

Madeira Beach Variance Application

Online Request #: 3535145

Project #: 2026-3-VAR

Submitted by:
DAVE WONSICK
dwonsick12@gmail.com

Location: **15227 gulf blvd**

City: **Madeira Beach** State: **FL** Zip: **33708**

Contact Information

Applicant's Contact Information

Title: First Name: **DAVE** Last Name: **WONSICK** Suffix:

Business Name: **St Pete Beach Investments**

Mailing Address: **1500 Country Club Rd N**

City: **Saint Petersburg** State: **FL** Zip: **33710**

Email Address: **dwonsick12@gmail.com**

Cell Phone: **(727) 686-6229** Work Phone: Home Phone:

Property Owner's Contact Information

Title: First Name: _ Last Name: Suffix:

Business Name:

Mailing Address:

City: State: Zip:

Email Address:

Cell Phone: Work Phone: Home Phone:

Application Questionnaire (* denotes required question)

Variance Application

Legal Description: PART OF GOVT LOT 1 LYING WITHIN N 1/2 OF



You can complete this application and view updates online at [MGO Connect](#)

SEC 09-31-15 DESC AS FROM SW COR OF BLK 4, LOT 10 OF LONE PALM BEACH TH SE'LY 158.4FT FOR POB TH SE'LY 80FT TH NE'LY 130FT TH NW'LY 80FT TH SW'LY 130FT TO POB LESS RD R/W PER O.R. 5390/1466

Lot Area:

9866

Width:

80

Depth:

123

Zoning District:

Retail Commerical C-3

Present Structures on Property:

None

Present Use of Property:

Commerical retail

Date Building Permit Request denied:

Specific code section for which variance is requested *

Sec 106-35, [Sec 110-326](#), [Sec 110-998](#)

This application to the Special Magistrate is requesting permission to: *

[Reduction of the southernly landscape buffer from min required 5' to 2' 6" per site plan](#)

Demonstrate that special condition(s) and circumstance(s) do not result from the actions of the applicant. A self-created hardship shall not justify a variance. *

The property to the south sits right the on the property line and all the way on the front set back area. This inhibits the the praticality of the site including design, views and functionality.



You can complete this application and view updates online at [MGO Connect](#)

Variance Requested For:

Sec. 110-326. - Special requirements

(c) When a proposed nonresidential use in the C-3, retail commercial district abuts a residential use an additional five-foot setback is required along the length of the entire shared lot line. This additional setback will be utilized to provide additional landscaped screening. (Reduce from 5 feet to 0 feet)

Sec. 106-35. Perimeter landscaping for residential multifamily or commercial.

(1) The exterior of all vehicular use areas shall be landscaped with a buffer strip which is at least five feet in width. Such buffer strips shall include one tree for each 35 linear feet, or fraction thereof, of perimeter. These trees may be planted in clusters or groupings and not necessarily in an equidistant row planting. Hedges or other durable landscape barriers shall be installed in such a manner as to screen the vehicular use area from the public right-of-way, if applicable. (Reduce by 5 feet x 11 feet, 55 square feet of area)

Sec. 110-998. - Off-street loading space standards.

(5) Each required off-street loading space shall have a minimum width of 12 feet and a minimum vertical clearance of 16 feet above finished grade of the space. The length shall be a minimum 30 feet for delivery vehicles and 60 feet for semi-trailers. (Reduce from 12 feet to 11 feet)

Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district. *

The property to the south and many properties in the same zoning area have no set backs and no landscape buffers

Demonstrate that the literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development regulations, subpart B of the code. *

The property to the south and many properties in the same zoning area have no set backs and no landscape buffers

Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land *

The lot is only 80 feet wide and with the set back and landscape buffer requirements it does not allow for any type of mix use building that would be functional.

Demonstrate the granting of the variance will be in harmony with the general intent and purpose of the City Land Development Regulations, and that such variance will not be injurious to the area involved or detrimental to the public welfare. *

This is the town center area of Madeira Beach and this type of mixed use building fits in perfectly with what the city wants for future development.

Demonstrate that special conditions and circumstances exist which are particular to the land, building or other structures in the same district. Special conditions to be considered shall include but are not limited to (select all that apply): *

Architectural and/or engineering considerations. If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.



Provide descriptions for special conditions and circumstances selected. *

The property to the south sits right on the property line and all the way on the front set back area. This inhibits the the praticality of the site including design, views and functionality. The previous building faced the Gulf and was flooded during the storms of 2024. The new site would be flood proofed and would not directly face the Gulf allowing for a more disaster resistant structure.

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 records requests., I have read the notification and agree to comply as stated and promise, in good faith, to deliver this statement to the person whose property is subject to the attachment. I hereby certify that all statements made in this application are true and correct and that no construction has begun, except as other has been disclosed, before the permit for this work has been issued.

Documents Uploaded

The following documents are attached to the Application.

Owner Certification

25-064 -s&s - 15227 gulf blvd, mb - hotel retail building - no breakaway.pdf

Site plan

26.07.24 - special magistrate - variance application (1).pdf

25-064 -s&s - 15227 gulf blvd, mb - hotel retail building - no breakaway (1).pdf



You can complete this application and view updates online at [MGO Connect](#)



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CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT

300 MUNICIPAL DRIVE ♦ MADEIRA BEACH FLORIDA 33708

(727) 391-9951 EXT. 255 ♦ FAX (727) 399-1131



SPECIAL MAGISTRATE – VARIANCE APPLICATION

*Applicant: Name and Address

JOHN A. BODZIAK ARCHITECT

5665 CENTRAL AVENUE

ST. PETERSBURG FLORIDA 33710

Telephone: (727) 329 1966

Email: JACK@JABODZIAK.COM

*Property Owner: Name and Address

ST. PETE BEACH INVESTMENTS LLC

1506 COUNTRY CLUB ROAD W.

ST PETERSBURG, FLA. 33708

Telephone: (727) 686 6229

Email: DWONSICK@YAHOO.COM

Application for the property located at (Street Address or Location of the Vacant Lot):

15227 GULF BLVD, MADEIRA BEACH FLORIDA 33708

Legal Description: #09-31-15-00000-240-0900

PART OF GOV'T LOT 1 LYING WITHIN N 1/2 OF SECT 09-31 DESC
AS FROM SW COR OF BLK 4, LOT 10 OF LONE PALM BCH. TH SE 1/4 158.4 FT FOR THE
S. EASTERLY 80 FT THE NERLY 130 FT THE NWLY 80 FT TO THE SWLY 130 FT TO
Parcel ID: P.O.B. LESS RD R/W PER OR 8390/1466

Lot Area: 9,866

Width: 80

Depth: 123

Zoning District: RETAIL COMMERCIAL (C-3)

Present Structures on Property: PLANNED REDEVELOPMENT - MIXED USE

Present Use of Property: MIXED USE

Variance(s) needed from the zoning requirements: REDUCTION OF SOUTHERLY
LANDSCAPE BUFFER FROM MIN REQUIRED 5'
TO 2'-6" PER SITE PLAN

PLEASE ATTACH REQUIRED SUPPORTING MATERIALS:
SITE PLAN, PICTURES, DEED, SURVEYOR'S SKETCH, DRAWINGS, EXPLANATION, ETC.

