



**SPECIAL MAGISTRATE-
VARIANCE/SPECIAL EXCEPTION
USE/CODE ENFORCEMENT
HEARING AGENDA**

**Monday, July 07, 2025 at 12:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708**

This Meeting will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

1. CALL TO ORDER

2. PUBLIC COMMENT

Public participation is encouraged. If you are addressing the Special Magistrate, step to the podium and state your name and address for the record. Please limit your comments to three (3) minutes and do not include any topic that is on the agenda.

Public comment on agenda items will be allowed when they come up.

For any quasi-judicial hearings that might be on the agenda, an affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Director, not less than five days prior to the hearing.

3. SPECIAL MAGISTRATE STATEMENT

4. ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES

5. NEW BUSINESS

A. VAR 2025-06 13212 Boca Ciega Avenue

B. VAR 2025-07 13230 Boca Ciega Avenue

C. CE-25-73 906 Bay Point Dr

D. CE-25-71 14060 Miramar Ave

E. CE-24-115 13025 Gulf Lane

6. OLD BUSINESS

A. Case #2024.373814268 N. Bayshore Dr. – Affidavit of Compliance

B. CE-24-255 14239 W Parsley Drive – Request for Additional Time

7. ADJOURNMENT

One or more Elected or Appointed Officials may be in attendance.

Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the minutes to be transcribed verbatim; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation to participate in this meeting should call Holden Pinkard, Building Compliance Supervisor, at 727-221-2786, or email a written request to hpinkard@madeirabeachfl.gov



SPECIAL MAGISTRATE – VARIANCE REQUEST

VAR 2025-06

Staff Report and Recommendation Special Magistrate Meeting – July 7, 2025

Application: VAR 2025-06
Applicant: Design Freedom, Inc
Property Owner(s): Longline Investments LLC
Property Address: 13212 Boca Ciega Avenue Madeira Beach, Florida 33708
Parcel ID: 15-31-15-65304-009-0040
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK I, LOT 4
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: Side Setback Variance from 15' total to 5' on each side, Rear Setback Variance from 25' to 12', Front Setback Variance from 20' to 15', Structures Coverage Variance from 0.40 to 0.50

Specific Code Provisions: Sec. 110-206. - Setback requirements, Sec. 110-208. - Maximum lot coverage

I. Background

The existing duplex at 13212 Boca Ciega Avenue received substantial damage during Hurricane Helene from storm surge flooding. The applicant can use Section 110-96. - Rebuilding after a catastrophic loss to rebuild a duplex on a nonconforming lot. The applicant is applying for a variance because it would not be possible to build a new duplex that meets the required front setback for the R-2, Zoning District. Section 110-96 does allow for a duplex to be built back to the existing nonconforming side setback and rear setback. The side setback and rear setback are included in this variance request because the applicant would like to propose side and rear setbacks that reduce the nonconformity and make better use of the irregular shaped lot. The applicant is asking for a variance for lot coverage because of the irregular size of the lot. The proposed duplex would still meet the

floor area ratio and impervious surface ratio requirements in the Madeira Beach Code of Ordinances. Located below is a summary table that shows R-2, Zoning District setbacks, the existing setbacks, and the proposed setbacks.

<u>SETBACK</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED SETBACKS</u>
FRONT	20 Feet	3.56 Feet	15 Feet
SIDE	15 Feet total, 7 Feet min per side	3.53 Feet to 8.58 Feet	5 Feet each side
REAR	25 Feet	8.0 Feet	12 Feet

II. Sec. 2-507. – Variances Criteria and Analysis

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

Staff Findings:

A) The lot at 13212 Boca Ciega Avenue was originally platted in 1935. The lot was platted before the current setback requirements and lot area requirements were adopted in the Madeira Beach Code of Ordinances. The lot is both irregularly shaped and substandard. The lot does not meet the minimum land area and lot size requirements for a duplex in the R-2, Zoning District. It would not be possible to build a new duplex as intended by Section 110-96 if it had to conform with the front setback from the R-2, Zoning District.

