Memorandum

Meeting Details: Planning Commission July 1, 2024

Prepared For: Planning Commission

From: Community Development Department

Subject: Site Plan Application: The Sanderling (SP 2024-02)

Applicant/Property Owner: John A Bodziak, AIA/Tampa Home Pro, Inc.

Subject Property: 13495 Gulf Boulevard, Madeira Beach, FL 33708 (15-31-15-58320-010-0080)

Zoning and Future Land Use: C-3, Retail Commercial and Residential/Office/Retail (R/O/R)

Nature of Request: Site plan application to build a four-story building with eight (8) transient lodging units and ancillary commercial retail.

This memorandum is provided for the consideration of a major site plan submitted by Bodziak/Hayes Architects for the development of a mixed use building complete with ground floor parking and ancillary commercial (restaurant/café), three floors of temporary lodging units, and roof deck access with bar area.

Review:

Sec. 110-48. - Review criteria.

An application for a development plan or amendment to any previously approved development plan may be approved only if the application meets both of the following criteria:

(1) The plan meets submittal requirements of the Land Development Code, including payment of fees, and complies with submittal schedules to provide adequate notice and review; and

The applicant has paid all applicable fees associated with this permit and provided adequate notice for the required neighborhood meeting. The submitted site plan meets the requirements listed in this chapter.

(2) The proposed development is consistent with the comprehensive plan and complies with the comprehensive plan, the Land Development Code, and other applicable regulations.

The applicant's proposal meets the requirements of the Land Development Code, including the granting of a variance, and is in harmony with Comprehensive Plan Policies, namely Objective 4.1.8:

"Commercial and mixed-use development compatible with environmental and economic resources must be planned consistent with this Comprehensive Plan, 6.1a Madeira Beach Future Land Use Map the land development regulations, and be in keeping with the needs and character of the community and its surrounding area."

Specifically, the proposed mixed-use development is in accordance with Policies 4.1.8.1 through 4.1.8.8 of the Future Land Use Element of the Comprehensive Plan. The project meets the following:

- *The use is allowed in the Residential/Office/Retail future land use plan category;*
- *Separated from residential uses by a right-of-way and landscape buffering, where not exempted by variance (VAR 2024-03).*
- *Compatible with the surrounding area and located in an area where projected demand exists;*
- *The building is of an appropriate scale where existing or programmed public facilities are not diminished below the adopted level-of-service;*
- *Does not disrupt the neighborhood quality of life;*
- *Suited to seasonal tourist accommodations;*
- *Encourages tourist-related development to reflect the city's beach community character;*
- *and the project meets the density and intensity requirements and is appropriate for the zoning district.*

Section 110-51. - Scope of Review.

The city manager or his designee will conduct a detailed review of proposed intermediate and major development (which shall consist of a complete new development on the site) to insure compliance with the current land development regulations. This review will include, but not be limited to, the following areas: Note: all references to civil plans are based on 13495 Gulf Blvd "The Sanderling" Civil Plans dated 6/13/2024 and sheet C-0 through C-5.

(1) Proposed use:

a. Primary use. *Met (Sec. 110-317).*

b. Accessory uses. *N/A*

c. Special exception use: *N/A*

(2) Lot restrictions:

a. Lot size: width, depth, area. *Met (Sec. 110-320).*

b. Setbacks. *Setbacks are provided in the Site Data Table on the Civil Plans. A variance was granted to reduce certain setbacks (VAR 2024-03) and the proposed setbacks are in accordance with the granted variance.*

c. Lot coverage. *Met (Sec. 110-323) per Site Data Table.*

d. Impervious surface. *Met (Sec. 110-324, maximum ISR is 0.85). The Site Data Table on the Civil Plans indicates the ISR will be 79.6% (or 0.796).*

e. Green area. *Met (Sec.106-34). Review in conjunction with #9 "Landscaping."*

f. Building heights. *Met (Sec. 110-322b: 44 feet measuring from DFE). Sec. 110-430(b) allows for elevators, stairways, ornamental towers or spires, to be erected to their height above the allowed building height but may not exceed 20 feet above the maximum building height limit.*

g. Density. *Met (Sec. 110-320). 40 units per acre, per temporary lodging unit standards.*

(3) Arrangement of structures:

a. Distance between structures. *N/A*

b. Provisions for light, air, privacy and access. *See Section 11*

c. Location of accessory structures (article VI, division 4 of this chapter). *N/A*

d. Use of open space. *Landscaped area at north side will be designated for dog walking, although it will not be fenced.*

e. Transition yard requirements. *N/A*

(4) Impact on surrounding property. *Reflects adjacent property usage on Gulf Boulevard.*

(5) Floodplain regulations (chapter 94):

a. Elevation requirements. *Met. Lowest horizontal member is elevated above the design flood elevation in compliance with Coastal A Flood zone standards.*

b. Use below base flood elevation (BFE). *Met. Commercial area below the base flood elevation will be dry floodproofed in accordance with Florida Building Code section 1612.4.1.*

(6) Parking (article VII of this chapter):

a. Minimum requirements for off-street parking. *Meets requirements for six 2-bed units, two 3-bed units, and ancillary restaurant use with 28 or fewer seats and 2 or fewer employees (Sec. 110-971). Ancillary use requires only 50% of the mandated parking number.*

b. Location of spaces. *Met.*

c. Circulation. *Met.*

d. Loading and unloading areas. *Met pending public works review.*

e. Handicap facilities. *ADA compliant parking and access ramp depicted in Civil Plans. ADA accessible route from designated parking space to elevator is depicted on sheet C-3.*

f. Compact spaces. *Met.*

g. Remote lots. *N/A.*

(7) Traffic access: *Met.*

a. Available and allowable street cuts. *Met. No new connections proposed.*

b. Use of abutting roadways. *Met.*

c. Intersection visibility (section 110-423). *Met.*

d. Emergency vehicle access. *Met. All commercial projects are reviewed by the Fire Marshal for this requirement.*

(8) Protection of soil and water resources (chapter 98, article II): *See Civil Plans*

a. Development requirements. *Met.*

b. Land alteration plan. *Met*.

c. Drainage plan:

1. Treatment of stormwater runoff. *The Civil Plans address stormwater. All calculations will be reviewed by governing jurisdictions including the City, FDOT, and SWFWMD. The final construction plans will adhere to LDRs and all water management district requirements.*

2. Protection during construction. *Silt fencing will be used in accordance with FDOT standard construction specifications shown on sheet A1-03.*

d. Environmentally sensitive area protection plan. *All site construction will be monitored for Best Management Practices to prevent and/or reduce environmental impacts.*

(9) Landscaping (chapter 106, article II): *Requirements a) through i) met, see attached landscape plans.*

a. Minimum requirements. *Met.*

b. Perimeter landscaping. *Met with exceptions. See variance VAR 2024-03.*

c. Buffer landscaping. *Met with exceptions. See variance VAR 2024-03.*

d. Use of existing landscaping. *N/A*

e. Xeriscape requirements. *N/A*

f. Irrigation system. *Irrigation lines are shown on sheet A1-03. The water source will be reclaim, if available, and the system will include a rain sensor/shut-off device to avoid irrigation during periods of significant rainfall.*

g. Intersection restrictions. *No new drive aisles or access cuts to the property are proposed.*

h. Screening of backflow preventer. *Met.*

i. Protected species (mangroves, sea oats, etc.). *N/A*

(10) Tree protection (chapter 106, article III): *See provided Landscape Plans for a) through f).*

a. Minimum requirements. *Met.*

c. Use of existing trees. *N/A*

d. Removal of exotic species. *N/A*

e. Protection during construction. *N/A*

f. Irrigation for the trees. *Met.*

(11) Lighting (article VI, division 5 of this chapter): *Fixtures shown on site plan.*

a. Impact of indoor and outdoor lighting. *Stairwells and areas of ingress/egress will be properly illuminated per fire and emergency safety requirements. Step and mounted lighting fixtures are proposed at the rooftop bar.*

b. Decorative and accent lighting. *One-way sign at alleyway will be illuminated.*

c. Temporary lighting. *N/A*

d. Lighting in beach area. *All exterior lighting within line of sight to the beach to be properly "turtle" shielded, full cutoff with Amber LED (580 NM Wavelength or greater) in compliance with local, state, and federal statutes per section 110-977, and 110-501 thru 110-505.*

(12) Sidewalks (chapter 58): *A sidewalk connects west from the front door to Gulf Blvd.*

a. Minimum requirements. *Met.*

b. Location and size. *Met.*

c. Pedestrian access. *Met.*

(13) Signs (chapter 102): *Signage must meet the requirements in the Code of Ordinances.*

a. Type. *Parapet signage to be applied for under separate permit.*

b. Location. *On wall above ancillary use access. To be applied for under separate permit.*

c. Size. *Not to exceed 16 square feet per section 102-191(7).*

(14) Recreation areas: *N/A*

a. Type. *N/A*

b. Location. *N/A*

(15) Fences and walls (article VI, division 3 of this chapter):

a. Location. *Wall located at east side of building, around dumpsters.*

b. Height. *~six feet.*

c. Types. *Solid masonry.*

(16) Easements (article VI, division 10, subdivision II of this chapter): *Easement shown on plans.*

a. Utility. *10' x 15' utility easement shown at southern corner of property by Gulf Blvd.*

b. Pedestrian/beach access. *N/A*

c. Access easements. *N/A*

(17) Docks and seawalls (section 110-426 and chapter 14, article V) *N/A*

a. Requirements. *N/A*

b. Exemptions. *N/A*

(18) Miscellaneous:

a. Laundry facilities. *Any laundry area, if proposed, would be on the interior of the building.*

b. Satellite dish antennas (article VI, division 12, subdivision III of this chapter). *N/A*

c. Outdoor storage (article VI, division 9, subdivision I of this chapter). *If proposed, will be placed and constructed in accordance with LDRs.*

d. Swimming pools (article VI, division 11 of this chapter). *Not currently proposed.*

e. Solid waste disposal containers and enclosures (section 54-61). *Two 6foot by 3foot-7 inch dumpsters located at east side of the building with trash chute above. Walled enclosure around dumpsters measures 6 foot high and 141 square feet.*

(19) Concurrency determination (chapter 90). *The development must satisfy Pinellas County utility requirements and will be reviewed accordingly to ensure public infrastructure can service the proposed development. There are no anticipated concurrency issues.*

Recommendation: City Staff recommends the Planning Commission approve the site plan with the condition that the applicant must meet all requirements noted above and the project be constructed in general accordance with the referenced plans.

Attachments: Included below are the attachments provided for the required submittal of the site plan, including the titles, authors, and dates. The required documents and transcripts for the neighborhood meeting and staff-created presentation will be provided no later than 48 hours prior to the meeting.

- Site Plan Application: Bodziak/Hayes Architects “The Sanderling” dated 5/17/2024
- Architectural Plans: Bodziak/Hayes Architects 2024-2520 dated 6/13/2024
- Civil Site Plans: Patricia Montecki, P.E. dated 6/12/2024
- Survey: Geodata Services, Inc. dated 12/6/2023
- Geotechnical Report: Central Florida Testing Laboratories, Inc. dated 11/6/2023
- Variance Approval: Application No. 2024-03 dated 5/1/2024
- Neighbor comments/questions (as of 6/24/2024) dated 6/22-23/2024
- Neighborhood Workshop Meeting: scheduled 6/27/2024

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

SITE PLAN APPLICATION

Site Plan application fee $300

I. PROJECT

Project Name: The Sanderling

Project Description: 4-story building w/ 8 transient lodging units & ancillary commerical retail

Address of Subject Property: 13495 Gulf Boulevard

Madeira Beach, FL 33708

Parcel ID #:

Legal Description: MITCHELL'S BEACH REVISED BLK 10, LOTS 8 THRU 10

LESS RD R/W PER O.R.'S 4355/231 & 4426/1135

Existing Use of Property: Professional Office, Veterinary Clinic

Full Description Attached? ☐ Yes ☒ No

II. APPLICANT

Applicant Status: *Attach proof of ownership (deed)* ☐ Owner ☒ Agent

Applicant Name, Title: John A Bodziak, AIA

Company Name (*If applicable):* Bodziak/Hayes Architects

Mailing Address: 5665 Central Avenue

Saint Petersburg, Fl 33710

Phone: (727) 327-1966 Fax: (813) 833-7508

Email: jack@bodziakhayes.com

If Applicant is the agent for a property owner, please attach proof of Agent Authorization.

Name of Owner (Title Holder): Tampa Home Pro Inc.

Mailing Address: 110 Crenshaw Lake Road Ste 200

Lutz Fl 33548-6101

III. ADDITIONAL INFORMATION

Is there an existing contract for sale of options to purchase subject property? ☐ Yes ☒ No

If "Yes", list all names of parties involved: _____

_____

_____

Is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute ☒ N/A

I certify and acknowledge that the information contained herein is true and correct to my best knowledge.

_____ 5-17-2024

Signature of Applicant *Date*

STATE OF Florida
COUNTY OF Pinellas

The foregoing application as acknowledged before me this 17 day of May, 2024

by John A. Bodziak who is ☑ personally known to me or ☐ has produced

_____ as identification.

[SEAL]

CYNTHIA D. ARMSDEN NOTARY PUBLIC MY COMMISSION EXPIRES 10-22-2027 STATE OF FLORIDA COMMISSION NUMBER HH 414114

_____

Public Notary Signature

Sec. 110-51. - Scope of review.

(a) The city manager or his designee will conduct a detailed review of proposed large-scale development (which shall consist of a complete new development on the site) to insure compliance with the current land development regulations. This review will include, but not be limited to, the following areas:

(1) Proposed use:

a. Primary use.

b. Accessory uses.

c. Special exception use: Approval by special magistrate obtained.

(2) Lot restrictions:

a. Lot size: width, depth, area.

b. Setbacks.

c. Lot coverage.

d. Impervious surface.

e. Green area.

f. Building heights (section 110-430).

g. Density.

(3) Arrangement of structures:

a. Distance between structures.

b. Provisions for light, air, privacy and access.

c. Location of accessory structures (article VI, division 4 of this chapter).

d. Use of open space.

e. Transition yard requirements (section 110-429).

(4) Impact on surrounding property.

(5) Floodplain regulations (chapter 94):

a. Elevation requirements.

b. Use below base flood elevation (BFE).

(6) Parking (article VII of this chapter):

a. Minimum requirements for off-street parking.

b. Location of spaces.

c. Circulation.

d. Loading and unloading areas.

e. Handicap facilities.

f. Compact spaces.

g. Remote lots.

(7) Traffic access:

a. Available and allowable street cuts.

b. Use of abutting roadways.

c. Intersection visibility (section 110-423).

d. Emergency vehicle access.

(8) Protection of soil and water resources (chapter 98, article II):

a. Development requirements.

b. Land alteration plan.

c. Drainage plan:

1. Treatment of stormwater runoff.

2. Protection during construction.

d. Environmentally sensitive area protection plan.

(9) Landscaping (chapter 106, article II):

a. Minimum requirements.

b. Perimeter landscaping.

c. Buffer landscaping.

d. Use of existing landscaping.

e. Xeriscape requirements.

f. Irrigation system.

g. Intersection restrictions.

h. Screening of backflow preventer.

i. Protected species (mangroves, sea oats, etc.).

(10) Tree protection (chapter 106, article III):

a. Minimum requirements.

b. Types of trees.

c. Use of existing trees.

d. Removal of exotic species.

e. Protection during construction.

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(11) Lighting (article VI, division 5 of this chapter):

a. Impact of indoor and outdoor lighting.

b. Decorative and accent lighting.

c. Temporary lighting.

d. Lighting in beach area.

(12) Sidewalks (chapter 58):

a. Minimum requirements.

b. Location and size.

c. Pedestrian access.

(13) Signs (chapter 102):

a. Type.

b. Location.

c. Size.

(14) Recreation areas:

a. Type.

b. Location.

(15) Fences and walls (article VI, division 3 of this chapter):

a. Location.

b. Height.

c. Types.

(16) Easements (article VI, division 10, subdivision II of this chapter):

a. Utility.

b. Pedestrian/beach access.

c. Access easements.

(17) Docks and seawalls (section 110-426 and chapter 14, article V):

a. Requirements.

b. Exemptions.

(18) Miscellaneous:

a. Laundry facilities.

b. Satellite dish antennas (article VI, division 12, subdivision III of this chapter).

c. Outdoor storage (article VI, division 9, subdivision I of this chapter).

d. Swimming pools (article VI, division 11 of this chapter).

e. Solid waste disposal containers and enclosures (section 54-61).

(19) Concurrency determination (chapter 90):

a. Transportation.

b. Water.

c. Wastewater.

d. Stormwater.

e. Solid waste.

f. Recreation and open space.

(b) The city manager or his designee will conduct a detailed review of proposed small-scale development (such as building additions, alterations, or renovations to the existing structure, site alterations, addition of an accessory structure on the site) to insure compliance with the current land development regulations. This review of a small-scale development may not require review of all items listed in subsections 110-51 (a)(1)—(19). The relevant information necessary for review shall be determined by the city manager or his designee through consultation with the city manager or his designee.

Sec. 110-71. - Submission; contents.

(a) Eight signed and sealed site plans shall be submitted to the city manager or his designee. The city manager or his designee will have 15 working days to review the plan documents. The site plan may be approved, approved with conditions or denied. The site plans submitted for large-scale development (which shall consist of a complete new development on the site) shall contain all relevant information necessary for review and shall include (when applicable), but not be limited to the following:

(1) Legal description and zone.

(2) Existing use and proposed use.

(3) Site area in square feet and acres.

(4) Lot lines.

(5) Setbacks.

(6) North arrow and scale (engineering scale no smaller than one inch equals 50 feet).

(7) Existing and proposed:

a. Gross floor area (in square feet) (existing and proposed).

b. Building coverage (in square feet) (existing and proposed).

c. Open (green) space (in square feet) (existing and proposed).

d. Paving (in square feet) (existing and proposed).

e. Density (number of residential dwelling units, or number of clients, etc.).

f. Parking spaces (required, existing and proposed).

g. Building height and number of stories.

h. Preservation areas (where applicable) in total square feet and indicating the proposed area being developed or altered.

i. Drainage plan.

j. Land alteration plan.

(8) Required buffer walls (i.e., to buffer nearby residential properties from vehicular use areas) and/or proposed fences, walls, etc. (height, location on-site, and elevation).

(9) Solid waste disposal containers.

(10) Lighting, exterior and accent.

(11) Proposed sign plans (include size and location on-site).

(12) Tree survey indicating the species and size of all existing trees of four inches or greater, measured at breast height.

(13) Variances (if required). Provide a copy of the approved variance with the submitted site plan.

(14) Certified construction cost estimate (shall be determined by a qualified and licensed contractor, architect or engineer or professional estimating firm itemizing total costs in a certified estimate).

(15) A proposed landscape plan which shall:

a. Comply with section chapter 106, article II (general landscaping regulations).

b. Indicate all tree and shrub sizes, species, locations, and quantities.

c. Contain a schematic design and layout of an underground irrigation system as required for all landscaping.

(b) Site plans submitted for small-scale development (such as building additions, alterations, or renovations to the existing structure, site alterations, or addition of an accessory structure on the site) may not require submittal of all items listed in subsections 110-71 (a)(1)—(16). The relevant information necessary for review shall be determined by the city manager or his designee. The site plan may be approved, approved with conditions or denied.

THE SANDERLING

13495 GULF BLVD. MADEIRA BEACH, FL 33708

INDEX OF DRAWINGS	
A0-01	COVER SHEET
A0-02	RENDERINGS
A1-01	ARCHITECTURAL SITE PLAN
A1-02	LANDSCAPE PLAN
A1-03	IRRIGATION & EROSION CONTROL PLAN
A1-04	FLOOD PANEL DETAILS
A2-01	GROUND FLOOR PLAN
A2-02	SECOND FLOOR PLAN
A2-03	THIRD FLOOR PLAN
A2-04	FOURTH FLOOR PLAN
A2-05	ROOF DECK PLAN
A2-06	ROOF PLAN
A3-01	SOUTH EXTERIOR ELEVATION (FRONT)
A3-02	NORTH EXTERIOR ELEVATION (REAR)
A3-03	EAST EXTERIOR ELEVATION (SIDE 1)
A3-04	WEST EXTERIOR ELEVATION (SIDE 2)
A8-05	RCP - ROOF DECK
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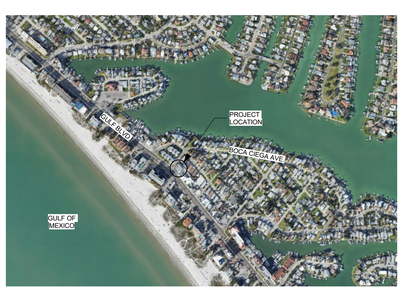
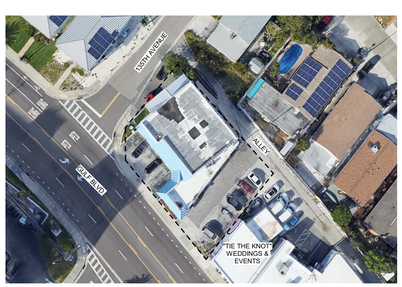
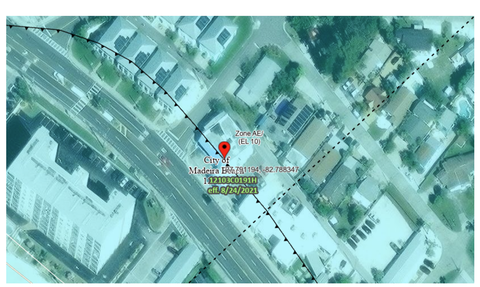
C-1	HORIZONTAL CONTROL PLAN
C-2	PAVING, GRADING & DRAINAGE PLAN
C-3	UTILITIES PLAN
C-4	DETAILS
C-5	DETAILS
SURVEY	
	SURVEY



VICINITY MAP (N.T.S.)



LOCATION MAP (N.T.S.)



FEMA MAP (N.T.S.)

1 - PROJECT DESCRIPTION

SCOPE OF WORK

NEW FOUR-STORY MIXED USE BUILDING WITH COVERED GROUND FLOOR PARKING, AND A TENANT-OCCUPIED ANCILLARY COMMERCIAL SPACE.
(3) FLOORS ABOVE BASE FLOOD ELEVATION ARE OCCUPIED BY (8) TRANSIENT LODGING UNITS, WITH ANCILLARY ROOF SUNDECK.

SITE ADDRESS: 13495 GULF BOULEVARD, MADEIRA BEACH, FLORIDA 33708

APN: 15-31-15-58320-010-0080

LEGAL DESCRIPTION:

LOT 8, BLOCK 10, LESS THAT PART LYING WITHIN 40 FEET OF A CENTERLINE OF CONSTRUCTION ON STATE ROAD 699, AS DESCRIBED IN OFFICAL RECORDS BOOK 4355, PAGE 231, MITCHELL'S BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 54, OF THE PINELLAS COUNTY, FLORIDA. AND LOTS 9 AND 10, BLOCK 10, MITCHELL'S BEACH, LESS THAT PORTION IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4426, PAGE 1135, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, AND ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 54, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

2 - ZONING CODE SUMMARY

ZONING DISTRICT: C-3 RETAIL COMMERCIAL

SITE AREA: 0.23 ACRES / 10,113.76 SF

IMPERVIOUS SURFACE AREA
ALLOWED .85
PROVIDED .80

GRADE:
BASE FLOOD ELEVATION (BFE) +6.0' NAVD / AE-10 / COASTAL "A" ZONE +10.0' NAVD
DESIGN FLOOD ELEVATION (DFE) AE-10 + 4' FB. / COASTAL "A" ZONE +14.0' NAVD

BUILDING HEIGHT: 43'-4" ABOVE FROM D.F.E. TO TOP OF ROOF

NUMBER OF STORIES: 3 STORIES OVER PARKING

AREA SUMMARY (CONDITIONED)

AIR CONDITIONED SPACE - TABLE 1	
GROUND FLOOR	**1,569.59 S.F.**
COMMERCIAL SPACE	1,569.59 S.F.
SECOND FLOOR	**3,008.55 S.F.**
UNIT 201	1,039.76 S.F.
UNIT 202	995.37 S.F.
UNIT 203	973.42 S.F.
THIRD FLOOR	**3,008.55 S.F.**
UNIT 301	1,039.76 S.F.
UNIT 302	995.37 S.F.
UNIT 303	973.42 S.F.
FOURTH FLOOR	**3,028.96 S.F.**
UNIT 401	1,504.04 S.F.
UNIT 402	1,524.92 S.F.
ROOF DECK	**122.14 S.F.**
WOMEN'S BATHROOM	61.07 S.F.
MEN'S BATHROOM	61.07 S.F.
TOTAL A.C. SPACE	**10,737.79 S.F.**

NOTE:
CONDITIONED AREA IS MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS

DENSITY
ALLOWED 40 UNITS/ACRE
PROVIDED 9.29 UNITS / 8 UNITS

FLOOD ZONE AE (EL +10.00' NAVD)

THIS PARCEL IS IN FLOOD ZONE "AE (EL 10 FEET)", ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 12103C0191H, MAP EFFECTIVE DATE: 8/24/2021, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROPERTY IS LOCATED ON COASTAL "A" ZONE

NOTES:
1. ALL MATERIALS INSTALLED BELOW DESIGN FLOOR ELEVATION MUST BE FLOOD RESISTANT FEMA -NFIP CLASS 4 OR 5 MATERIALS.
2. DRY FLOODROOFING SHALL BE PERMITTED IN COASTAL A ZONES PROVIDED WAVE LOADS AND THE POTENTIAL FOR EROSION AND LOCAL SCOUR ARE ACCOUNTED FOR IN THE DESIGN ACCORDING TO FBC SECTION 1612.4.1.
3. FDOT DRAINAGE CONNECTION PERMIT WILL BE SUBMITTED.

3 - BUILDING CODE SUMMARY

BUILDING DATA :

CONSTRUCTION TYPE : 2A

MIXED OCCUPANCY :	☐ YES	☑ NO
MIXED CONSTRUCTION :	☐ YES	☑ NO
MEZZANINE :	☐ YES	☑ NO
HIGH RISE :	☐ YES	☑ NO

LIFE SAFETY SYSTEM :

EMEGENCY LIGHTING & EXIT SIGNAGE	☑ YES	☐ NO
FIRE ALARM	☑ YES	☐ NO
SMOKE DETECTION SYSTEMS	☑ YES	☐ NO
PANIC HARDWARE	☑ YES	☐ NO
FIRE SPRINKLED SYSTEM	☐ YES	☑ NO

APPLICABLE CODES

8th EDITION (2023)	FLORIDA BUILDING CODE
8th EDITION (2023)	FLORIDA BUILDING CODE (MECHANICAL)
8th EDITION (2023)	FLORIDA BUILDING CODE (PLUMBING)
8th EDITION (2023)	FLORIDA BUILDING CODE (ACCESSIBILITY)
8th EDITION (2023)	FLORIDA BUILDING CODE (ENERGY)
8th EDITION (2023)	FLORIDA FIRE PREVENTION CODE (FFPC)
2021 EDITION	NATIONAL FIRE PROTECTION ASSOCIATION CODE (NFPA 101)
2020 EDITION	NATIONAL ELECTRICAL CODE (NEC / NFPA 70)

BODZIAK/HAYES ARCHITECTS

ARCHITECT
BODZIAK / HAYES ARCHITECTS PLLC
JOHN A. BODZIAK AIA, FL #AR0005065
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SAINT PETERSBURG, FL 33710

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OWNER
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110 CRENSHAW LAKE RD STE 200,
LUTZ, FL 33548

CONSULTANTS
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ARCHITECTS / CONSULTANT'S STAMP

STATE OF FLORIDA
JOHN A. BODZIAK
AR0005065
6/13/2021
REGISTERED ARCHITECT

KEY PLAN

NO.	ISSUE	DATE
1	SITE PLAN RESUBMITTAL	06.13.2024

ISSUE TITLE
SITE PLAN RESUBMITTAL

PROJECT ADDRESS
THE SANDERLING
13495 GULF BLVD.
MADEIRA BEACH, FLORIDA

SHEET TITLE
COVER SHEET

PROJECT 23-029
SCALE
DRAWN BY CM - TT
DATE 03/31/22
ORIGINAL SHEET SIZE : 24" X 36"

SHEET NUMBER
A0-01

6/13/2024 1:31:03 PM \\AIA\E-ADFS1\Users$\Camilo\Documents\23-029 The Sanderling_camilo7QSK2.rvt

VIEW FROM INTERSECTION OF 135TH AVENUE AND GULF BLVD LOOKING SOUTHEAST

VIEW FROM GULF BLVD. LOOKING EAST

VIEW FROM REAR ALLEY LOOKING WEST

AERIAL VIEW LOOKING SOUTHEAST

BODZIAK/HAYES
ARCHITECTS

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MADEIRA BEACH, FLORIDA

SHEET TITLE
RENDERINGS

PROJECT
23-029

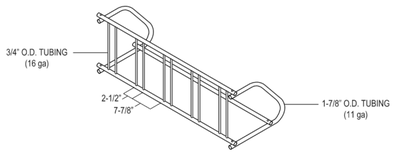
SCALE

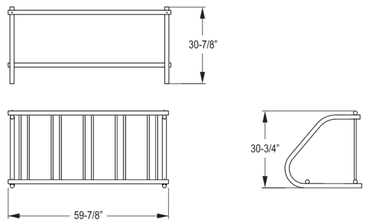
DRAWN BY
CM

DATE
03/31/22

ORIGINAL SHEET SIZE : 24" X 36"

SHEET NUMBER
A0-02





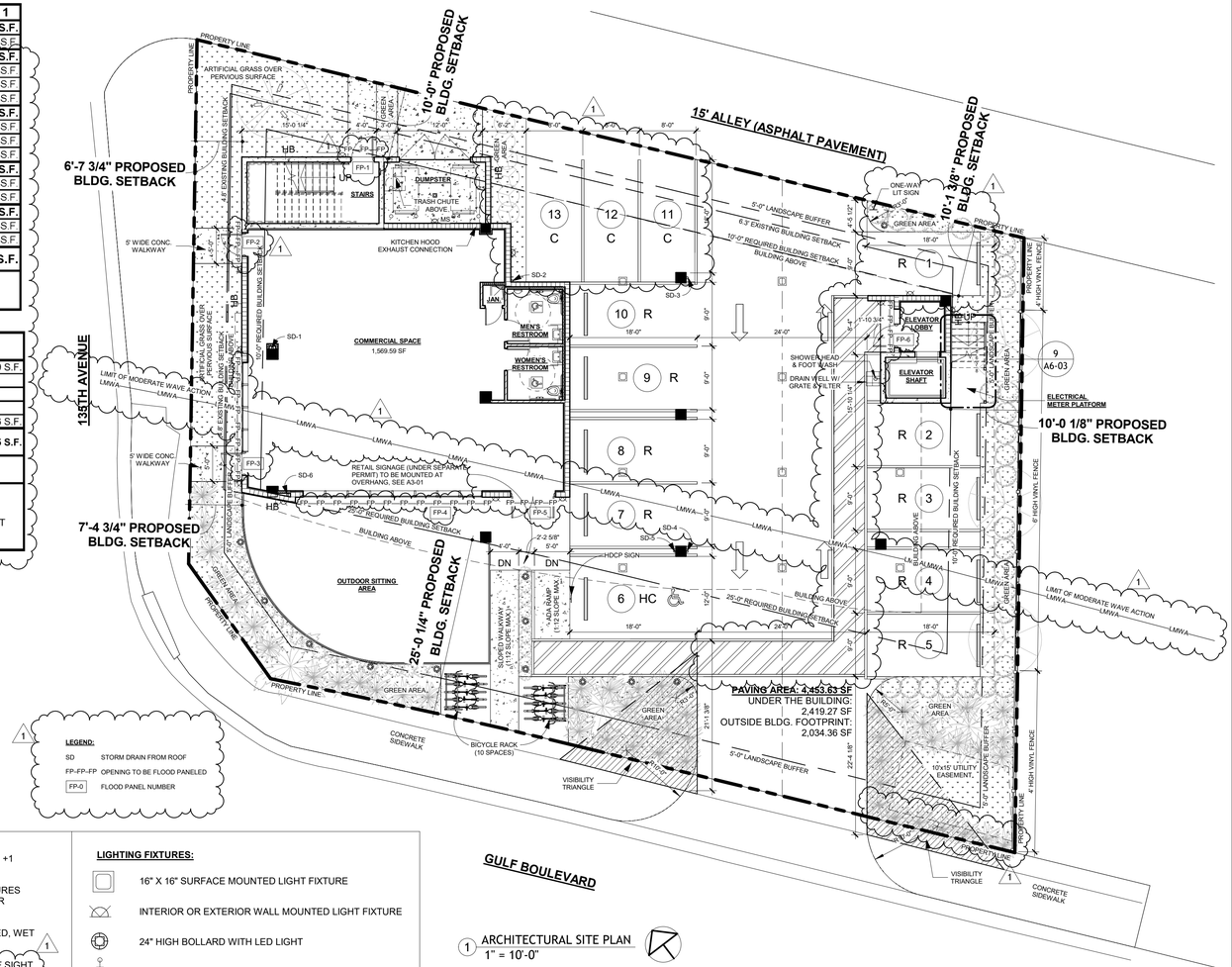
BICYCLE RACK (5 SPACES)
N.T.S.

AIR CONDITIONED SPACE - TABLE 1	
GROUND FLOOR	**1,569.59 S.F.**
COMMERCIAL SPACE	1,569.59 S.F.
SECOND FLOOR	**3,008.55 S.F.**
UNIT 201	1,039.76 S.F.
UNIT 202	995.37 S.F.
UNIT 203	973.42 S.F.
THIRD FLOOR	**3,008.55 S.F.**
UNIT 301	1,039.76 S.F.
UNIT 302	995.37 S.F.
UNIT 303	973.42 S.F.
FOURTH FLOOR	**3,028.96 S.F.**
UNIT 401	1,504.04 S.F.
UNIT 402	1,524.92 S.F.
ROOF DECK	**122.14 S.F.**
WOMEN'S BATHROOM	61.07 S.F.
MEN'S BATHROOM	61.07 S.F.
TOTAL A.C. SPACE	**10,737.79 S.F.**

NOTE:
CONDITIONED AREA IS MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS

GROSS FLOOR AREA (GSF) TABLE 2	TRANSIENT LODGING(2)	ANCILLARY
GROUND FLOOR	331.29 S.F.	COMMERCIAL SPACE 1,717.69 S.F.
SECOND FLOOR	3,624.53 S.F.	-
THIRD FLOOR	3,624.53 S.F.	-
FOURTH FLOOR	3,642.80 S.F.	-
ROOF DECK	481.05 S.F.	BATHROOMS 172.16 S.F.
TOTAL BUILDING GROSS AREA PER USE	11,704.20 S.F.	1,889.85 S.F.
TOTAL BUILDING GROSS AREA (TRANSIENT + ANCILLARY)	13,594.05 S.F.	

NOTE:
1. GROSS FLOOR AREA IS MEASURED TO THE OUTSIDE FACE OF EXTERIOR WALLS
2. INCLUDES ELEVATOR, LOBBIES, STAIRS, MECHANICAL SPACES SERVING TRANSIENT LODGING UNITS



1 ARCHITECTURAL SITE PLAN
1" = 10'-0"

LEGEND:

SD	STORM DRAIN FROM ROOF
FP–FP–FP	OPENING TO BE FLOOD PANELED
FP-0	FLOOD PANEL NUMBER

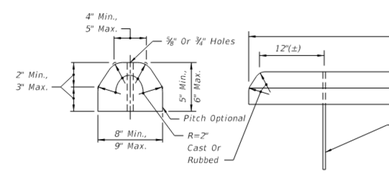
SITE LIGHTING LEGEND

NOTES:
1. ALL ELECTRICAL LOCATED BELOW B.F.E. +1 FOOT SHALL BE ON A SEPARATE GFCI.
2. ALL EXTERIOR LIGHTING SHALL BE FIXTURES SHALL BE LOCATED AT B.F.E. +1 FOOT OR HIGHER.
3. ALL EXTERIOR LIGHT FIXTURES TO BE LED, WET RATED, PHOTOCELL ACTIVATED.
4. ALL EXTERIOR LIGHTING WITHIN LINE OF SIGHT TO THE BEACH TO BE PROPERLY "TURTLE" SHIELDED, FULL CUTOFF WITH AMBER LED (580 NM WAVELENGTH OR GREATER) IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL STATUES PER SECTION 110-977, AND 110-501 THRU 110-505.
5. PERMITTED SETBACKS GRANTED BY VARIANCE #VAR-2024-03.