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APPLICATION (Must submit the following analysis)

This application to the Special Magistrate is requesting permission to: _____

REDUCE SOUTHWEST LANDSCAPE BUFFER FROM
5'-0" (MIN 4'-6") TO 2'-6" DUE TO NARROW
SITE CONDITIONS AND REDUCED ADJACENT SITE SIDE YARDS.

The special magistrate shall authorize, upon application to appeal, after public notice has been given and public hearing held, such variance from the terms of the city land development regulations as not being contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the land development regulations, subpart B of this Code will result in unnecessary and undue hardship. In order to authorize any variance from the terms of the city land development regulations, the special magistrate shall consider the following criteria and shall find that the criteria has been satisfied in full and that a hardship exists.

On a separate attached page, explain in detail how your request meets City Code Sec. 2-507 by complying with the following rules. Please note that your explanation demonstrate that your request meets one or more of the conditions listed under criteria #1 below and that it also meets in full criteria 2 through 6 below:

1. Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:
 - a. *Substandard or irregular shaped lot.* If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations.
 - b. *Significant vegetation or natural features.* If the site contains significant native vegetation or other natural features;
 - c. *Residential neighborhood character.* If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;
 - d. *Public facilities.* If the proposed project involves the development of public parks, public facilities, schools, or public utilities;
 - e. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

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2. Demonstrate that special condition (s) and circumstance (s) do not result from the actions of the applicant. A self-created hardship shall not justify a variance.
3. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.
4. Demonstrate that the literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development regulations, subpart B of the code and would work unnecessary and undue hardship on the applicant.
5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land.
6. Demonstrate that the granting of the variance will be in harmony with the general intent and purpose of the City Land Development Regulations, and that such Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

OWNER 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.

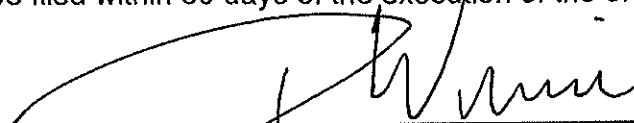
I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing of the 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.

X



Property Owner's Signature

Date: 7 / 24 / 24

STATE OF

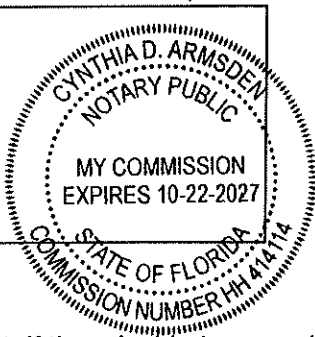
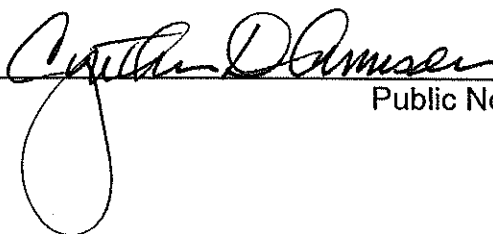
Florida

COUNTY OF

Pinellas

Before me this 24 day of July, 2026, David Wensick 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 _____ 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.

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.

NON-OWNER (AGENT) 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 the 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.

X _____ Date: ____ / ____ / ____
Property Owner's Signature (If other than the property owner)

STATE OF _____

COUNTY OF _____

Before me this _____ day of _____, 202__, _____
 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 _____ 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.

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FOR YOUR RECORDS**SPECIAL MAGISTRATE: REQUIREMENTS AND PROCEDURES (City Code Sec. 2-507)**

- 1) Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:
 - a. *Substandard or irregular shaped lot.* If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations.
 - b. *Significant vegetation or natural features.* If the site contains significant native vegetation or other natural features;
 - c. *Residential neighborhood character.* If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;
 - d. *Public facilities.* If the proposed project involves the development of public parks, public facilities, schools, or public utilities;
 - e. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.
- 2) The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a variance.
- 3) Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.
- 4) Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code and would work unnecessary and undue hardship on the applicant.
- 5) The variance granted is the minimum variance that will make possible the reasonable use of the land.
- 6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

In granting any variance, the Special Magistrate may prescribe appropriate conditions and safeguards in conformity with the city land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the variance 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 variance is required shall be begun or completed or both. Under no circumstances except as permitted in the applicable zoning district of the city land development regulations. A nonconforming use of neighborhood lands, structures or buildings in the same zoning district shall not be considered grounds for the authorization of a variance. **Financial loss** standing alone is not sufficient justification for a variance.

The hearing will be conducted in the following manner:

1. Public notice will be read along with correspondence received.
2. City presents its case, and the applicant may cross-examine.
3. The Applicant presents his or her case supported by witnesses and evidence; and the City has the right to cross-examine each witness.
4. Public comment will only be solicited or received from parties directly affected by the variance. Individuals testifying do not have the right to cross-examine the parties.
5. Public participation will be closed, the Special Magistrate deliberates and makes a decision to grant or deny each variance requested in the application.

All variances granted by the Special Magistrate and not acted on within on (1) year of being granted will automatically expire.

The granting of a variance does not relieve the applicant from obtaining a building permit. The Special Magistrate does not have the authority to grant variances from the 100 Year Flood Level for Residential or Commercial Property.

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Special Magistrate Case #: _____

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

Fee: _____ ☐ Check # _____ ☐ Cash ☐ Receipt # _____

Date Received: ____ / ____ / ____

Received by: _____

Special Magistrate Case # Assigned: _____

Special Magistrate Hearing Date: ____ / ____ / ____ ☐ Approved ☐ Denied

____ Zoning Variance for Residential Dwelling Units (One, Two or Three Units) \$1,800.00 per Variance

____ Zoning Variance for Multifamily, Tourist Dwellings or Commercial \$2,000.00 per Variance

____ After-the-fact Variance (Residential) \$3,600.00 per Variance

____ After-the-fact Variance (Multifamily, Tourist Dwellings or Commercial) \$4,000.00 per Variance

X _____
Community Development Director

Date: ____ / ____ / ____

X _____
City Manager

Date: ____ / ____ / ____

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GROSS FLOOR AREA (GFA)



1 GFA - GROUND FLOOR
1" = 10'-0"

2 GFA - 1ST LIVING FLOOR
1" = 10'-0"

3 GFA - 2ND LIVING FLOOR
1" = 10'-0"

GROSS FLOOR AREA

GFA - COMMERCIAL
GFA - UNITS

UNIT DENSITY CALCULATION

REQUIRED:
60 UNITS MAX. PER ACRE / 726 SF PER UNIT
PROPOSED:
UNITS = 11
TOTAL UNIT GFA = 3873 SF (INCLUDES STORAGE, STAIR ELEVATOR & FOYER AT GROUND FLOOR)