C) The existing residential neighborhood where the duplex is located has older nonconforming residential structures that have nonconforming setbacks because they are located on irregularly shaped or substandard lots. The proposed setbacks would balance maintaining the existing character of the neighborhood while reducing the nonconformity. If these other neighboring structures were rebuilt, most likely they would need similar variances to rebuild with a similar front setback.

E) The existing duplex flooded during Hurricane Helene and was declared substantially damaged. The proposed duplex would meet all current Florida Building Code and FEMA requirements and be more resilient compared to the previous structure.

(2) The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a variance.

Staff Findings: The existing duplex was built in 1938. The lot plat was approved in 1935. Both the lot and existing duplex were created before the R-2, Zoning District land minimum building site area requirements and setback requirements were adopted. The applicant did not self-create a hardship since both the existing structure and lot plat were created before the current land development regulations went into effect.

(3) Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings or structures in the same zoning district.

Staff Findings: There are other neighboring R-2, Zoning District properties with substandard and irregular shaped lots with nonconforming structures on them. For

these properties to be able to rebuild after a catastrophic loss, they would need to apply for similar variances. By granting this variance, the applicant is not receiving any special privilege compared to other neighboring properties.

- (4) Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code or section 14-205 of the Code of Ordinances and would work unnecessary and undue hardship on the applicant.**

Staff Findings: Requiring the applicant to meet the front setback requirement would not allow for the duplex to be rebuilt. For the applicant to be able to rebuild their duplex after a catastrophic loss, the proposed variance is necessary.

- (5) The variance granted is the minimum variance that will make possible reasonable use of the land.**

Staff Findings: The proposed setback and lot coverage variances would be the minimum amount of variance needed to make possible reasonable use of the property. The proposed setbacks would make the property closer to being conforming compared to the existing duplex.

- (6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations or the Code of Ordinances (when it relates to section 14-205), and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

Staff Findings: The proposed variance is in harmony with the general intent and purpose of the city land development regulations. The R-2, Zoning District is a residential zoning district that does allow for low density multifamily structures. The proposed duplex would not be injurious to the area involved and would not be detrimental to public welfare.

- III. Staff Recommendation:** City staff recommends the approval of VAR 2025-06 13212 Boca Ciega Avenue.

Submitted by: Andrew Morris, Long Range Planner, Madeira Beach Community Development Department

Attachments: 1) Application and Support Materials
2) Public Notice Mailing and Posting



CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH FLORIDA 33708
(727) 391-9951 EXT. 255 ♦ FAX (727) 399-1131



SPECIAL MAGISTRATE – VARIANCE APPLICATION

*Applicant: Name and Address

Design Freedom, inc.

Cathy Svercl, Architect

2160 Victoria Drive, Clearwater, FL 33763

Telephone: (727) 688-6643

Email: architect@designfreedominc.com

*Property Owner: Name and Address

Longline Investments LLC

Mike Nagy, Manager

8025 12th Ave S, St Petersburg, FL 33707-2708

Telephone: (727) 871-1061

Email: mnagy@bayforce.com

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

13212 Boca Ciega Ave, Madeira Beach, FL

Legal Description: Page's Replat of Mitchell's Beach Blk I, Lot 4

Lot Area: 3,251.25

Width: 40.405 ft.

Depth: 83.25 ft.

Zoning District: Low Density Multifamily Residential (R-2)

Present Structures on Property: 1-Story Frame Duplex

Present Use of Property: Long-term (annual) rentals

Date Building Permit Request denied: N/A

Variance(s) needed from the zoning requirements: _____

Side Setback Variance from 15' total to 5' on each side, Rear Setback Variance from 25' to 12', Front Setback Variance from 20' to 15', Structures Coverage Variance from 0.40 to 0.50

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

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All Documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.



Special Magistrate Case #: VAR 2025-06

Item 5A.