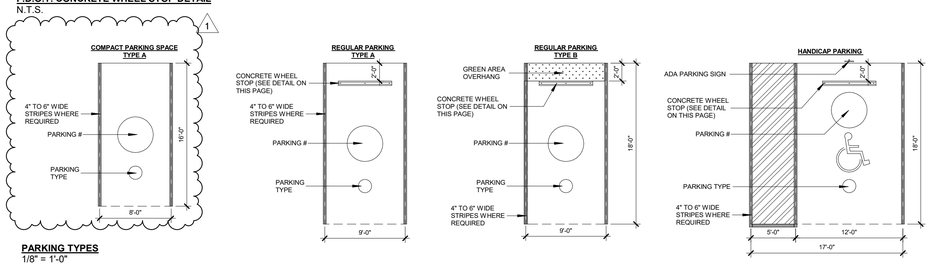
LIGHTING FIXTURES:

- 16" X 16" SURFACE MOUNTED LIGHT FIXTURE
- INTERIOR OR EXTERIOR WALL MOUNTED LIGHT FIXTURE
- 24" HIGH BOLLARD WITH LED LIGHT
- TREE UPLIGHT

"M.S" REPRESENTS FIXTURE TO BE ON A MOTION SENSOR



F.D.O.T. CONCRETE WHEEL STOP DETAIL
N.T.S.



PARKING TYPES
1/8" = 1'-0"

SITE DATA TABLE - TABLE 3

CATEGORY	ALLOWABLE / REQUIRED		EXISTING	PROPOSED		NOTES
ZONING	C-3		C-3	C-3		
LAND USE DISTRICT	RETAIL COMMERCIAL		RETAIL COMMERCIAL	RETAIL COMMERCIAL		
SETBACKS	FRONT:	25 Ft.	GULF BLVD.: 7.7 Ft.	GULF BLVD.:	25'-0"	Div. 7 110-321 (1)
	REAR:	10 Ft.	ALLEY: 6.3 Ft.	ALLEY:	10'-0"	Div. 7 110-321 (2): Trash enclosure walls are 6'-6" from property line.
	SIDE:	33% of the Lot Width (10'-0" min. one side)	135th AVE.: 4.8 Ft. SIDE: 39.2 Ft.	135th AVE.: SIDE:	6'-7" 10'-0"	Div. 7 110-321 (3) a. 3. i. for lots <120ft, Level 2 slab is 6'-0" from property line. Setbacks Permited per Granted Variance # VAR-2024-03
BASE FLOOD ELEVATION (B.F.E.)	AE,10 Coastal "A" Zone	10.00' N.A.V.D				
DESIGN FLOOD ELEVATION (D.F.E.)	AE-10 + 4' of freeboard	14.00' N.A.V.D				
FINISHED FLOOR ELEVATION (1ST LIVING FLR)					16.33' N.A.V.D	
BUILDING HEIGHT	44 Ft. Max. from D.F.E	58.00' N.A.V.D		43'-4" from D.F.E.	57.33' N.A.V.D	Measured to top of Rooftop Shade structure
STORIES			Two (2) Floors	(3) Floors over Parking		
SITE AREA	10,113.76 SF	0.23 acres				
DENSITY	40 units/acre	9.29 units	Professional office		8 units	Div. 7 110-320 (4)
TOTAL GROSS SQUARE FOOTAGE (GSF)			7,930.00 SF		13,594.05 SF	Existing GSF includes commercial, utility & residential use (All to be demolished)
TRANSIENT LODGING UNIT AREA (Levels 1-5)					11,704.20 SF	Includes, Rooms, Elevators & Stairs included at levels 1-5
GROUND FLOOR COMMERICAL					1,717.69 SF	
ROOF DECK (Ancillary)					172.16 SF	Bathrooms - See Gross Floor Area Table on this sheet
TOTAL ANCILLARY USE (GSF) (GROUND FLOOR COMMERCIAL & ROOF)	25% MAX. OF BUILDING GSF	3,398.52 SF max.	3,788.57 SF	13.90%	1,889.85 SF	
LOT COVERAGE			5,007.46 SF	49.45%	5,001.32 SF	
IMPERVIOUS SURFACE RATIO (ISR)	0.85 max.	8,596.70 SF max.	0.94 9,533.29 SF	0.79 ISR	8,012.28 SF	Div. 7 110-324 (b) 2
LANDSCAPE & GREEN SPACE						Landscaping will be compliant with Chapter 106 Madeira Beach Code of Ordinances
Green Area Provided			5.74% 580.47 SF	20.98%	2,121.82 SF	Includes covered, uncovered areas, and 550 SF of artificial grass
Area not covered by principal structure					5,112.44 SF	
Pervious Surface Outside Building Footprint					2,068.89 SF	
Impervious surface outside building footprint	70% max.	3,578.71 SF max.		59.53%	3,043.55 SF	106-34 (b)
LANDSCAPE BUFFERS	10% min.	1,011.38 SF min.		20.98%	2,121.82 SF	Around Vehicular Use & Perimeter Landscape
PARKING SPACES (P.S.)	**Required - Total**	**14 P.S.**			**16 P.S.**	Div. 2 sec. 110-971
Tourist Lodging Facilities	**Required - Tourist Lodging**	**10 P.S.**				
	1 P.S. / unit	8 P.S.				
	1 Additional P.S. / 5 Units	2 P.S.				
Restauraunt	**Required - Restaurant**	**4 P.S.**				
	1 P.S. / 4 Seats	7 P.S.				
	1 P.S. / 2 Employees	1 P.S.				
	50% Ancillary Use Reduction	- 4 P.S.				Div 2. sec 110-971 (b) (4)
Compact (8' x 16')	20% max	3 P.S.			3 P.S.	Div 2. 110-974 (1)
Standard (9' x 18')					9 P.S.	
ADA (17' x 18')	**1 P.S. / first 25 P.S.**	1 P.S.			1 P.S.	FBC Table 208.2
Bicyle Rack	1 P.S. / 1 Bicycle Stall Up to 3 Credits			(2 racks = 10 bikes) 3 Credits	3 P.S.	Div. 2. Sec. 110-971 (b) (1) - 5 bikes/rack

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MADEIRA BEACH, FLORIDA

SHEET TITLE
ARCHITECTURAL SITE PLAN

PROJECT 23-029
SCALE As indicated
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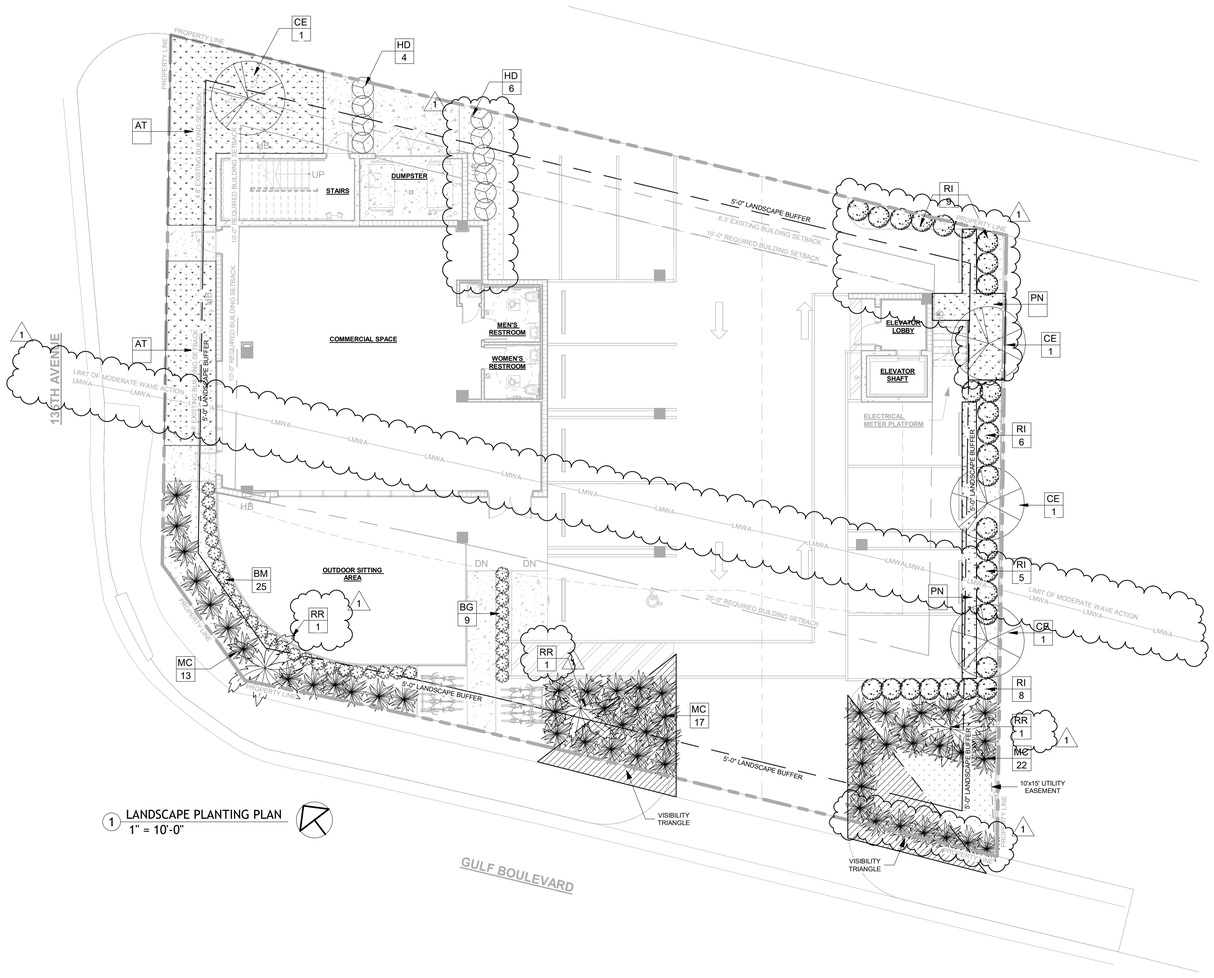
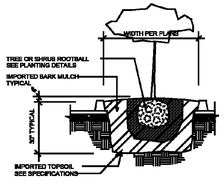
DATE 03/31/22
ORIGINAL SHEET SIZE : 24" X 36"

SHEET NUMBER
A1-01

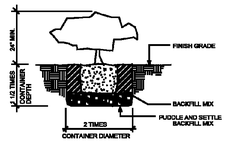
LANDSCAPING CALCULATIONS		
SITE AREA	10,113.76 SF	
TOTAL GREEN AREA PROVIDED	2,104.35 SF	20.81%
	REQUIRED	**PROVIDED**
5' VEHICULAR BUFFER STRIP (10% MIN.)	1,011.38 SF MIN.	1,066.08 SF 10.54%
ADDITIONAL GREEN SPACE		1,038.27 SF 10.27%
TREE REQUIREMENTS		
1 TREE / 400 SF OF GREEN AREA	5.26 TREES MIN.	7 TREES
1 TREE / 35 L.FT OF VEHICULAR BUFFER (169 L.FT PROVIDED)	4.83 TREES MIN.	5 TREES
50% MAX. PALM TREES OF TOTAL TREE REQUIREMENT	4.50 PALM TREE MAX.	3
NOTE: GREEN AREA AS CALCULATED INCLUDES 550 SF ARTIFICIAL TURF		



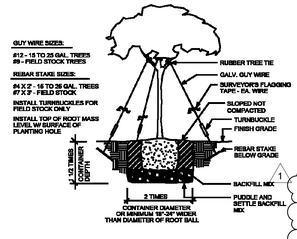
1 LANDSCAPE PLANTING PLAN
1" = 10'-0"



PLANTER ISLAND (TYP.)

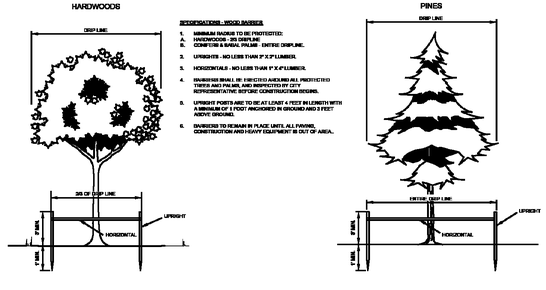


SHRUB PLANTING (TYP.)



TREE GUYING (TYP.)

TREE BARRICADES



LANDSCAPING LEGEND

SYMBOL	CODE	TYPE	COMMON NAME	BOTANICAL NAME	SPECS / REMARKS	WATER REQUIREMENTS	QUANTITY
	CE	CANOPY TREE	SEAGRAPE	COCCOLOBA UVIFERA	HEIGHT: 35 TO 50 FT SPREAD: 20 TO 30 FT NATIVE TO FLORIDA	LOW	4
	RR	CANOPY TREE	ROYAL PALM TREE	ROYSTONEA REGIA	HEIGHT: 50 TO 70 FT SPREAD: 20 TO 25 FT NATIVE TO FLORIDA	MED	3
	RI	SHRUB	DWARF INDIAN HAWTHORNE	RAPHOLEPIS INDICA	HEIGHT: UP TO 2.5 FT SPREAD: UP TO 3 FT	LOW	28
	MC	SHRUB	MUHLY GRASS	MUHLENBERGIA CAPILLARIS	HEIGHT: 2 TO 3 FT SPREAD: UP TO 3 FT	LOW	52
	HD	GROUND COVER	BEACH SUNFLOWER	HELIANTHUS DEBILIS	HEIGHT: UP TO 18 IN SPREAD: 3 TO 4 FT	LOW	10
	BM	ACCENT	BUTTERFLY MILKWEED	ASCLEPIAS TUBEROSA	HEIGHT: 1 TO 3 FT SPREAD: 1 TO 2 FT	LOW	34
	PN	GROUND COVER	FROGFRUIT	PHYLA NODIFLORA	HEIGHT: 1 TO 3 IN	LOW	±187 SF
	AT	GROUND COVER	ARTIFICIAL TURF				±550 SF

NOTES:
1. LANDSCAPING WILL BE COMPLIANT WITH CHAPTER 106 MADEIRA BEACH CODE OF ORDINANCES
2. ALL TREES AND BASE PLANTS REQUIRE MULCH AT PLANTING OVER THE ROOT ZONE.
3. IT SHALL BE NOTED THAT NO EXISTING TREES ON THE SITE ARE FOUR INCHES IN CALIPER DIMENSION OR GREATER

GENERAL LANDSCAPE 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. ALL SPECIES INDICATED ARE CONCEPTUAL AND SUBJECT TO SOURCING AVAILABILITY. SUBSTITUTION, IF REQUIRED, SHALL BE OF APPROVED EQUAL. SUBSTITUTIONS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.
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 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 ARE TO BE DIRECTED TO THE ARCHITECT.
10. ALL PLANT MATERIAL SHALL BE PLANTED WITH "TERRA-SORB AG", IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR THE RATE OF APPLICATION.
11. 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.
12. 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 24 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.

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IRRIGATION LEGEND

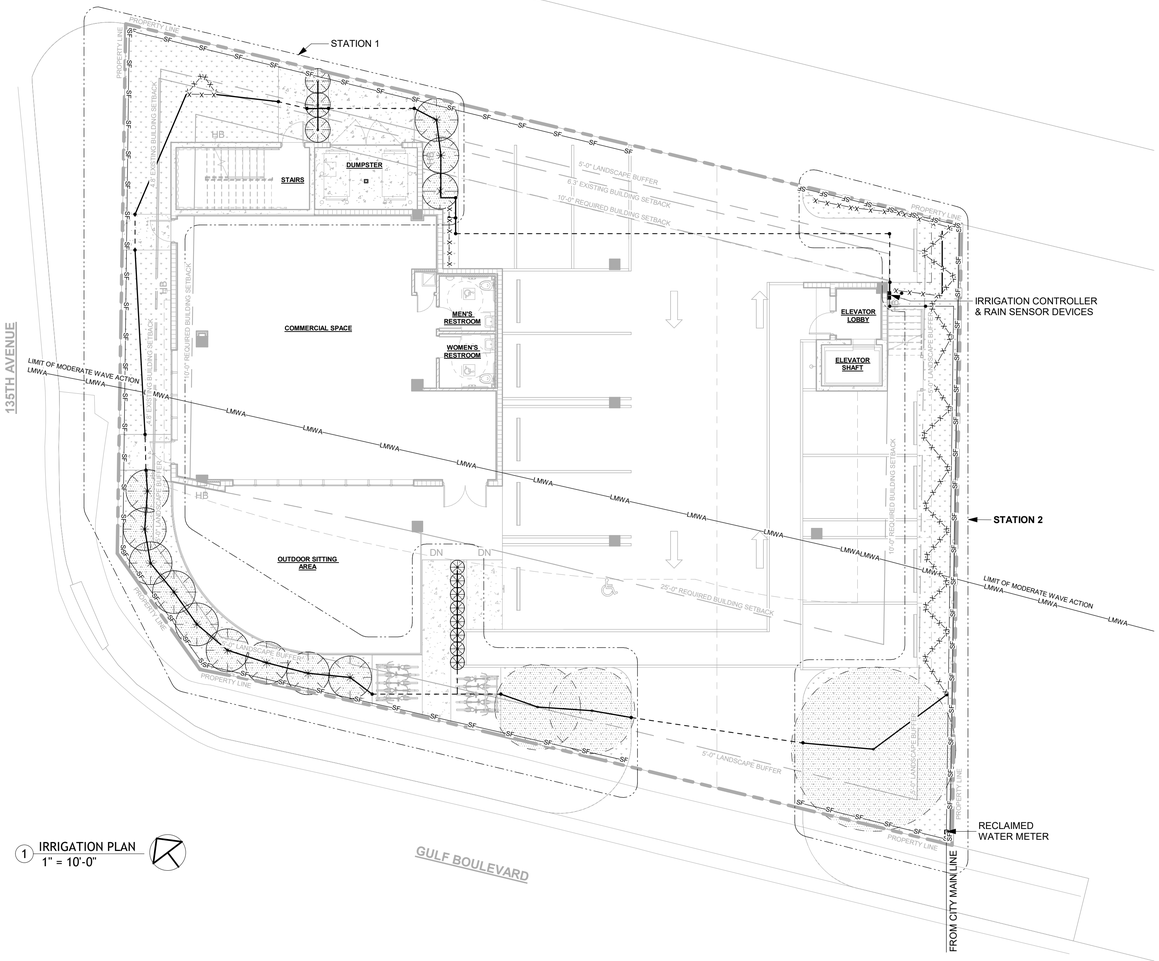
SYMBOL	DESCRIPTION
———	IRRIGATION LINE INDICATION
-X——X——X——X——X-	PERFORATED IRRIGATION DRIP LINE
- - - - - - - - - -	IRRIGATION LINE UNDER HARD SURFACE (SLEEVED 3")
SF——SF——SF——SF——SF	SILT FENCE
	6'ø MAX. COVERAGE IRRIGATION BUBBLER SPACED @ 6'-0" O.C.
	6" POP-UP SPRAY HEAD (180° / 30 FT ø MAX. COVERAGE) SPACED @ 30 FT O.C. MAX.
	6" POP-UP SPRAY HEAD (360° / 30 FT ø MAX. COVERAGE) SPACED @ 30 FT O.C. MAX.
	RAIN SENSOR & IRRIGATION CONTROLLER DEVICES

IRRIGATION STATIONS

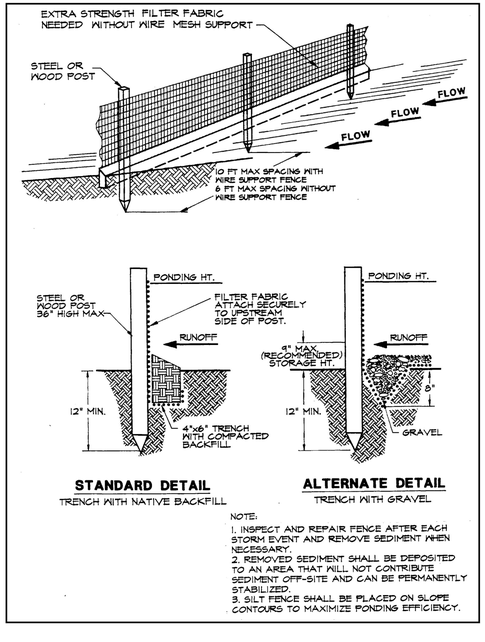
	6 FT ø MAX. COVERAGE IRRIGATION BUBBLERS	180°/ 30 FT ø MAX. COVERAGE SPRAY HEADS	360° / 30 FT ø MAX. COVERAGE SPRAY HEADS
STATION 1	23	-	2
STATION 2	-	-	1
TOTAL	**23**	**-**	**3**

GENERAL IRRIGATION NOTES:

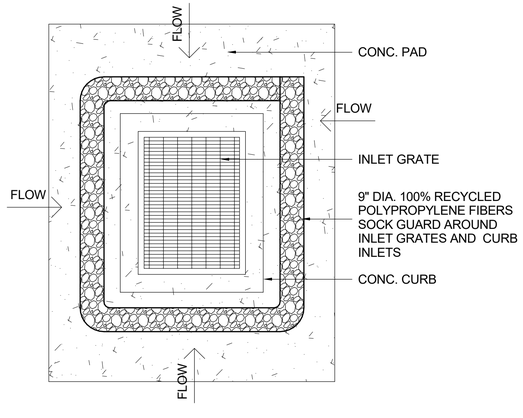
1. THE CONTRACTOR SHALL PROVIDE A 100% COVERAGE AUTOMATIC IRRIGATION SYSTEM ACCORDING TO THE IRRIGATION SPECIFICATIONS. IN ALL CASES COMPLY WITH THE WRITTEN IRRIGATION SPECIFICATIONS AND THE GENERAL IRRIGATION NOTES.
2. ALL QUESTIONS CONCERNING SPECIFICATIONS ARE TO BE DIRECTED TO THE ARCHITECT.
3. SHRUB RISERS SHALL ONLY BE INSTALLED IN HEDGES OR MASS PLANTINGS NOT TO EXTEND MORE THAN 3" ABOVE THE INSTALLED HEIGHT OF THE SHRUB. IN NO CASE SHALL SHRUB RISERS BE INSTALLED DIRECTLY ADJACENT TO CURBS, WALKS OR OTHER VEHICULAR ACCESS WAYS. IF RISERS ARE TO BE USED IN HEDGES ABUTTING PARKING AREAS, THEY MUST BE PLACED A MINIMUM OF 30" AWAY FROM BACK OF CURB AND EMBEDDED IN THE HEDGE SO AS NOT TO BE SEEN OR DAMAGED BY VEHICULAR OVERHANG. ALL SHRUB RISERS SHALL BE PAINTED BLACK OR DARK GREEN.
4. ALL PLANTED GROUNDCOVER AREAS, INCLUDING MASS PLANTINGS OF DWARF SHRUBS NOT EXCEEDING 22", SHALL BE IRRIGATED WITH 12" POP-UP SPRAY HEADS (UNLESS OTHERWISE NOTED) AND EXTENDERS (IF REQUIRED).
5. PIPE, VALVES AND OTHER IRRIGATION EQUIPMENT MAY BE SHOWN IN BUILDINGS, DRIVES AND WALKS FOR CLARITY ONLY. LOCATE ALL VALVES AND OTHER IRRIGATION EQUIPMENT IN PLANT BED AREAS FOR BEST CONCEALMENT AND ACCESSIBILITY.
6. VALVES ARE TO BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO ACCOMODATE MAINTENANCE AND OPERATION OF VALVES. VALVE PIT SHALL BE FREE FROM MUD OR OTHER DEBRIS WHICH MAY COVER VALVE. PROVIDE 1/2" DIAMETER RIVER GRAVEL SUMP 3" THICK AT THE BOTTOM OF VALVE PIT.
7. ALL IRRIGATION MATERIALS AND INSTALLATION SHALL MEET FEDERAL, STATE AND LOCAL CODES, REGULATIONS AND ORDINANCES CONCERNING IRRIGATION CONSTURCTION.
8. FLEXIBLE POLYETHYLENE SWING JOINTS SHALL BE USED FOR ALL POP-UP SPRAY HEADS. ROTOR HEADS SHALL HAVE RIGID PVC SWING JOINTS. CONCRETE DONUTS SHALL BE INSTALLED AT ALL HEAD LOCATIONS ADJACENT TO OR IN VEHICULAR USE AREAS.
9. ALL SLEEVES ARE TO BE SCHEDULE 40 PVC LOCATED A MINIMUM OF 14" BELOW FINISH GRADE.
10. ADJUST ALL HEADS TO PROVIDE MAXIMUM COVERAGE AND MINIMUM OVERTHROW.
11. CONTRACTOR SHALL ADJUST HEADS AS NEEDED IN VEHICULAR AREAS TO INSURE THAT PARKED VEHICLES DO NOT INTERFERE WITH THE OPERATION OF THE IRRIGATION SYSTEM. NOTIFY THE LANDSCAPE ARCHITECT AND OBTAIN WRITTEN APPROVAL PRIOR TO ADJUSTING IRRIGATION HEAD LAYOUT SO THAT 100% COVERAGE IS NOT COMPROMISED.
12. EQUIPMENT AND HEADS SHALL BE MANUFACTURED BY "RAINBIRD" OR "HUNTER" OR AS OTHERWISE STATED ON THE PLANS.
13. CONTRACTOR SHALL FIELD VERIFY CAPABILITY OF WATER SOURCE TO DELIVER PROPER PRESSURE PER SQUARE INCH (PSI) AND GALLONS PER MINUTE (GPM) AS REQUIRED BY THE IRRIGATION SYSTEM. NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONTRACT IF THERE IS ANY DISCREPANCY.
14. IRRIGATION WATER SOURCE SHALL BE RECLAIMED WATER, IF AVAILABLE.
15. ALL PERMITS NECESSARY ARE TO BE PROVIDED BY THE INSTALLING CONTRACTOR UNLESS OTHERWISE SPECIFICALLY STATED.
16. REFER TO THE LANDSCAPE DRAWINGS WHEN LOCATING ALL IRRIGATION EQUIPMENT. ALLOW AMPLE ROOM NEAR PIPE, VALVES AND OTHER EQUIPMENT FOR THE PLANTING OF TREES AND HEDGES.
17. ALL WIRES SHALL BE INSTALLED IN WIRE SLEEVES UNDER WALKS AND DRIVES.
18. IF THERE IS A CONFLICT BETWEEN THE IRRIGATION PLAN AND SPECIFICATIONS, CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY.
19. CAREFULLY REVIEW THE IRRIGATION SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ITEMS CONTAINED THEREIN.
20. CONTRACTOR SHALL FURNISH OWNER WITH 2 COPIES OF OPERATION MANUALS AND WATER SCHEDULING TIMES AS REQUIRED TO SUSTAIN THE PLANT MATERIAL. CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER OPERATION AND MAINTENANCE OF THE ENTIRE IRRIGATION SYSTEM PRIOR TO FINAL ACCEPTANCE.
21. THE IRRIGATION SYSTEM SHALL INCLUDE A RAIN SENSOR / SHUT-OFF DEVICE TO AVOID IRRIGATION DURING PERIODS OF SUFFICIENT RAINFALL.



1 IRRIGATION PLAN
1" = 10'-0"



2 SILT FENCE DETAIL
N.T.S.



3 INLET SEDIMENT CONTROL FILTER GUARD
1/2" = 1'-0"

BODZIAK/HAYES ARCHITECTS

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ARCHITECTS / CONSULTANT'S STAMP

STATE OF FLORIDA
JOHN A. BODZIAK
AR0005065
6/13/2024
REGISTERED ARCHITECT

KEY PLAN

NO.	ISSUE	DATE
1	SITE PLAN RESUBMITTAL	06.13.2024

ISSUE TITLE
SITE PLAN RESUBMITTAL

PROJECT ADDRESS
THE SANDERLING
13495 GULF BLVD.
MADEIRA BEACH, FLORIDA

SHEET TITLE
IRRIGATION & EROSION CONTROL PLAN

PROJECT
23-029

SCALE
As indicated

DRAWN BY
CM

DATE
03/31/22

ORIGINAL SHEET SIZE : 24" X 36"

SHEET NUMBER
A1-03

HORIZONTAL STACKING FLOOD ALUMINUM PANEL SYSTEM
(SUPER FLOOD LOG BARRIER SYSTEM BY FLOODPANEL.COM)

DESCRIPTION

The Super Flood Log flood barrier is a modular system designed to withstand high velocity water loads and to be highly resistant to heavy impact forces (hydrostatic flood and hydrodynamic loads calculated per ASCE 7-10 with 8 FT/S maximum water velocity). Tested to protect at higher flood heights, it is particularly applicable to flash flood and hurricane prone locations in both small and large installations. It has a long and proven history as an effective flood barrier in all flood-prone areas of the world, and is one of the systems preferred by most of the larger insurance companies and governments.

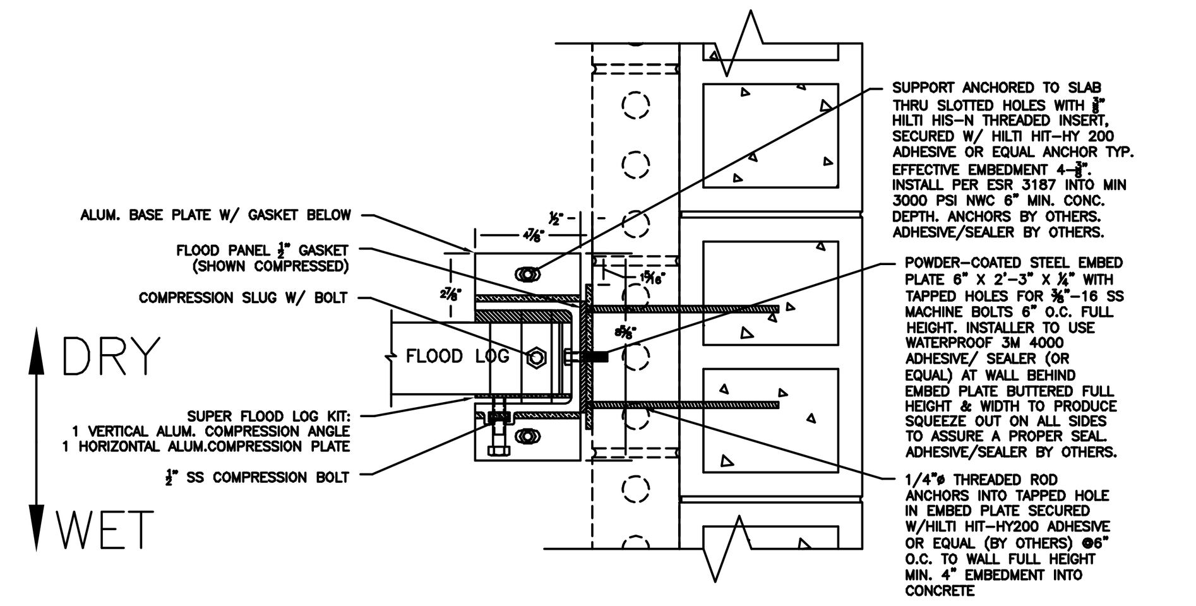
The Super Flood Log passed rigorous certification testing to perform in floods up to six feet, higher than required by International Building Code based on standards set by the Federal Emergency Management Association and FM Global, the world's largest business and property insurer.

The system itself can be installed either across specific openings or as a perimeter defense. The system comprises of "C" shaped support posts and hollow aluminum beams, the ends of which mount (slide) down between the jaws of each post. These beams stack on edge with each other with a tongue and groove connection. The bottom beam of each span is fitted with a large rubber seal that makes contact with the foundation surface thereby achieving a water tight seal. No fixture points are required, making an extremely aesthetic system when not installed. The end posts of a linear installation can also be mounted internally within the wall structure making it even more unobtrusive.

This system can be supplied in almost any configuration from closed circles and rectangles to linear "straight" runs of any length and a maximum height of approximately 9 feet. It can also be engineered to accommodate slopes of 20 degrees, and be supplied a stepped format for greater gradients. Each application will be engineered to suit its site-specific conditions optimizing the system's reaction time and effectiveness.

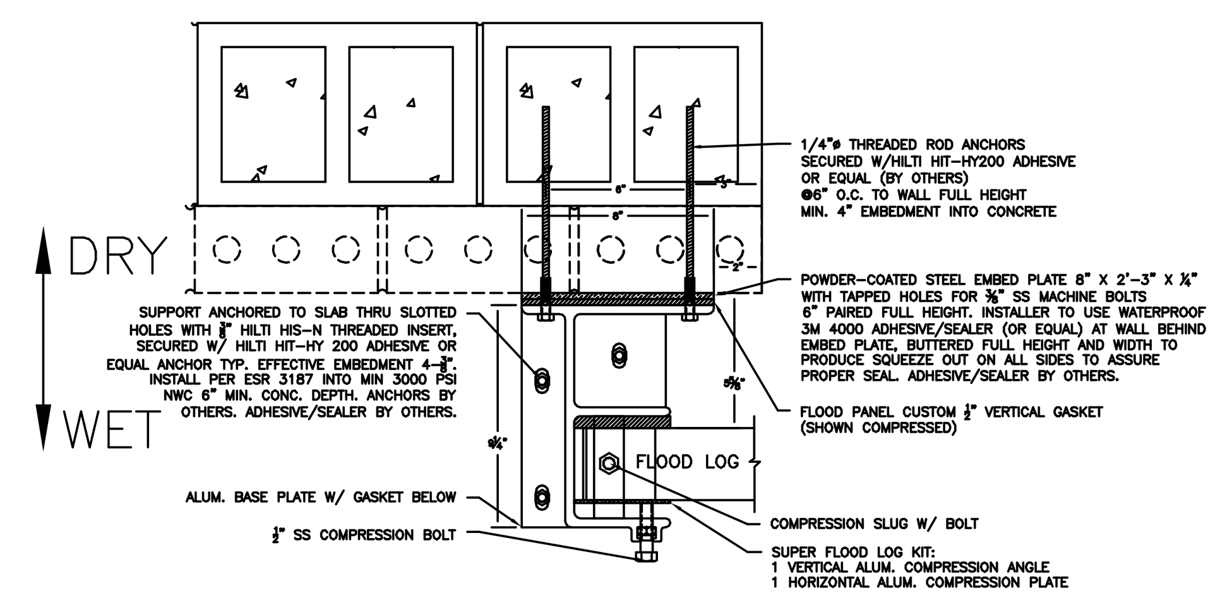
It offers one of the lowest reaction times of flood control systems on the market. Super Flood Log is the premier system for manually installed flood barriers due to its easy storage and installation.

