



Windstorm Mitigation Affidavit Report

Form MIT-BT II & III (6/1/18)

Bayview Condominiums Clearwater
700 N Osceola Ave, Units 301-606, PH 1-4
Clearwater, FL 33755



Prepared Exclusively for Bayview Condominiums Clearwater Association, Inc.
As of 06-23-2026 | FPAT File# MUD2627244

Felten Property Assessment Team

866.568.7853 | www.fpat.com

RECAPITULATION OF MITIGATION FEATURES For 700 N Osceola Ave, Units 301-606, PH 1-4

- | | |
|--|--|
| 1. Roof Covering:
Comments: | Level B (FBC Equivalent)
The roof coverings were replaced in 2026. The roof permit was confirmed and the permit number is BCP2026-010411. This roof was verified as meeting the building code requirements outlined on the mitigation affidavit. |
| 2. Roof Deck Attachment:
Comments: | Level C - Reinforced Concrete Roof Deck
Inspection verified a roof structure composed of cast-in-place or pre-cast structural concrete designed to be self-supporting and integrally attached to the wall / support system. |
| 3. SWR:
Comments: | None
SWR does not apply to reinforced concrete roof decks. |
| 4. Opening Protection:
Comments: | None or Some
Inspection verified some windows and sliding glass doors are protected with large missile rated glazing. Not all glazed opening could be verified as large missile impact rated. |

Supporting documentation for: 700 N Osceola Ave, Units 301-606, PH 1-4

Address Verification



Exterior Elevation



Exterior Elevation



Exterior Elevation



Record BCP2026-010411:
Building - Construction Permit
Record Status: Active

Record Info ▾ Payments ▾

To schedule/view inspections:
1. Select Record Info tab above
2. Select Inspections

Comments will NOT be available until all plans examiners have completed their reviews.

Address Info:

700 N OSCEOLA AVE
COMMON ARE
CLEARWATER FL 33755 *

Record Details

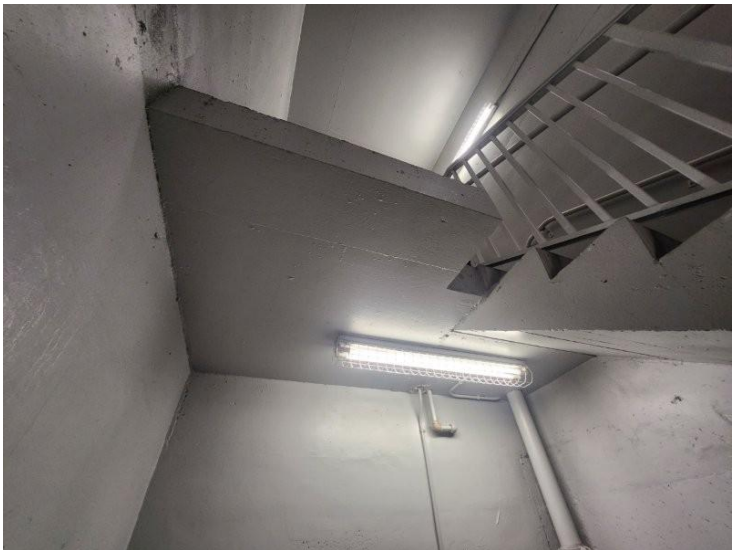
To print a summary of this page click "REPORTS" in the top right hand corner of the page. Then click "CASE SUMMARY"

Applicant Info: Brian Schable Shamrock Roofing Co. 6320 Edgewood St. Fort Myers, FL 33966 United States Phone 1-941-402-5755 bsa@shamrockroofingco.com	Licensed Professional Info: BRIAN SCHABLE SHAMROCK ROOFING CO. LLC 6320 EDGEWOOD ST FORT MYERS, FL 33966 Phone 1-941-402-5755 Contractor CCC1332657
--	--

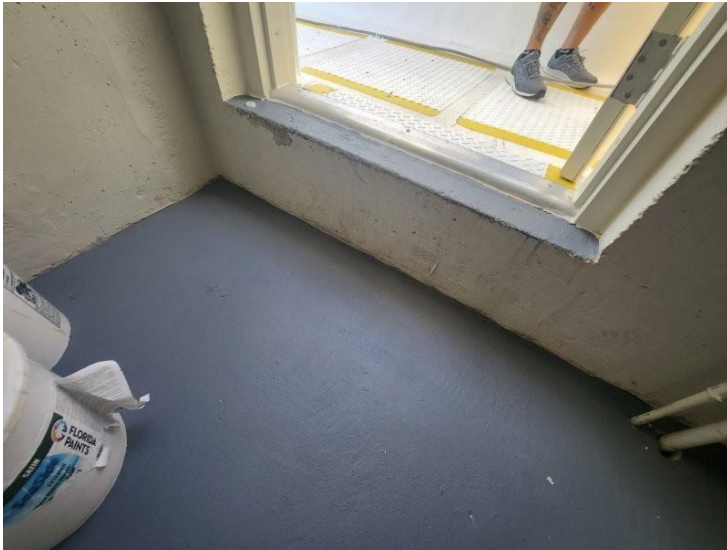
Project Name Bayview Condos Online Permit - OVER 300k - Roof Replacement - Tear off and replace 120sq of TPO and tear off 85sq of the mansards and replace with stone-coated steel. FL33708.1, FL3259.2 & FL32772.2	Property Owner Info: BAYVIEW CONDO CLEARWATER ASSN INC * 901 N HERCULES AVE STE A CLEARWATER FL 33765-2031
--	--