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

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

Date Received: 05 / 20 / 25

Received by: _____

Special Magistrate Case # Assigned: 2025-06

Special Magistrate Hearing Date: 07 / 07 / 25 ☐ Approved ☐ Denied

- ☒ Zoning Variance for Residential Dwelling Units (One, Two or Three Units) \$1,800.00 per Variance
- ☐ Zoning Variance for Multi-Family, Tourist Dwellings or Commercial \$2,000.00 per Variance
- ☐ After-the-fact Variance \$3,600.00 per Variance

X _____
Jenny Rowan, Community Development Director

Date: _____ / _____ / _____

X _____
Robin Gomez, City Manager

Date: _____ / _____ / _____

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Special Magistrate Case #: _____

APPLICATION (Must submit the following analysis)**This application to the Special Magistrate is requesting permission to:** _____

Side Setback Variance from 15' total to 5' on each side, Rear Setback Variance from 25' to 12', Front Setback Variance from 20' to 15', Structures Coverage Variance from 0.40 to 0.50

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

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

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

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

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OWNER CERTIFICATION

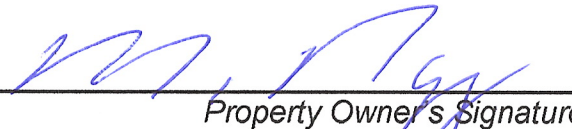
I hereby authorize permission for the Special Magistrate, Building Official and Planning & Zoning Director to enter upon the above referenced premises for purposes of inspection related to this petition.

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

It is hereby acknowledged that the filing of the application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the subject property.

I have received a copy of the Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance and the procedure, which will take place at the Public Hearing.

Appeals. (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

X  Date: 05 / 19 / 25
Property Owner's Signature

STATE OF Florida

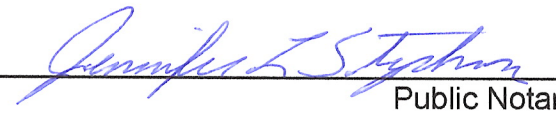
COUNTY OF Pinellas

Before me this 19 day of May, 2022, Michael Nagy
appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification
and is ☐ personally known to me or ☒ has produced FDOL as identification.

[SEAL]



JENNIFER L. STEPHENS
Notary Public
State of Florida
Comm# HH226608
Expires 4/4/2026


Public Notary Signature

NOTICE: Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All Documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

NON-OWNER (AGENT) CERTIFICATION

I hereby authorize permission for the Special Magistrate, Building Official and Planning & Zoning Director to enter upon the above referenced premises for purposes of inspection related to this petition.

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

It is hereby acknowledged that the filing of the application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the subject property.

I have received a copy of the Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance and the procedure, which will take place at the Public Hearing.

Appeals. (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

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

STATE OF _____

COUNTY OF _____

Before me this _____ day of _____, 2022, _____
 appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☐ personally known to me or ☐ has produced _____ as identification.

[SEAL]

 Public Notary Signature

NOTICE: Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

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

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

The hearing will be conducted in the following manner:

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

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

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

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May 18, 2025

Revised June 12, 2025

Variance Application for the Property Located at: 13212 Boca Ciega Ave, Madeira Beach, FL

Question 1: Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district.

Part A: Substandard or Irregular-Shaped Lot

The lot at 13212 Boca Ciega Ave is substandard in multiple respects. It has a total area of only 3,251.25 square feet, which is significantly below the 6,000 square feet minimum lot size required for duplex development in this zoning district.

The lot's width of 40.0 feet (south side) and 40.81 feet (north side) is also below the minimum 60-foot lot width requirement. In addition, the lot depth of 73.00 feet on the east side is less than the minimum 80-foot depth required by code.

With a maximum Floor Area Ratio (FAR) of 0.80, only approximately 2,601 SF of building area is permitted—compared to the 4,800 SF that could be built on a standard 6,000 SF lot. However, we are not requesting a variance for the FAR.

Part B: N/A

Part C: Residential neighborhood character.