COMMERCIAL FAR CALCULATION

REQUIRED:
9,840 SF (SITE AREA) - 3,873 SF (11 UNITS) = 5,967 SF
COMMERCIAL FAR = 5,967 SF x 1.2 = 7,160.4 SF MAX.
PROPOSED:
COMMERCIAL FAR = 1,422 SF

AIR CONDITIONED AREA (A/C)



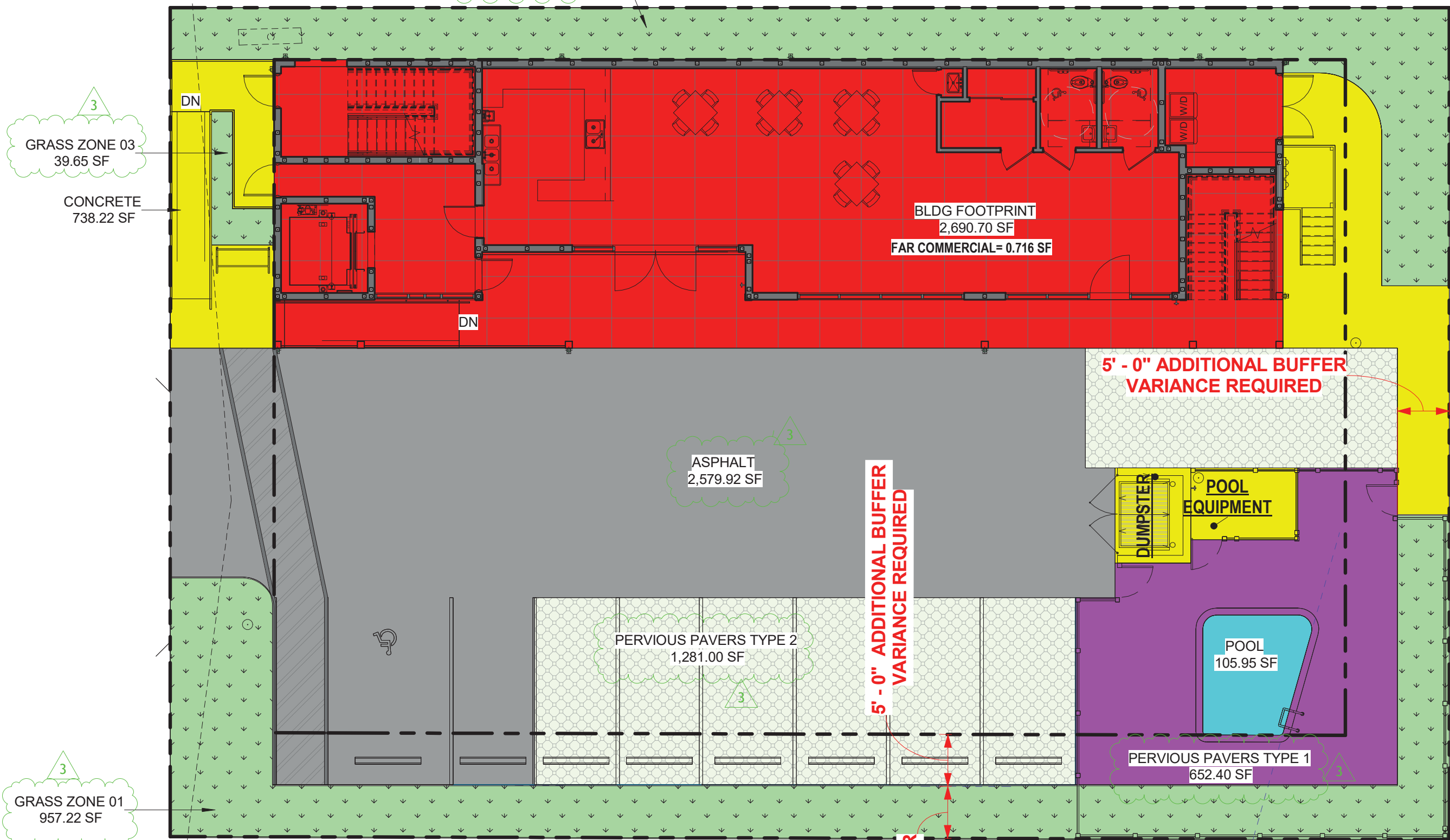
4 GROUND A/C AREA
1" = 10'-0"

5 FIRST LIVING A/C AREA
1" = 10'-0"

6 SECOND LIVING A/C AREA
1" = 10'-0"

A/C AREA		
Name	Level	Area
A.C. AREA	GROUND FLOOR	1,465 SF
A.C. AREA	FIRST LIVING	1,618 SF
A.C. AREA	SECOND LIVING	1,392 SF
TOTAL A.C. AREA		4,475 SF

NOTE:
A/C AREA IS NOT BEING USED FOR SITE PLAN CALCULATIONS.
SITE PLAN CALCULATIONS ARE BASED ON GROSS FLOOR AREA.
THESE PLANS ARE SHOWING THE TOTAL AMOUNT OF AIR CONDITIONED SPACE
PROVIDED FOR INFORMATIONAL PURPOSES ONLY, BUT THEY ARE NOT PART OF
ANY SITE CALCULATION



8 ISR CALCULATIONS
1" = 10'-0"

ISR CALCULATIONS		
SITE AREA		9,840.00 SF
IMPERVIOUS	BUILDING FOOTPRINT	2,690.70 SF
	ASPHALT	2,579.92 SF
	POOL	105.95 SF
	CONCRETE & CMU	738.72 SF
	PERVIOUS PAVERS TYPE 1 (50%)	326.20 SF
	PERVIOUS PAVERS TYPE 2 (50%)	640.50 SF
	TOTAL IMPERVIOUS	7,081.99 SF
PERVIOUS	GREEN AREA	1,772.85 SF
	PERVIOUS PAVERS TYPE 1 (50%)	326.20 SF
	PERVIOUS PAVERS TYPE 2 (50%)	640.50 SF
	TOTAL PERVIOUS	2,739.55 SF
ALLOWED	8,364.00 SF MAX.	0.85 MAX.
PROPOSED	7,081.99 SF	0.720
TOTAL PERVIOUS PAVERS AREA TYPE 1		652.40 SF
TOTAL PERVIOUS PAVERS AREA TYPE 2		1,281.00 SF

