH		RACEWAY
20 AMP (CONNECTED LOAD 80%)	#12	70'	MEDIUM RUN	1/2"
	#10	111'	LONG RUN	3/4"
30 AMP (CONNECTED LOAD 80%)	#10	68'	MEDIUM RUN	3/4"
	#8	96'	LONG RUN	1'
40 AMP (CONNECTED LOAD 80%)	#8	72'	MEDIUM RUN	1'
	#6	114'	LONG RUN	1'

Digitally signed
by ROBERT
GREGG
Date: 2025.01.09
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E.3



SCALE: 1/4" = 1'-0"

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