The existing duplex, built in 1938, reflects the historic development pattern of the surrounding neighborhood. Its front setback of approximately 3.56', side setbacks ranging from 3.53' to 8.58', and a rear setback of about 8.0' are consistent with other dwellings on the block. Refer to the "Sketch of Nearby Streets Area Map" attachment showing the approximate location of the 50' street Right of Way (ROW). The proximity of nearby buildings to the right-of-way, as well as to front and rear property lines, demonstrates a consistent neighborhood character. Nearby addresses include:

- 13230 Boca Ciega Ave & 13210 Boca Ciega Ave on either side of the property
- 13206, 13246, 13248, and 13250 4th St E at the rear of the property
- 13200 Boca Ciega Ave & 13201 4th St E at the end of the block
- 13203 and 13255 Boca Ciega Ave across the street, waterside
- 13119 Boca Ciega Ave farther down the street

13212 Boca Ciega (Lot 4)

The proposed replacement structure aims to preserve this established character, maintaining a similar relationship to the street and neighboring properties.

Part D: N/A

Part E: Architectural and/or Engineering Considerations

The current structure is a wood-frame, stucco-clad duplex built on a crawlspace in 1938, with a finished floor elevation of approximately 24 inches above grade. During Hurricane Helene in September 2024, the building sustained about 28 inches of flood damage.

Any substantial renovation would trigger the FEMA 50% Rule, requiring full compliance with floodplain regulations. Therefore, the proposed structure will be designed to current FEMA and Florida Building Code standards, with parking and entry at ground level and all habitable space elevated above Base Flood Elevation. This approach provides safer, more resilient housing while bringing the structure into alignment with modern code requirements.

Question 2: Demonstrate that special condition(s) and circumstance(s) do not result from the actions of the applicant.

The existing lot was legally platted decades ago. Its substandard dimensions predate current zoning regulations. The hardship is not self-created but is the result of subsequent zoning amendments that imposed new minimum standards on older, established lots.

Per Sec. 110-96(b)(2) of the Zoning Ordinance, duplexes on nonconforming lots may be rebuilt to match existing nonconforming conditions. While we intend to meet current requirements for height, parking, and floodplain compliance, the current code's reduced setbacks would make it impossible to reconstruct a comparable duplex footprint without a variance.

Absent the variance, the allowable building footprint would be limited to approximately 883.75 square feet, which is not functionally or economically viable for a two-unit structure.

Question 3: Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.

The requested variance aligns with the established development pattern in this area, where many dwellings were built prior to current zoning regulations. These dwellings maintain nonconforming setbacks and footprints similar to the existing structure.

13212 Boca Ciega (Lot 4)

The requested variance is consistent with what has been granted to other properties in the district with similar historic, nonconforming lots. Many nearby dwellings were built before current zoning requirements and maintain setbacks, densities, and building footprints that would not be allowed under today's code. The applicant is seeking to maintain the established development pattern and ensure reasonable use of the property by replacing a two-unit structure with another of comparable size and use. Granting the variance for dimensional requirements would not confer a special privilege, but rather allow the continuation of a long-standing residential use that is typical of the surrounding neighborhood.

Question 4: Demonstrate that the literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship.

Strict application of current setback and lot standards would effectively prohibit the rebuilding of a functional duplex on this site. The lot has long supported two residential units, and denying a variance would prevent the applicant from continuing that established use, despite similar allowances made for neighboring nonconforming properties.

The hardship is not self-imposed and is unnecessary, especially considering that the zoning code (Sec. 110-96(b)(2)) explicitly allows for the continuation of nonconforming use and form under certain circumstances. Without a variance, the remaining buildable footprint would not support reasonable redevelopment of the site.

Question 5: Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land.

The variance request is limited to only those elements necessary to reconstruct a code-compliant, resilient duplex with a comparable footprint to the existing building. The proposed structure will slightly exceed the 0.40 maximum lot coverage permitted by code (1,300.5 SF on a 3,251.25 SF lot), but no additional variances for height, parking, or ISR are being sought.

The design is compact and efficient, adhering to all other applicable development standards while reflecting the intent of the zoning code and the character of surrounding properties.

Question 6: Demonstrate that the granting of the variance will be in harmony with the general intent and purpose of the City Land Development Regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

13212 Boca Ciega (Lot 4)

The project supports the City's goals for resilient and compatible redevelopment. It removes a vulnerable, flood-damaged structure and replaces it with a modern, elevated duplex that meets current safety, floodplain, and construction standards.