GREEN AREA CALCULATION
• ZONE 01 = 775.98 SF
• ZONE 02 = 957.22 SF
• ZONE 03 = 39.65 SF

ABBREVIATIONS

A.F.C. ABOVE FINISH CEILING
A.F.F. ABOVE FINISH FLOOR
A.C.T. ACOUSTICAL CEILING TILE
ALUM. ALUMINUM
BLK. BLOCK
BOTT. BOTTOM
BTM. BOTTOM
BLDG. BUILDING
CLG. CEILING
C. CARPET
C.T. CERAMIC TILE
C.B. CHALK BOARD
COL. COLUMN
CONC. CONCRETE
C.J. CONTROL JOINT
C.M.U. CONCRETE MASONRY UNIT
DN. DOWN
D.S. DOWN SPOUT
D.F. DRINKING FOUNTAIN
ELAST. ELASTOMERIC
ELEV. ELEVATION
EQ. EQUAL
EXIST. EXISTING
EXP. EXPANSION
E.J. EXPANSION JOINT
EXSTG. EXISTING
E.I.F.S. EXTERIOR INSULATION & FINISH SYSTEM
FIN. FINISH
F.E. FIRE EXTINGUISHER
F.A. FIRE ALARM
PLAS. PLASTER
FL. FLOOR
FLR. FLOOR
FTG. FOOTING
FT. FOOT OR FEET
FDN. FOUNDATION
GALV. GALVANIZED
GA. GAUGE
G.W.B. GYPSUM WALL BOARD
HDW. HARDWARE
HGT. HEIGHT
H.M. HOLLOW METAL

IMAG. IMAGE
INSUL. INSULATION
JT. JOINT
K.O. KNOCK OUT
LK. LOCK
MANUF. MANUFACTURER
M.C. MEDICINE CLOSET
M.C.J. MASONRY CONTROL JOINT
M.O. MASONRY OPENING
MAX. MAXIMUM
MECH. MECHANICAL
MTL. METAL
M.L. METAL LATH
MIN. MINIMUM
MIRR. MIRROR
N. NORTH
N.I.C. NOT IN CONTRACT
N.T.S. NOT TO SCALE
NO. NUMBER
O.C. ON CENTER
PT. PAINT
PLAST. PLASTER
P.T. PRESSURE TREATED
Q.T. QUARRY TILE
REINF. REINFORCING
REQ'D. REQUIRED
R.D. ROOF DRAIN
RFG. ROOFING
RM. ROOM
R.T. RUBBER TILE
SPECS. SPECIFICATIONS
STL. STEEL
T.B. TACK BOARD
TYP. TYPICAL
U.N.O. UNLESS NOTED OTHERWISE
VERT. VERTICAL
V.C.T. VINYL COMPOSITION TILE
WGT. WEIGHT
W.C. WATER CLOSET
WDW. WINDOW
W/ WITH
WD. WOOD

CONSTRUCTION DOCUMENT

15227 Gulf Blvd
15227 GULF BLVD MADEIRA BEACH, FL 33708

ST PETE BEACH
INVESTMENTS LLC
1500 COUNTRY CLUB RD N

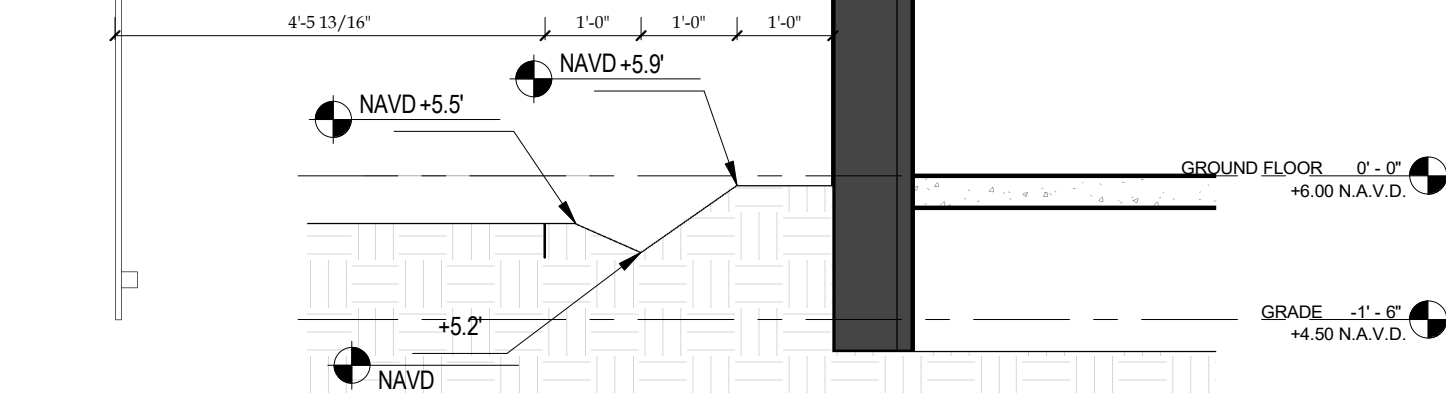
NO.	DATE	ISSUE
1	04/17/2026	REVISION PER CITY COMMENTS
2	05/13/2026	REVISION PER CITY COMMENTS 04.30.2026
3	09/22/2026	REVISION PER CITY COMMENTS 08.17.2026

PROFESSIONAL STATEMENT: TO THE BEST OF HIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 553.1, LAWS OF FLORIDA.
JOHN A. BODZIAK, ARCHITECT, AIA, P.A. (FIRM)
RESIDENTS OF FLORIDA AND COAST GUARDS AND OTHER PROFESSIONAL PERSONS ARE NOT TO BE USED FOR THE PURPOSES OF THESE PLANS.
TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION OF THE ARCHITECT, ANY REPRODUCTION OR MODIFICATION OF THESE PLANS IS PROHIBITED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL DESIGN AND SPECIFICATIONS APPEARING ON THESE PLANS.

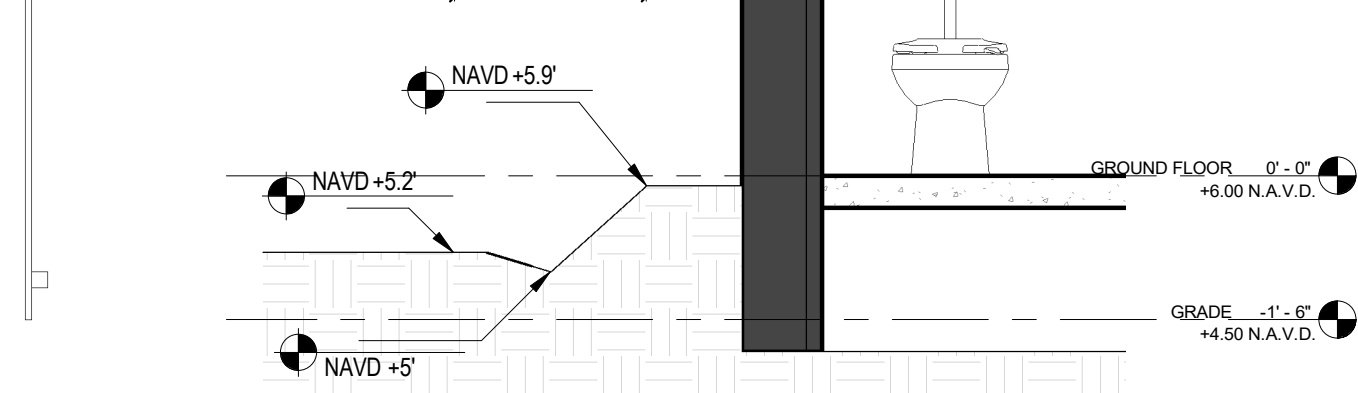
JOHN A. BODZIAK
ARCHITECT AIA, PA
JOHN A. BODZIAK, AIA, FL #AR0005065
5665 CENTRAL AVE.
SAINT PETERSBURG, FL 33710
TEL: 727-327-1986