More Details

Roof Permit Information



Roof Construction



Roof Construction



Roof Construction



Roof Construction

Roof Construction



Roof Construction



Roof Construction





Roof Construction



Roof Construction



Roof Construction



Roof Construction



Roof Construction



Roof Construction



Roof Construction



Opening Protection



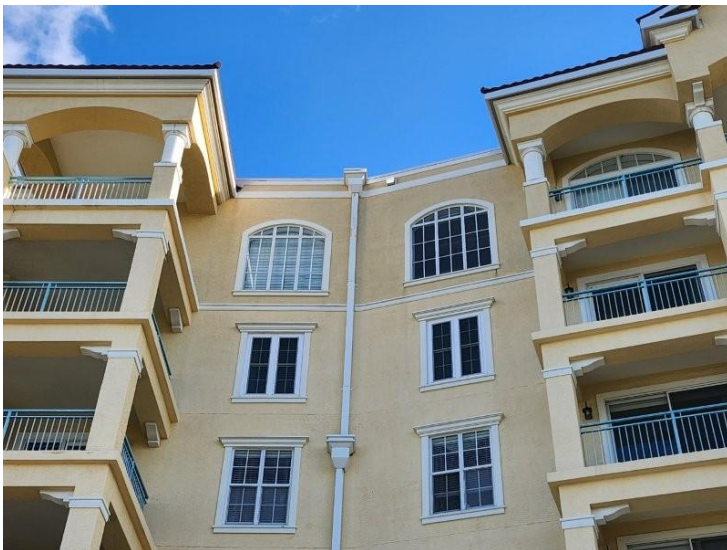
Opening Protection



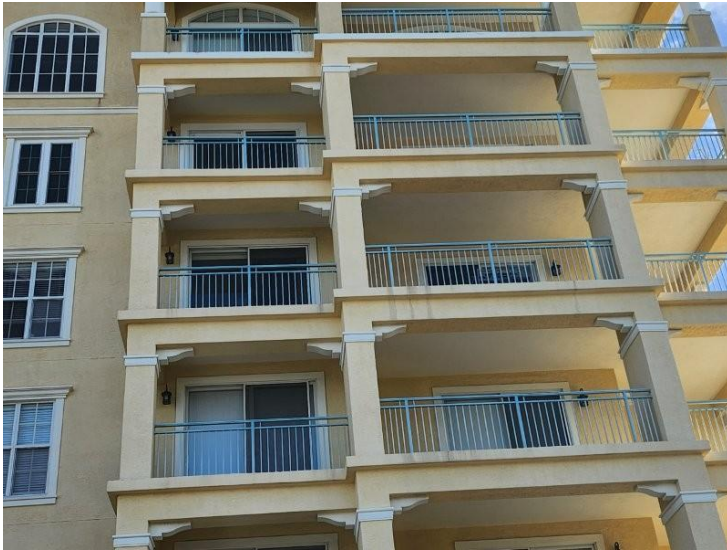
Opening Protection



Opening Protection



Opening Protection



Opening Protection



Opening Protection



Opening Protection



**CITIZENS PROPERTY INSURANCE CORPORATION
BUILDING TYPE II AND III MITIGATION INSPECTION FORM**

**FPAT File #
MUD2627244**

This Mitigation Inspection Form must be completed to capture mitigation features applicable to a Type II (4 to 6 story) or Type III (7 or more story) building. This Inspection Form is required for either residential condominium unit owners or commercial residential applicants requesting mitigation credits in such buildings.

WIND LOSS MITIGATION INFORMATION

PREMISES #:	1	SUBJECT OF INSURANCE: Bayview Condominiums Clearwater	POLICY #:
BUILDING #:	1	STREET ADDRESS: 700 N Osceola Ave. Units 301-606, PH 1-4, Clearwater, FL 33755	
# STORIES:	7	BLDG DESCRIPTION: 7-Story Residential Condominium Association	
BUILDING TYPE: ☐ II (4 to 6 stories) ☒ III (7 or more stories)			

Terrain Exposure Category must be provided for each insured location.

I hereby certify that the building or unit at the address indicated above **TERRAIN EXPOSURE CATEGORY** as defined under the Florida Building Code is (Check One): ☒ **Exposure C** or ☐ **Exposure B**

Certification below for purposes of **TERRAIN EXPOSURE CATEGORY** above does not require personal inspection of the premises.

Certification of Wind Speed is required to establish the basic wind speed of the location (Complete for Terrain B only if Year Built On or After Jan. 1, 2002).