CONNECTION TYPE 1



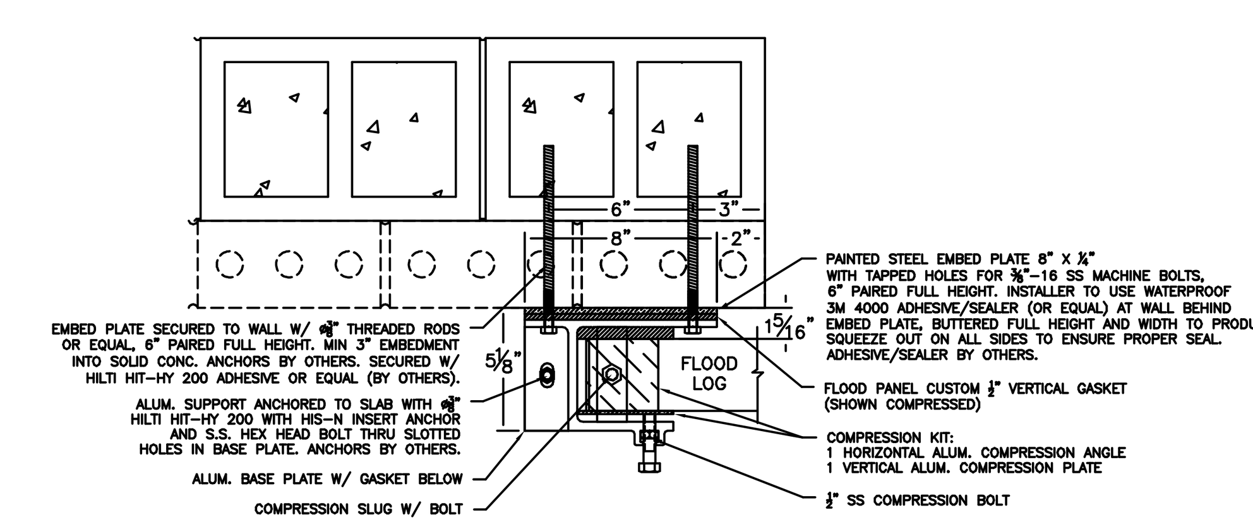
J
ALUMINUM REMOVABLE JAMB SUPPORT BRACKET W/ WALL MOUNT EMBED PLATE
(PLAN VIEW DETAIL)

CONNECTION TYPE 2



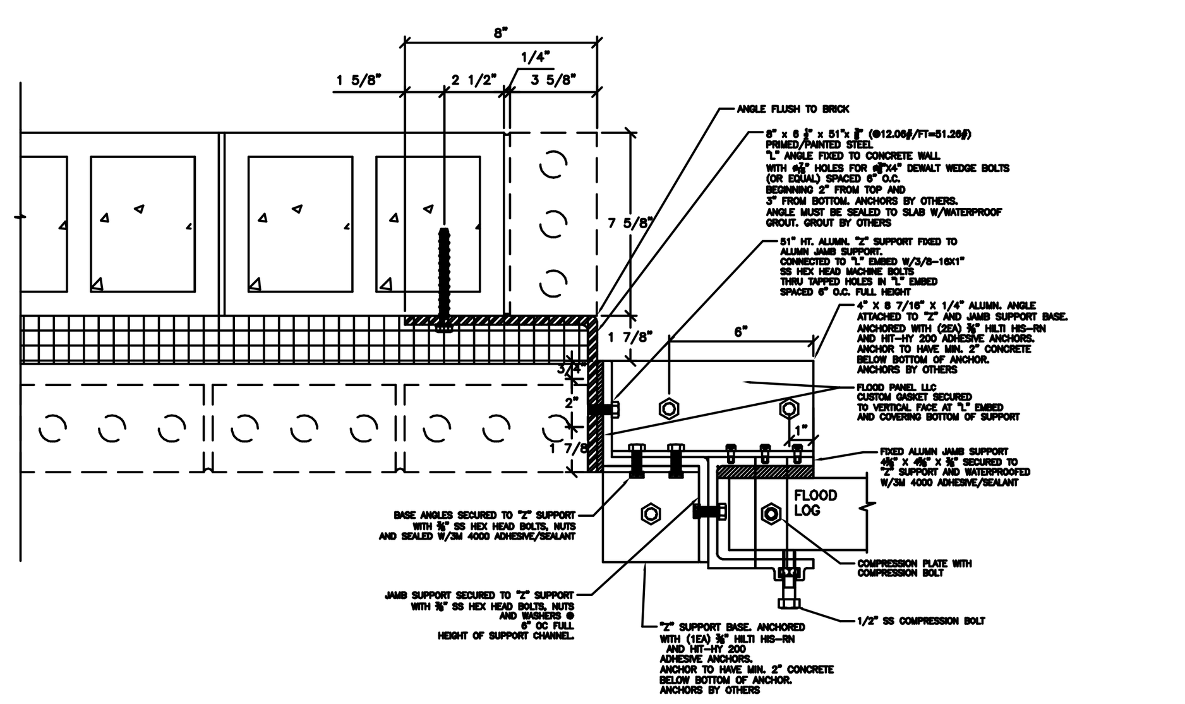
OS
ALUMINUM REMOVABLE OFFSET WALL SUPPORT BRACKET W/ WALL MOUNT EMBED PLATE
(PLAN VIEW DETAIL)

CONNECTION TYPE 3



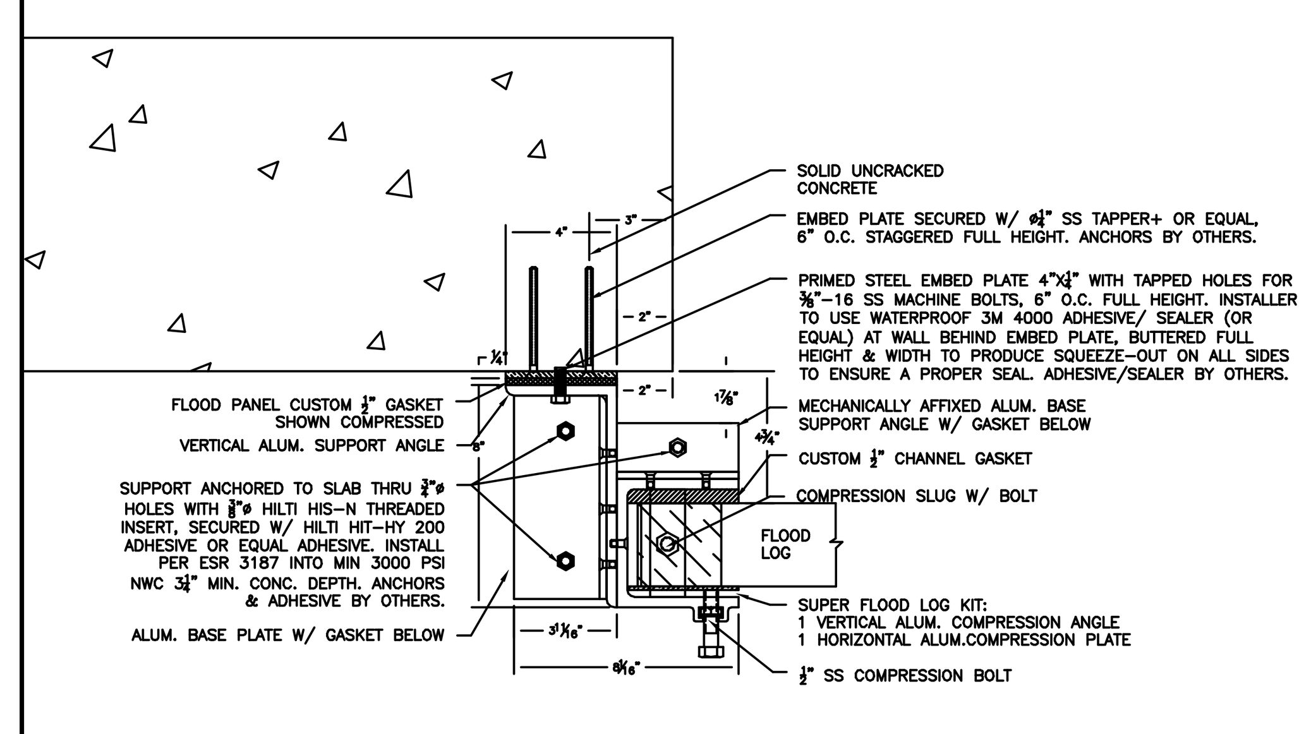
W
REMOVABLE ALUMINUM WALL SUPPORT W/ WALL MOUNT EMBED PLATE
(PLAN VIEW DETAIL)

CONNECTION TYPE 4

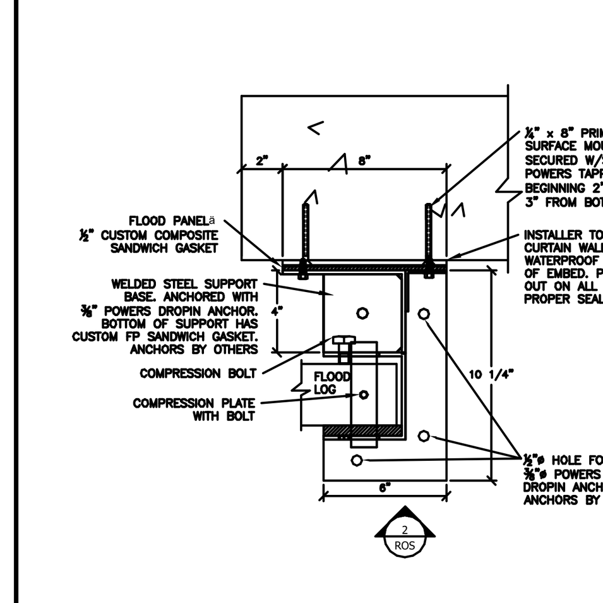


JZ
REMOVABLE ALUMINUM "Z" JAMB EXTENSION CONNECTED TO JAMB MOUNT SUPPORT BRACKET W/ EMBED PLATE
(PLAN VIEW DETAIL)

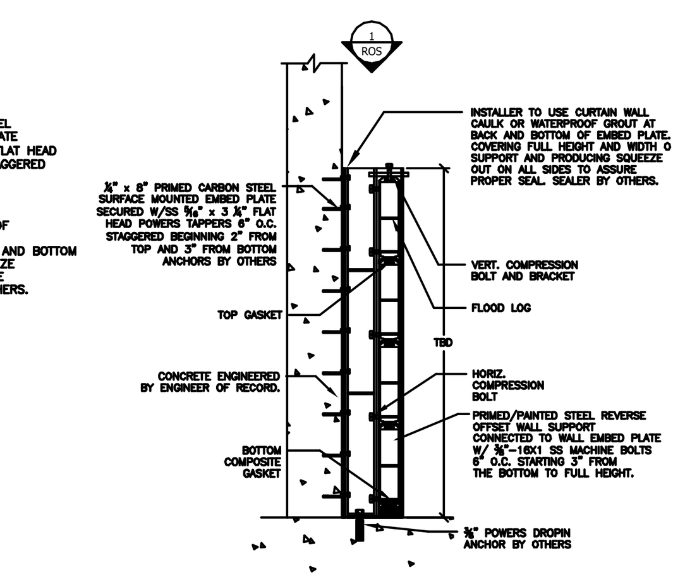
CONNECTION TYPE 5



JOSWR
REMOVABLE ALUMINUM OFFSET SUPPORT W/ WALL-MOUNTED EMBED PLATE
(PLAN VIEW DETAIL)



1/ROS
PRIMED/PAINTED STEEL REMOVABLE INSIDE REVERSE MOUNT OFF-SET SUPPORT POST
(PLAN VIEW)



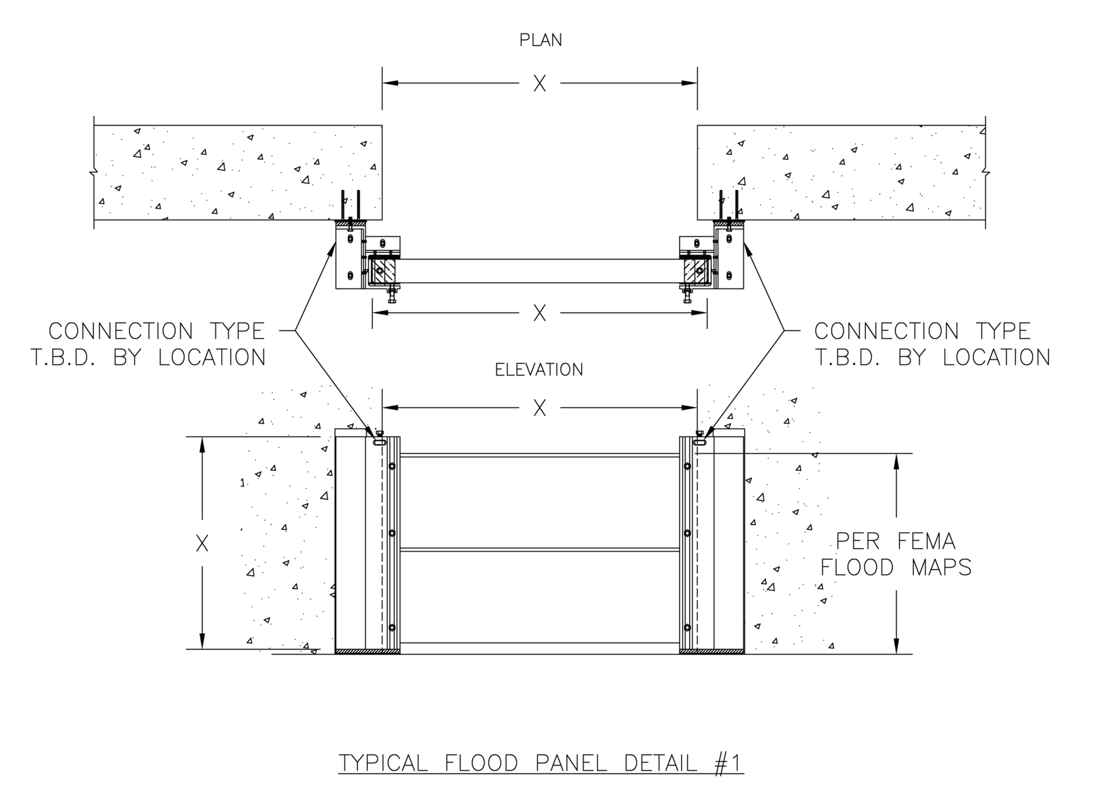
2/ROS
PRIMED/PAINTED STEEL FIXED INSIDE REVERSE MOUNT OFF-SET SUPPORT POST
(SECTION VIEW)

1 FLOOD PANEL CONNECTIONS
N.T.S.

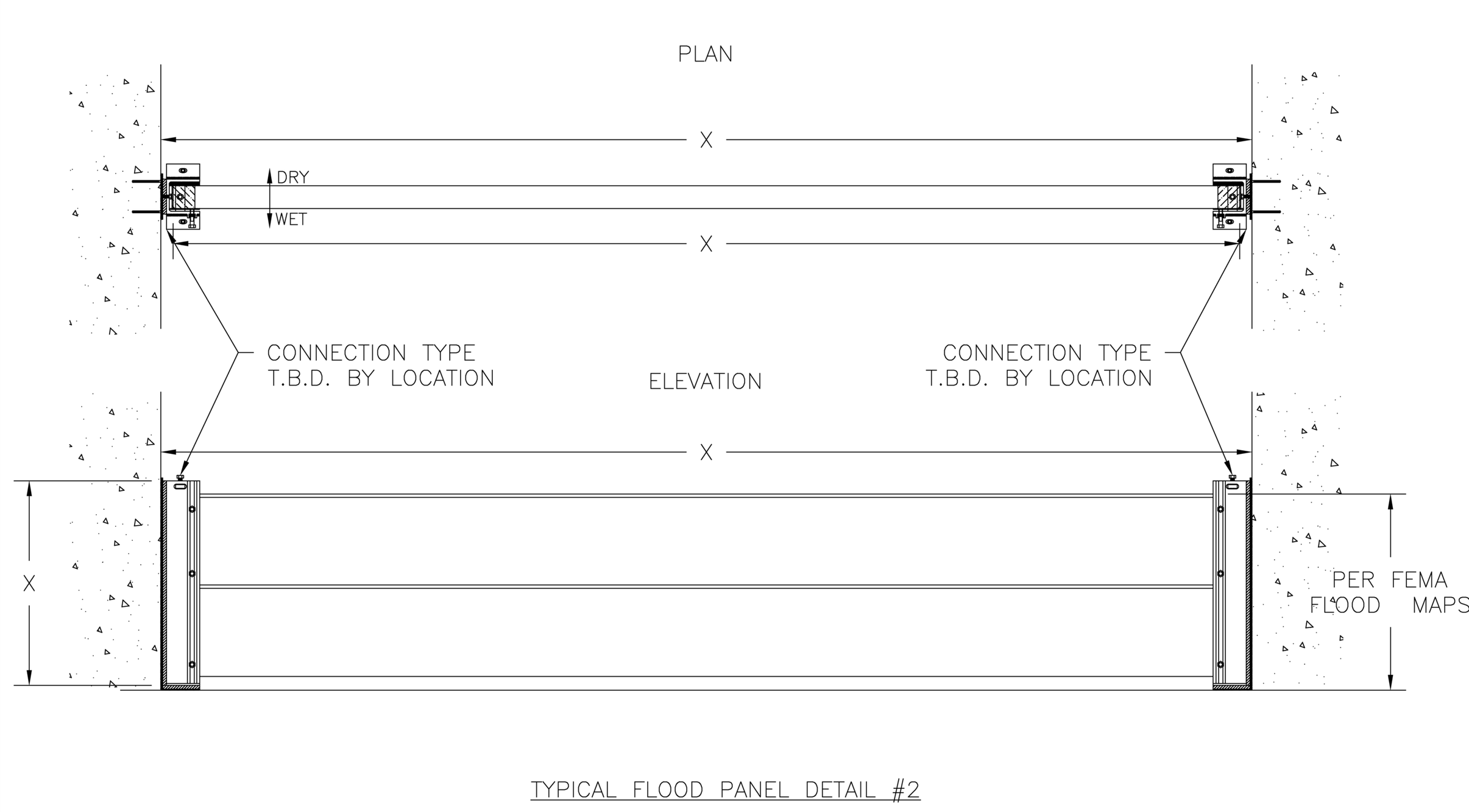
GENERAL NOTES IBC:

1. The structural design of these removable flood panels has been designed for hydrostatic flood loads with water pressures corresponding to maximum water height as depicted in the enclosed drawings plus hydrodynamic laods (Calculated per asce 7–16 with 8 FT/S maximim water velocity). Free board of 1 foot in ht. is added to the system height of each opening in accordance with the documents listed below in notes 2,3 and 5.
2. It shall be determined, on a job by job basis, the required Panel height and flow speed for the design of Removable Flood Panels, based on FEMA's criteria (See Note #3) as well as per ASCE 24–14 Standard. Installation and construction of these Flood Panels for use within flood hazard areas shall be in accordance with the American Society of Civil Engineers Flood Resistant Design and Construction Standard SEI/ASCE 24–14.
3. Design criteria has been based on the 2018 Edition of the International Building Code, the corresponding provisions of ASCE 24–14, FEMA flood proofing non–residential structures manual FEMA 102, FEMA P–936 dated July, 2013 and FEMA Technical Bulletin 3–93. Design flood loads have been determined in accordance with ASCE 7–16. Design wind loads have been determined in accordance with ASCE 7–16 for 141 mph Basic Wind Speed and exposure C (Risk category II building)
4. Flood Panels shall not be installed within areas where ice flows or ice jams occur.
5. In order to certify flood elevation, Flood Panel design have tested by an independent testing lab for water infiltration in accordance with FEMA 102 manual for flood proofing of non–residential structures, specifications Section 8, Page 70.
6. Flood Panel installer to use gaskets and approved sealants following all the recommendations and specifications of the manufacturers respectively.
7. Owner, General contractor or installer to verify all dimensions, wall and floor conditions at site before proceeding with the work, and shall notify this engineer if any discrepancy is found that would alter the structural design of these Flood Panels.
8. Existing slabs and walls adjacent to opening where Flood Panel is to be installed shall be given a surface treatment by means of water proof sealer before flood Panel is installed. Surface must be smooth, square, plumb and level.
9. Existing slabs and walls adjacent to openings where Flood Panels are to be installed shall be structurally designed by engineer of record, to sustain the same hydrostatic, hydrodynamic and impact pressures that correspond to maximum water elevation above finished floor at top of Panel, based on criteria mentioned on Note #3.
10. Drop–in anchors embedded into concrete for removable support installation shall be covered with a cap or similar device to protect their inside hold from dust, so that machine screws can easily be installed at time of flood warning. Concrete anchors by others.
11. Separation of Panel to window/door shall be measured from back of Panel to window/door including any knob, handle, or protruding device, and shall be 2" minimum.
12. All aluminum extrusions to be 6005–T5 alloy.
13. All sheet metal screws shall be as manufactured by ITW/Buildex "TEK Screws", and to be made of non–corrosive material.
14. All bolts to be galvanized steel ASTM A–307 designation or 304 Series Stainless Steel.
15. All gaskets installed shall be neoprene per drawings.
16. All welding to conform to the most recent version of American Welding Society AWS D1.1 or D1.2 as applicable. 1998 Regulations. Use certified welders. Use ER–5356 Electrodes for aluminum and E70 steel.
17. The engineer, Architecture Metals Ltd. or Flood Panel LLC. is not responsible for construction safety at site which is the owner, general contractor or installer's responsibility. Flood Panel Manufacturer to be responsible for providing the tenant with shop drawings and proper instructions for the installation of these Flood Panels.
18. Surfaces against which the sealing gasket presses must be built "paper–smooth" to prevent excessive water extrusion, beyond that allowed by requirements. All surfaces must be plumb, square and level.
19. To receive a warranty for the flood barriers provided by Flood Panel LLC as depicted in this set of drawings, the following information must be provided by the building owner to Flood Panel LLC:
    To receive credit for flood proofing, a completed Flood proofing Certificate for Non–Residential Structures is required for non–residential and business buildings in the Regular Program communities, located in zones A1–A30, AE, AR, AR Dual, AO, AH, and A with BFE.
    In order to ensure compliance and provide reasonable assurance that due diligence had been applied in designing and constructing flood proofing measures, the following information must be provided with the completed Flood proofing Certificate:
    19.1. Photographs of shields, gates, barriers, or components designed to provide flood proofing protection to the structure installed and deployed on the building.
    19.2. Written certification that the barrier system was inspected during and after initial installation and is installed per the drawings, engineering and instructions provided by the manufacturer.
    19.3. Written certification that the envelope of the structure is watertight with walls substantially impermeable to the passage of water required under 44 Code of Federal Regulations (44 CFR 60.3 (c)(3))
    19.4. A comprehensive Maintenance Plan for the entire structure to include but not limited to:
    - Exterior envelope of the structure
    - All penetrations to the exterior of the structure
    - All shields, gates, barriers, or components designed to provide flood proofing protection to the structure
    - All seals or gaskets for shields, gates, barriers, or components
    - Location of all shields, gates, barriers, and components as well as all associated hardware, and any
    - Materials or specialized tools necessary to seal the structure.

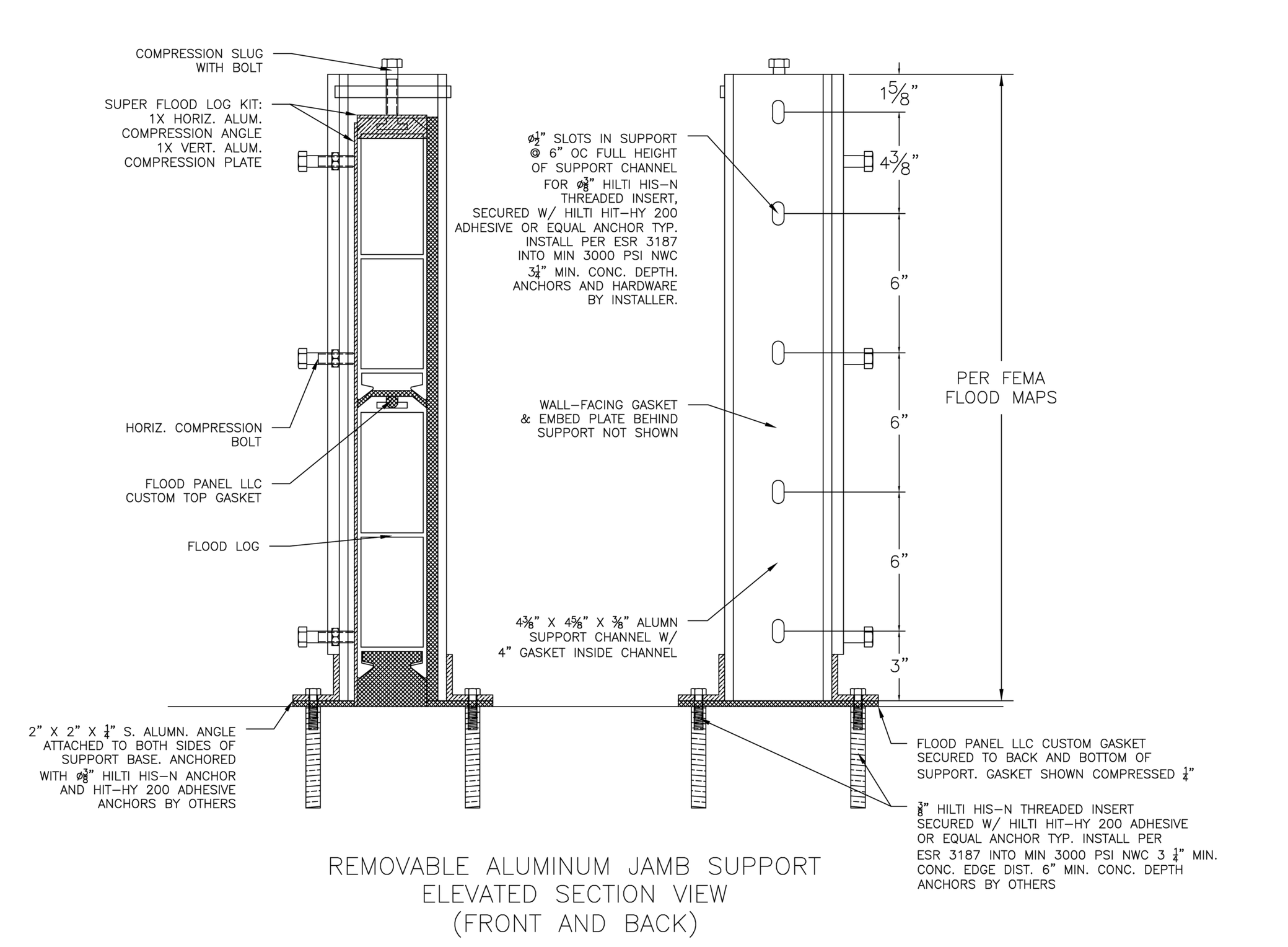
    U.S. DEPARTMENT OF HOMELAND SECURITY
    FEDERAL EMERGENCY MANAGEMENT AGENCY
    National Flood Insurance Program
    NFIP Flood proofing
20. Responsibility for filing the building "Flood Proofing Certificate" is the responsibility of the owner's architect and/or engineer and not of Architecture Metals Ltd. or Flood Panel LLC.



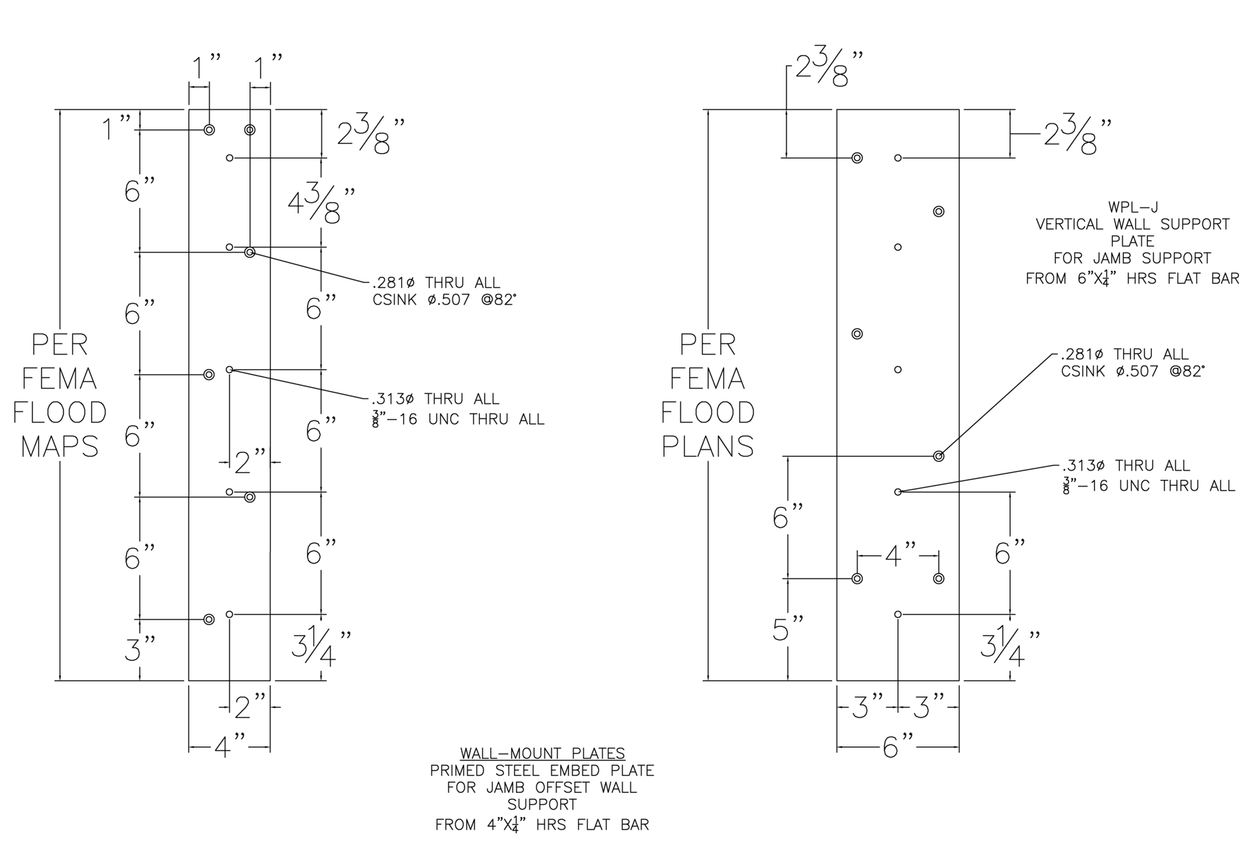
TYPICAL FLOOD PANEL DETAIL #1



TYPICAL FLOOD PANEL DETAIL #2



REMOVABLE ALUMINUM JAMB SUPPORT ELEVATED SECTION VIEW (FRONT AND BACK)



WALL–MOUNT PLATES
PRIMED STEEL EMBED PLATE FOR JAMB OFFSET WALL SUPPORT FROM 4"x¼" HRS FLAT BAR

NOTE:
FLOOD PANEL LOCATIONS SHOWN ON A1-01 ARCHITECTURAL SITE PLAN.

BODZIAK/HAYES ARCHITECTS

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ARCHITECTS / CONSULTANTS STAMP

STATE OF FLORIDA
JOHN A. BODZIAK
AR0005065
6/13/2024
REGISTERED ARCHITECT

KEY PLAN

NO.	ISSUE	DATE
1	SITE PLAN RESUBMITTAL	06.13.2024

ISSUE TITLE
SITE PLAN RESUBMITTAL

PROJECT ADDRESS
THE SANDERLING
13495 GULF BLVD.
MADEIRA BEACH, FLORIDA

SHEET TITLE
FLOOD PANEL DETAILS

PROJECT
23-029

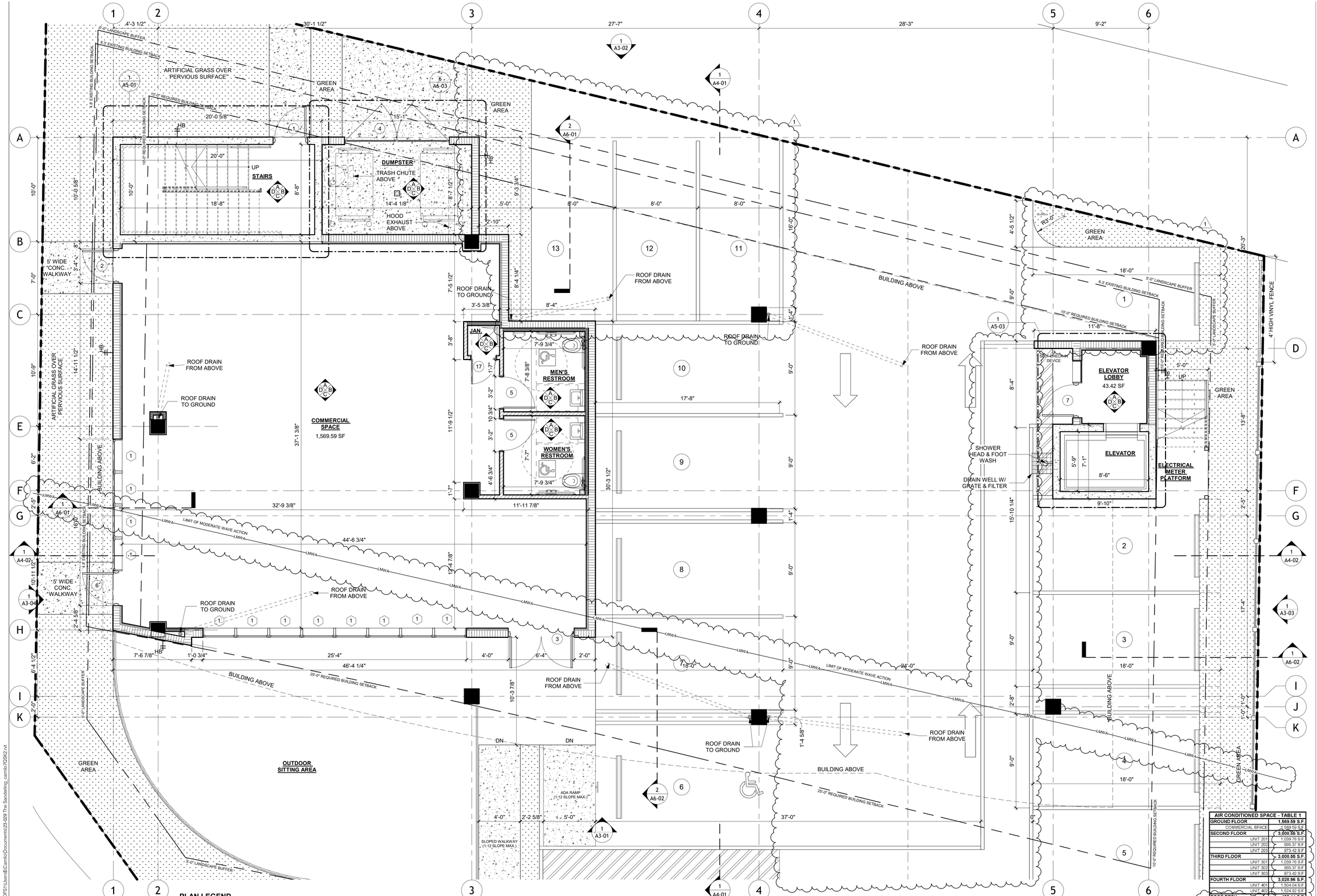
SCALE
N.T.S.

DRAWN BY
CM

DATE
03/31/22

ORIGINAL SHEET SIZE : 24" X 36"

SHEET NUMBER
A1-04



PLAN LEGEND

Dwg. # / Sheet #	CALLOUT HEAD	Unit # / Area	UNIT TAG	#	WINDOW TAG	HB	HOSE BIBB
Dwg. # / Sheet #	ELEVATION & SECTION MARK	#	GRID HEAD	#	DOOR TAG		FLOOR DRAIN

TRUE NORTH

0 2' 4' 8'

1/4" = 1'-0"

1 GROUND FLOOR PLAN

1/4" = 1'-0"

2 FLOOR AREA SUMMARY

N.T.S

AIR CONDITIONED SPACE - TABLE 1		
GROUND FLOOR		**1,569.59 S.F.**
	COMMERCIAL SPACE	1,569.59 S.F.
SECOND FLOOR		**3,008.55 S.F.**
	UNIT 201	1,039.76 S.F.
	UNIT 202	995.37 S.F.
	UNIT 203	973.42 S.F.
THIRD FLOOR		**3,008.55 S.F.**
	UNIT 301	1,039.76 S.F.
	UNIT 302	995.37 S.F.
	UNIT 303	973.42 S.F.
FOURTH FLOOR		**3,028.96 S.F.**
	UNIT 401	1,504.04 S.F.
	UNIT 402	1,524.92 S.F.
ROOF DECK		**122.14 S.F.**
	WOMEN'S BATHROOM	61.07 S.F.
	MEN'S BATHROOM	61.07 S.F.
TOTAL A.C. SPACE		**10,737.79 S.F.**

NOTE:
CONDITIONED AREA IS MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS

BODZIAK/HAYES ARCHITECTS

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STATE OF FLORIDA · JOHN A. BODZIAK · AR0005065 · 6/13/2021 · REGISTERED ARCHITECT

KEY PLAN

NO.	ISSUE	DATE
1	SITE PLAN RESUBMITTAL	06.13.2024

ISSUE TITLE
SITE PLAN RESUBMITTAL

PROJECT ADDRESS
THE SANDERLING
13495 GULF BLVD.
MADEIRA BEACH, FLORIDA

SHEET TITLE
GROUND FLOOR PLAN

PROJECT 23-029
SCALE As indicated
DRAWN BY CM
DATE 03/31/22
ORIGINAL SHEET SIZE : 24" X 36"

SHEET NUMBER
A2-01

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PLAN LEGEND

Dwg. # / Sheet #	CALLOUT HEAD	Unit # / Area	UNIT TAG	#	WINDOW TAG
Dwg. # / Sheet #	ELEVATION & SECTION MARK	#	GRID HEAD	#	DOOR TAG

TRUE NORTH

0 2' 4' 8'
1/4" = 1'-0"

1 SECOND FLOOR PLAN
1/4" = 1'-0"

AIR CONDITIONED SPACE - TABLE 1		
GROUND FLOOR		1,569.59 S.F.
COMMERCIAL SPACE	1,569.59 S.F.	
SECOND FLOOR		3,008.55 S.F.
UNIT 201	1,039.76 S.F.	
UNIT 202	995.37 S.F.	
UNIT 203	973.42 S.F.	
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UNIT 302	995.37 S.F.	
UNIT 303	973.42 S.F.	
FOURTH FLOOR		3,028.96 S.F.
UNIT 401	1,504.04 S.F.	
UNIT 402	1,524.92 S.F.	
ROOF DECK		122.14 S.F.
WOMEN'S BATHROOM	61.07 S.F.	
MEN'S BATHROOM	61.07 S.F.	
TOTAL A.C. SPACE		10,737.79 S.F.