PROJECT
25-064
SCALE
As Indicated
DRAWN BY
DATE
12/2025
ORIGINAL
SHEET
SIZE : 24" X 36"

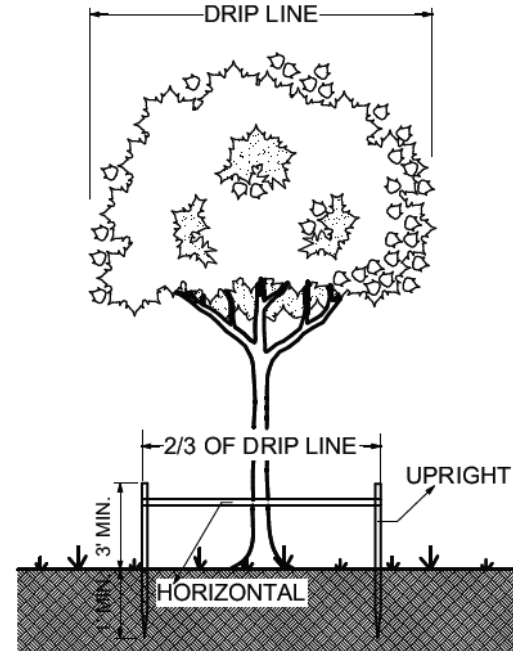
A0-02



4 $\frac{1}{2}" = 1'-0"$

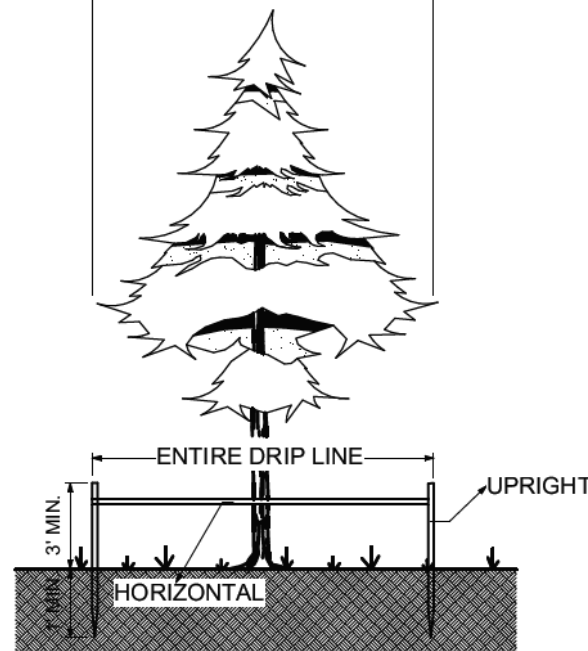


5 **SWALL**
1/2" = 1'-0"



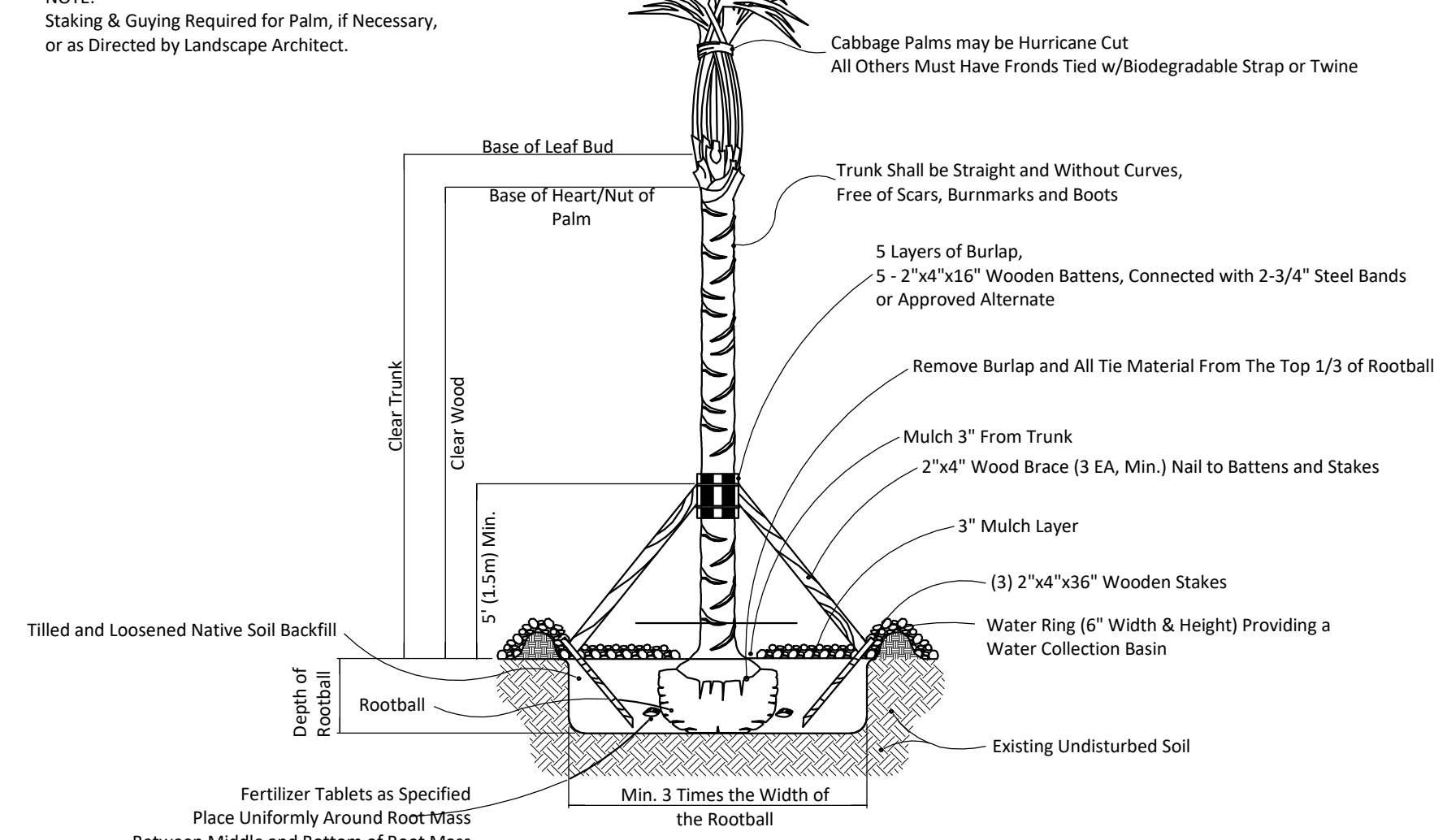
1. MINIMUM RADIUS TO BE PROTECTED:
A. HARDWOODS - 2/3 DIAPHRANE
B. CONIFERS & AGAL PALMS -
ENTIRE DIAPHRANE
2. UPRIGHTS - NO LESS THAN 2" X 2"
LUMBER.
3. HORIZONTALS - NO LESS THAN 1" X 4"
LUMBER.
4. BARRIERS SHALL BE ERECTED AROUND
ALL PROTECTED TREES AND PALMS, AND
INSPECTED BY CITY REPRESENTATIVE
BEFORE CONSTRUCTION BEGINS.
5. UPRIGHT POSTS ARE TO BE AT LEAST 4
FEET IN LENGTH WITH A MINIMUM OF 1
FOOT ANCHORED IN GROUND AND 3 FEET
ABOVE GROUND.
6. BARRIERS TO REMAIN IN PLACE UNTIL
ALL PAVING CONSTRUCTION AND HEAVY
EQUIPMENT IS OUT OF AREA.