I hereby certify that the basic **WIND SPEED** of the building or unit at the address indicated above based upon county wind speed lines defined under the Florida Building Code (FBC) is (Check One): ☐ **≥100** or ☐ **≥110** or ☒ **≥120**

Certification of Wind Design is required when the buildings is constructed in a manner to exceed the basic wind speed design established for the structure location (Complete for Terrain B only if Year Built On or After Jan.1, 2002).

I hereby certify that the building or unit at the address indicated above is designed and mitigated to the Florida Building Code (FBC) **WIND DESIGN** of (Check One): ☐ **≥100** or ☐ **≥110** or ☐ **≥120**

Certification for the purpose of establishing the basic **WIND SPEED** or **WIND SPEED DESIGN** above does not require personal inspection of the premises.

Specify the type of mitigation device(s) installed:

NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photo documenting the existence of each visible and accessible construction or mitigation attribute marked in Sections 1 through 4 must accompany this form.

1. Roof Coverings

Roof Covering Material: TPO

Date of Installation: 2026

☐ **Level A (Non FBC Equivalent) – Type II or III**

One or more roof coverings that do not meet the FBC Equivalent definition below.

☒ **Level B (FBC Equivalent) – Type II or III**

Single-Ply, Modified Bitumen, Sprayed Polyurethane foam, Metal, Tile, Built-up, Asphalt Shingle or Rolled Roofing, or other roof covering membranes/products that at a minimum meet the 2001 or later Florida Building Code or the 1994 South Florida Building Code and have a Miami-Dade NOA or FBC 2001 Product Approval listing that is/was current at the time of installation.

All mechanical equipment must be adequately tied to the roof deck to resist overturning and sliding during high winds. Any flat roof covering with flashing or coping must be mechanically attached to the structure with face fasteners (no clip/cleat systems), and asphalt roof coverings on flat roofs must be 10 years old or less.

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.**

**CITIZENS PROPERTY INSURANCE CORPORATION
BUILDING TYPE II AND III MITIGATION INSPECTION FORM**

**FPAT File #
MUD2627244**

2. Roof Deck Attachment ☐ No Attic Access

☐ **Level A – Wood or Other Deck Type II only**

Roof deck composed of sheets of structural panels (plywood or OSB).

Or

Architectural (non-structural) metal panels that require a solid decking to support weight and loads.

Or

Other roof decks that do not meet Levels B or C below.

☐ **Level B – Metal Deck Type II or III**

Metal roof deck made of structural panels fastened to open-web steel bar joists and integrally attached to the wall.

☒ **Level C – Reinforced Concrete Roof Deck Type, II or III**

A roof structure composed of cast-in-place or pre-cast structural concrete designed to be self-supporting and integrally attached to wall/support system.

3. Secondary Water Resistance ☒ None

☐ **Underlayment**

A self-adhering polymer modified bitumen roofing underlayment (thin rubber sheets with peel and stick underside located beneath the roof covering and normal felt underlayment) with a minimum width of 6" meeting the requirements of ASTM D 1970 installed over all plywood/OSB joints to protect from water intrusion. All secondary water resistance products must be installed per the manufacturer's recommendations. Roofing felt or similar paper based products are not acceptable for secondary water resistance.

☐ **Foamed Adhesive**

A foamed polyurethane sheathing adhesive applied over all joints in the roof sheathing to protect interior from water intrusion.

4. Opening Protection ☒ None or Some

☐ **Class A (Hurricane Impact)** – All glazed openings (windows, skylights, sliding glass doors, doors with windows, etc) less than 30 feet above grade must be protected with impact resistant coverings (e.g. shutters), impact resistant doors, and/or impact resistant glazing that meet the Large Missile (9 lb.) impact requirements of:

- ☐ SSTD12;
- ☐ ASTM E 1886 and ASTM E 1996;
- ☐ Miami-Dade PA 201, 202, and 203;
- ☐ Florida Building Code TAS 201, 202 and 203.

All glazed openings less than 30 feet above grade shall meet the Large Missile Test standard referenced above. All glazed openings between 30 and 60 feet above grade must meet the Small Missile Test of the respective standard. For buildings located in the HVHZ (High Velocity Hurricane Zone) all glazed openings greater than 60 feet above grade must also meet the Small Missile Test of the respective standard.

☐ **Class B (Basic Impact)** – All glazed openings (windows, skylights, sliding glass doors, doors with windows, etc) less than 30 feet above grade must be protected with impact resistant coverings (e.g. shutters), impact resistant doors, and/or impact resistant glazing that meet the Large Missile (4.5 lb.) impact requirements of:

- ☐ ASTM E 1886 and ASTM E 1996

All glazed openings less than 30 feet above grade shall meet the Large Missile Test standard referenced above. All glazed openings between 30 and 60 feet above grade must meet the Small Missile Test of the respective standard. For buildings located in the HVHZ (High Velocity Hurricane Zone) all glazed openings greater than 60 feet above grade must also meet the Small Missile Test of the respective standard.

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.**

**FPAT File #
MUD2627244**

MIT-BT II & III (6/1/18)