NOTE: CONDITIONED AREA IS MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS

2 FLOOR AREA SUMMARY
N.T.S

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ARCHITECTS / CONSULTANT'S STAMP

STATE OF FLORIDA · JOHN A. BODZIAK · AR0005065 · 6/13/2024 · REGISTERED ARCHITECT

KEY PLAN

NO.	ISSUE	DATE
1	SITE PLAN RESUBMITTAL	06.13.2024

ISSUE TITLE
SITE PLAN RESUBMITTAL

PROJECT ADDRESS
THE SANDERLING
13495 GULF BLVD.
MADEIRA BEACH, FLORIDA

SHEET TITLE
SECOND FLOOR PLAN

PROJECT 23-029
SCALE As indicated
DRAWN BY CM
DATE 03/31/22
ORIGINAL SHEET SIZE : 24" X 36"

SHEET NUMBER
A2-02

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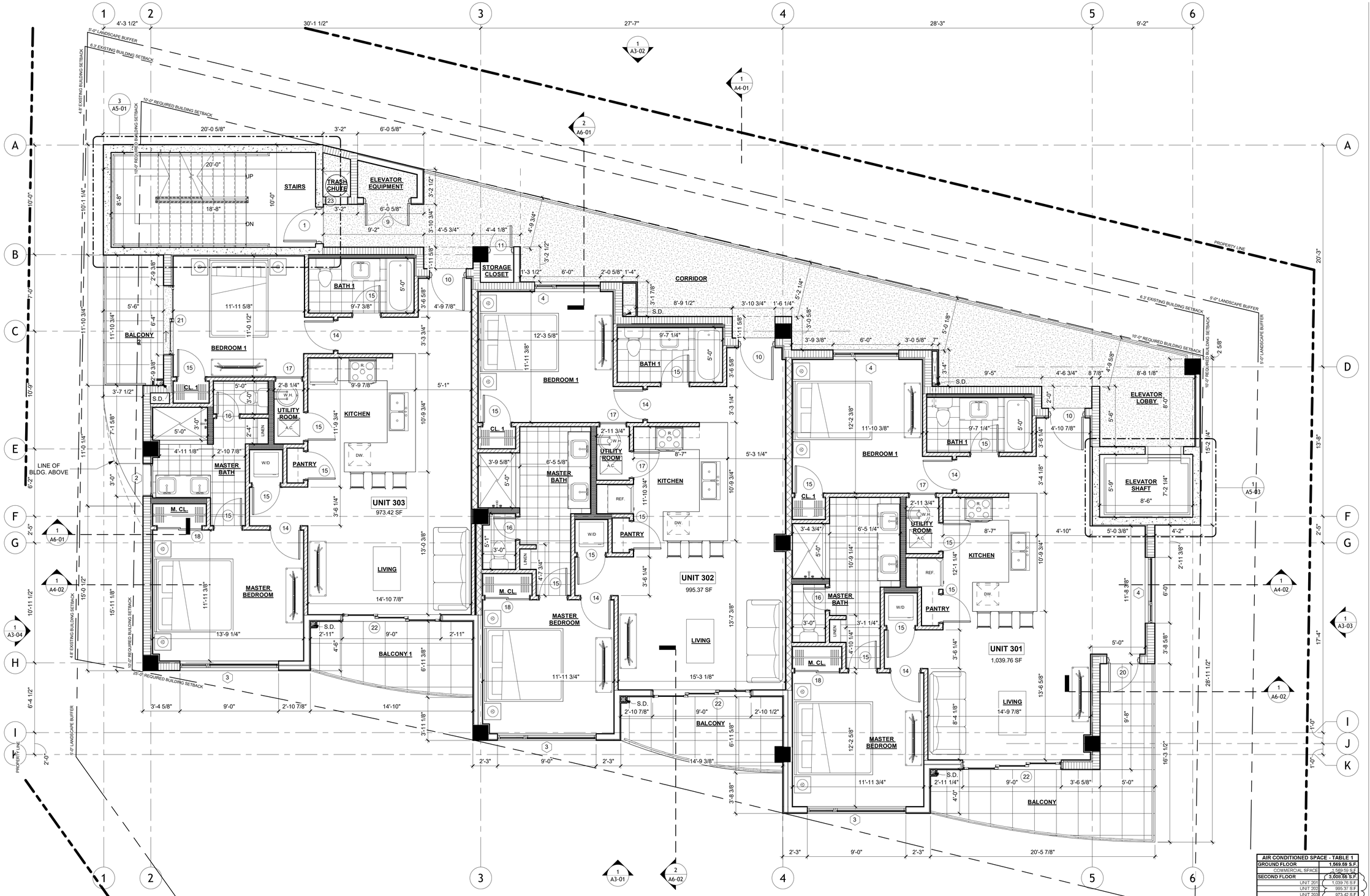

PLAN LEGEND

Dwg. # / Sheet #	CALLOUT HEAD	Unit # / Area	UNIT TAG	#	WINDOW TAG
Dwg. # / Sheet #	ELEVATION & SECTION MARK	#	GRID HEAD	#	DOOR TAG

TRUE NORTH

0 2' 4' 8'

1/4" = 1'-0"

1 THIRD FLOOR PLAN

1/4" = 1'-0"

AIR CONDITIONED SPACE - TABLE 1		
GROUND FLOOR		1,569.59 S.F.
COMMERCIAL SPACE	1,569.59 S.F.	
SECOND FLOOR		3,008.55 S.F.
UNIT 201	1,039.76 S.F.	
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FOURTH FLOOR		3,020.96 S.F.
UNIT 401	1,504.04 S.F.	
UNIT 402	1,524.92 S.F.	
ROOF DECK		122.14 S.F.
WOMEN'S BATHROOM	61.07 S.F.	
MEN'S BATHROOM	61.07 S.F.	
TOTAL A.C. SPACE		10,737.79 S.F.

NOTE: CONDITIONED AREA IS MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS

2 FLOOR AREA SUMMARY

N.T.S

BODZIAK/HAYES ARCHITECTS

ARCHITECT
BODZIAK / HAYES ARCHITECTS PLLC
JOHN A. BODZIAK AIA, FL #AR0005065
BRITT HAYES AIA, FL #AR102428

5665 CENTRAL AVE,
SAINT PETERSBURG, FL 33710

TEL: 727-327-1966
FAX: 727-826-0968
EMAIL: INFO@BODZIAKHAYES.COM

OWNER
TAMPA HOME PRO INC.
110 CRENSHAW LAKE RD STE 200,
LUTZ, FL 33548

CONSULTANTS
PATRICIA P. MONTECKI P.E
5032 CHANCELLOR ST,
SAINT PETERSBURG, FL 33703
TEL: 727.235.1650

ARCHITECTS / CONSULTANT'S STAMP

STATE OF FLORIDA · JOHN A. BODZIAK · AR0005065 · 6/13/2021 · REGISTERED ARCHITECT

KEY PLAN

NO.	ISSUE	DATE
1	SITE PLAN RESUBMITTAL	06.13.2024

ISSUE TITLE
SITE PLAN RESUBMITTAL

PROJECT ADDRESS
THE SANDERLING
13495 GULF BLVD.
MADEIRA BEACH, FLORIDA

SHEET TITLE
THIRD FLOOR PLAN

PROJECT 23-029

SCALE As indicated

DRAWN BY CM

DATE 03/31/22

ORIGINAL SHEET SIZE : 24" X 36"

SHEET NUMBER A2-03

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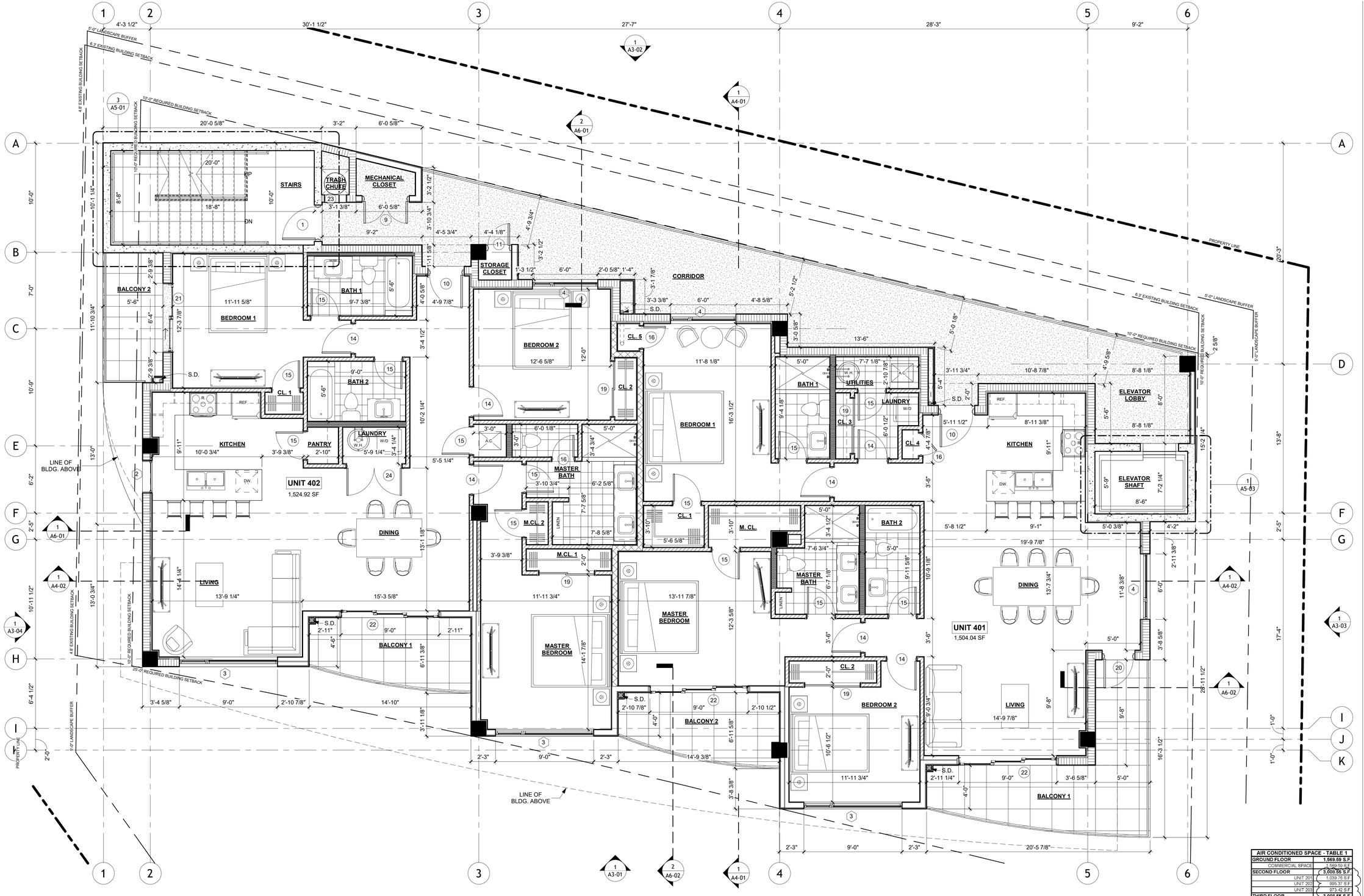

PLAN LEGEND

Dwg. # / Sheet #	CALLOUT HEAD	Unit # / Area	UNIT TAG	#	WINDOW TAG
Dwg. # / Sheet #	ELEVATION & SECTION MARK	#	GRID HEAD	#	DOOR TAG

TRUE NORTH

0 2' 4' 8'
1/4" = 1'-0"

1 FOURTH FLOOR PLAN
1/4" = 1'-0"

AIR CONDITIONED SPACE - TABLE 1		
GROUND FLOOR		1,569.59 S.F.
COMMERCIAL SPACE	1,569.59 S.F.	
SECOND FLOOR		3,009.55 S.F.
UNIT 201	1,039.76 S.F.	
UNIT 202	995.37 S.F.	
UNIT 203	973.42 S.F.	
THIRD FLOOR		3,009.55 S.F.
UNIT 301	1,039.76 S.F.	
UNIT 302	995.37 S.F.	
UNIT 303	973.42 S.F.	
FOURTH FLOOR		3,029.96 S.F.
UNIT 401	1,504.04 S.F.	
UNIT 402	1,524.92 S.F.	
ROOF DECK		122.14 S.F.
WOMEN'S BATHROOM	61.07 S.F.	
MEN'S BATHROOM	61.07 S.F.	
TOTAL A.C. SPACE		10,737.79 S.F.

NOTE:
CONDITIONED AREA IS MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS

2 FLOOR AREA SUMMARY
N.T.S

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1	SITE PLAN RESUBMITTAL	06.13.2024

ISSUE TITLE
SITE PLAN RESUBMITTAL

PROJECT ADDRESS
THE SANDERLING
13495 GULF BLVD.
MADEIRA BEACH, FLORIDA

SHEET TITLE
FOURTH FLOOR PLAN

PROJECT 23-029
SCALE As indicated
DRAWN BY CM
DATE 03/31/22
ORIGINAL SHEET SIZE : 24" X 36"

SHEET NUMBER
A2-04

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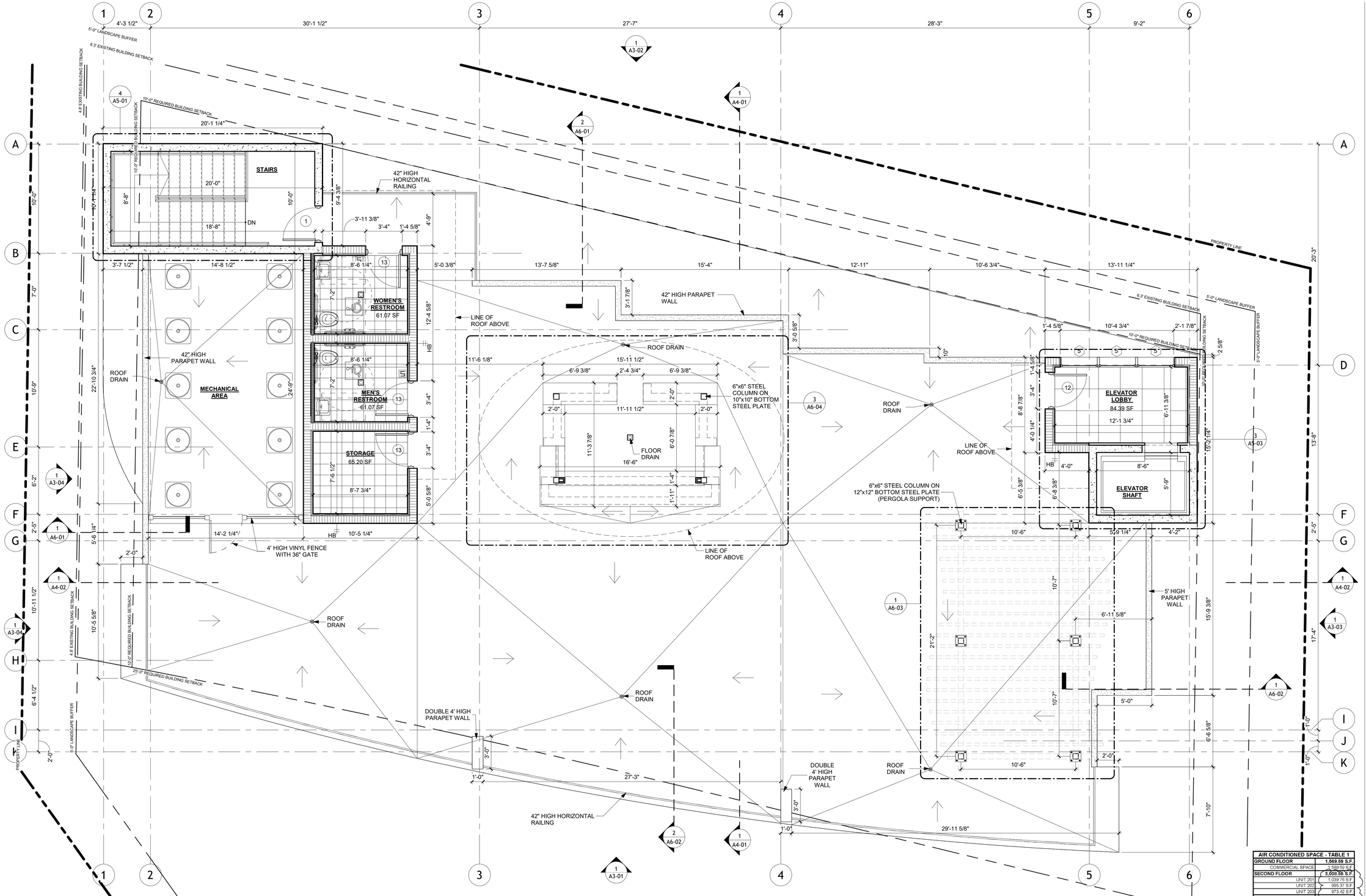

PLAN LEGEND

Dwg. # / Sheet #	CALLOUT HEAD	Unit # / Area	UNIT TAG	#	WINDOW TAG	HB	HOSE BIBB
Dwg. # / Sheet #	ELEVATION & SECTION MARK	#	GRID HEAD	#	DOOR TAG		FLOOR DRAIN

TRUE NORTH

0 2' 4' 8'

1/4" = 1'-0"

1 ROOF DECK PLAN

1/4" = 1'-0"

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COMMERCIAL SPACE	1,569.59 S.F.	
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UNIT 302	995.37 S.F.	
UNIT 303	973.42 S.F.	
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UNIT 401	1,504.04 S.F.	
UNIT 402	1,524.92 S.F.	
ROOF DECK		122.14 S.F.
WOMEN'S BATHROOM	61.07 S.F.	
MEN'S BATHROOM	61.07 S.F.	
TOTAL A.C. SPACE		10,737.79 S.F.

NOTE: CONDITIONED AREA IS MEASURED TO THE INSIDE FACE OF EXTERIOR WALLS

2 FLOOR AREA SUMMARY

N.T.S

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ARCHITECTS / CONSULTANT'S STAMP

STATE OF FLORIDA · JOHN A. BODZIAK · AR0005065 · 6/13/2024 · REGISTERED ARCHITECT

KEY PLAN

NO.	ISSUE	DATE
1	SITE PLAN RESUBMITTAL	06.13.2024

ISSUE TITLE
SITE PLAN RESUBMITTAL

PROJECT ADDRESS
THE SANDERLING
13495 GULF BLVD.
MADEIRA BEACH, FLORIDA

SHEET TITLE
ROOF DECK PLAN

PROJECT 23-029
SCALE As indicated
DRAWN BY CM
DATE 03/31/22
ORIGINAL SHEET SIZE : 24" X 36"

SHEET NUMBER
A2-05

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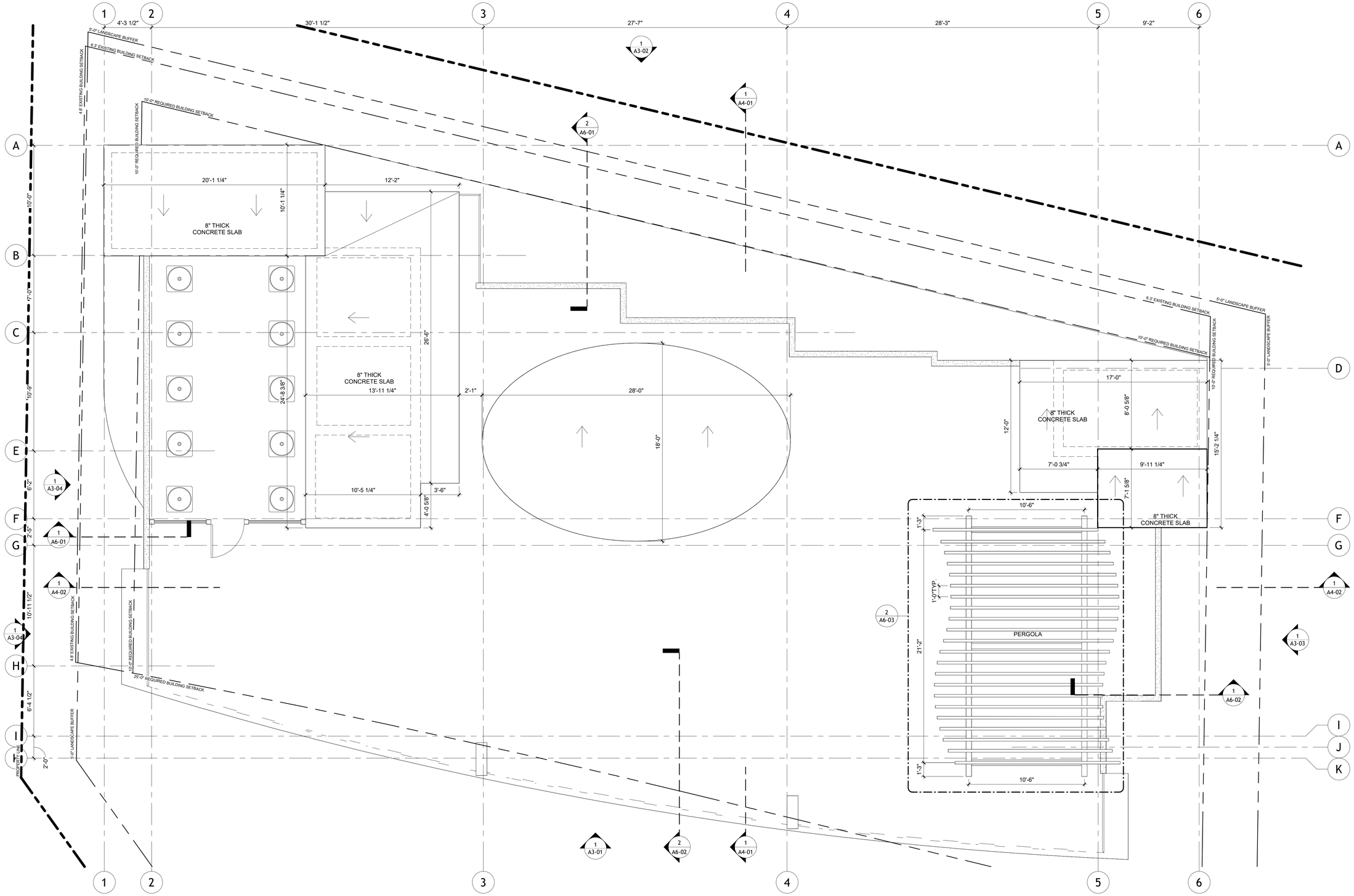

PLAN LEGEND

Dwg. # / Sheet #	CALLOUT HEAD	Unit # / Area	UNIT TAG	#	WINDOW TAG
Dwg. # / Sheet #	ELEVATION & SECTION MARK	#	GRID HEAD	#	DOOR TAG

TRUE NORTH

0 2' 4' 8'

1/4" = 1'-0"

1 ROOF PLAN

1/4" = 1'-0"

BODZIAK/HAYES ARCHITECTS

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STATE OF FLORIDA
JOHN A. BODZIAK
AR0005065
6/13/2021
REGISTERED ARCHITECT

KEY PLAN

NO.	ISSUE	DATE
1	SITE PLAN RESUBMITTAL	06.13.2024

ISSUE TITLE

SITE PLAN RESUBMITTAL

PROJECT ADDRESS

THE SANDERLING
13495 GULF BLVD.
MADEIRA BEACH, FLORIDA

SHEET TITLE

ROOF PLAN

PROJECT 23-029
SCALE As indicated
DRAWN BY CM
DATE 03/31/22
ORIGINAL SHEET SIZE : 24" X 36"

SHEET NUMBER

A2-06

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1 SOUTH EXTERIOR ELEVATION (FRONT)

1/4" = 1'-0"

BODZIAK/HAYES
ARCHITECTS

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ARCHITECTS / CONSULTANT'S STAMP

STATE OF FLORIDA
JOHN A. BODZIAK
AR0005065
6/13/2021
REGISTERED ARCHITECT

KEY PLAN

NO.	ISSUE	DATE
1	SITE PLAN RESUBMITTAL	06.13.2024

ISSUE TITLE
SITE PLAN RESUBMITTAL

PROJECT ADDRESS
THE SANDERLING
13495 GULF BLVD.
MADEIRA BEACH, FLORIDA

SHEET TITLE
SOUTH EXTERIOR ELEVATION (FRONT)

PROJECT 23-029
SCALE 1/4" = 1'-0"
DRAWN BY CM
DATE 03/31/22
ORIGINAL SHEET SIZE : 24" X 36"

SHEET NUMBER
A3-01

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1 NORTH EXTERIOR ELEVATION (REAR)

1/4" = 1'-0"

BODZIAK/HAYES ARCHITECTS

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STATE OF FLORIDA
JOHN A. BODZIAK
AR0005065
6/13/2021
REGISTERED ARCHITECT

KEY PLAN

NO.	ISSUE	DATE
1	SITE PLAN RESUBMITTAL	06.13.2024

ISSUE TITLE
SITE PLAN RESUBMITTAL

PROJECT ADDRESS
THE SANDERLING
13495 GULF BLVD.
MADEIRA BEACH, FLORIDA

SHEET TITLE
NORTH EXTERIOR ELEVATION (REAR)

PROJECT
23-029

SCALE
1/4" = 1'-0"

DRAWN BY
CM

DATE
03/31/22

ORIGINAL SHEET SIZE : 24" X 36"

SHEET NUMBER
A3-02

1 EAST EXTERIOR ELEVATION (SIDE)

1/4" = 1'-0"

BODZIAK/HAYES
ARCHITECTS

ARCHITECT
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ARCHITECTS / CONSULTANT'S STAMP

STATE OF FLORIDA
JOHN A. BODZIAK
AR0005065
6/13/2021
REGISTERED ARCHITECT

KEY PLAN

NO.	ISSUE	DATE
1	SITE PLAN RESUBMITTAL	06.13.2024

ISSUE TITLE
SITE PLAN RESUBMITTAL

PROJECT ADDRESS
THE SANDERLING
13495 GULF BLVD.
MADEIRA BEACH, FLORIDA

SHEET TITLE
EAST EXTERIOR ELEVATION (SIDE 1)

PROJECT
23-029

SCALE
1/4" = 1'-0"

DRAWN BY
CM

DATE
03/31/22

ORIGINAL SHEET SIZE : 24" X 36"

SHEET NUMBER
A3-03

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1 WEST EXTERIOR ELEVATION (SIDE)

1/4" = 1'-0"

BODZIAK/HAYES
ARCHITECTS

ARCHITECT
BODZIAK / HAYES ARCHITECTS PLLC
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ARCHITECTS / CONSULTANT'S STAMP

KEY PLAN

NO.	ISSUE	DATE
1.	SITE PLAN RESUBMITTAL	06.13.2024

ISSUE TITLE
SITE PLAN RESUBMITTAL

PROJECT ADDRESS
THE SANDERLING
13495 GULF BLVD.
MADEIRA BEACH, FLORIDA

SHEET TITLE
WEST EXTERIOR ELEVATION (SIDE 2)

PROJECT
23-029

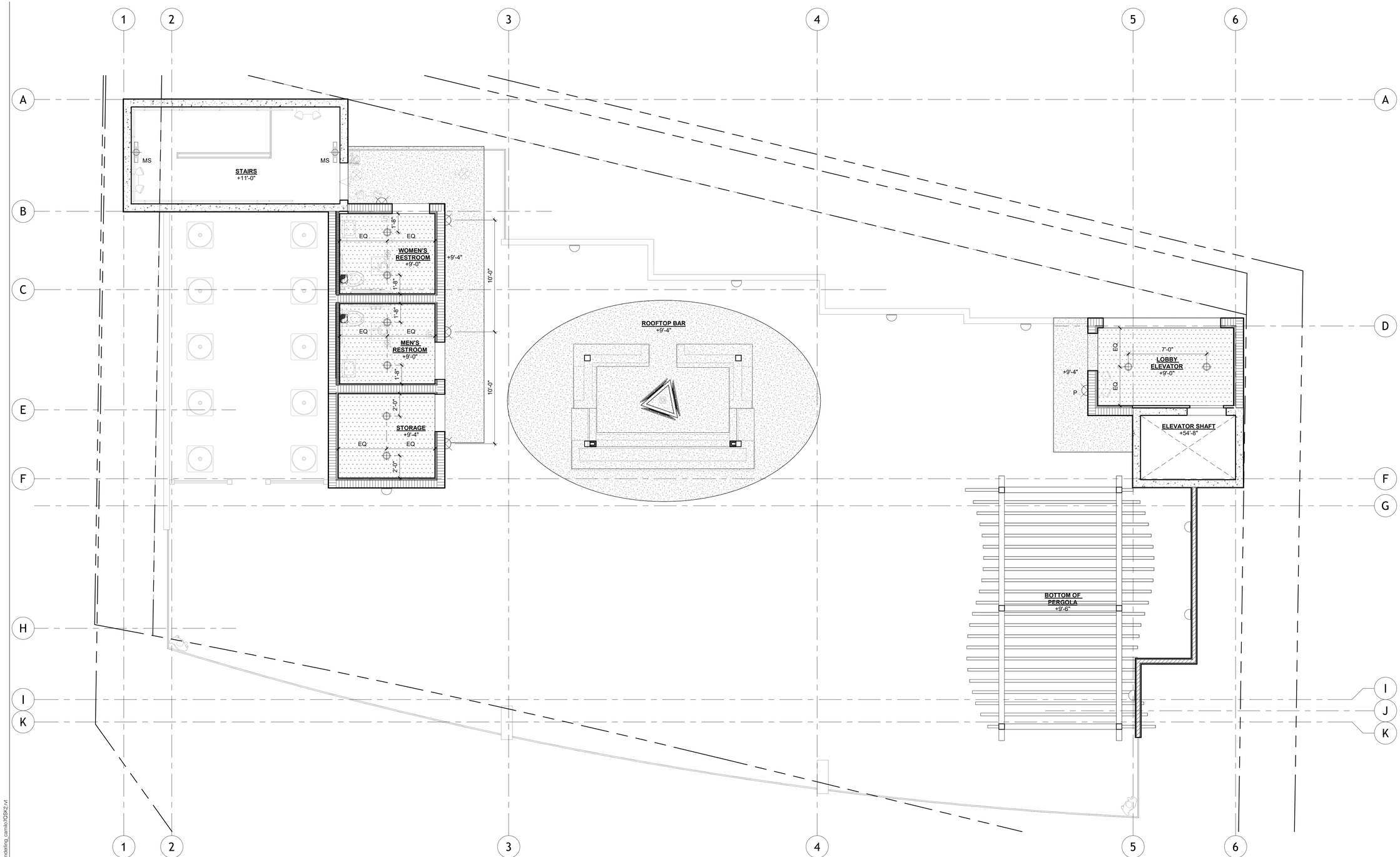
SCALE
1/4" = 1'-0"

DRAWN BY
CM

DATE
03/31/22

ORIGINAL SHEET SIZE : 24" X 36"

SHEET NUMBER
A3-04



ELECTRICAL SYMBOLS LEGEND

NOTES:

1. ALL EXTERIOR LIGHTING WITHIN LINE OF SIGHT TO THE BEACH TO BE PROPERLY "TURTLE" SHIELDED, FULL CUTOFF WITH AMBER LED (580 NM WAVELENGTH OR GREATER) IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL STATUES PER SECTION 110-977, AND 110-501 THRU 110-505.
2. ALL ELECTRICAL LOCATED BELOW B.F.E. +1 FOOT SHALL BE ON A SEPARATE GFCI.
3. ALL EXTERIOR LIGHTING SHALL BE FIXTURES SHALL BE LOCATED AT B.F.E. +1 FOOT OR HIGHER.
4. ALL LIGHT FIXTURES TO BE LED.

"P" REPRESENTS FIXTURE TO BE ON A PHOTOCELL

"M.S" REPRESENTS FIXTURE TO BE ON A MOTION SENSOR

"W.R" WET RATED

CEILING DEVICES:

- TELEVISION
- INTERIOR OR EXTERIOR RECESSED CAN LIGHT FIXTURE
- CEILING MOUNTED INCANDESCENT LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE
- EMERGENCY BATTERY UNIT WITH TWO LIGHTS
- INTERIOR OR EXTERIOR WALL MOUNTED LIGHT FIXTURE
- STEP LIGHT @ 18" A.F.F., WET RATED
- EXHAUST FAN
- SURFACE MOUNTED LIGHT FIXTURE

FINISHES:

- (1) LAYER 5/8" GYP. BOARD CEILING SUSPEND FROM CEILING WITH 1-5/8" 20 GA. METAL STUDS.
- (1) LAYER 1/2" CEMENT BOARD OVER 1-5/8" METAL STRUCTURE AND SMOOTH STUCCO FINISH.
- EXPOSED CONCRETE SLAB WITH SMOOTH FINISH
- 2 x 2 LAY-IN ACOUSTICAL CEILING GRID NOTE - USE WATER RESISTANT GYP. BOARD IN WET AREAS.

TRUE NORTH

0 2' 4' 8'
1/4" = 1'-0"

1 RCP - ROOF DECK PLAN
1/4" = 1'-0"

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KEY PLAN

NO.	ISSUE	DATE
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SITE PLAN RESUBMITTAL

PROJECT ADDRESS
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MADEIRA BEACH, FLORIDA

SHEET TITLE
RCP - ROOF DECK

PROJECT 23-029
SCALE 1/4" = 1'-0"
DRAWN BY CM
DATE 03/31/22
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SHEET NUMBER 1
A8-05

\\JAB-ADFS1\Users$\Camila\Documents\23-029 The Sanderling_camila7QSR2.rvt
6/13/2024 1:29:39 PM

THE SANDERLING

SECTION 15, TOWNSHIP 31 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION:

LOT 8, BLOCK 10, LESS THAT PART LYING WITHIN 40 FEET OF A CENTERLINE OF CONSTRUCTION ON STATE ROAD 699, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4355, PAGE 231, MITCHELL'S BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 54, OF THE PINELLAS COUNTY, FLORIDA. AND LOTS 9 AND 10, BLOCK 10, MITCHELL'S BEACH, LESS THAT PORTION IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4426, PAGE 1135, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, AND ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 54, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BENCHMARK:

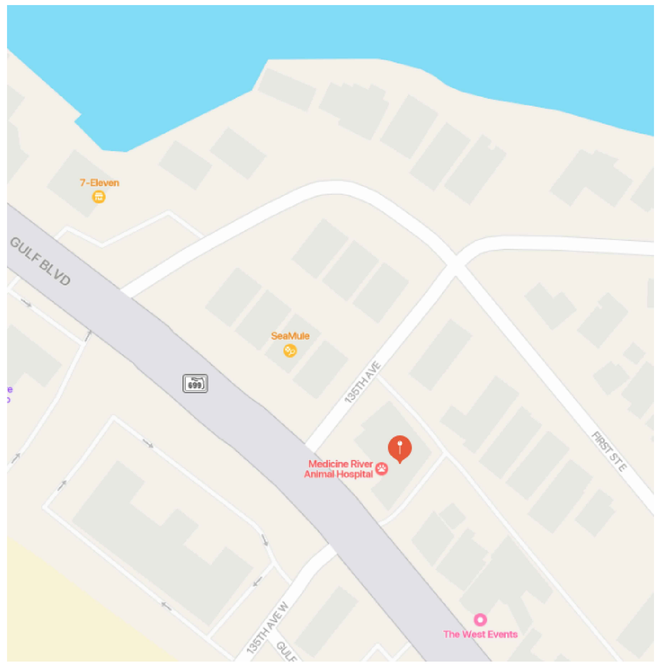
ELEVATION BASIS: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)
BENCHMARK UTILIZED: "PBE 147 USE", PID NUMBER AG0767, ELEVATION = 4.51' AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY.

FLOOD ZONE:

THIS PARCEL APPEARS TO BE IN FLOOD ZONES AE (EL 10), ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 12103C0191H, MAP EFFECTIVE DATE: AUGUST 24, 2021, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THIS MAP'S NOTES STATE THAT THE BASE FLOOD ELEVATIONS SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT. THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.

FLOOD ZONE LINES AND/OR LMWA LINE SHOWN HEREON WERE TRANSFERRED BY GRAPHIC METHODS FROM THE FLOOD ZONE MAP, AND ARE SUBJECT TO THE INHERENT INACCURACIES OF SUCH TRANSFERS. THIS FLOOD ZONE NOTE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND ANY PROPOSED FINISHED FLOOR ELEVATIONS ARE TO BE DETERMINED BY THE PERMITTING AGENCY HAVING JURISDICTION



LOCATION MAP

DRAWING LIST:

INDEX	INDEX
C-1	HORIZONTAL CONTROL PLAN
C-2	PAVING, GRADING + DRAINAGE PLAN
C-3	UTILITIES PLAN
C-4	DETAILS
C-5	CROSS SECTIONS + DETAILS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON JUNE 12, 2024.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PATRICIA P. MONTECKI LICENSE No. 54894 STATE OF FLORIDA PROFESSIONAL ENGINEER

PRELIMINARY/PERMIT DOCUMENTS
MAY 9, 2024

PATRICIA MONTECKI, P.E.
5032 CHANCELLOR ST NE
ST. PETERSBURG FL
(727) 235-1650

811
48 HOURS
BEFORE YOU DIG
"CALL SUNSHINE"
1-800-432-4770

NOTE: PLAN CONFLICTS, SHOWN OR UNSHOWN, WITH OTHER EXISTING SITE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ADJUSTMENTS AND PROTECT OR REINSTALL ALL DISTURBED EXISTING UTILITIES, PHONE LINES, POWER LINES, POWER SUPPORT CABLES, SPRINKLER LINES AND CONTROLS, MECHANICAL PIPELINES OR UNDERGROUND POWER CABLES AND RETURN EXISTING CONCRETE WALKS, DUMPSTER PADS, FENCE, HANDRAIL, VALVES, HYDRANTS, GUY WIRES, ELECTRIC BOXES AND PIPELINES WHICH SHALL BE REPAIRED OR REINSTALLED AS INCIDENTAL TO THE COST OF WORK SHOWN HEREUNDER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESOLVE ANY CONFLICTS PRIOR TO AWARD OF CONTRACT.