FURTHER INFORMATION MAY BE OBTAINED
FROM THE LAND RESOURCE SPECIALIST



6 — **FREE**
1" = 20'-0"

NOTE:
Staking & Guying Required for Palm, if Necessary
or as Directed by Landscape Architect.



3 $1'' = 1'-0''$

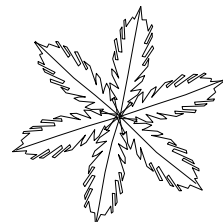
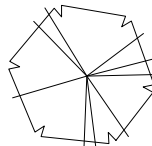
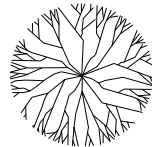
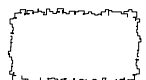
GENERAL NOTES

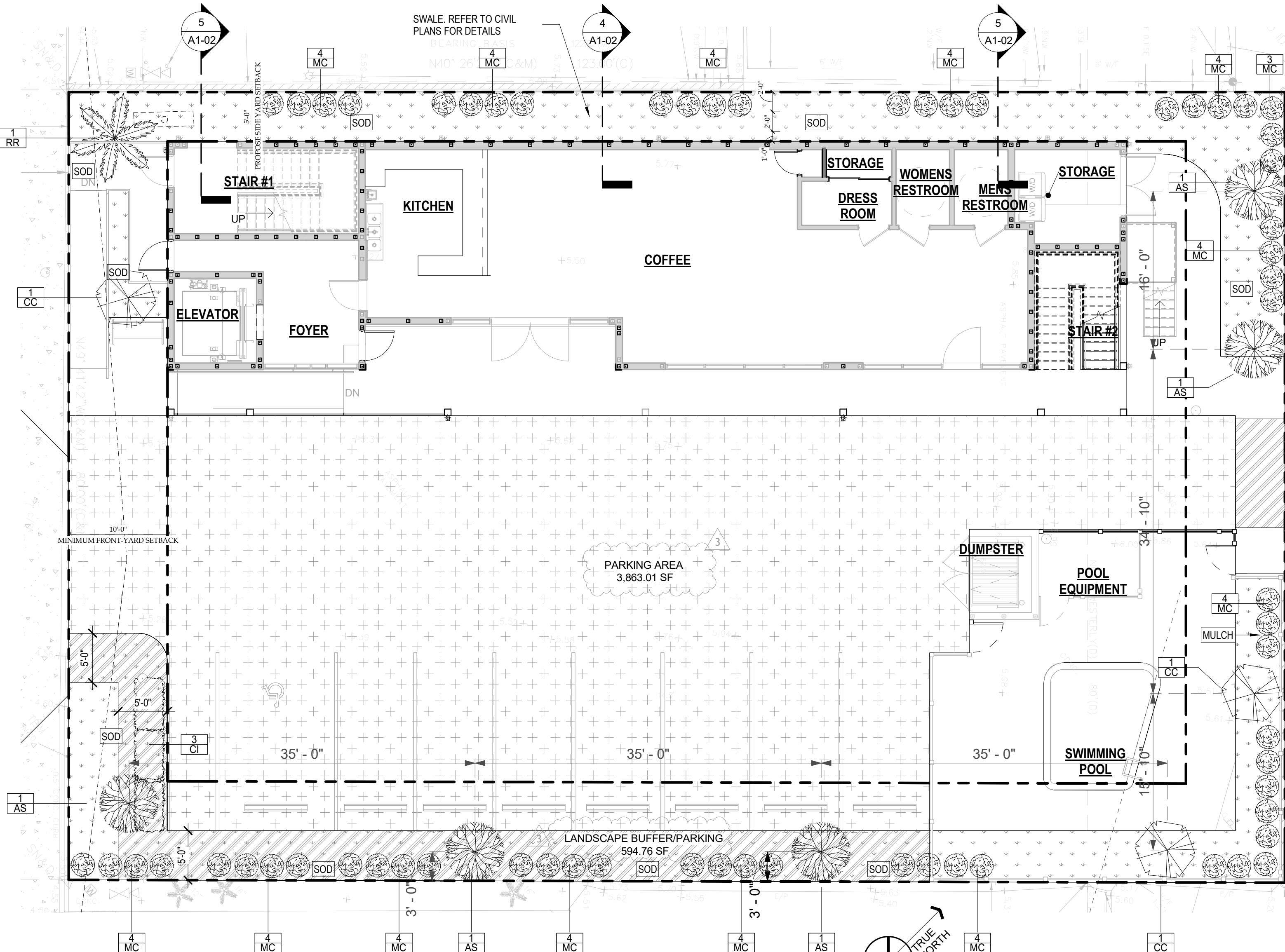
1. DO NOT SCALE THE DRAWINGS. ACTUAL CONDITIONS ARE TO BE FIELD VERIFIED BY THE GENERAL CONTRACTOR.
2. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND STANDARDS, TO INCLUDE ALL STATE LAWS, AND LOCAL ORDINANCES.
3. REPAIR, PATCH, AND REFINISH ALL EXISTING STRUCTURES AFFECTED BY THIS CONSTRUCTION.
4. ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTORS TO EXPOSE ALL AFFECTED EXISTING CONDITIONS AND RELOCATE, ADJUST, CHANGE OR ABANDON EXISTING CONDITIONS ACCORDING TO ALL APPLICABLE CODES AND LOCAL ORDINANCES
5. ALL MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT FEMA NFIP CLASS 4 OR 5 MATERIALS.

ALL MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT FEMA -NFIP CLASS 4 OR 5 MATERIALS.