The proposal maintains the scale, massing, and density of the original structure and the neighborhood. Granting the variance will promote public welfare by enabling a safer, more durable housing option without negatively impacting neighboring properties or the community as a whole. This aligns with the historic use of the property and supports the City's goals for sustainable, infill redevelopment. The replacement duplex continues the long-standing residential pattern on this street and ensures the property remains viable and functional despite modern zoning constraints.

Prepared by and return to:

Jessica Valind
Coastline Title of Pinellas
8550 Blind Pass Road
St. Pete Beach, FL 33706
(727) 363-1000
File No: SPB-2024-2345
Consideration: \$720,000.00
Parcel Identification No: Property 1:
15-31-15-65304-009-0040
Property 2:
15-31-15-65304-009-0050

(Space Above This Line For Recording Data)

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 31st day of January, 2024 between Ann Bunting, a single person, whose post office address is PO Box 413, Venice, FL 34284, Grantor, to Longline Investments, LLC, a Florida Limited Liability Company, whose post office address is 8025 12th Avenue South, St. Petersburg, FL 33707, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas, Florida, to-wit:

Parcel 1:

Lot 4, Block I, Page's Replat of Mitchell's Beach, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 69, of the Public Records of Pinellas County, Florida.

Parcel 2:

Lot 5, Block I, Page's Replat of Mitchell's Beach, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 69, of the Public Records of Pinellas County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS #1

Sign: Sarena A. Czarnicki

Print: Sarena A. Czarnicki

8550 Blind Pass Rd
St. Petersburg, FL 33706

(Witness #1 Address)

Ann Bunting
Ann Bunting
PO Box 413
Venice, FL 34284

WITNESS #2

Sign: Brandon McDonnell

Print: Brandon McDonnell

13249 Boca Liza Ave
Madison Beach, FL 33708

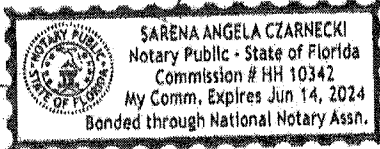
(Witness #2 Address)

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 31 day of January, 2024, by Ann Bunting.