BODZIAK / HAYES ARCHITECTS

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OWNER

Client Name

TAMPA HOME PRO INC.
110 CRENSHAW LAKE RD STE 200, LUTZ, FL 33548

CONSULTANTS

ARCHITECT'S / CONSULTANT'S STAMP

KEY PLAN

NO.	ISSUE	DATE

ISSUE TITLE

THE SANDERLING
13495 GULF BLVD.
MADEIRA BEACH,
FLORIDA

SHEET TITLE

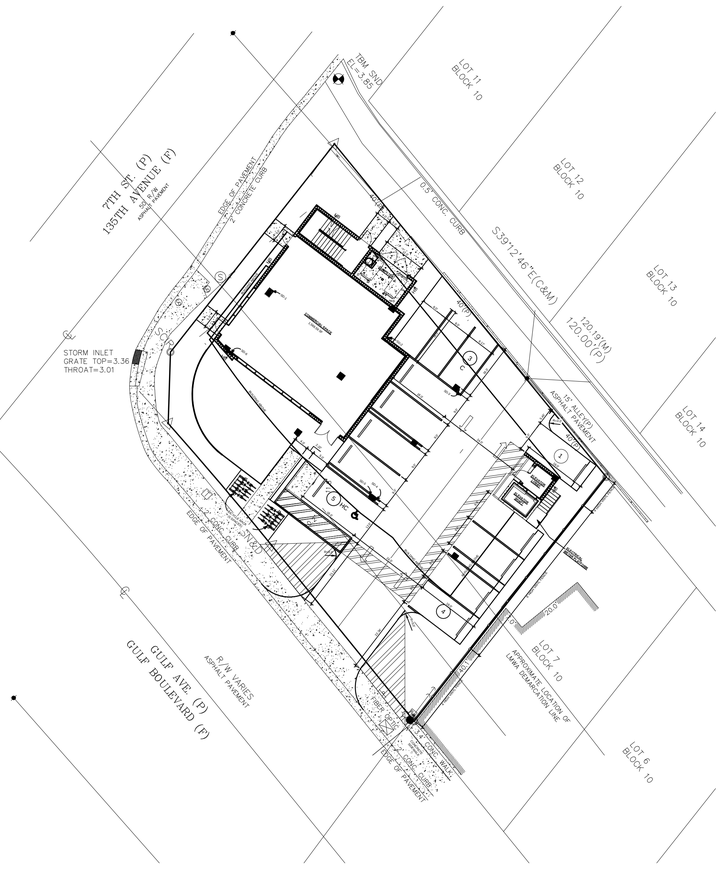
CIVIL
COVER SHEET

PROJECT
23-029
SCALE
As indicated
DRAWN BY
CM
DATE
03/31/22
ORIGINAL SHEET SIZE : 24" X 36"

SHEET NUMBER
C-0

GENERAL NOTES

1. THE DRAWING IS CURRENTLY UNDER REVIEW BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND OTHER REGULATORY AGENCIES. THE FINAL APPROVED PLANS MAY DEVIATE CONSIDERABLY FROM THIS DRAWING. THE CONTRACTOR MUST ASSURE CONSTRUCTION IS IN ACCORDANCE WITH APPROVED DRAWINGS.
2. THESE DRAWINGS SHALL NOT BE UTILIZED FOR CONSTRUCTION PRIOR TO OBTAINING REQUIRED PERMITS FROM ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR WORK WITHIN PUBLIC EASEMENTS AND RIGHTS-OF-WAY AND ENSURE THAT ALL OTHER REQUIRED PERMITS ARE APPROVED PRIOR TO COMMENCING THE WORK.
3. CONTRACTOR SHALL NOT COMMENCE CONSTRUCTION OF POTABLE WATER AND/OR SANITARY SEWER COLLECTION SYSTEMS PRIOR TO ASSURING THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION (FDEP) PERMITS HAVE BEEN ACQUIRED. CONTRACTOR SHALL REVIEW SPECIFIC CONDITIONS DEPICTED ON FDEP PERMITS, WHICH MAY NOT BE SHOWN HEREON.
4. UNLESS OTHERWISE NOTED, ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
5. CONTRACTOR IS TO COORDINATE ALL WORK WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED. THE CONTRACTOR SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY OWNERS PRIOR TO CONSTRUCTION.
6. SURVEY INFORMATION AND LEGAL DESCRIPTIONS SHOWN HEREON WERE OBTAINED BY OTHERS. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS BUT DO NOT PURPORT TO BE ABSOLUTELY CORRECT. THE CONTRACTOR SHALL VERIFY THIS INFORMATION AND BE FAMILIAR WITH ALL SITE CONDITIONS (INCLUDING SUB-SURFACE CONDITIONS AND UTILITIES) PRIOR TO COMMENCING THE WORK. DAMAGES TO ANY EXISTING FACILITIES (ABOVE OR BELOW GROUND) SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL NOTIFY THE UNDERGROUND UTILITY NOTIFICATION CENTER (CALL SUNSHINE STATE ONE CALL AT 1-800-432-4770) 48 HOURS PRIOR TO COMMENCING THE WORK.
7. DEMOLITION WORK SHALL NOT BE LIMITED TO THESE DOCUMENTS TO COMPLETE PROJECT AS SHOWN. CONTRACTOR TO REMOVE ALL ITEMS AS NECESSARY TO ALLOW FOR NEW CONSTRUCTION.
8. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY THE FEASIBILITY OF CONSTRUCTING GRAVITY SEWER SYSTEMS (IE VERIFY EXISTING INVERTS AT POINTS OF CONNECTION, EXIT INVERTS OF BUILDING PLUMBING, GREASE TRAP CONFIGURATION, MINIMUM SLOPES, ETC.).
9. REFERENCED STANDARD PLANSS REFER TO DETAILS DEPICTED IN THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
10. CONSTRUCTION SHOWN ON THESE PLANS IS PERMITTED ONLY FOR WORK LOCATED WITHIN THE PRIVATE PROPERTY. ALL WORK WITHIN THE RIGHT-OF-WAY AND EASEMENTS WILL REQUIRE A SEPERATE PERMIT AND MAY REQUIRE AN ALTERATION TO THE CONSTRUCTION MATERIALS SHOWN ON THESE PLANS.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MAINTENANCE OF TRAFFIC AND PEDESTRIAN CONTROL SEE FDOT STD. PLANS 102-100 THROUGH 690.
12. SAFE PEDESTRIAN TRAFFIC IS TO BE MAINTAINED AT ALL TIMES.
13. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF FDOT STANDARD SPECIFICATIONS, LATEST EDITION, AS SUPPLEMENTED.
14. ALL DISTURBED AREAS WITHIN R.O.W SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY AND SODDED.
15. CONTRACTOR SHALL LOCATE PROPERTY LINES AS REQUIRED TO AVOID ENCROACHMENT ONTO ADJACENT PROPERTY. CONTRACTOR SHALL INVESTIGATE FOR EXISTING UTILITIES PRIOR TO TO CONSTRUCTION & SHALL NOTIFY A/E IN THE EVENT OF CONFLICT.
16. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (HAY BALES OR SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY STREETS, STORM SEWERS AND WATERWAYS. BARRIERS ARE TO BE BUILT BEFORE LAND ALTERATION, MAINTAINED EFFECTIVELY DURING CONSTRUCTION, AND REMOVED AFTER FINAL SOIL STABILIZATION. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH OR OTHER SUITABLE MATERIAL ON GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE, VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE AND CLEAN SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
17. ALL TREES TO REMAIN MUST BE PROTECTED BY TREE PROTECTION BARRICADES MEETING THE MINIMUM STANDARDS SHOWN. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.
18. ALL FILL SHALL COSIST OF SATISFACTORY SOIL MATERIALS, DEFINED AS THOSE COMPLYING WITH ASTM D2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SM, SW AND SP. UNSATISFACTORY SOIL MATERIALS ARE DEFINED AS THOSE COMPLYING WITH ASTM D2487SOIL CLASSIFICATION GROUPS GC, SC, ML, MH CL, CH, OL, OH AND PT. UNLESS OTHERWISE NOTED, ALL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% AASHTO T-180, METHOD D.
19. EXISTING TREES AND LANDSCAPING NOT SHOWN ON THIS PLAN. SEE PROPOSED LANDSCAPING PLAN FOR TREE RELOCATION OR REMOVAL AND NEW LANDSCAPING. CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES WHICH ARE NOT MARKED TO BE REMOVED.
20. ANY SIDEWALK WHICH BECOMES UNDERMINED MUST BE REMOVED AND REPLACED. SIDEWALKS ARE TO BE RECONSTRUCTED WITHIN THREE (3) DAYS AFTER REMOVAL. WHEN EXISTING SIDEWALK IS TO BE REMOVED, IT SHALL BE REMOVED TO THE NEAREST JOINT.
21. ALL PEDESTRIAN SIDEWALKS AND RAMPS, AS WELL AS HANDICAPPED SIGNS, SYMBOLS, PARKING SPACES, ETC. SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH LOCAL, STATE AND FEDERAL ADA REQUIREMENTS WHETHER OR NOT SHOWN HEREON. CONTRACTOR SHALL VERIFY REQUIREMENTS WITH LOCAL INSPECTORS PRIOR TO POURING SIDEWALKS AND RAMPS.
22. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH STATE AND LOCAL ORDINANCES AND BUILDING REGULATIONS. ALL PLUMBING SHALL BE PERFORMED IN ACCORDANCE WITH THE NFPA, SBCCI STANDARD PLUMBING CODE AND LOCAL REGULATORY REQUIREMENTS.
22. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH STATE AND LOCAL ORDINANCES AND BUILDING REGULATIONS. ALL PLUMBING SHALL BE PERFORMED IN ACCORDANCE WITH THE NFPA, SBCCI STANDARD PLUMBING CODE AND LOCAL REGULATORY REQUIREMENTS.
23. ALL PROPOSED WORK MUST COMPLY WITH FDOT STD. PLAN 700-010.
24. PORTIONS OF WORK AND/OR MATERIALS FOR THE UTILITY CONNECTIONS MAY BE PROVIDED BY THE GOVERNING MUNICIPALITY. CONTRACTOR TO VERIFY AND COORDINATE.
25. WATER AND SANITARY SEWER SYSTEMS SHALL NOT BE PLACED INTO SERVICE UNTIL INSPECTED ANDD APPROVED BY THE FDEP AND OTHER APPROPRIATE REGULATORY AGENCIES. INSPECTIONS, CERTIFICATIONS, RECORD DRAWINGS, ETC. ARE REQUIRED PRIOR TO FINAL ACCEPTANCE AND PLACEMENT INTO OPERATION.
26. ALL RIGHT-OF-WAY INSTALLATIONS SHALL BE IN ACCORDANCE WITH PRACTICES REFERENCED IN THE STATE OF FLORIDA UTILITIES ACCOMMODATIONS MANUAL.
27. COMPACTION FOR ALL PIPE BACKFILL SHALL MEET AASHTO T-99 (100%)
28. PIPE LENGTHS SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED AS REQUIRED.
29. PROVIDE PAVEMENT MARKINGS PER FDOT STD. PLAN 711-001.
30. SIGNS AND BARRICADES TO BE ACCORDING TO FDOT MANUAL OF SAFE PRACTICES, REFERENCE FDOT STD. PLANS 102-100 THROUGH 120.
31. AREA ADJACENT TO PROPOSED STRUCTURE SHALL BE GRADED AS REQUIRED TO ENSURE ALL ROOF RUNOFF IS DIRECTED TO THE STORMWATER POND.
32. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, ETC. WITH MATERIALS OF THE SAME TYPE OR BETTER THAN THAT REMOVED DURING CONSTRUCTION.
33. ALL DISTURBED AREAS SHALL BE SODDED AND RESTORED TO PREDEVELOPMENT CONDITION OR BETTER.



NORTH
1"=20'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON JUNE 12, 2024.

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PATRICIA P. MONTECKI LICENSE No. 54894 STATE OF FLORIDA PROFESSIONAL ENGINEER

SITE DATA TABLE - TABLE 3

CATEGORY	ALLOWABLE / REQUIRED		EXISTING		PROPOSED		NOTES
ZONING	C-3		C-3		C-3		
LAND USE DISTRICT	RETAIL COMMERCIAL		RETAIL COMMERCIAL		RETAIL COMMERCIAL		
SETBACKS	FRONT:	25 Ft.	GULF BLVD.: 7.7 Ft.		GULF BLVD.:	25'-0"	Div. 7 110-321 (1)
	REAR:	10 Ft.	ALLEY: 6.3 Ft.		ALLEY:	10'-0"	Div. 7 110-321 (2); Trash enclosure walls are 6'-6" from property line.
	SIDE:	33% of the Lot Width (10'-0" min. one side)	135th AVE.: 4.8 Ft.		135th AVE.:	6'-7"	Div. 7 110-321 (3) b. 3. i. for lots <120ft; Level 2 slab is 6'-0" from property line.
			SIDE: 39.2 Ft.		SIDE:	10'-0"	Setbacks Permited per Granted Variance # VAR-2024-03
BASE FLOOD ELEVATION (B.F.E.)	AE-10 Coastal "A" Zone	10.00' N.A.V.D					
DESIGN FLOOD ELEVATION (D.F.E.)	AE-10 + 4' of freeboard	14.00' N.A.V.D					
FINISHED FLOOR ELEVATION (1ST LIVING FLR)						16.33' N.A.V.D	
BUILDING HEIGHT	44 Ft. Max. from D.F.E	58.00' N.A.V.D			43'-4" from D.F.E.	57.33' N.A.V.D	Measured to top of Rooftop Shade structure
STORIES			Two (2) Floors		(3) Floors over Parking		
SITE AREA	10,113.76 SF	0.23 acres					
DENSITY	40 units/acre	9.29 units	Professional office			8 units	Div. 7 110-320 (4)
TOTAL GROSS SQUARE FOOTAGE (GSF)			7,930.00 SF			13,594.05 SF	Existing GSF includes commercial, utility & residential use (All to be demolished)
TRANSIENT LODGING UNIT AREA (Levels 1-5)						11,704.20 SF	Includes, Rooms, Elevators & Stairs included at levels 1-5
GROUND FLOOR COMMERICAL						1,717.69 SF	
ROOF DECK (Ancillary)						172.16 SF	Bathrooms - See Gross Floor Area Table on this sheet
TOTAL ANCILLARY USE (GSF) (GROUND FLOOR COMMERCIAL & ROOF)	25% MAX. OF BUILDING GSF	0.00 SF max.	3,788.57 SF		13.90%	1,889.85 SF	
LOT COVERAGE			5,007.46 SF		49.45%	5,001.32 SF	
IMPERVIOUS SURFACE RATIO (ISR)	0.85 max.	8,596.70 SF max.	0.94	9,533.29 SF	0.79 ISR	8,012.28 SF	Div. 7 110-324 (b)
LANDSCAPE & GREEN SPACE							Landscaping will be compliant with Chapter 106 Madeira Beach Code of Ordinances
Green Area Provided			5.74%	580.47 SF	20.98%	2,121.82 SF	Includes covered, uncovered areas, and 550 SF of artificial grass
Area not covered by principal structure						5,112.44 SF	
Pervious Surface Outside Building Footprint						2,068.89 SF	
Impervious surface outside building footprint	70% max.	3,578.71 SF max.			59.53%	3,043.55 SF	106-34 (b)
LANDSCAPE BUFFERS	10% min.	1,011.38 SF min.			20.98%	2,121.82 SF	Around Vehicular Use & Perimeter Landscape
PARKING SPACES (P.S.)	**Required - Total**	**14 P.S.**				**16 P.S.**	Div. 2 sec. 110-971
Tourist Lodging Facilities	**Required - Tourist Lodging**	**10 P.S.**					
	1 P.S. / unit	8 P.S.					
	1 Additional P.S. / 5 Units	2 P.S.					
Restauraunt	**Required - Restaurant**	**4 P.S.**					
	1 P.S. / 4 Seats	7 P.S.					
	1 P.S. / 2 Employees	1 P.S.					
	50% Ancillary Use Reduction	- 4 P.S.					Div 2. sec 110-971 (b) (4)
Compact (8' x 16')	20% max	3 P.S.				3 P.S.	Div 2. 110-974 (1)
Standard (9' x 18')						9 P.S.	
ADA (17' x 18')	**1 P.S. / first 25 P.S.**	1 P.S.				1 P.S.	FBC Table 208.2
Bicycle Rack	1 P.S. / 1 Bicycle Stall Up to 3 Credits				(2 racks = 10 bikes) 3 Credits	3 P.S.	Div. 2. Sec. 110-971 (b) (1) - 5 bikes/rack

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BODZIAK / HAYES
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CONSULTANTS

ARCHITECT'S / CONSULTANT'S STAMP

PATRICIA P. MONTECKI
FL NO. 54894
DATE:

KEY PLAN

NO.	ISSUE	DATE

ISSUE TITLE

THE SANDERLING

13495 GULF BLVD.
MADEIRA BEACH,
FLORIDA

SHEET TITLE

HORIZONTAL CONTROL PLAN

PROJECT
23-029
SCALE
As indicated
DRAWN BY
CM
DATE
03/31/22
ORIGINAL SHEET SIZE : 24" X 36"

SHEET NUMBER
C-1

ALL ROOF DRAIN LEADERS SHALL BE CONNECTED TO STORM SEWER SYSTEM

FDOT DRAINAGE AND ACCESS PERMITS WILL BE APPLIED FOR

DRAINAGE CALCULATIONS :

DECREASE IN IMPERVIOUS SURFACE, NO ATTENUATION REQUIRED.

TREATMENT VOLUME:

CITY: 1" OVER IMPERVIOUS: 8045 SF X 1" X 1'/12"= 670 CF
WMD: ½" OVER SITE: 10114 SF X ½" X 1'/12"=421 CF

USE 668 CF

ATTENUATION:
PRE-C= .9(0.18 AC) + .2(0.05 AC) = 0.75
0.23 AC

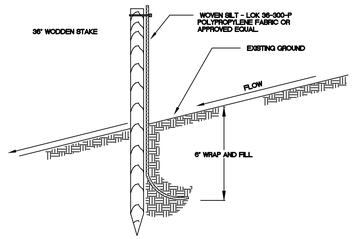
PST-C= .9(0.22 AC) + .2(0.01 AC) = 0.87
0.23 AC

NO ATTENTUATION REQUIRED, REDUCTION IN IMPERVIOUS SURFACE

HISTORIC DISCHARGE: Q=CIA = 0.2(7.47 IN/HR)(.23) =0.34 CFS

STAGE	AREA	STORAGE
1.81	414	0
2.31	414	207
2.81	414	414
3.31	414	621
3.43	414	670 TRT VOL
3.81	414	882

0.3' FREEBOARD REQ. BY FDOT PROVIDED.



NOTE: CONSTRUCTION METHOD AND MATERIALS TO BE IN ACCORDANCE WITH SECTION 104-6 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION SPECIFICATIONS.

SILT FENCE

SLOTWEIR - DISCHARGE

PROJECT NAME THE SANDERLING
PROJECT NUMBE XXXX
DESIGNER PPM
DATE 6/12/2024 7:32

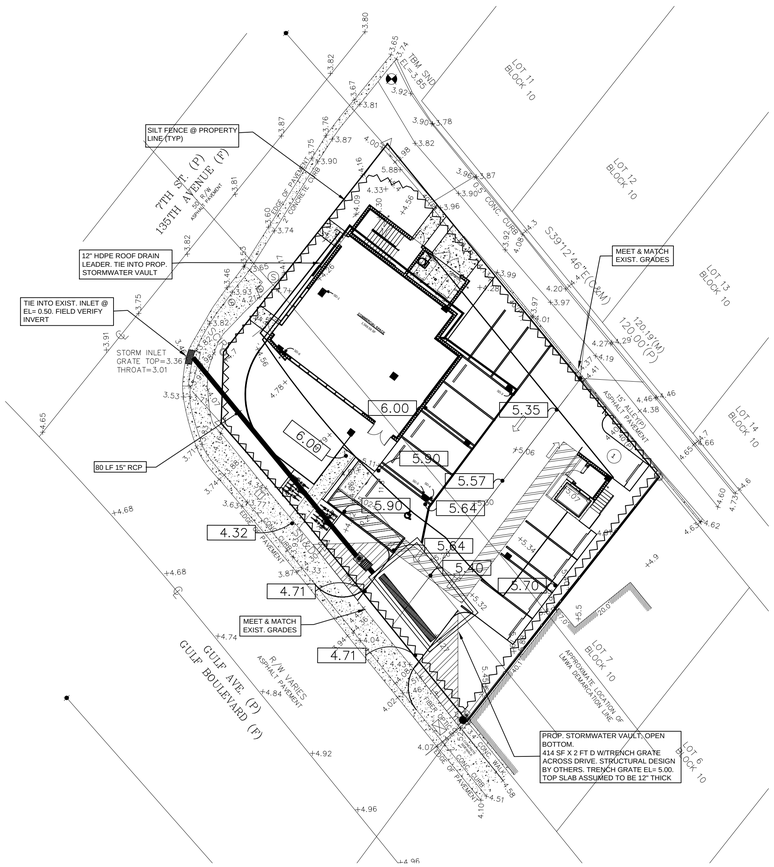
SLOTWEIR DATA COMMENTS:

SLOTWEIR INVER	3.43	ALLOWABLE DISCHARGE FROM	RATIONAL
DHW	3.81		
SLOTWEIR WIDTH	0.45		
SLOTWEIR COEF	3.33	0.34 CFS	
		25 YR STORM EVENT	

STAGE(msl)	DISCHARGE (cfs)	STAGE(msl)	DISCHAR (cfs)
3.43	0.00	3.62	0.12
3.44	0.00	3.63	0.12
3.44	0.00	3.64	0.13
3.45	0.00	3.65	0.14
3.46	0.01	3.65	0.14
3.47	0.01	3.66	0.17
3.47	0.01	3.67	0.17
3.48	0.02	3.68	0.18
3.49	0.02	3.68	0.19
3.50	0.03	3.69	0.20
3.50	0.03	3.70	0.21
3.51	0.03	3.71	0.22
3.52	0.04	3.71	0.23
3.53	0.04	3.72	0.23
3.53	0.05	3.73	0.24
3.54	0.05	3.74	0.25
3.55	0.06	3.74	0.26
3.56	0.06	3.75	0.27
3.56	0.07	3.76	0.28
3.57	0.07	3.77	0.29
3.58	0.08	3.77	0.30
3.59	0.09	3.78	0.31
3.59	0.09	3.79	0.32
3.60	0.10	3.80	0.33
3.61	0.10	3.80	0.34
3.62	0.11	3.81	0.35

-SUMMAR-

SLOTWEIR DISCHARGE AT DHW 0.35 CFS



NORTH
1"=20'

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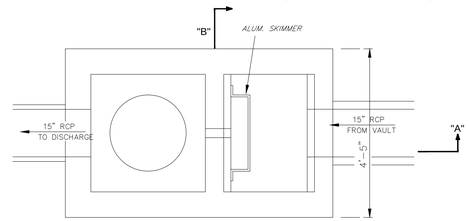
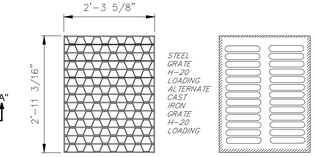
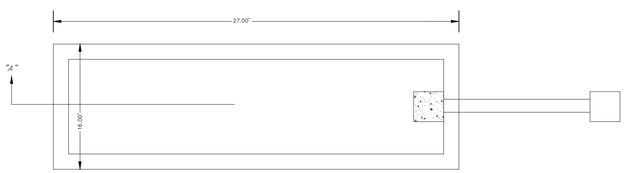
PATRICIA P. MONTECKI LICENSE No. 54894 STATE OF FLORIDA PROFESSIONAL ENGINEER



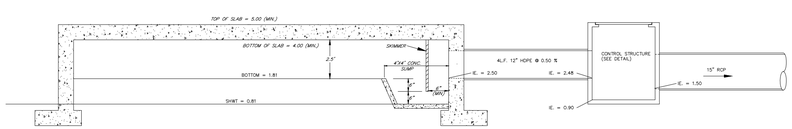
PLAN



GRATE TYPE "C"
N.T.S.
(FDOT INDEX NO. 425-052)



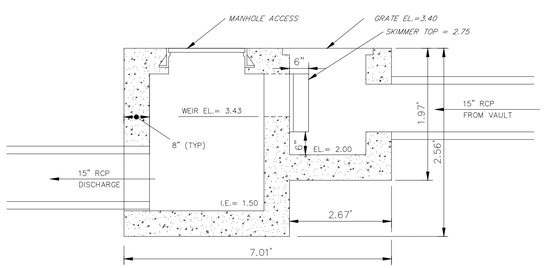
PLAN VIEW



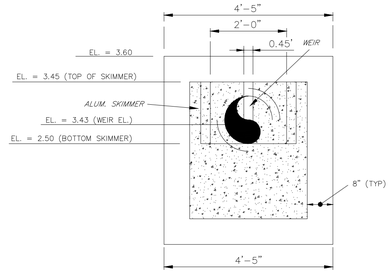
SECTION "A"

NOTE TO REVIEWER: STRUCTURAL DESIGN OF VAULT BY OTHERS. FOR PURPOSES OF STORMWATER VOLUME CALCULATION, ALL WALLS AND TOP SLAB OF VAULT ASSUMED TO BE 1 FOOT THICK.

STORMWATER VAULT
NTS



SECTION "A"



SECTION "B"

NOTES
1. TOP STEEL IS GRADE 40 #4 BARS @ 6" CTRS – PLACE 1" ABOVE BOTTOM.
2. BOTTOM & SIDE STEEL IS GRADE 40 #4 BARS @ 12" CTRS WITH 2" COVER.
3. ALL EXPOSED CORNERS & EDGES OF CONCRETE ARE TO BE CHAMFERED 3/4".
4. CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM. C-478.
5. FOR ADDITIONAL BOX DETAILS SEE FDOT INDEX NO. 201 & 232.

CONTROL STRUCTURE
NTS

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CONSULTANTS

ARCHITECT'S / CONSULTANT'S STAMP

PATRICIA P. MONTECKI
FL NO. 54894
DATE:

KEY PLAN

NO.	ISSUE	DATE

ISSUE TITLE

THE SANDERLING

13495 GULF BLVD.
MADEIRA BEACH,
FLORIDA

SHEET TITLE

PAVING, GRADING & DRAINAGE PLAN

PROJECT 23-029
SCALE As indicated
DRAWN BY CM
DATE 03/31/22
ORIGINAL SHEET SIZE : 24" X 36"

SHEET NUMBER C-2

WATER SYSTEM NOTES

1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL WATER SYSTEM WORK SHALL CONFORM TO LOCAL REGULATORY STANDARDS
3. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.31 (AWWA C 151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8 OR A 21.51 AND SHALL BE MORTAR–LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A (AWWA C 104–71).
4. ALL FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C–110 WITH A PRESSURE RATING OF 350 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C–111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH AWWA C–104.
5. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C–900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D–2241.
6. WATER MAIN PIPING OF LESS THAN 4" SHALL BE PER ASTM D–2241–89.
7. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509.
8. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHALL.
9. THE CONTRACTOR IS TO INSTALL TEMPORARY BLOW–OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
10. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCIES.
11. THE IRRIGATION SYSTEM SHALL HAVE COLOR CODED PIPING AND LABELING ON THE PIPE TO INSURE DIFFERENTIATION FROM POTABLE WATER PIPING.

SANITARY SEWER SYSTEM NOTES

1. ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 35 OR AS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS.
3. ALL SANITARY SEWER WORK SHALL CONFORM TO LOCAL REGULATORY STANDARDS
4. PRIOR TO COMMENCING THE WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPUTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
5. PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS D–3034–77C. MA SDR 35. INSTALLATION OF SDR 35 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
6. ALL PVC FORCE MAINS SHALL BE CLASS 200 SDR 21, COLOR GREEN, WITH A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE, PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHOULD READ
7. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A–21.50 (AWWA C–150) AND ANSI A21.51 (AWWA C–151). DUCTILE IRON PIPE SHALL RECEIVE INTERIOR AND EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A–21.6, A–21.8 OR A–21.51.
8. ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCE MAINS THAT REQUIRE DIP ARE TO BE POLYLINED OR EPOXY LINED.
9. ALL SANITARY SEWER COVERS SHALL BETRAFFIC RATED FOR H–20 MIN. LOADING.

ALL WET TAPS ON WATER LINES TO BE PERFORMED BY PINELLAS COUNTY UTILITIES.

APPURTENANCES EQUAL TO OR LESS THAN 2" TO BE FURNISHED AND INSTALLED BY PINELLAS COUNTY UTILITIES.

APPURTENANCES GREATER THAN OR EQUAL TO 4" TO BE FURNISHED BY PINELLAS COUNTY UTILITIES AND INSTALLED BY THE CONTRACTOR.

ALL UTILITIES SHALL HAVE LOCATOR WIRE

GIS MAPPING INFORMATION PROVIDED BY PCU IS NOT A REPLACEMENT FOR LOCATING BURIED UTILITIES BY CONTACTING SUNSHINE 811, PERFORMING FIELD LOCATION AND SUBSURFACE UTILITIES ENGINEERING (SUE). ALL UTILITIES SHALL BE VERIFIED BEFORE CONSTRUCTION COMMENCES.

REQUEST UTILITY MAPPING AT utlengineeringadmin@pinellas.gov TO LOCATE EXISTING WATER AND SEWER SERVICES. EXISTING METER(S) & RPD SHALL BE REMOVED AND RETAINED BY PINELLAS COUNTY UTILITIES. EXISTING SEWER SERVICE(S) SHALL BE CAPPED AND INSPECTED FOR COMPLETE DISCONNECTION FROM THE PCU SANITARY SEWER COLLECTION SYSTEM.

The pipeline contractor is required to contact Pinellas County Construction Management Public Works Project Coordinator at (727) 464-8821 72-Hours prior to commencing utility construction for inspection.

If utility modifications are required, please reference these links:

ALL PINELLAS COUNTY PIPE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH:

PINELLAS COUNTY STANDARD TECHNICAL SPECIFICATIONS

http://www.pinellas.gov/technical/pdf/eng_tech_specs.pdf

PINELLAS COUNTY MATERIAL SPECIFICATION MANUAL

http://www.pinellas.gov/technical/pdf/material-spec-manual.pdf

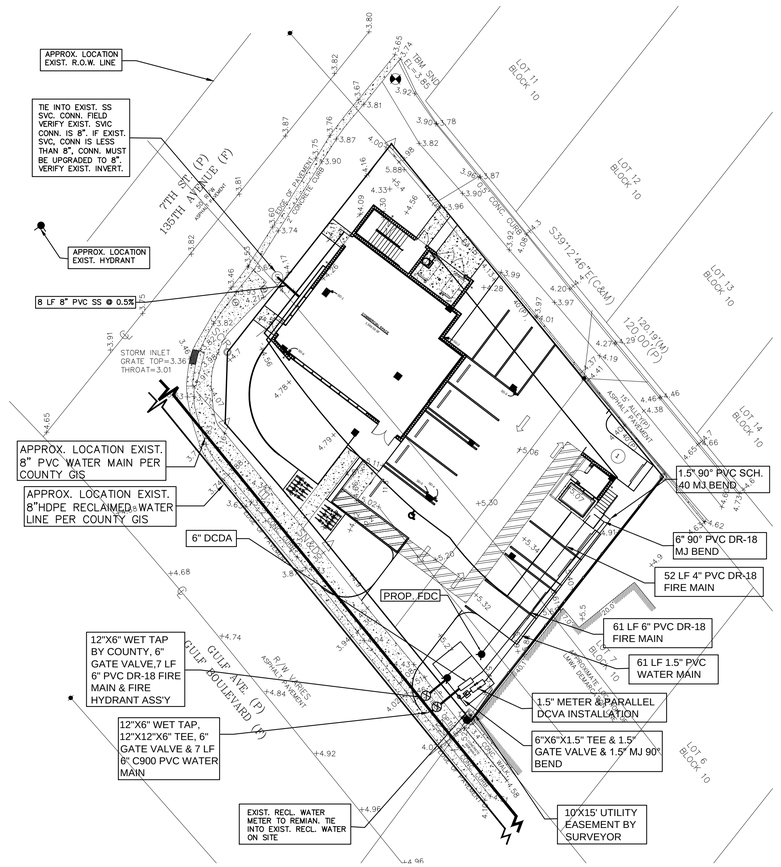
PINELLAS COUNTY STANDARD DETAILS

http://www.pinellas.gov/technical/pdf/std-details.pdf

ALL RESTORATION AND FDOT PERMIT TO BE COMPLETED BY CONTRACTOR

ALL 45° AND 90° CONNECTIONS 4" AND ABOVE SHALL BE MECHANICAL JOINT.

ALL FITTINGS FOR DOMESTIC WATER LINE SHALL BE BRASS CONNECTIONS.



PRELIMINARY - FOR PERMITTING ONLY

NORTH
1"=20'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON JUNE 12, 2024.