- BUILDING WILL BE DRY FLOOD PROOFED TO DFE

LANDSCAPE CALCULATIONS		
A SITE AREA		9,840.00 SF
B BLDG. FOOTPRINT		2,690.70 SF
C TOTAL GREEN AREA		1,772.85 SF
REQUIRED:		
REMAINING AREA EXCLUDING PRINCIPAL STRUCTURE (A-B)		7,149.30 SF
70% MAX. IMPERVIOUS SURFACE OF REMAINING AREA		5,004.51 SF MAX.
PROVIDED		
REMAINING AREA EXCLUDING PRINCIPAL STRUCTURE (A-B)		7,149.30 SF
TOTAL GREEN AREA (C)		-1,772.85 SF
PERVIOUS PAVERS TYPE 1 (50%)		-326.20 SF
PERVIOUS PAVERS TYPE 2 (50%)		-640.50 SF
TOTAL IMPERVIOUS SURFACE		4,409.75 SF
FOR REMAINING AREA		61.68%

LANDSCAPE LEGEND	
	ROYAL PALM <i>ROYSTONIA REGIA</i>
	EASTER REDBUD <i>CERCIS CANADENSIS</i>
	FLORIDA MAPLE <i>ACER SACCHARUM</i> VAR. <i>FLORIDANUM</i>
	COCOPLUM <i>CHRYSOBALANUS ICACO</i>
	MUHLY GRASS <i>MUHLENBERGIA CAPILLARIS</i>



1 — **LANDS**
1/8" = 1'-0"

Planting Schedule							
Code	Common Name	Botanical Name	Drought Tolerance	Qty	Size		Native Status
					Spread	Height	
AS	Florida Maple	acer saccharum var. floridanum	Medium	5	25 to 35 ft	35 to 80 ft	Native
CC	Easter Redbud	Cercis canadensis	High	3	15 to 35 ft	20 to 30 ft	Native
CI	Cocoplum	Chrysobalanus icago	Medium	3	10 to 20 ft	5 to 15 ft	Native
MC	Muhly Grass	Muhlenbergia capillaris variegatum	High	62	2 to 3 ft	2 to 5 ft	Native
RR	Royal Palm	Roystonea regia	Medium	1	15 to 25 ft	50 to 80 ft	Native

LANDSCAPE GENERAL NOTES

1. ALL PLANT MATERIALS TO BE FLORIDA #1 OR BETTER QUALITY, INSTALLED TO HIGHEST NURSERY STANDARDS.
2. MULCH TO BE "FLORAMULCH" AVAILABLE AT GOMULCH.COM OR 866.466.8524 866.GO.MULCH. MULCH SHALL BE INSTALLED TO A MINIMUM OF 3" THICK IN ALL PLANTING AREAS.
3. SOD TO BE 95% WEED FREE: ST. AUGUSTINE FLORAMAT. SOD TO BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED AT TIME OF INSTALLATION. ALL AREAS OF THE PROJECT SITE DISTURBED DURING CONSTRUCTION SHALL BE SODDED UNLESS SPECIFICALLY LABELED OTHERWISE. ALL AREAS WITHIN THE PROJECT LIMITS SHALL BE PROVIDED WITH SOD OR OTHER SPECIFIED GROUNDCOVER.
4. ALL DIMENSIONS TO BE FIELD CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
5. ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO SPECIFICATIONS, THEY WILL BE REJECTED BY THE LANDSCAPE ARCHITECT WITH PROPER INSTALLATION CARRIED OUT BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST.
6. NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE MADE AT TIME OF BIDDING, SO AS TO PROVIDE FOR EQUAL AND FAIR COMPARISONS.
7. ALL PERMITS NECESSARY ARE TO BE PROVIDED BY THE INSTALLING CONTRACTOR UNLESS OTHERWISE SPECIFICALLY STATED IN THE SPECIFICATIONS.
8. NO CONTRACTOR IDENTIFICATION SIGNS SHALL BE PERMITTED ON THE PROJECT.
9. ALL QUESTIONS CONCERNING THE PLANS AND SPECIFICATIONS ARE TO BE DIRECTED TO THE ARCHITECT.
10. CAREFULLY REVIEW THE LANDSCAPE SPECIFICATIONS. THE INSTALLING CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL ITEMS CONTAINED THEREIN.
11. ALL PLANT MATERIAL SHALL BE PLANTED WITH "TERRA-SORB AG" IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE RATE OF APPLICATION.

12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE STORM WATER POLLUTION PREVENTION PLANS AND APPROPRIATE CONSTRUCTION SITE RUNOFF CONTROLS TO MEET EPA'S NATURAL POLLUTANT DISCHARGE ELIMINATION SYSTEM RULE ON CONSTRUCTION SITES WHERE MORE THAN ONE ACRE OF LAND IS DISTURBED.
13. SEC. 106-36 - XERISCAPE REQUIREMENTS.

THE XERISCAPE DESIGN PRINCIPLE OF PLANT SELECTION AND PLACEMENT BASED UPON FUNCTION, WATER REQUIREMENTS AND SUITABLE ENVIRONMENTAL EXPOSURE OF PLANT MATERIALS SHALL BE USED IN ALL VEHICULAR USE AREAS. IN ADDITION, THE FOLLOWING XERISCAPE TECHNIQUES SHALL BE REQUIRED:

 1. FIFTY PERCENT OF THE PLANTS USED IN ALL VEHICULAR-USE AREAS LANDSCAPE DESIGNS SHALL BE DROUGHT TOLERANT AND LOCATED IN GROUPINGS ACCORDING TO WATER REQUIREMENTS.
 2. SEVENTY-FIVE PERCENT OF THE PLANTS USED IN ALL VEHICULAR-USE AREAS LANDSCAPE DESIGNS SHALL BE A COMBINATION OF NATIVE AND DROUGHT TOLERANT.
 3. ALL PLANTINGS SHALL BE GROUPED IN ZONES ACCORDING TO WATER REQUIREMENTS AND SHALL BE IRRIGATED IN ZONES SEPARATING HIGH WATER USE LAWN AREA FROM DROUGHT TOLERANT ZONES.
 4. ALL IRRIGATION SYSTEMS SHALL BE AUTOMATIC WITH CYCLING CAPACITY AND SHALL BE DESIGNED TO AVOID IRRIGATION OF UNPLANTED SURFACES.
 5. SEC. 106-40 - SCREENING OF BACKFLOW PREVENTERS.

BACKFLOW PREVENTERS SHALL BE SCREENED BY DENSE EVERGREEN SHRUBBERY A MINIMUM OF 30 INCHES IN HEIGHT, PLANTED TWO FEET APART. SUCH SHRUBBERY SHALL BE PLANTED FAR ENOUGH AWAY FROM THE CURB TO PROVIDE A MINIMUM OF A THREE-FOOT CLEARANCE AREA ON THE TWO SIDES OF THE UNIT FOR MAINTENANCE PURPOSES.
15. SEC. 106-40-2 - SEA OATS / SAND DUNES.

