

# Concrete technique helps resort grow

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David Teitelbaum is using innovative technology to add 23 units at the Tortuga Inn Beach Resort and still comply with Bradenton Beach's land-use codes

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16 years.

The land code requires builders to retain the first inch of rain on property, said Dottie Poindexter, director of public works for Bradenton Beach.

Teitelbaum will be the first to use pervious concrete pavement as part of his drainage requirements on Bradenton Beach. He recently broke ground on the third phase of construction at Tortuga Inn, where the pervious product will be used.

Though similar products may have been used elsewhere in the county, "It hasn't been used to factor in the one-inch retention," Poindexter said.

Most of Meskauskas' work with pervious concrete has been done on Florida's east coast, where he recently installed a 30,000 square foot parking lot at the Veterans Administration hospital in Riviera Beach. The product isn't as well known in west Florida, he said.

"Most architects and designers haven't heard of pervious," he said.

Up to 30 percent of the retention requirement can be met through the use of pervious pavers or pervious concrete, Poindexter said.

The pervious pavement allowed Teitelbaum to eliminate other options for compliance.

Developers who want to install solid concrete driveways have to use retention ponds or swaled or recessed landscaping. All of these could cut down on the amount of space a developer can build on, affecting profits.

City engineers use a complex formula to calculate compliance, based on width

and depth of the property, materials covering the ground and surrounding properties. Certain soils absorb more than others, which is factored in when determining the impact.

"He probably would have had to reduce part of his parking area or sidewalk or increase his retention area," Poindexter said.

There isn't a firm history on how long the concrete stays pervious.

"So it isn't a totally proven methodology," Poindexter said.

But it's one that is acceptable to the city.

Meskauskas said his company's earliest job, installed 16 years ago, is still standing up.

"It depends on the environment it's in," he said. "It can be power vacuumed and it'll rejuvenate."

Meskauskas declined to provide specific prices when asked about the cost of using the alternative surface. He would say only it is a little more expensive than regular concrete and a lot more expensive than asphalt.

Teitelbaum owns Tortuga Inn and Old Bridge Village, and has a contract to buy Tradewinds Resort. Combined, his properties and commitments are worth \$50 million, he said.

An award winning preservation developer, he and his wife, artist and author Penelope Naylor, moved permanently to Manatee County from New York City three years ago.

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**BRADENTON BEACH** — David Teitelbaum, a developer and resort owner here, found a new way to comply with strict land use codes pertaining to drainage and flooding.

When Teitelbaum moved to Bradenton Beach three years ago, the first thing he did was read the land use code.

"I learned it by heart," Teitelbaum said. "It took me three weeks."

The code allows up to 30 percent of impervious, or water blocking, pavement in development projects. Teitelbaum wanted to develop 23 new units on his 2.7-acre property at Tortuga Inn Beach Resort, but the density wouldn't allow compliance. So he found a company that manufactures pervious concrete pavement as an alternative to impervious asphalt and cement. Now he's adding 23 units to the existing 32 at Tortuga Inn. Teitelbaum plans to sell the units as condominiums, but run the property as a resort.

Pervious pavement consists of poured concrete made with rock and cement, but no sand. Resembling Swiss cheese and pocked with voids, it allows water to pass through and percolate into the earth below rather than run off into streets or neighboring properties.

In addition to increasing potential profits, pervious concrete reduces pollution entering rivers and the ocean, said David Meskauskas, co-owner of Kara Construction in Stuart, which supplied the material.

With increased pollution caused by storm water runoff from burgeoning development, pervious concrete allows developers to contain their own pollution.

"Your whole parking lot becomes a drain field," Meskauskas said.

Meskauskas considers himself the guru of pervious concrete. He adapted the application and finishing techniques for the product, and has installed 1 million feet in