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PATRICIA P. MONTECKI LICENSE No. 54894 STATE OF FLORIDA PROFESSIONAL ENGINEER

PATRICIA MONTECKI, P.E.
5032 CHANCELLOR ST NE
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(727) 235–1650

BODZIAK / HAYES ARCHITECTS

ARCHITECT
BODZIAK / HAYES ARCHITECTS PLLC
JOHN A. BODZIAK AIA, FL #AR0005065
BRITT HAYES AIA, FL #AR102428
5665 CENTRAL AVE,
SAINT PETERSBURG, FL 33710
TEL: 727-327-1966
FAX:
EMAIL: INFO@BODZIAKHAYES.COM

OWNER

Client Name

TAMPA HOME PRO INC.
110 CRENSHAW LAKE RD STE 200, LUTZ, FL 33548

CONSULTANTS

ARCHITECTS / CONSULTANT'S STAMP

PATRICIA P. MONTECKI
FL NO. 54894
DATE:

KEY PLAN

NO.	ISSUE	DATE

ISSUE TITLE

THE SANDERLING

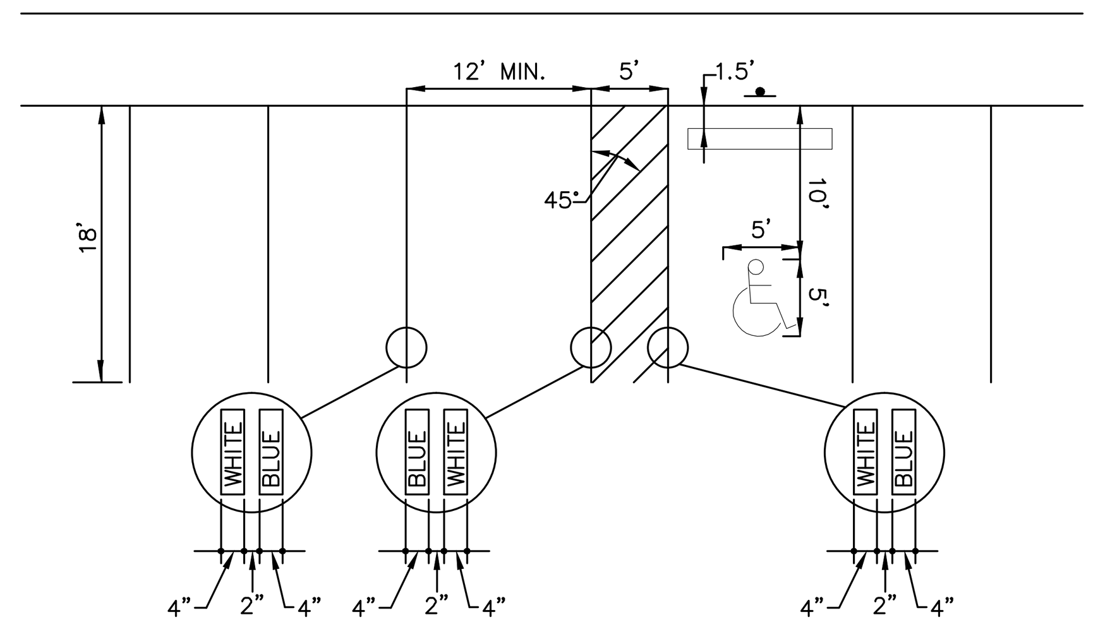
13495 GULF BLVD.
MADEIRA BEACH,
FLORIDA

SHEET TITLE

UTILITIES PLAN

PROJECT
23-029
SCALE
As indicated
DRAWN BY
CM
DATE
03/31/22
ORIGINAL SHEET SIZE : 24" X 36"

SHEET NUMBER
C-3

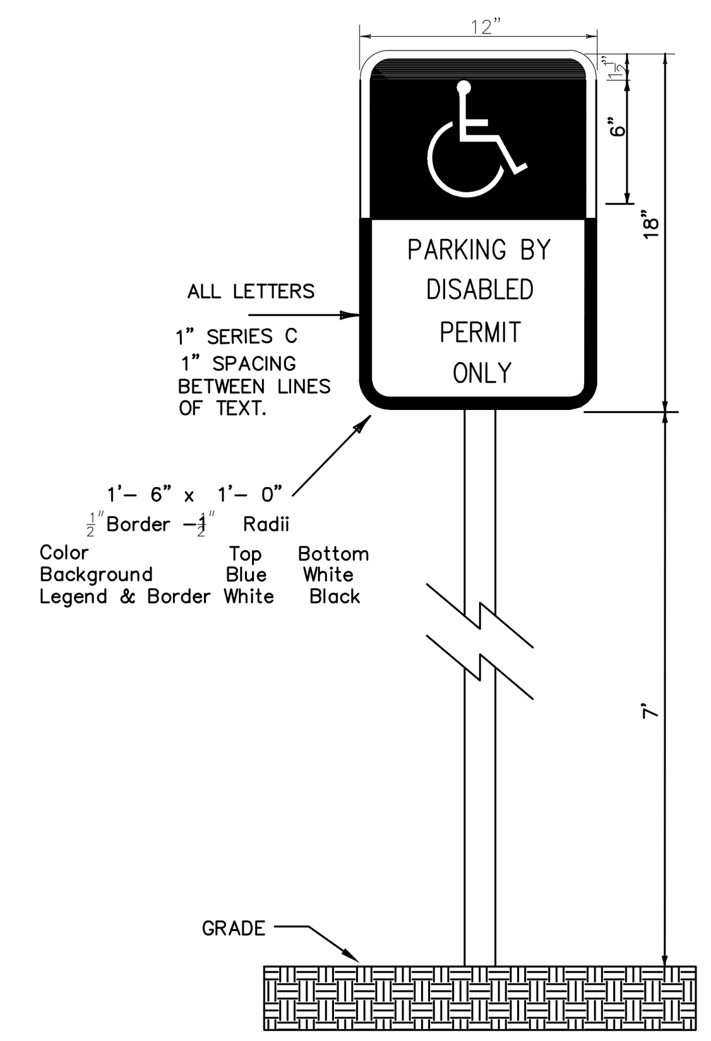


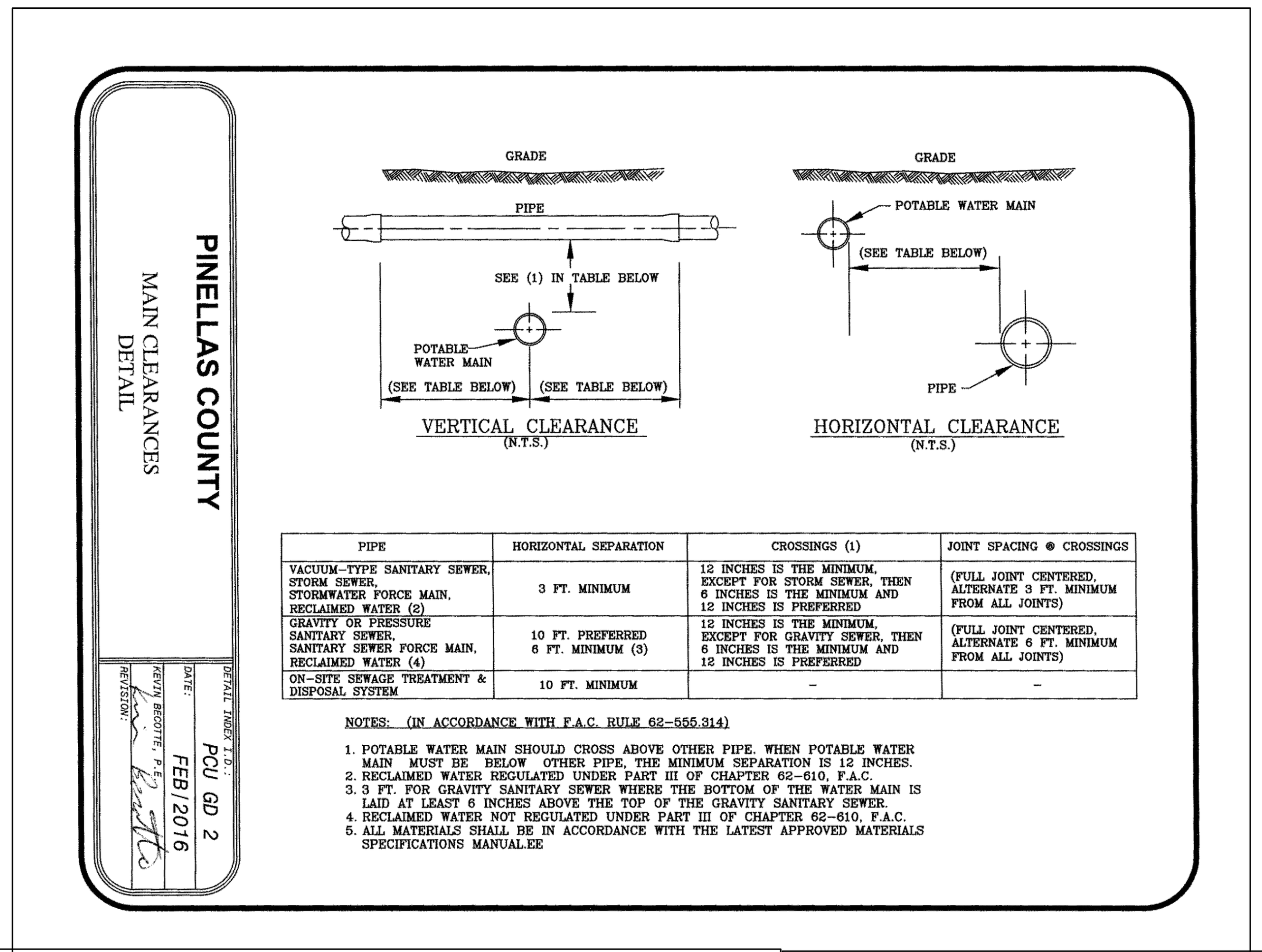
HANDICAP ACCESS AND PARKING STALL DETAIL

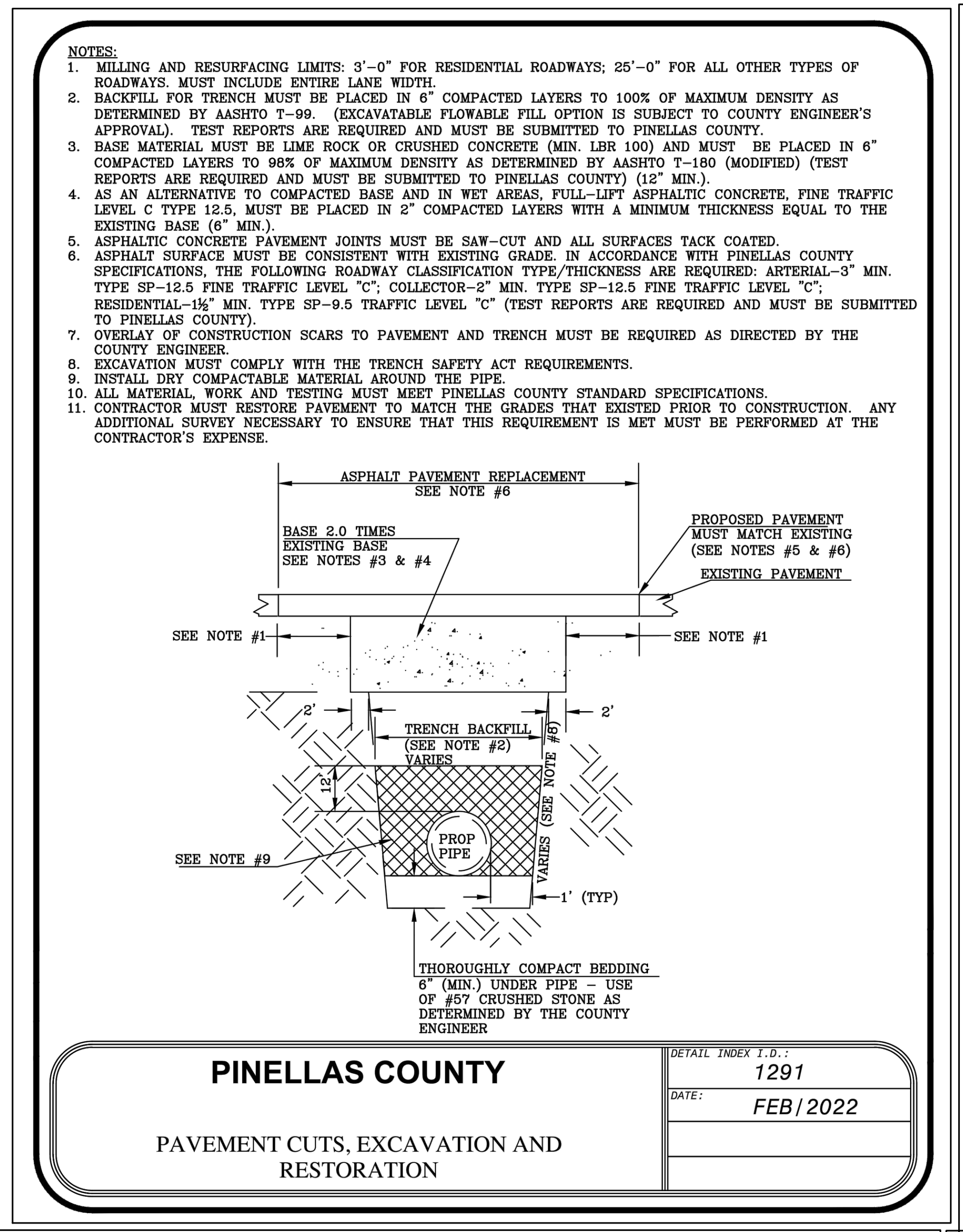
NTS

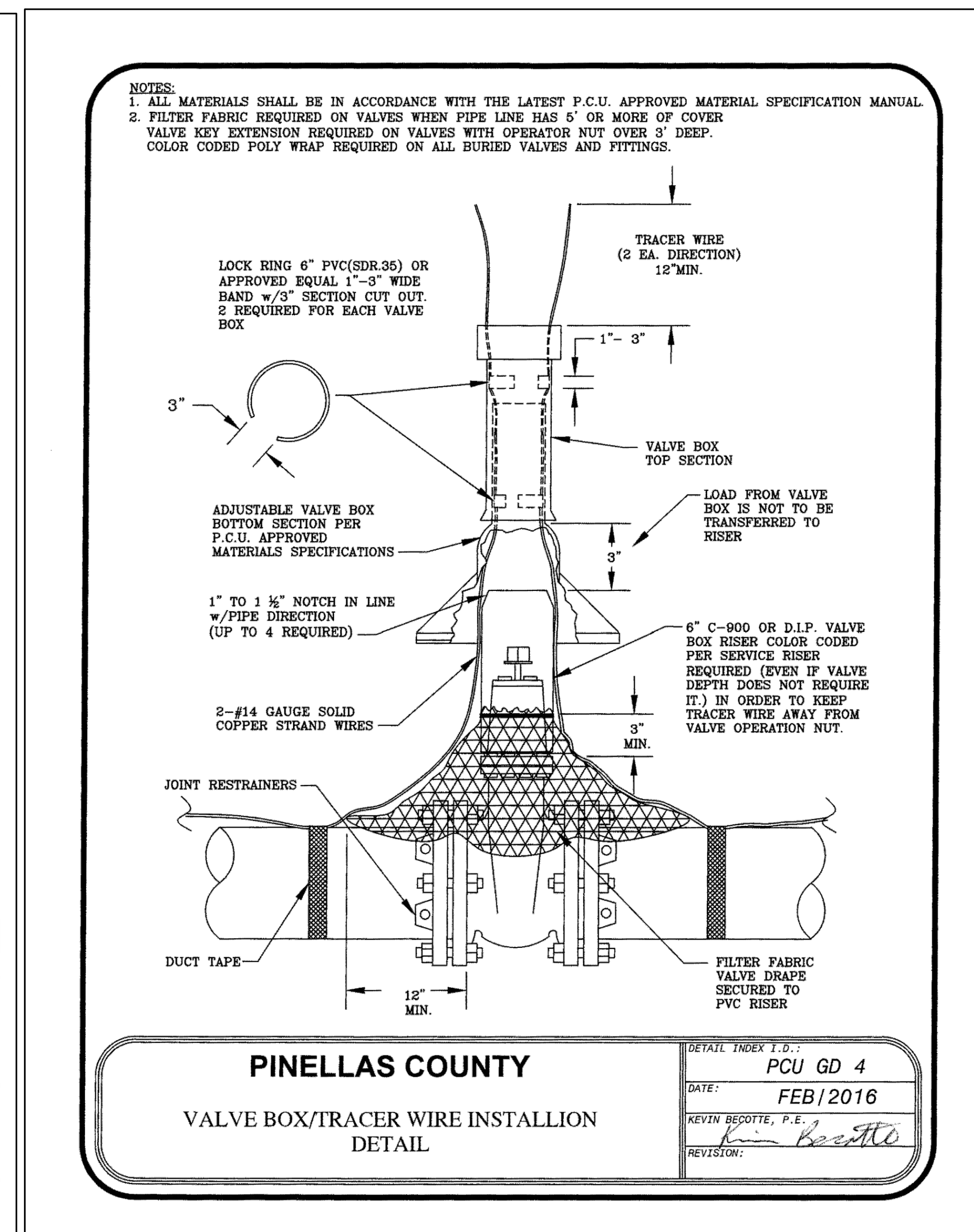
NOTE: (HANDICAP SIGN ONLY)

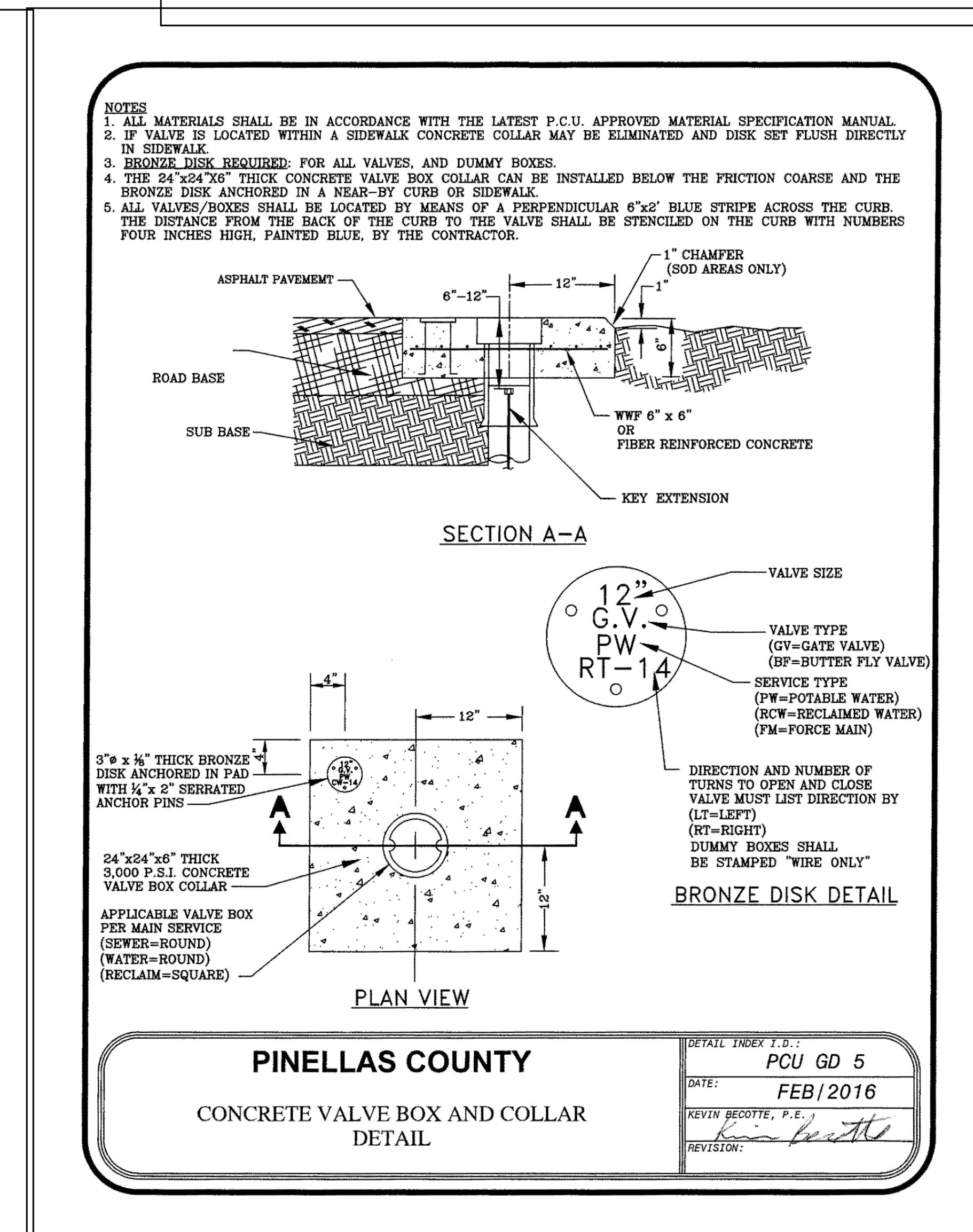
1. ALL LETTERS TO BE 1" SERIES "C", BLACK AND SHALL CONFORM TO FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS". (LATEST EDITION)
2. TOP PORTION OF SIGN TO HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND BORDER.
4. ONE SIGN REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN BOTTOM SHALL BE 7' ABOVE GROUND IN ACCORDANCE WITH FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" (LATEST EDITION)

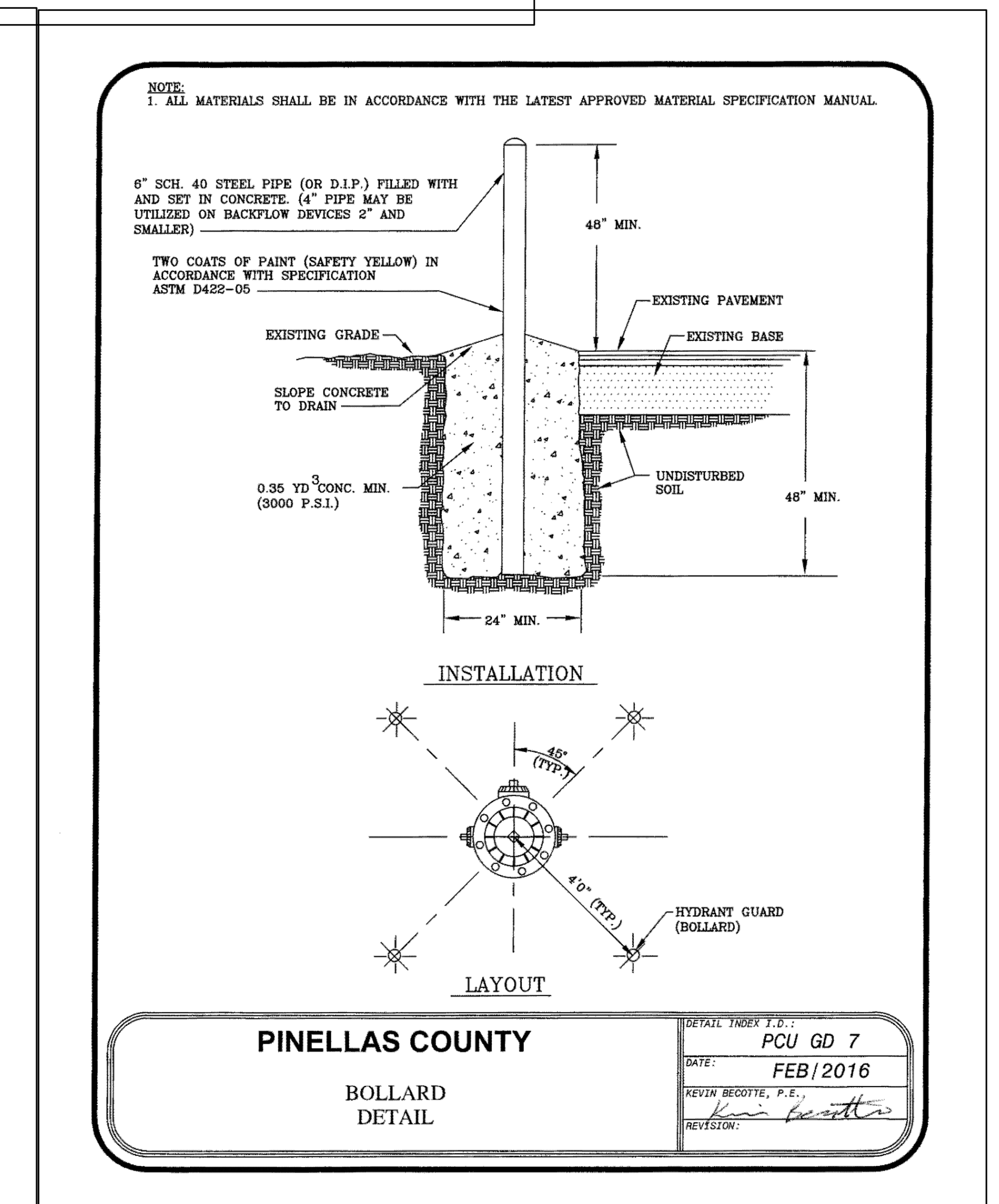


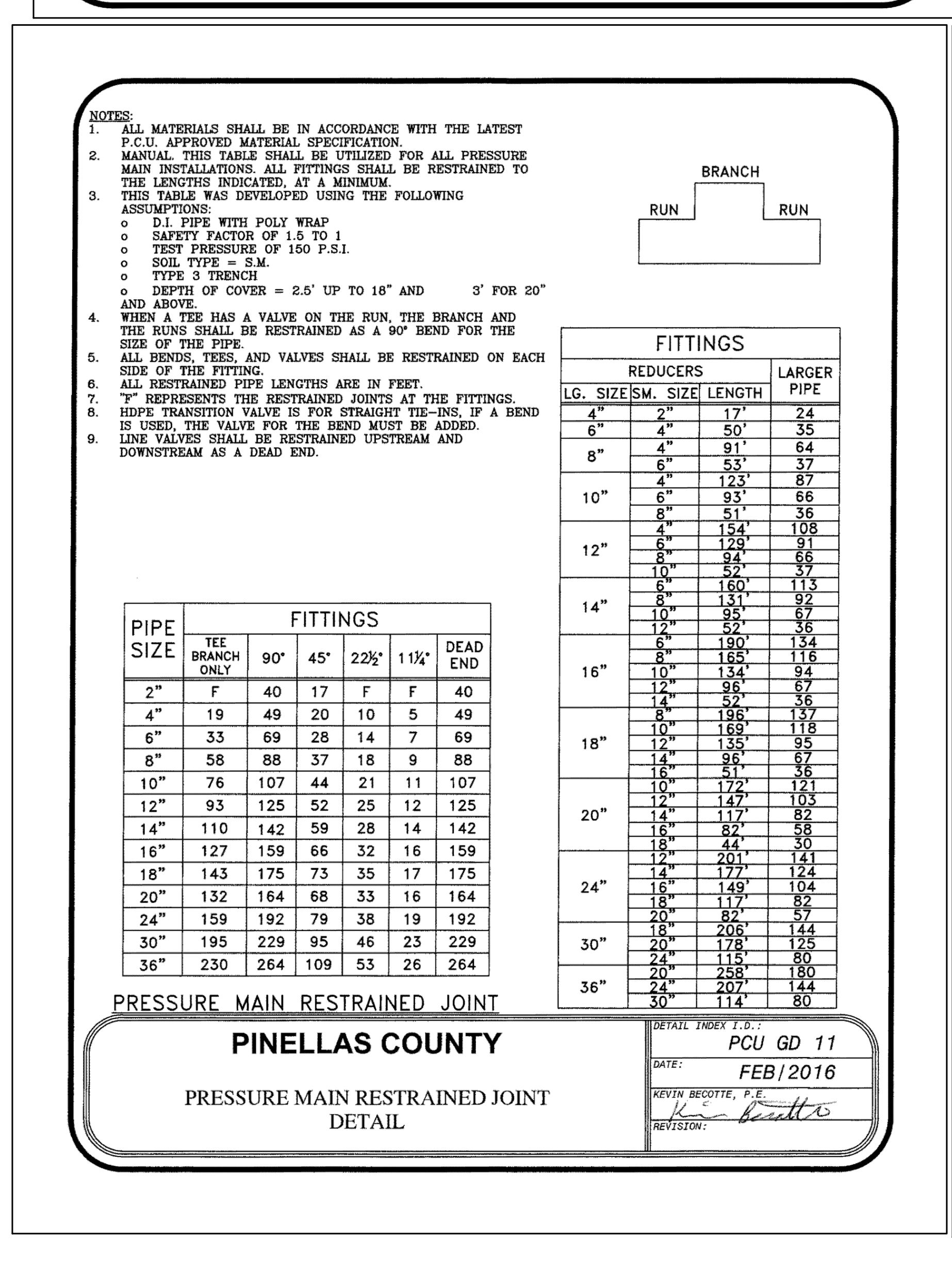


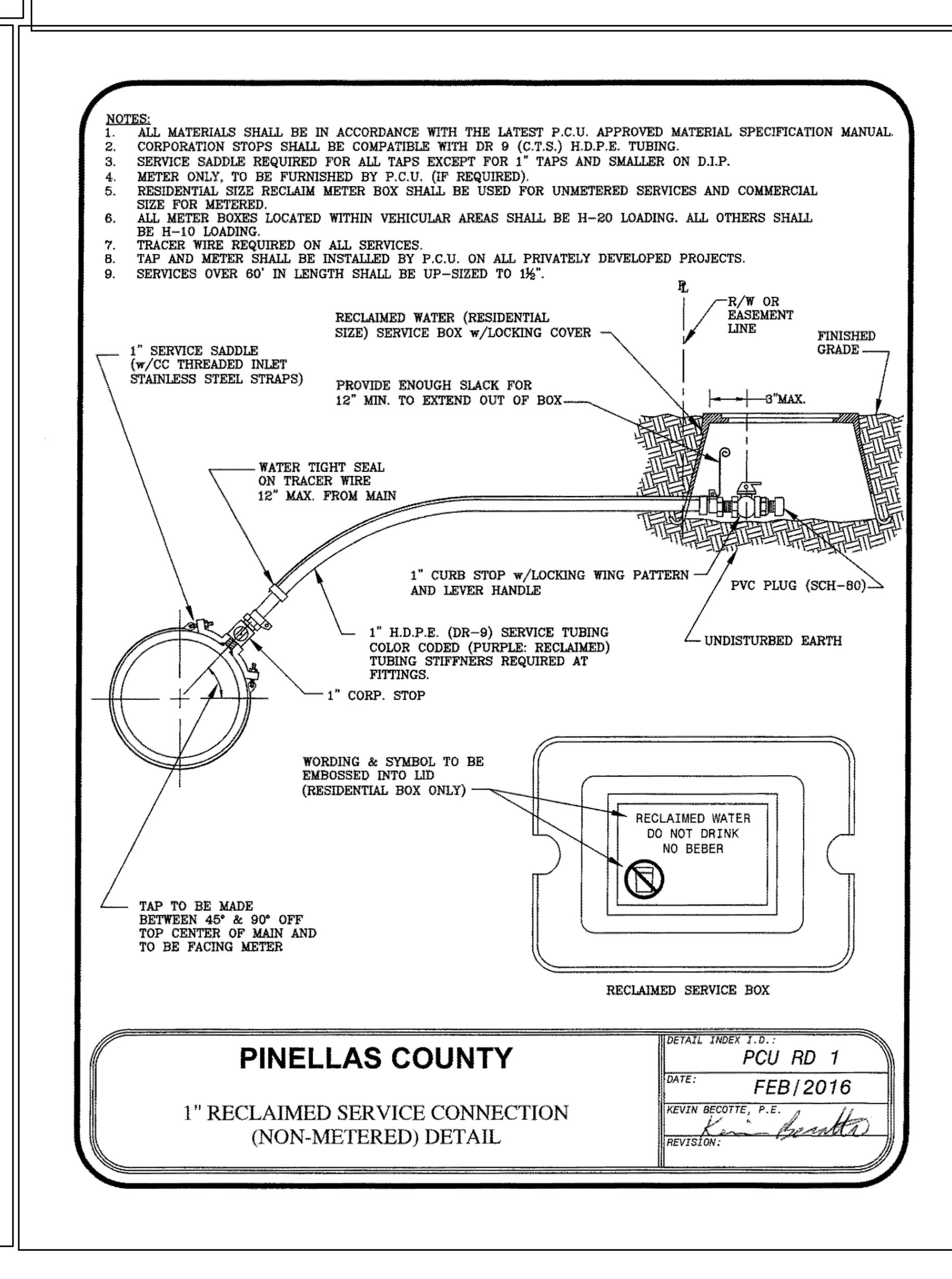


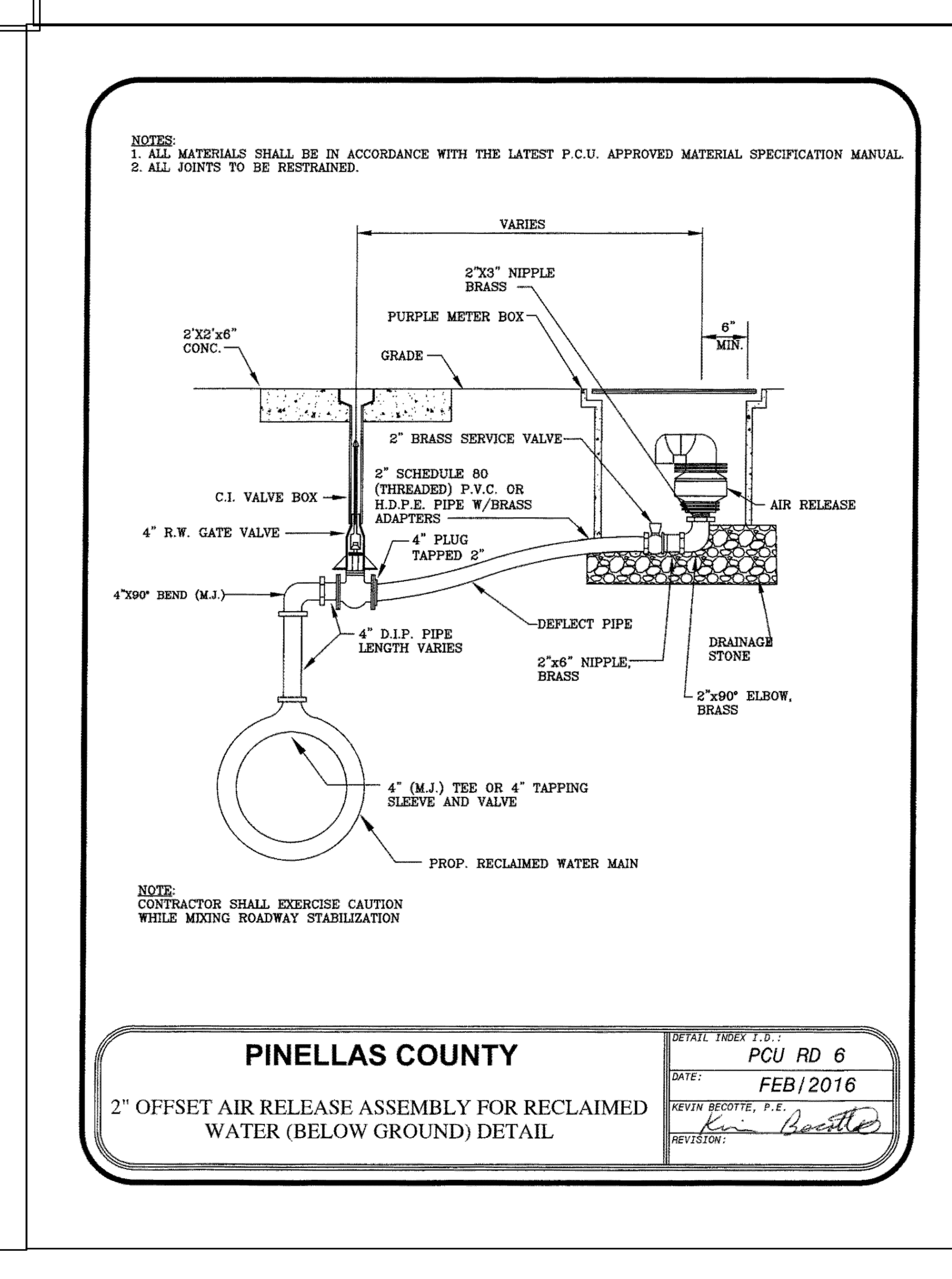


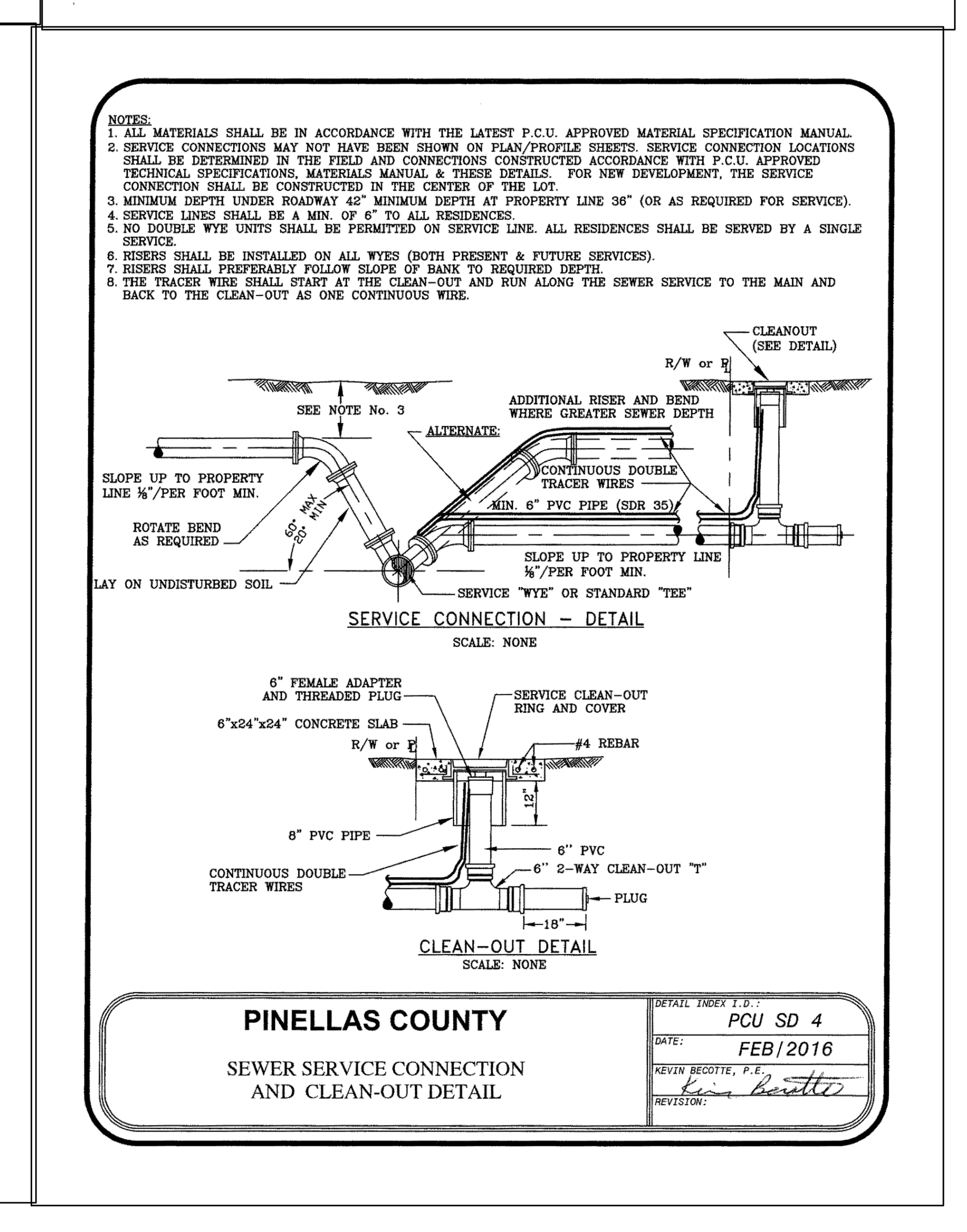












PATRICIA MONTECKI, P.E.
5032 CHANCELLOR ST NE
ST. PETERSBURG FL
(727) 235-1650

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY PATRICIA P. MONTECKI, P.E. ON JUNE 12, 2024.