THE REMOVAL OR REPLACEMENT OF SEA OATS OR SAND DUNES ON ANY PROPERTY TOWARD OF THE COUNTY COASTAL CONSTRUCTION CONTROL LINE WILL BE COORDINATED WITH THE BUILDING AND ZONING DIRECTOR PRIOR TO THE START OF WORK.

16. SECTION 110-670 - LANDSCAPING / GREEN AREA
- (A) ONE OF THE PURPOSES OF THE DEVELOPMENT CONTROLS IS TO ENCOURAGE THE PROVISION OF ADEQUATE LANDSCAPING/GREEN AREA IN R-3 ZONES WEST OF GULF BOULEVARD. A MINIMUM OF TEN PERCENT OF THE TOTAL AREA OF THE LOT LOCATED EAST OF THE COUNTY COASTAL CONSTRUCTION CONTROL LINE AS ESTABLISHED BY THE STATE SHALL BE DESIGNATED FOR AND MAINTAINED AS LANDSCAPED GREEN AREA IN SIDE AND FRONT YARDS.
- (B) IN R-3 ZONES WEST OF GULF BOULEVARD, THE GREEN AREA IN SIDE YARDS SHALL PROVIDE A CLEAR "VIEW AREA" BETWEEN THREE FEET AND TEN FEET IN HEIGHT. THIS "VIEW AREA" SHALL NOT BE LESS THAN THREE FEET IN HEIGHT AND TREES SHALL BE TRIMMED BELOW TEN FEET IN HEIGHT. SUCH LANDSCAPED AREAS MAY INCLUDE PASSIVE RECREATION FACILITIES PROVIDED HOWEVER, THAT THE "VIEW AREA" IS NOT OBSTRUCTED.
- (C) IN ALL ZONES EXCEPT R-1, ALL OFF-STREET PARKING AREAS NOT CONTAINED WITHIN THE BUILDING STRUCTURE SHALL HAVE A MINIMUM OF TEN PERCENT LANDSCAPED GREEN AREA.
- (D) ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN ADEQUATE WATER SUPPLY.
17. AND ADD THE FOLLOWING NOTE TO THE LANDSCAPE PLANS, "WHEN AN ACCESS WAY INTERSECTS A PUBLIC RIGHT-OF-WAY OR OTHER ACCESS WAY, OR WHEN THE SUBJECT PROPERTY ABUTS THE INTERSECTION OF TWO OR MORE PUBLIC RIGHT-OF-WAYS, ALL LANDSCAPING WITHIN THE TRIANGULAR AREAS DESCRIBED AS (OR REFERRED TO AS) THE "CROSS-VISIBILITY AREA," SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY AT A LEVEL BETWEEN 36 INCHES AND EIGHT FEET. TREES AND PLANT MATERIAL TRIMMED IN SUCH A MANNER THAT CROSS VISIBILITY IS NOT HINDERED WILL BE ALLOWED, PROVIDED THEY ARE LOCATED SO AS NOT TO CREATE A TRAFFIC HAZARD, AS DETERMINED BY THE CITY."

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. NO CONTRACTOR SHALL HAVE CONFLICTS WITH UNRESOLVED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

CONSTRUCTION DOCUMENT

JOHN A. BODZIAK
ARCHITECT AIA PA

PROJECT 25-064	SCALE As indicated
DRAWN BY N.M	DATE 12/2025
ORIGINAL SHEET SIZE : 24" X 36"	

15227 GULF BLVD MADEIRA BEACH, FL 33708

ST PETE BEACH
INVESTMENTS LLC

NO.	ISSUE	DATE
1	REVISION PER CITY COMMENTS	04/17/2026
2	REVISION PER CITY COMMENTS 04.30.2026	05/13/2026
3	REVISION PER CITY COMMENTS 09.17.2026	09/22/2026

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM

JOHN A. BODZAK, ARCHITECT, AIA, PA, HEREBY CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT. NO OTHER PERSONS OR FIRMS HAVE BEEN CONSULTED IN THE PREPARATION OF THIS DOCUMENT. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF JOHN A. BODZAK, ARCHITECT, AIA, PA. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW. THE SIGNATURE OF JOHN A. BODZAK, ARCHITECT, AIA, PA, BE NOTED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE

IDENT

035

JOHN A. BODZIAK, ARCHITECT, A.I.A., P.A.

September 21, 2026

City of Madeira Beach
300 Municipal Drive,
Madeira Beach, FL
ATTN: Kathryn A. Younkin

RE: Variance Application for Required 5' Landscaped Parking Buffer
- 15227 Gulf Blvd - Case # 2026-3-VAR

Kathryn,

I am herein responding to the comments dated 09/17/2026 generated by staff review as follows:

We have reviewed the third submittal for variances received on 8/5/26. There is one outstanding item that needs to be addressed about areas and that is the green area calculations.

1. Page 2 identifies grass zone 1 as 1,135.36 sq ft, grass zone 2 as 815.62 sq ft and the ISR Calculations table shows a green area of a total of 1,950 sq feet.
2. Page 3 identifies landscape vehicular use buffer parking as 652.26 sq ft (the 5' abutting the parking lot), and a total landscape area of 2,023.16 sq ft.
3. Page 2 we measured the grass zone 1 green area using Bluebeam and have gotten an approximate area of 968 square feet, measured zone 2 at approximately 780 sq ft plus the small area between the walkways at approximately 42 sq ft. This approximate total is 1,790 sq ft.
4. Page 3 Measured the landscaped buffer for the vehicular use area as approximately 542 sq ft.

It appears that the site meets the requirements but that the numbers on the plans are incorrect for grass zone 1 and for the vehicular buffer area. Lot area of 9,840 sq ft x 10% requirement = 984 sq. ft of landscaping required per Sec. 106.34 (not allowed to include the required vehicular use buffer). Using our calculation 1,790 sq ft minus 542 sq ft of vehicular use buffer = 1,248 sq ft remaining that counts towards the 10% requirement.

Please review and recalculate the numbers to be correct and consistent on both sheets:

1. Correct the numbers on the drawings on sheets 2 and 3.

Response:

Grass areas have been revised and adjusted on the ISR color scheme and ISR table (A0-02).
Landscape Vehicular Buffer Area has been adjusted on architectural site plan and Landscape Plan (A1-01 & A1-02).

2. Correct the ISR Calculation table on sheet 2.

Response:

ISR calculation has been updated on (A0-02) & Site Data Table (A1-01)

3. Correct the Site Data table on Page 3.

Response:

Required 10% green area has been adjusted on the Site Data Table (A1-01). Provided green area excluding vehicular buffer has been updated on the Site Data Table (A1-01).

I believe we have responded correctly to all review comments. Please feel free to call me if you have any further questions.

Thank you,

John A. Bodziak, Architect, AIA, P.A.

5665 CENTRAL AVENUE, ST. PETERSBURG, FL 33710

PHONE: (727) 327-1966 | FAX: 1 (727) 289-1180

JOHN A. BODZIAK, AIA, #AR0005065