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PATRICIA P. MONTECKI LICENSE No. 54894 STATE OF FLORIDA PROFESSIONAL ENGINEER

BODZIAK / HAYES ARCHITECTS

ARCHITECT
BODZIAK / HAYES ARCHITECTS PLLC
JOHN A. BODZIAK AIA, FL #AR0005065
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5665 CENTRAL AVE.
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OWNER

Client Name

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110 CRENSHAW LAKE RD STE 200, LUTZ, FL 33548

CONSULTANTS

ARCHITECTS / CONSULTANTS STAMP

PATRICIA P. MONTECKI
FL NO. 54894
DATE:

KEY PLAN

NO.	ISSUE	DATE

ISSUE TITLE

THE SANDERLING

13495 GULF BLVD.
MADEIRA BEACH,
FLORIDA

SHEET TITLE

DETAILS

PROJECT
23-029

SCALE
As indicated

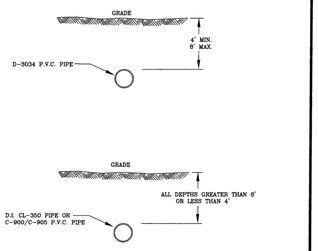
DRAWN BY
CM

DATE
03/31/22

ORIGINAL SHEET SIZE : 24" X 36"

SHEET NUMBER
C-4

NOTE:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.

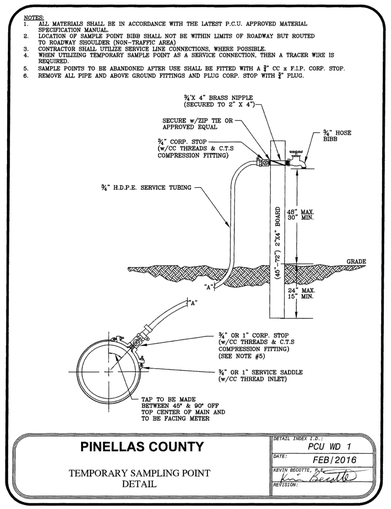


PINELLAS COUNTY

DEPTH LIMITATIONS OF SANITARY SEWER PIPE DETAIL

DETAIL INDEX I.D.: PCU SD 5
DATE: FEB/2016
KEVIN BOOTH, P.E.
REVISION:

NOTES:
1. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST P.C.U. APPROVED MATERIAL SPECIFICATION MANUAL.
2. LOCATION OF SAMPLE POINT RISER SHALL NOT BE WITHIN LIMITS OF ROADWAY BUT ROUTED TO ROADWAY SHOULDER (NON-TRAFFIC AREA)
3. CONTRACTOR SHALL UTILIZE SERVICE LINE CONNECTIONS, WHERE POSSIBLE.
4. WHEN UTILIZING TEMPORARY SAMPLE POINT AS A SERVICE CONNECTION, THEN A TRACER WIRE IS REQUIRED.
5. SAMPLE POINTS TO BE ABANDONED AFTER USE SHALL BE FITTED WITH A ¾" CC x F.I.P. CORP. STOP.
6. REMOVE ALL PIPE AND ABOVE GROUND FITTINGS AND PLUG CORP. STOP WITH ¾" PLUG.



PINELLAS COUNTY

TEMPORARY SAMPLING POINT DETAIL

DETAIL INDEX I.D.: PCU WD 1
DATE: FEB/2016
KEVIN BOOTH, P.E.
REVISION:

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5032 CHANCELLOR ST NE
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(727) 235-1650

BODZIAK / HAYES
ARCHITECTS

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OWNER

Client Name

TAMPA HOME PRO INC.
110 CRENSHAW LAKE RD STE 200, LUTZ, FL 33548

CONSULTANTS

ARCHITECT'S / CONSULTANT'S STAMP

PATRICIA P. MONTECKI
FL NO. 54894
DATE:

KEY PLAN

NO.	ISSUE	DATE

ISSUE TITLE

THE SANDERLING

13495 GULF BLVD.
MADEIRA BEACH,
FLORIDA

SHEET TITLE

DETAILS

PROJECT
23-029
SCALE
As indicated
DRAWN BY
CM
DATE
03/31/22
ORIGINAL SHEET SIZE - 24" X 36"

SHEET NUMBER
C-5

W.O. 6999

BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 15, TOWNSHIP 31 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

ADDRESS:
13495 GULF BLVD.
MADEIRA BEACH, FLORIDA
33708

LEGAL DESCRIPTION:

LOT 8, BLOCK 10, LESS THAT PART LYING WITHIN 40 FEET OF A CENTERLINE OF CONSTRUCTION ON STATE ROAD 699, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4355, PAGE 231, MITCHELL'S BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 54, OF THE PINELLAS COUNTY, FLORIDA. AND LOTS 9 AND 10, BLOCK 10, MITCHELL'S BEACH, LESS THAT PORTION IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 4426, PAGE 1135, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, AND ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 54, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

ABBREVIATION LEGEND

(C)	= Calculated Data
(D)	= Data per Description
(F)	= Field Determined
(M)	= Measured Data
(MTW)	= Measured to Witness
(P)	= Data per Plat
±	= Plus or Minus
AC/CS	= Air Conditioner on C/S
BW/F	= Barbed Wire Fence
BFE	= Base Flood Elevation
BFP	= Backflow Preventor
CB	= Chord Bearing
CH	= Chord
C.P.B.	= Condominium Plat Book
C/C	= Covered Concrete
C/S	= Concrete Slab
C/SW	= Concrete Sidewalk
CL	= Centerline
CLF	= Chain Link Fence
COV.	= Covered
CLP	= Concrete Light Pole
CMP	= Corrugated Metal Pipe
CONC.	= Concrete
Δ	= Delta Angle
D.B.	= Deed Book
D/W	= Driveway
DMH	= Drainage Manhole
DW/M	= Detectable Warning Mat
E/P	= Edge of Pavement
EL	= Elevation
EOW	= Edge of Water
FCIR	= Found Iron Rod & Cap
FCM	= Found Concrete Monument
FDOT	= Florida Department of Transportation
FFE	= Finished Floor Elevation
FIP	= Found Iron Pipe
FIR	= Found Iron Rod - No Cap
FND	= Found Nail & Disk
FPP	= Found Pinched Pipe
G.I.	= Grate Inlet
GV	= Gate Valve
HYD	= Fire Hydrant
ID	= Identification
I.E.	= Invert Elevation
LB	= Corporate Certificate Number
LP	= Light Pole
LFE	= Lowest Floor Elevation
LMWA	= Limit of Moderate Wave Action
M/F	= Metal Fence
M.O.L.	= More or Less
MES	= Mitered End Section
N&D	= Nail & Disk
NFNS	= Not Found and Not Set
OCS	= Outfall Control Structure
OHW	= Overhead Wire
O.R.	= Official Records Book
P.B.	= Plat Book
PCP	= Permanent Control Point
PG(s)	= Page(s)
PLS	= Professional Land Surveyor
POB	= Point of Beginning
POC	= Point of Commencement
PRC	= Point of Reverse Curvature
PRM	= Permanent Reference Monument
R	= Radius
RGE	= Range
R/W	= Right-of-Way
RCP	= Reinforced Concrete Pipe
SCM	= Set Concrete Monument PLS #2865
SCIR	= Set Iron Rod & Cap 5/8" PLS #2865
SN&D	= Set Nail & Disk PLS #2865
SMH	= Sanitary Manhole
STM	= Stormwater Pipe
TBM	= Temporary Benchmark
TOB	= Top of Bank
TOS	= Toe of Slope
TWP	= Township
TYP	= Typical
UB	= Utility Box
UP	= Utility Pole
V/F	= Vinyl Fence
W/	= With
W/F	= Wood Fence
WM	= Water Meter
W.O.	= Work Order
WV	= Water Valve

SYMBOL LEGEND

= Backflow Preventor
= Cable Box
= Centerline
= Cleanout
= Disabled
= Drainage Manhole
= Fire Hydrant
= Gas Meter
= Grease Trap
= Guy Anchor
= Light Pole
= Light Post
= Mailbox
= Power Box
= Reclaimed Water Connection
= Reclaimed Water Meter
= Sanitary Manhole
= Sign
= Spot Elevation
= Telecommunication Box
= Utility Pole
= Water Connection
= Water Meter
= Water Valve
= Well

TREE LEGEND

UNKNOWN

SCALE: 1" = 20'

LINE TABLE		
LINE	LENGTH	BEARING
L1(C&M)	19.94'	N01°50'39"E

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1(C&M)	994.93'	44.63'	44.63'	N40°18'09"W

SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO EASEMENTS, RIGHT-OF-WAY, AND OTHER MATTERS OF RECORD THAT A TITLE SEARCH MIGHT DISCLOSE.
2. PLANIMETRIC FEATURES SHOWN HEREON WERE DETERMINED BY STANDARD FIELD SURVEYING METHODS.
3. BEARING BASIS IS THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GULF BLVD. (STATE ROAD #699) BEING N39°00'38"W, PER FDOT RIGHT-OF-WAY MAP SECTION 15100-2511 SHEET 3.
4. ALL HORIZONTAL AND VERTICAL MEASUREMENTS SHOWN ON THIS DRAWING ARE IN U.S. SURVEY FEET.
5. ALL INSTRUMENTS SHOWN HEREON ARE OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.
6. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE MARKINGS AND OR STRUCTURES. NO EXCAVATION WAS PERFORMED FOR THE LOCATION OF SUCH UTILITIES.
7. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THIS PARCEL APPEARS TO BE IN FLOOD ZONES AE (EL 10), ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 12103C0191H, MAP EFFECTIVE DATE: AUGUST 24, 2021, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
   THIS MAP'S NOTES STATE THAT THE BASE FLOOD ELEVATIONS SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT. THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
   FLOOD ZONE LINES AND/OR LMWA LINE SHOWN HEREON WERE TRANSFERRED BY GRAPHIC METHODS FROM THE FLOOD ZONE MAP, AND ARE SUBJECT TO THE INHERENT INACCURACIES OF SUCH TRANSFERS. THIS FLOOD ZONE NOTE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND ANY PROPOSED FINISHED FLOOR ELEVATIONS ARE TO BE DETERMINED BY THE PERMITTING AGENCY HAVING JURISDICTION
9. LOCATIONS OF TREES SHOWN HEREON WERE LIMITED TO TREES 4" DIAMETER AT BREAST HEIGHT (DBH) OR LARGER.
   GEODATA SERVICES INC. CAN ACCEPT NO RESPONSIBILITY FOR THE IDENTIFICATION OF THE TREE SPECIES SHOWN HEREON. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON, TREE IDENTIFICATION IS OUTSIDE THE EXPERTISE OF A PROFESSIONAL LAND SURVEYOR. THE TREE TYPES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE USED AFTER CONFIRMATION BY A CERTIFIED ARBORIST OR OTHER SUCH PROFESSIONAL.
10. ELEVATION BASIS: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BENCHMARK UTILIZED: "PBE 147 USE", PID NUMBER AG0767, ELEVATION = 4.51' AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY.

SURVEYOR'S CERTIFICATION:

I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 5J-17.062.

DENNIS J. EYRE, P.L.S. FLA. REG. No. 2865
DATE: DECEMBER 7, 2023

AN UNSIGNED SURVEY DRAWING IS FOR INFORMATIONAL PURPOSES ONLY.

W.O. #6999	FIELD DATE: NOVEMBER 16, 2023
DRAWN BY: DWB	
CHECKED BY: DJE	
SCALE: 1" = 20'	
FIELD BOOK / PAGE(S): 04-23/14	
SHEET 1 OF 1	

GEODATA SERVICES INC.
1166 KAPP DRIVE
CLEARWATER, FL 33765
PHONE: (727) 447-1763
LB 7466

Central Florida Testing Laboratories, Inc.
Testing, Development and Research
12625 - 40th Street North Clearwater, Florida 33762
ENGINEERING BUSINESS NO. 1066 GEOLOGY BUSINESS NO. 224
TAMPA BAY AREA (727) 572-9797 FLORIDA 1-800-248-CFTL FAX (727) 299-0023

13495 Gulf Boulevard
Madeira Beach, Florida 33708
Mitchell's Beach Revised Block 10, Lots 8 Thru 10
Less Rd R/W, Pinellas County, Florida
Geotechnical Services
November 2023

Report Number. 246796

Prepared
for

Tampa Home Pro, Inc.
110 Crenshaw Lake Road, Ste. 200
Lutz, Florida 33548

Central Florida Testing Laboratories, Inc.

Testing Development and Research

12625 – 40TH STREET NORTH • CLEARWATER, FL 33762

ENGINEERING BUSINESS NO. 1066 GEOLOGY BUSINESS NO. 224

TAMPA BAY AREA (727) 572-9797 FLORIDA 1-800-248-CFTL FAX (727) 299-0023

November 6, 2023

Tampa Home Pro, Inc.
110 Crenshaw Lake Road, Suite 200
Lutz, FL 33548

Attn: Mr. Chris Robinson

Re: Geotechnical Investigation – Proposed 13495 Gulf Blvd. Project
13495 Gulf Boulevard, Madeira Beach, Florida 33708
(Mitchell's Beach Revised, Block 10, Lots 8 thru 10 Less Rd R/W, Pinellas County, Florida)
CFTL Report No. 246796

Gentlemen,

As authorized, our office has conducted a subsurface soils investigation for the above referenced project. With the existing building still in place, access was somewhat limited and this investigation consisted of only two (2) standard penetration test (SPT) borings supplemented by a Double Ring Infiltration (DRI) test each positioned at the approximate location shown on the enlarged aerial photograph and on the Architectural Site Plan (Sheet ASP-1.0) provided our office by John A. Bodziak, AIA, PA, Architect for the project.

Site Description

The site is located on the east side of Gulf Boulevard at the southeast corner of the intersection of 135th Avenue and Gulf Boulevard in Madeira Beach, Pinellas

County, Florida. Madeira Beach is one of many small beach communities on the barrier island chain that runs along the west coast of Pinellas County, Florida.

The subject site is located on the approximately 0.6 mile to the north of John's Pass which is a natural break in the island chain and connects Boca Ciega Bay to the east to the Gulf of Mexico to the west. The property is also about equidistance between the Gulf of Mexico to the west and the waters of Boca Ciega Bay and the Intercoastal Waterway to the east. The subject property presently contains a 1-story masonry building with 2-story partial rear portion that will be demolished to make way for the new construction project.

For additional reference to the subject property, we have also included an area map showing the location of the site with respect to surrounding geographical area as well as large and small scale aerial photographs of the property, a current National Flood Hazard Layer map showing the FEMA flood zoning of the site, and architectural renderings of the proposed new 3-story over parking (4-story) building. Based on the FEMA designation on this map, this island property is designated as being in a "Coastal Floodplain AE-10" flood zone with the Limit of Moderate Wave Action (LiMWA) line running in a north-south direction through the middle of the property.

It is our understanding that "Coastal Floodplain AE" properties that are zoning leeward or inside of the LiMWA line do not require a pile foundation for support unless dictated by soil conditions, building design or municipal regulations, but do have other specific building requirements associated with them, while "Coastal Floodplain AE" properties that are seaward or outside of the LiMWA line do require the use of a pile foundation for support regardless of soil conditions. However, with the LiMWA line running through the proposed new 4-story building and based on the assumed loads the building will need to transfer to the underlying soil, we estimate the building will require a pile foundation for support.

We do, however, recommend that the FEMA zoning and all building requirements associated with this property be confirmed with the Town of Madeira Beach Building Department.

Loading Conditions

While no specifics regarding anticipated loading information for the 4-story structure was provided at this time; we are assuming that with concrete and masonry construction being used for each floor, individual column loads beneath the center portion of the building could be up to 500 Kips (250 tons) each with continuous wall loads of 10-15 Klf (10,000 to 15,000 pounds per linear foot).

With this type loading a pile foundation or a soil improvement process would be required to provide load carrying capabilities for the use of either deep or shallow foundations. Due to the size and location of the site, soil improvement processes such as Vibro-stone Column are difficult to construct due to a lack of space to stockpile large quantities of crushed stone. Therefore, we will provide recommendations for various types and safe support capacities versus length for piling. If our assumptions as to loading conditions are not reasonable, then please contact our office to determine if reconsideration of our recommendations are warranted.

Purpose

Due to both FEMA zoning and the height and loads imposed upon the soils by the planned 4-story structure, a pile foundation is recommended for use. Therefore, the purpose of our geotechnical investigation determine soil conditions beneath the property and allowing us to provide recommendations for safe support capacities versus size and length of piling that will be used for support of the building. The DRI test is to provide soil parameters for use in the design of the stormwater collection system for the project.

SPT Boring Test Method

The borings were completed using sampling intervals in excess of those required by ASTM Specifications, D-1586, describing the Standard Penetration Test or "split-spoon" method of sampling. Four samples were taken in the upper ten feet to provide greater definition within this zone.

The penetration resistance testing and sample taking was accomplished with the use of a 2" O.D. sampler seated six inches into the bottom of the borehole and advanced an additional one foot under the effort of a 140 pound

hammer falling freely thirty inches. The number of blows required of the hammer to advance the sampler one foot into undisturbed material was noted as the blow count (N) of that particular stratum. Portions of each soil sample so taken, were classified, sealed in moisture-proof containers and returned to our laboratories for verification of field classification.

The borings were advanced using a truck mounted, rotary drill rig, utilizing a recirculating bentonite drill fluid to maintain the borehole in noncohesive soils and to remove cuttings created by the drill bit. Upon completion the boreholes were sealed in accordance with SWFWMD regulations.

Double Ring Infiltration Test Method

The DRI test was performed in general accordance with the guidelines presented in ASTM Test Method D-3385 titled *Standard Test Method for Infiltration Rate of Soils in Field Using Double Ring Infiltrometer*. The accompanying shallow auger boring was accomplished with the use of posthole diggers and the bucket type of hand auger. This method of sampling allows for soil samples in approximately six-inch vertical increments to be retrieved to the surface for visual classification and collection. All soils encountered are described using Munsell Color Chart number and common name of each soil stratum in order to provide a level of consistency.

Building Boring Results

Each boring was initially drilled through the existing asphalt pavement that borders the front and south sides of the building. The soil profiles defined by each of the two borings will be discussed separately.

Soils encountered in boring B-1, positioned off the front of the existing building and off the northwest portion of the new building footprint, were composed of approximately 19 feet of sandy soils containing varying amounts of shell fragments that began as slightly loose and quickly increased in penetration resistance to represent medium dense to dense consistencies between 3 and 15 feet before decreasing in density to represent very loose conditions between 15 and 19 feet. Beginning at 19 feet and continuing to approximately 25 feet was a

layer of loose clayey sands that graded into hard to very hard marine clays that continued to 45 feet below the surface. Between 45 and the termination depth of the boring, 50 feet below the surface, were very dense clayey sands and silty sands. No loss of drilling fluid circulation occurred during advancement of the boring.

Soils encountered in boring B-2, positioned off the southeast corner of the existing building and in the southeast portion of the planned new building footprint, encountered soils composed of approximately 15 feet of medium dense to dense sands containing varying amounts of shell fragments followed by approximately 4 feet of very loose silty sands to 19 feet where medium dense clayey sands began and again covered hard to very hard marine clays that continued from 25 feet to 49 feet before the boring was terminated with the 50-foot sampling interval in a very dense clayey sands stratum. Again, no loss of drilling fluid circulation occurred during the drilling of boring B-2.

The subject site as well as the entire community of Madeira Beach is surrounded by the waters of the Intercoastal Waterway and Boca Ciega Bay to the east and the Gulf of Mexico to the west, which influence the shallow groundwater table beneath the site. The shallow water table was measured during the time of our borings at approximately 3.5 feet beneath the surface.

Conclusions

Based on the soil profiles defined by our two borings, the soils underlying the proposed new 4-story building are generally consistent in their composition and penetration resistance beneath the site. While not conducive to providing adequate support for shallow foundations due to the heavy loads of the building and the loose zones found between 15 and 25 feet below the surface, the soils do provide sufficient high skin friction values capable of providing high support capacities for either drilled augercast concrete piling or driven piling with the tips embedded in the very hard marine clays encountered between 25 and 35 feet beneath the surface.

Non-pile supported elements of the planned construction can be supported by the existing sandy soils with an allowable, unimproved soil bearing capacity of 2,500 psf. If demolition activities associated with removal of the existing building and pavement areas disturb the upper soils then we recommend that re-densification by surface applied proof-rolling be used to restore the upper soils to their generally medium dense condition.

Specifics regarding the proof-rolling or surface applied densification process are as follows:

Proof-rolling Recommendations

Proof-rolling to address the upper sandy soils if disturbed during demolition should be undertaken within the limits of the new building envelope plus a 5 feet perimeter buffer strip. We define the new building envelope to include the new building footprint plus any areas containing additional soil supported elements of

the planned new construction.

Proof-rolling may be accomplished with a vibratory roller capable of exerting at least 35,000 ft.-lbs. of energy to the soil. Proof-rolling should achieve a minimum density of at least 95% of Modified Proctor (ASTM D-1557) established maximum dry soil density for the upper 3 feet of existing soils. The roller/compactor required is similar to the one shown in the adjacent inset photo.

Testing for verification that the target density has been achieved can be made by conventional nuclear moisture/density testing (ASTM D-6938) for the upper 1 to 2 feet of the soil profile followed by correlation of the conventional density result to penetration resistance of a hand operated cone penetrometer. Generally, a hand cone penetrometer reading of at least 40 kg/cm^2 will equate to the 95% of Modified Proctor value; however, correlation of density results to HCP readings takes precedence over the assumption of 40 kg/cm^2.

We do not recommend that test pits be excavated to determine the density of lower soils due to the depth of the shallow water table and the difficulty associated with backfilling and compacting the soils within the limited sized test pit excavations needed for density testing.

Assuming that sufficient density of the upper 3 feet of soils meets the above requirements, then for all additional fill soil placed within structural areas of the site and above existing grade, we recommend these fill soils consist of clean, noncohesive sandy soils meeting either SP or SP/SM classifications when tested according to the Unified Soil Classification System methods.

Additional fill should be placed in lifts not exceeding one foot in depth and compacted to a minimum density of at least ninety-five percent (95%) of the soils maximum dry density as established by the Modified Proctor Test, ASTM D-1557. Each lift should achieve satisfactory density results prior to placement and compaction of subsequent lifts to eliminate the possibility of dense soil bridging over loose insufficiently compacted soils.

Once the above densification recommendations are achieved, then the areas of the project, other than that containing the pile supported 4-story hotel building will be acceptable for a soil bearing capacity of 2,500 psf.

We are available to conduct any testing necessary to show compliance with these recommendations.

Pile Foundation Recommendations

Two types of pile foundation systems are recommended to be considered in order to provide support for the 4-story building. The first is augercast-in-place concrete piling and the second is driven prestressed concrete piling. The following table provides estimated safe support capacities for both types versus size and depth.

Pile Type	Size	Length	Safe Axial Support
Augercast Concrete	14" diam.	~35'	50 tons
	16" diam.	~35'	60 tons
Prestressed Concrete	12" square	~35'	50 tons
	14" square	~35'	60 tons

Each of the above types of piling have their respective pros and cons. We would be available to discuss each if warranted. Larger size piling installed to greater depths can provide additional support capacity. If needed, please contact our office for additional recommendations.

Lateral load capacities for each of the above piling installed above referenced depths would be expected to be approximately ten percent (10%) of the compressive load capacity for individual pile depending on the type and size of the pile utilized. Uplift may be assumed at approximately fifty percent (50%) of the downward axial load capacity for each pile type.

Actual pile support capacities require verification by monitoring of the driving resistance and correlation to the hammer energy at the time of installation for driven prestressed concrete pile, while augercast piling should be installed to the designated depth and monitored for the rate of advancement of the auger to determine that the terminal stratum of soils are representative of those found by the borings. We do recommend that at least one pile load test be conducted for either type piling to verify the actual safe support capacity has been achieved.

If driven piling are to be used, then pilot holes of up to 15 feet deep may be used to start each piling and minimize driving resistance and vibrations associated with penetrating the upper 15 feet of generally medium dense to dense sandy soils.

Above Grade Fill

For any fill to be placed within the building pad or beneath any soil supported elements of the new construction, we recommend it consist of clean, noncohesive sandy soils meeting either SP or SP/SM classification by the Unified Soil Classification System. Fill should be placed in lifts not exceeding one foot in depth and compacted to a minimum density of at least ninety-five percent (95%) of the soils maximum dry density as established by the Modified Proctor Test, ASTM D-1557. Each lift should achieve satisfactory density results prior to placement and compaction of subsequent lifts to eliminate the possibility of dense

soil bridging over loose insufficiently compacted soils.

Again, CFTL is available to conduct any recommended testing of soils or concrete to verify specifications have been met as the new construction takes place.

DRI Test Results

Soils encountered in the shallow auger boring that accompanied the DRI test consisted of fine grained non-cohesive sands containing varying amounts of shell fragments. These sands extended to a depth of at least 6 feet in the location of the DRI test. The static shallow water table was measured at a depth of approximately 3.5 feet below the surface at the time of testing. The southern portion of the site to the south of the existing building in which the DRI was conducted shows an elevation of between +4' and +5' on Google Earth®. The depth to the water table equates to an elevation of approximately 4.5' (avg.) - 3.5'= +1.0' NAVD88.

An observation of the water in Johns Pass at the time of our testing found water was flowing out of the Pass indicating a falling tide.

In our opinion, the soils show no indicator of a historic seasonal high water table (SHWT) level. With the location of the property being on the barrier island chain and surrounded by sea water to the east and west, it has a shallow water table that is expected to be tidally influenced and one that will rise and fall on a daily basis with the tidal levels in the Gulf of Mexico and/or the Intercoastal Waterway.

In consideration of the shallow water table being tidally influenced and no distinguishable indicator of the SHWT, it is our estimate that a SHWT level would equate to the MHHWL (Mean High High Water Level) established by NOAA for this area of Madeira Beach.

The attached NOAA Datum sheet for Station 8726533 (see attached), which is Johns Pass (0.6 mile to the south) of the site. These same waters are within the large navigable basin that is 400 feet to the north of the site. This datum sheet states the elevations shown are in feet and referenced to MLLW (Mean Low Low Water). MLLW is shown on the sheet at elevation 0.0'. The highest elevation on the sheet is designated as MHHW (Mean High High Water). It is listed at elevation +2.24'. The MHHW would be the established mean elevation of recorded high tides in Johns Pass during the monitoring period. With the elevations referenced to a NOAA standard of 0.0 for MLLW, the chart also shows that the more standardized reference elevation of NAVD88 at +1.43' above MLLW (0.0').

Therefore, converting MHHW to a NAVD88 elevation would equate to 2.24' – 1.43' = +0.81'. This elevation of +0.81' NAVD88, in our opinion, should be the equivalent to the SHWT level in this area of Madeira Beach. If our assumptions that the elevation of the site is correct at approximately +4' to +5' then we estimate the SHWT level to be the elevation of the static water table found at the time of testing at elevation +1.0' NAVD88.

The maximum infiltration rate at the location of the DRI test was determined to be a fairly rapid 4.8 minutes per inch (12.5 inches/hr.) after 4 hours of testing with the test apparatus seated approximately 2 feet below the ground surface.

Natural Resources Conservation Service (NRCS) Data

The Natural Resources Conservation Service (NRCS), formerly the Soil Conservation Service (SCS), currently lists the subject property as having Mapping Unit #16 soils with Mapping Unit #8 soils to the west along the beach area fronting the Gulf of Mexico.

Mapping Unit # 16 soils are described soils as *Matlacha and St. Augustine soils and Urban land.* These soils have a parent material listed as "sandy mine spoil or earthen fill". This represents the dredge and fill spoils that were used to create much of the uplands inside the seawalls lining the east side of Madeira Beach. This description appears correct for the site. Mapping Unit #8 soils are described as *Beaches*, and represent sandy coastal beaches and dunes that line the west side

of the barrier island chain and begin approximately 300 feet to the west of the site.

The listed SHWT for the *Matlacha and St. Augustine soils and Urban land* soils is 24 to 36 inches, while *Beaches* has a listed SHWT of surface (zero) to 24 inches depending whether one is on or off the dunes. With the site being fairly flat, we believe our estimate of the SWHT being at +1.0' NAVD88 is consistent with the *Matlacha and St. Augustine and Urban land* listing and is reasonably accurate with the tidal data for Johns Pass.

All the above information is shown on our attached test report form and included NRCS data.

Limitations

This investigation and report deals only with the soil zones and strata located within the area represented from the ground surface to the termination depth of the borings.

It is not intended to predict or accept responsibility for sinkhole development. Other means of subsurface investigations including, but not limited to, deep structural borings, rock coring, geophysical studies, ground penetrating radar or resistivity surveys are used for sinkhole potential determinations and are out of the scope of this investigation.

Generally accepted soil mechanics and foundation engineering practices were utilized in the preparation of this report; and no other warranty, either expressed or implied is made as to the recommendations provided.

This report is for the exclusive use of our client and may not contain sufficient information for other uses, such as quantity take-offs, or for interpretation by other parties for bidding purposes. In the event conclusions and/or recommendations based on our data are made by others, such conclusions and/or recommendations are not our responsibility unless we have been given an opportunity to review and concur with them.

If borings were not staked by a registered land surveyor but were located by our drill crews, the following method was used:

Distances are generally measured using a 200 foot tape measure with right angle approximation used to turn corners. Scaling from prints or surveys with reference points shown on the plan or geographical references will produce a degree of accuracy that is typically ± 5% for length and ± 10 degrees for angles.

Soil strata delineations are estimated in the field by color changes, texture differences and penetration resistance values. These may be more gradual transitions than those shown on the boring log representations of strata delineations.

The ground water depth determination shown on the bottom of the boring log was measured in the bore hole at the time of drilling, unless noted otherwise. This

depth does not reflect seasonal high water levels and would fluctuate as expected with variations in rainfall, tides or other factors not present at the time of our soils investigation.

The boring data represents only that data obtained during this investigation at the approximate locations shown on the site schematic or plan.

Should significant variations of soil or subsurface conditions exist between boring locations and be encountered by future exploratory work or site preparation efforts, our office should be notified so that supplemental borings, or data gathering determinations can be made to update our report and recommendations at a minimal expense to our client.

It is the responsibility of our client to inform our office of these variations if possible modifications of the report is warranted.

This report is general in nature, unless specific geotechnical data or recommendations were asked to be addressed. However, we would be pleased to answer any questions concerning comments or recommendations made in this report.

We appreciate the opportunity to have been of service. If any further evaluation of the site or testing services are needed, either prior to or during construction, please do not hesitate to contact our office.

Sincerely,

CENTRAL FLORIDA TESTING LABORATORIES, INC.

This item has been electronically signed and sealed by George C. Sinn, Jr., P.E. using a digital signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by: George C Sinn, Jr.
Date: 2023.11.06 16:05:23 -05'00'

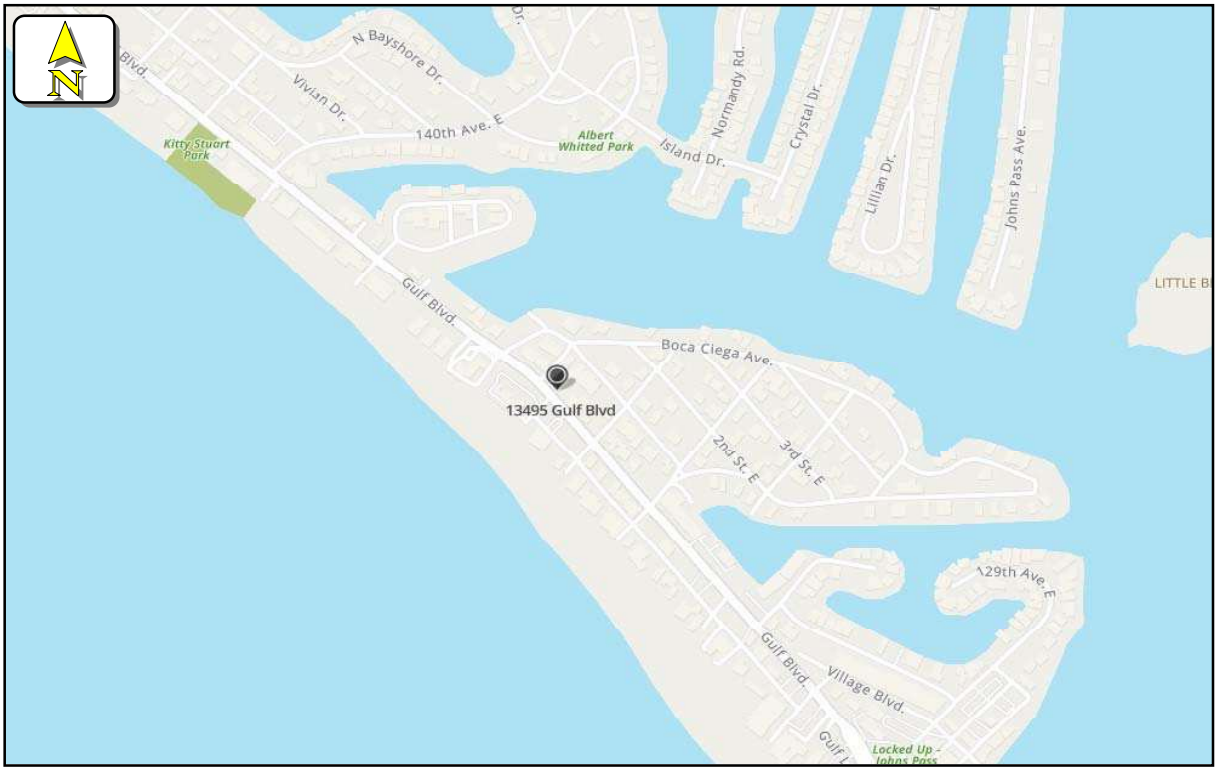
George C. Sinn, Jr., P.E.
President/Principal Engineer
FLN 16911
GCS/gs

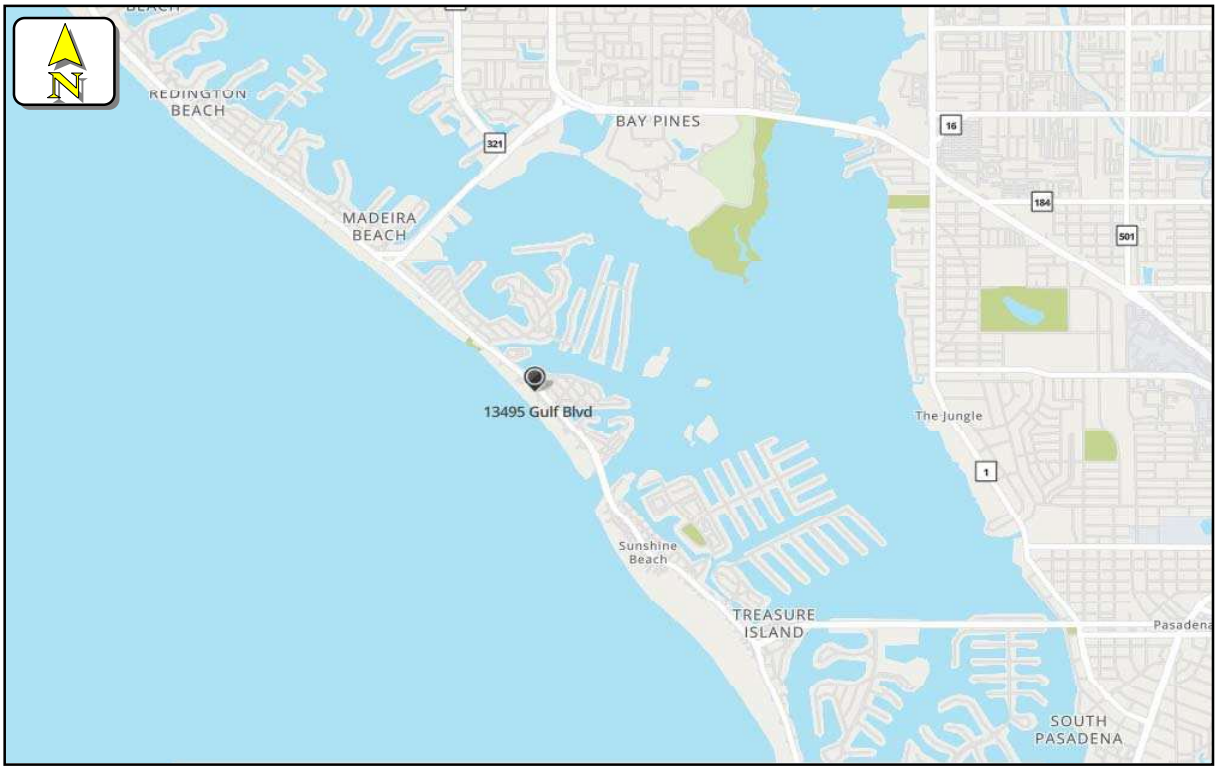
Attachments

cc: John A. Bodziak, Architect, AIA, PA

Maps

Various





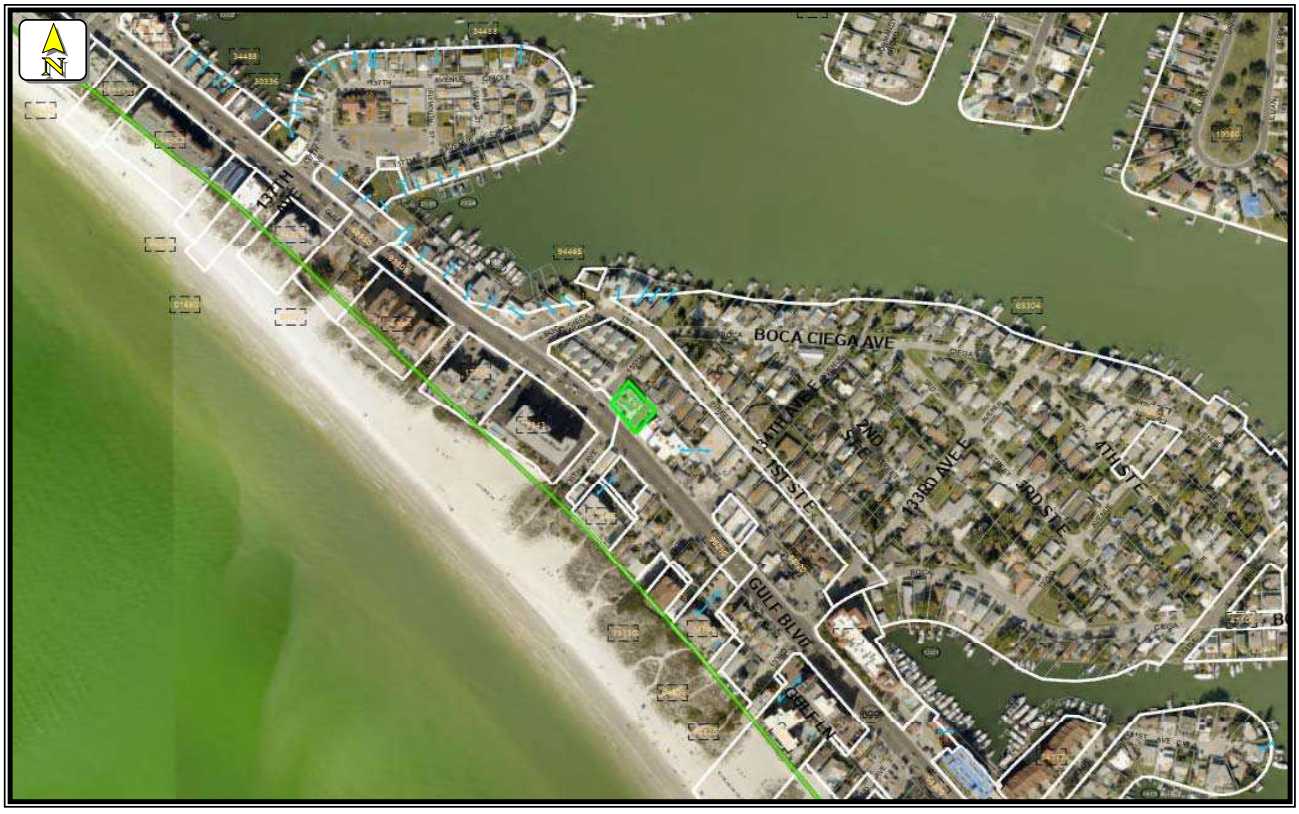
Central Florida Testing Laboratories, Inc.

13495 Gulf Boulevard
Madeira Beach, Florida 33708

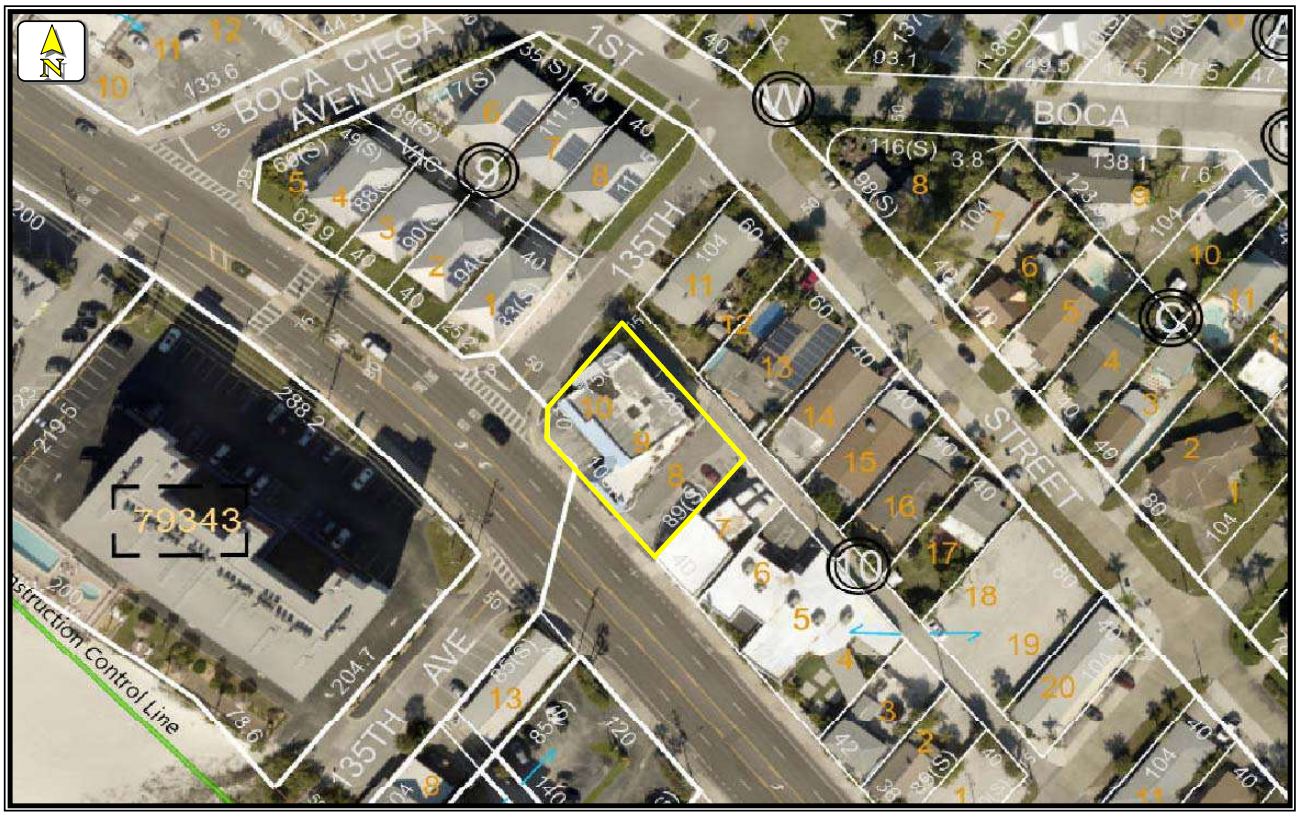
Report No: 246796

Legend			Figure 1 - Location
Subject Property	Interstate	Water	
Population Center	Toll Highway	Intermittent Lake	
Land	US Highway	Wetland	
Sand	State Route	River/Canal	
Woodlands	Local Road	Intermittent River	
Park	Major Connector	Railroad	

2022 County Aerial Photograph of Site



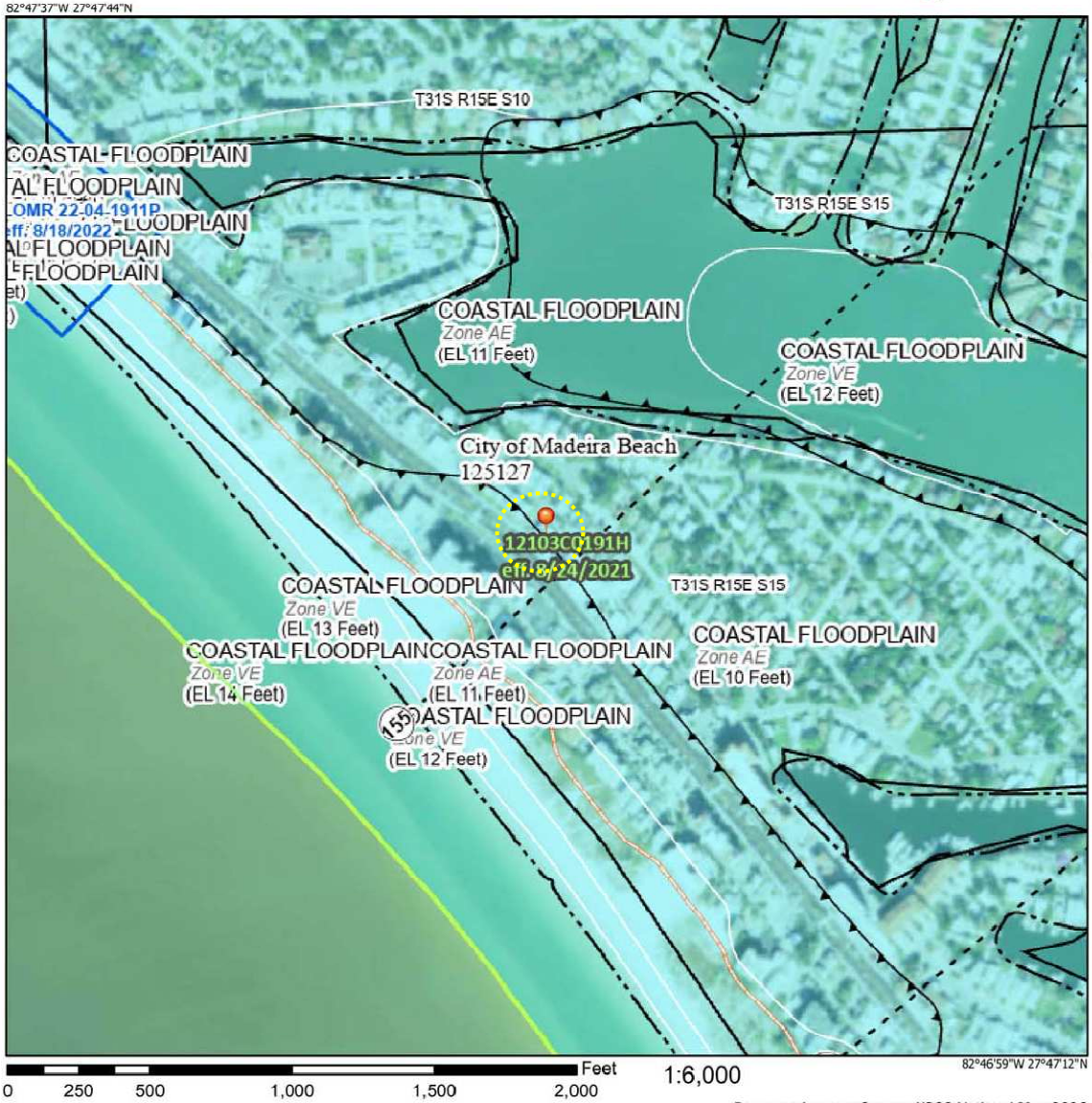
2022 County Aerial Photograph of Site



National Flood Hazard Layer FIRMette

FEMA

82°47'37"W 27°47'44"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/3/2023 at 7:44 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PIN
- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D
- Otherwise Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AR

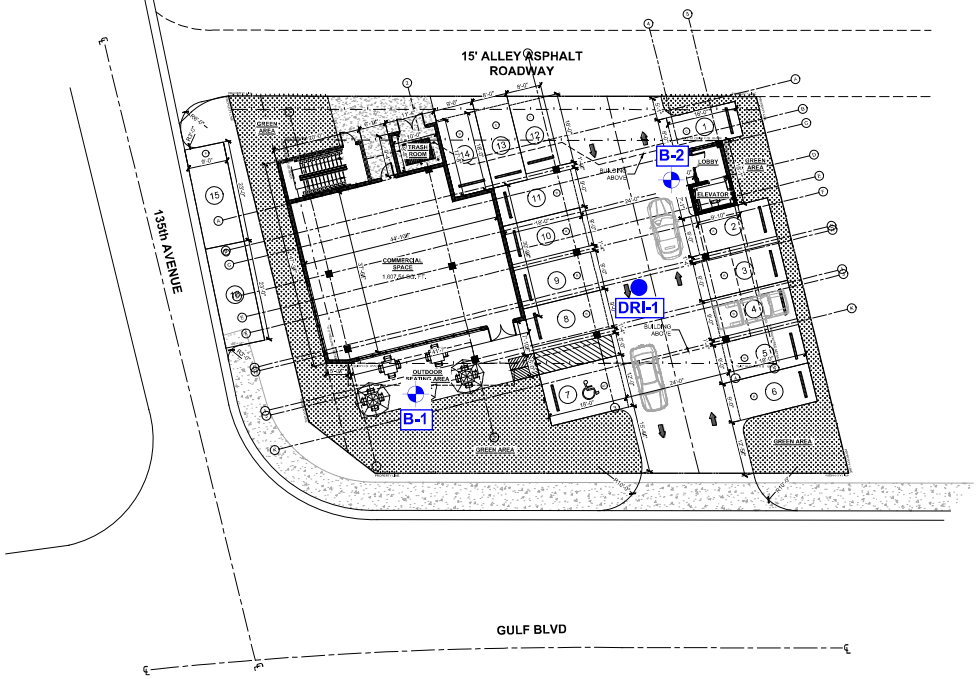
OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER FEATURES
- 20.2 / 17.5 — Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- 513 — Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Aerial Showing Approximate Test Locations

13495 Gulf Boulevard, Madeira Beach
Approximate Test Locations
CFTL Report No. 246796



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 10'-0"

NORTH

PROJECT
13495 GULF BLVD.
MADEIRA BEACH, FL 33708
ARCHITECTURAL SITE PLAN

JOHN A. BODZIAK
ARCHITECT AIA, PA
ARCHITECTURE / PLANNING / CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR0009588
EMAIL: JBARCH@TAMPABAY.RR.COM
743 49th STREET NORTH, ST. PETERSBURG, FLORIDA 33710
TEL: (727) 321-1966 FAX: (727) 525-0968

DRAWN BY: CS
UPDATED ON: Nov. 3, 23
DATE: OCT - 2023
JAB PROJECT #: 23-029
SHEET: ASP-1.0

SPT Boring Results

Client: Tampa Home Pro, Inc.
Project: 13495 Gulf Boulevard
Location: Parcel: 15-31-58320-010-0080
City / State: Madiera Beach, Florida

Report No: 246796
Log of Borehole: B-1
Date Drilled: 11/02/2023

ENGINEERING BUSINESS NO. 1066 GEOLOGY BUSINESS NO. 224

Depth	Strata Symbol	Subsurface Profile Description	Consistency	Blow Count	N value
0		Ground Surface			
		Asphalt and Base Material	slighlty loose	4-4-4	8
		Sand Grayish brown to light brownish gray, fine grained.	medium dense	3-5-8	13
5			dense	4-10-20	30
		Sand Light gray, fine grained, minor to occasional shell fragments.	dense	16-24-21	45
10			medium dense	8-12-9	21
15		***Sand*** Gray, fine grained, common shell fragments, sightly silty.	very loose	4-1-1	2
20		***Clayey Sand*** Dark greenish gray, fine grained, trace shell fragments.	loose	1-1-4	5
25		***Sandy Clay*** Greenish gray to gray, indurated at 30'.	hard	9-12-19	31
30			very hard	38-34-50/5"	100+
35		***Sandy Clay*** Light greenish gray.	very hard	50/4"	100+
40			very hard	19-22-32	54
45		***Clayey Sand*** Greenish gray, fine grained.	very dense	50/3"	100+
50		***Silty Sand*** Light brownish gray, fine grained.	dense	12-15-29	44
		End of Boring			
55					

Standard Penetration Test (blows/ft)
0 20 40 60 80 100

Lab/ Notes

Notes: FEMA Flood Zone Designation: Coastal Floodplain AE-10

No loss of drill fluid circulation

Water Table: 3.5' bls (HA)
Ground Elevation: Existing
Drilled by: AC
Compiled by: GL

Drill Method: Rotary
Sampling Method: Splitspoon ASTM D-1586

Client: Tampa Home Pro, Inc.
Project: 13495 Gulf Boulevard
Location: Parcel: 15-31-58320-010-0080
City / State: Madiera Beach, Florida

Report No: 246796
Log of Borehole: B-2
Date Drilled: 11/02/2023

ENGINEERING BUSINESS NO. 1066 GEOLOGY BUSINESS NO. 224

Depth	Strata Symbol	Subsurface Profile Description	Consistency	Blow Count	N value
0		Ground Surface			
		Asphalt and Base Material	medium dense	14-13-12	25
		Sand Grayish brown, fine grained, trace shell fragments, minor cemented sand nodules.	medium dense	4-6-7	13
5			medium dense	5-7-12	19
			dense	7-12-18	30
		Sand Very pale brown, fine grained, minor to common shell fragments at 5' to 15'.			
10			medium dense	8-12-8	20
15		***Silty Sand*** Gray, fine grained, occasional shell fragments.	very loose	4-1-1	2
20		***Clayey Sand*** Greenish gray, fine grained, trace shell fragments.	medium dense	1-9-15	24
25			hard	13-14-23	37
		Sandy Clay Greenish gray.	hard	21-20-25	45
30					
35			very hard	50/5"	100+
40			hard	26-23-24	47
		Sandy Clay Greenish gray to olive gray, minor yellowish red mottling.			
45			very hard	18-32-50/4"	100+
		Clayey Sand Greenish gray, fine grained.	very dense	50/5"	100+
50		End of Boring			
55					

Standard Penetration Test (blows/ft) 0 20 40 60 80 100

Lab/ Notes

Notes: FEMA Flood Zone Designation: Coastal Floodplain AE-10

No loss of drill fluid circulation

Water Table: 3.5' bls (HA)
Ground Elevation: Existing
Drilled by: AC
Compiled by: GL

Drill Method: Rotary
Sampling Method: Splitspoon ASTM D-1586

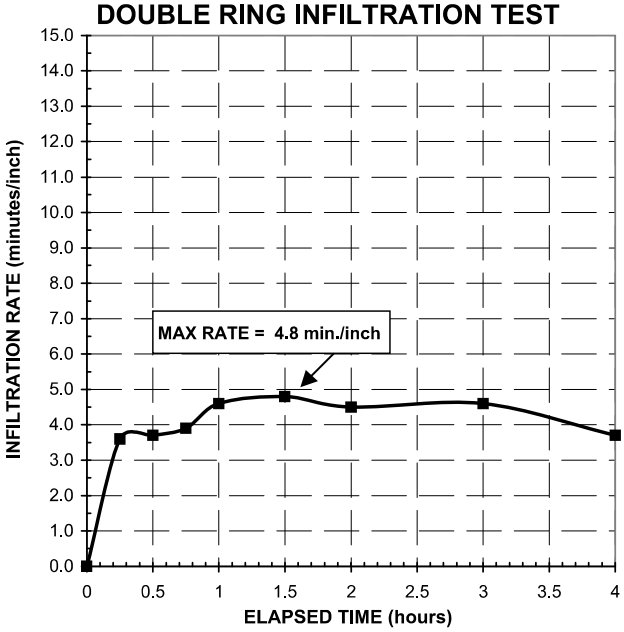
DRI Results

Central Florida Testing Laboratories, Inc.

Testing Development and Research

12625 – 40TH STREET NORTH • CLEARWATER, FL 33762
TAMPA BAY AREA (727) 572-9797 FLORIDA 1-800-248-CFTL FAX (727) 299-0023

DOUBLE RING INFILTRATION TEST



Project:	**13495 Gulf Boulevard** **Madeira Beach, Florida 33708**
Client:	**Tampa Home Pro, Inc.**
Lab No.:	**246796**

DOUBLE RING INFILTRATION DATA

Test Location:	**DRI-1**
Test Elevation:	**2.0 feet below existing land surface**
Test Date:	**November 3, 2023**

Notes ALL DEPTHS REFERENCED FROM EXISTING GROUND

Maximum Infiltration Rate (min./in.): 4.8

EXISTING WATER TABLE DATA

WATER TABLE AT TIME OF TEST (BLS):	**3.5'**
EST. SEASONAL HIGH WATER TABLE (BLS):	**Tidal**

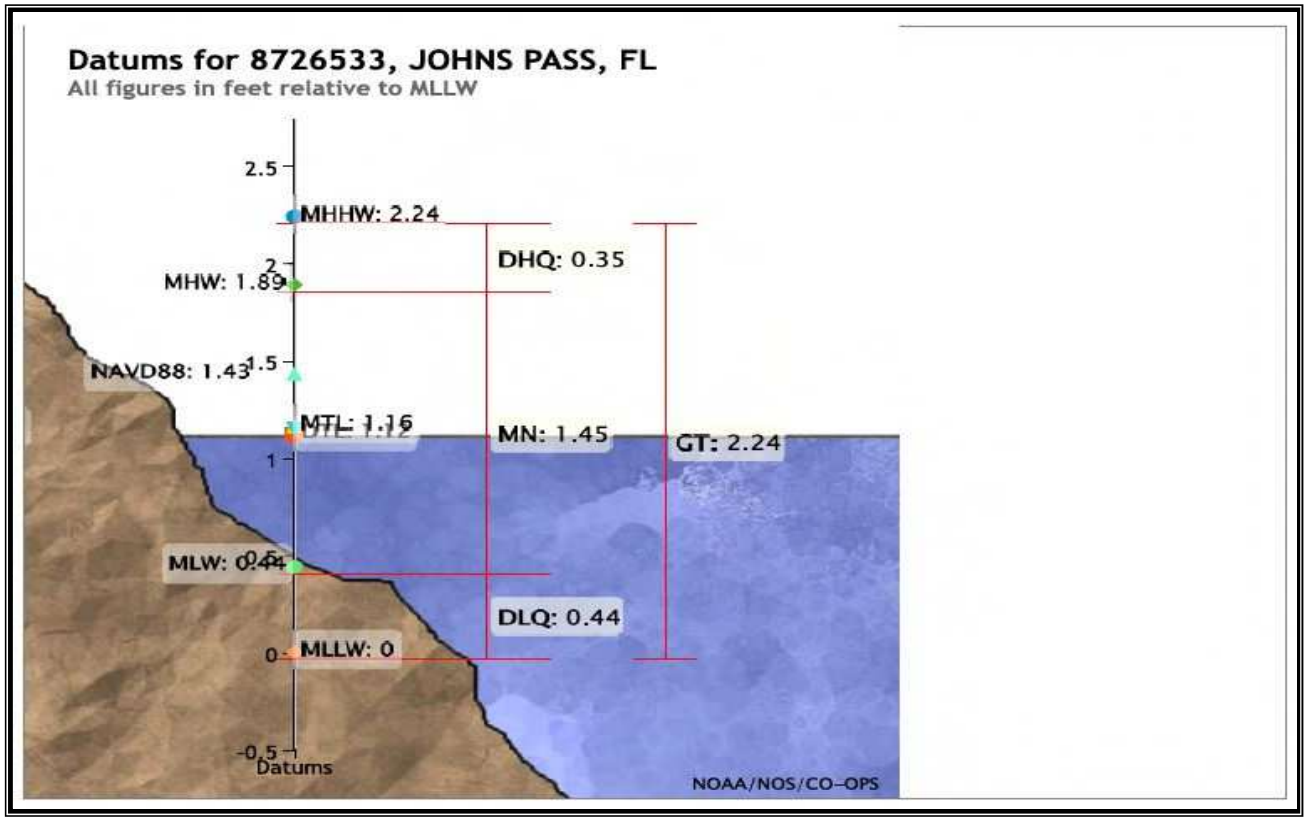
NRCS WATER TABLE DATA

SOIL TYPE (AT DRI LOCATION):	**Matlacha and St. Augustine soils and Urban land**
SEASONAL HIGH WATER TABLE:	**18 to 36 inches**

SHALLOW AUGER BORING DATA

Depth (ft.)	Munsel No.	Description
0.0 to 0.3		Asphalt
0.3 to 2.2	10YR 5/2	Grayish brown fine sand
2.2 to 2.6	10YR 6/3	Pale brown fine sand, with trace shell
2.6 to 4.0	10YR 7/3	Very pale brown fine sand with minor shell
4.0 to 6.0	10YR 6/3	Pale brown fine sand, with trace shell

NOAA DATUM Station for Johns Pass



NRCS Data

Soil Map—Pinellas County, Florida
(13495 Gulf Boulevard, Madeira Beach)

Map Scale: 1:2,440 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 35 70 140 210

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pinellas County, Florida
Survey Area Data: Version 20, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 20, 2020—Jan 28, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Beaches	6.6	21.6%
16	Matlacha and St. Augustine soils and Urban land	21.1	69.0%
100	Waters of the Gulf of Mexico	2.9	9.4%
Totals for Area of Interest		**30.5**	**100.0%**

Pinellas County, Florida

8—Beaches

Map Unit Setting

National map unit symbol: 134c5
Elevation: 0 to 20 feet
Mean annual precipitation: 42 to 56 inches
Mean annual air temperature: 52 to 77 degrees F
Frost-free period: 190 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Beaches: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Beaches

Setting

Landform: Beaches on marine terraces
Landform position (three-dimensional): Rise
Down-slope shape: Convex
Across-slope shape: Linear

Properties and qualities

Slope: 1 to 3 percent
Drainage class: Poorly drained
Depth to water table: About 0 to 24 inches
Frequency of flooding: Very frequent

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Ecological site: R155XY220FL - Sandy Coastal Beach Dunes
Forage suitability group: Forage suitability group not assigned (G154XB999FL)
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: Unranked

Minor Components

Palm beach

Percent of map unit: 5 percent
Landform: Ridges on marine terraces
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Linear
Ecological site: R155XY230FL - Sandy Scrub on Ridges, Knolls, and Dunes of Xeric Uplands

Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Pinellas County, Florida
Survey Area Data: Version 20, Aug 28, 2023

Pinellas County, Florida

16—Matlacha and St. Augustine soils and Urban land

Map Unit Setting

National map unit symbol: 134ch
Elevation: 0 to 80 feet
Mean annual precipitation: 48 to 56 inches
Mean annual air temperature: 70 to 77 degrees F
Frost-free period: 335 to 365 days
Farmland classification: Not prime farmland

Map Unit Composition

Matlacha and similar soils: 33 percent
St. augustine and similar soils: 32 percent
Urban land: 31 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Matlacha

Setting

Landform: Ridges on marine terraces
Landform position (three-dimensional): Interfluve, rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy mine spoil or earthy fill

Typical profile

C - 0 to 42 inches: sand
A/Eb - 42 to 80 inches: fine sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)
Depth to water table: About 24 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 3.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: B
Forage suitability group: Forage suitability group not assigned (G154XB999FL)
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

Description of St. Augustine

Setting

Landform: Ridges on marine terraces, rises on marine terraces
Landform position (three-dimensional): Interfluve, rise
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy mine spoil or earthy fill

Typical profile

A - 0 to 8 inches: sand
C1 - 8 to 33 inches: loamy fine sand
C2 - 33 to 48 inches: fine sand
C3 - 48 to 63 inches: sandy loam
C4 - 63 to 80 inches: sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (2.00 to 20.00 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Forage suitability group: Forage suitability group not assigned (G154XB999FL)
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: No

Description of Urban Land

Setting

Landform: Marine terraces
Landform position (three-dimensional): Interfluve, talf

Down-slope shape: Linear
Across-slope shape: Linear
Parent material: No parent material

Interpretive groups

Land capability classification (irrigated): None specified
Forage suitability group: Forage suitability group not assigned (G154XB999FL)
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: Unranked

Minor Components

Kesson

Percent of map unit: 2 percent
Landform: Tidal marshes on marine terraces
Landform position (three-dimensional): Interfluve, talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: Yes

Wulfert

Percent of map unit: 2 percent
Landform: Tidal marshes on marine terraces
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Forage suitability group not assigned (G154XB999FL)
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Pinellas County, Florida
Survey Area Data: Version 20, Aug 28, 2023

Pinellas County, Florida

100—Waters of the Gulf of Mexico

Map Unit Composition

Waters of the gulf of mexico: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Waters Of The Gulf Of Mexico

Interpretive groups

Land capability classification (irrigated): None specified

Forage suitability group: Forage suitability group not assigned (G154XB999FL)

Other vegetative classification: Forage suitability group not assigned (G154XB999FL)

Hydric soil rating: Unranked

Data Source Information

Soil Survey Area: Pinellas County, Florida
Survey Area Data: Version 20, Aug 28, 2023

LOCAL GOVERNMENT VARIANCES, SPECIAL EXCEPTION USES
AND APPEALS OF ADMINISTRATIVE DECISIONS
CITY OF MADEIRA BEACH, FLORIDA
Application No. 2024-03

Bodziak/Hayes Architects
for the property located at
13495 Gulf Blvd.
Madeira Beach, Florida 33708,

Applicant.
_____/

ORDER GRANTING VARIANCE

Variance to allow six (6) feet side yard setback along 135th Way, allow six and one-half (6.5) feet rear setback at the northern half of the rear property line, and allow the elimination of the five (5) foot perimeter landscape buffering requirement along two sections of the rear property line: one starting from 45.5 feet south of the northern corner of the parcel spanning 33 feet, and the other starting from the eastern corner of the parcel spanning 23 feet.

Special Code Provisions: **Section 110-321(2, 3b)**: that the minimum rear setback of ten feet shall apply in the C-3, retail commercial district, and that the minimum side yard setback for a lots less than 120 feet in width within the C-3, retail commercial district be no less than ten feet on one side; and **Section 106-35(1-2)**: that the exterior of all vehicular use areas shall be landscaped with a buffer strip which is at least five feet in width, that when paved ground surfaces are adjacent to properties zoned exclusively for residential use, all land between the paved surface and the property line shall be landscaped, and that the landscaping shall include a buffer strip of at least five feet in width adjacent to the abutting property, containing a hedge or other durable screen of landscaping at least five feet in height. The property address is 13495 Gulf Blvd., Madeira Beach, FL 33708, and is identified as:

PARCEL IDENTIFICATION NUMBER: 15-31-15-58320-010-0080

Special Magistrate, Bart R. Valdes, heard testimony and reviewed all evidence received at the Special Magistrate hearing held on April 22, 2024, and, based on the evidence, the testimony of Jay Stearman, and recommendations of City Staff in the Staff Report and Recommendations (the "Staff Report") that was admitted into evidence, testimony of Jack Boziak, Architect, and having considered all public comment, enters the following findings of fact, conclusion of law and order.

FINDINGS OF FACT

1. The application of Bodziak/Hayes Architects (the "applicant") presents the issue involving a variance from the requirements of the above stated Madeira Beach Code of Ordinances.

2. Special conditions and circumstances exist, as stated on the record, and in the Staff Report to justify the variance.

3. The lot is irregularly shaped, which adds difficulty to the creation of a developable site compliant to setback, screening, and parking standards. The widening of Gulf Boulevard in the 1970s and subsequent roadway improvements also shortened lots fronting Gulf Boulevard including the Mitchell's Beach plat block on which the subject site is located, as described in the background section in this report.

4. The project, if approved, would provide a greener, better screened mixed-use layout which more closely matches the surrounding character and seeks to accommodate the irregular angles of property lines and adjacent right of ways.

5. The new structure must be compliant with all current floodplain, fire protection, and Florida Building Code requirements.

6. The hardships encountered are not self-created by the applicant. The lot was originally larger when the plat was first approved. The widening of Gulf Boulevard reduced the length of the lot.

7. The variance requested is contextual to the site and narrow in scope. The proposed side and rear setback requests in the variance are less nonconforming than the existing structure's setbacks.

8. The landscape requirement and best practices for safe driveway and access design are at times incompatible with the irregular lot shape. The requested setback reductions, from 10 feet to 6 feet at the side along 135th Ave, and from 10 feet to 6.5 feet at the northern half of the rear property line, appear to be the minimum required in order to satisfy other applicable requirements for the site's development program. Adjacent structures within the same platted block as the subject property such as the Tide the Knot Beach Weddings and The West Events buildings have had their lots impacted by right of way widening and have narrower setbacks than what is currently permitted, rendering these buildings legally nonconforming as well.

9. The variance is narrow in scope and suited to the specific dimensions and circumstances of the proposed site plan, namely, the irregular lot shape. The current building does not meet the current setbacks and this request is a reduction of nonconformity. The reduction of the landscape buffer requirements is minimal and due to the small area of the lot is difficult or impossible to achieve with the new parking standards that were not in place at the time of the construction of the current building. The adjacent buildings within the same platted block, mentioned above, currently have little to no landscaped area around the parking area and have much narrower front, side, and rear setbacks than what is currently permitted.

10. The granting of the variance is in harmony with the general intent and purpose of the land development regulations and is not injurious to the area involved or otherwise detrimental to public welfare. The subject property will have a similar character to adjacent commercial structures regarding lot coverage, setbacks, and orientation. The development of the

new building will also create more landscaped buffer area between the commercial and residential areas than currently on the site. The side setback will also increase the amount of open space between pedestrians and the building's side along 135th Ave as compared to the existing structure. The rear setback for the principal exterior structure wall will be 10 feet, the minimum permitted in the C-3 zoning district.

CONCLUSION OF LAW

1. Section 2-507 of the Madeira Beach Code of Ordinances authorizes variances 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 will result in unnecessary and undue hardship.

2. The applicant has the burden to establish the requirements for the variance. Here, the applicant meets the criteria for the variance as set forth in Section 2-507 of the Madeira Beach Code of Ordinances.

ORDER

It is ADJUDGED that the application is GRANTED, allowing a variance from the zoning requirements of the Madeira Beach Land Development Regulations, to reduce the required side setback from 10 feet to 6 feet from the property line along 135th Ave., to reduce the required rear setback from 10 feet to 6.5 feet at the northern half of the rear property line, and to eliminate the five (5) foot perimeter landscape buffering requirement along two sections of the rear property line: one starting from 45.5 feet south of the northern corner of the parcel spanning 33 feet, and the other starting from the eastern corner of the parcel spanning 23 feet.

DONE AND ORDERED on May 1, 2024.

Bart R. Valdes
Special Magistrate

Copies furnished to:

Tom Trask, City Attorney

Clara VanBlargan, City of Madeira Beach

Tampa Home Pro, Inc.
13495 Gulf Blvd.
Madeira Beach, Florida 33708

Tampa Home Pro, Inc.
110 Crenshaw Lake Rd., Ste. 200
Lutz, FL 33548

Bodziak/Hayes Architects
5665 Central Ave.
St. Petersburg, FL 33710

Jay Stearman

From: Jay Stearman
Sent: Sunday, June 23, 2024 2:46 PM
To: Cece Donovan & David Greene
Subject: RE: Sanderling questions

Your comments and concerns have been noted,

Retail space was factored into the required parking calculation and limits the amount of seating and employees the applicant may design for.

It is my understanding that the rooftop deck is only for guests, but I will need to confirm with the applicant.

Our noise ordinance can be found here and there have not been any requested waivers or changes to the noise ordinance or its enforcement.

Nonresidential areas below design flood elevation are permitted "provided designs account for wave loads and potential erosion and scour," pursuant to an amendment to ASCE 24 in the Florida Building Code (section 1612).

Please let me know if you have any further questions or concerns.

Thank you,

Jay Stearman
Planner II
City of Madeira Beach
727-253-1183
www.madeirabeachfl.gov

From: Cece Donovan & David Greene < [redacted] >
Sent: Sunday, June 23, 2024 12:44 PM
To: Jay Stearman <jstearman@madeirabeachfl.gov>
Subject: Re: Sanderling questions

A couple of concerns
Parking. We have a parking issue on busy beach days and particularly during events @the Event West venue. Resident only parking signs went up a while ago, attached to trees, posts, fences, not in view and very haphazard. Event attenders abuse the parking signs, park on our lawns etc.
Parking spaces addressed at the Sanderling number 13, with some credit for!bike racks. We are concerned about the retail space, is this space included in the total count?
Is the rooftop deck only for renters?
If it's retail, there's not enough parking and would there be a noise ordinance?

There are Bathrooms on the flood level. How is that approved? During a storm surge, flood waters would pour into any drains on that ground level.

Thanks
Dave Greene
[redacted]
Sent from my iPad

On Jun 23, 2024, at 11:45 AM, Jay Stearman <jstearman@madeirabeachfl.gov> wrote:

Good morning Mr. Greene,

You may ask me questions about the project at any time. You may fill out the attached Notice of Intent Form if you wish to present evidence and/or cross-examine any witnesses during the hearing. If you do wish to become an affect party, the form must be filled out and sent to the community development department no later than this Wednesday 6/26.

Thank you,
Jay Stearman
Planner II
City of Madeira Beach
727-253-1183
www.madeirabeachfl.gov
<image001.png>

From: Cece Donovan & David Greene <[redacted]>
Sent: Saturday, June 22, 2024 8:42 PM
To: Jay Stearman <jstearman@madeirabeachfl.gov>
Subject: Sanderling questions

As a neighbor of the project, should I wait until the meeting to ask question or ask you now?

Do I need to file a NOI to ask questions at the meeting?
Dave Greene
13510 1st. St. E

[redacted]
Sent from my iPad
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.
<Notice-of-Intent-Form-PD-Board-of-Commissioners.pdf>