Sarena A. Czarnicki
Signature of Notary Public

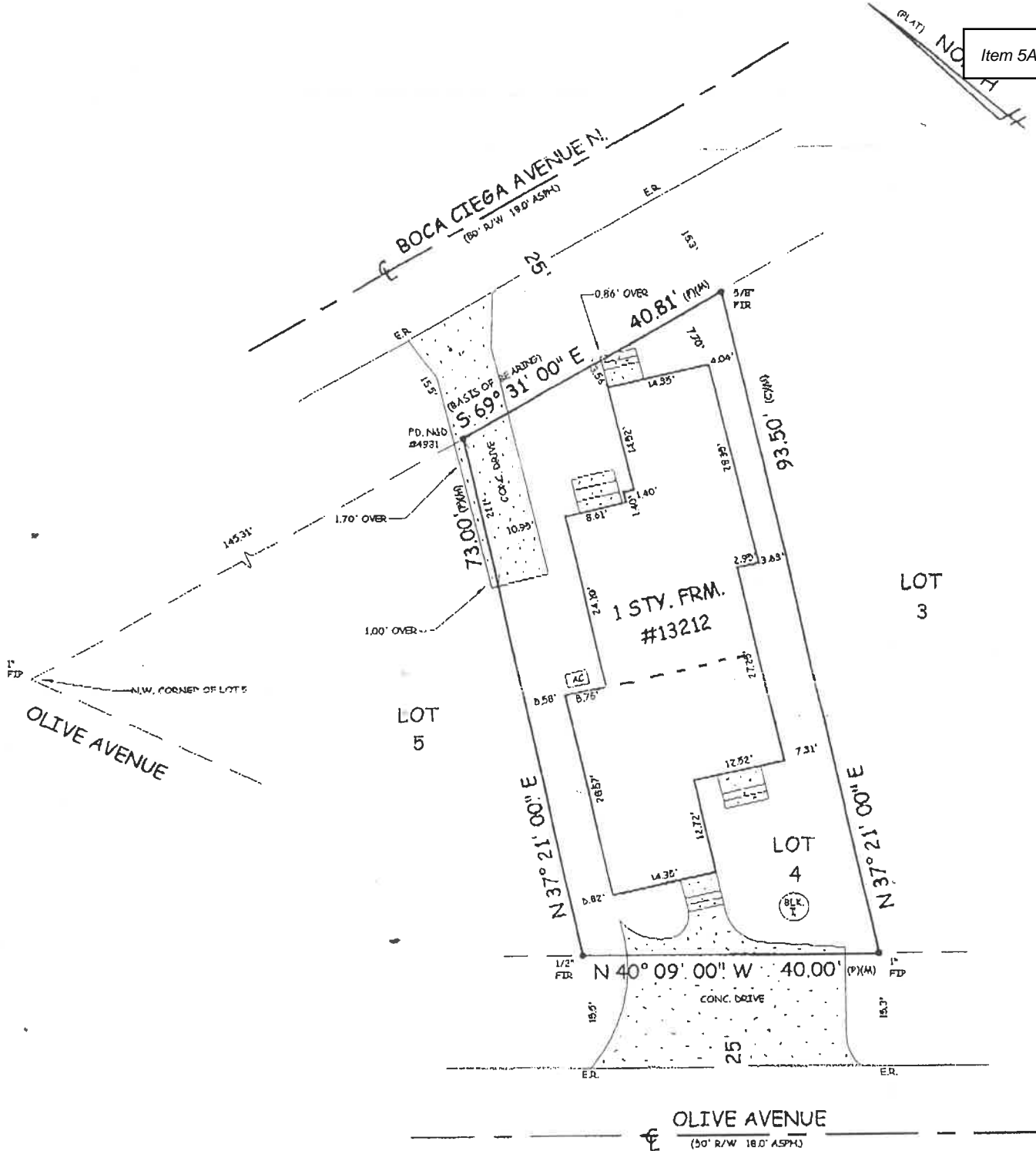
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: FIDL

Type of Identification

Produced: _____



A BOUNDARY SURVEY OF: Lot 4, Block I, PAGE'S REPLAT OF MITCHELL'S BEACH, as recorded in Plat Book 20, Page 69 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Housing and Urban Development, this property appears to be located in
 Flood zone: A-12 Comm. Panel No.: 125127 0001 B Map Date: 3/2/83 Base Flood Elev.: 11.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 818.17-6, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL.
 BEARING SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

EDWARD D. MURPHY REG. P.L.S. #333

LEGEND:

F.I.P. - FOUND IRON PIPE
 F.C.M. - FOUND CONCRETE MONUMENT
 F.I.R. - FOUND IRON ROD
 S.I.R. - SET IRON ROD 1/2" LB #20
 P.R.C. - POINT OF REVERSE CURVATURE
 P.C.C. - POINT OF COMPOUND CURVATURE
 P.M. - PINS PER MOUNT ELEVATION
 N.S.D. - NAIL AND DISK
 N.G.V.D. - NATIONAL GEODETIC VERTICAL
 DATUM OF 1929

P.D. - FOUND
 P.O.L. - POINT ON LINE
 P.C. - POINT OF CURVATURE
 P.T. - POINT OF TANGENCY
 P.I. - POINT OF INTERSECTION
 J.X.X. - FENCE
 J.U.F. - ADJACENT FENCE
 C.L.F. - CHAIN LINK FENCE
 F.E. - FENCE
 ADJ. - ADJACENT

R. - RADIUS
 A. - ARC
 C. - CHORD
 Δ - DELTA
 R.W. - RIGHT OF WAY
 S. - NUMBER
 M.S. - MASONRY
 FRM. - FRAME
 G.I. - GRATE INLET
 C.B. - CATCH BASIN

ALUM. - ALUMINUM
 W.H. - WATER HEATER
 P.S. - PATIO STONES
 C.P. - GARPORT
 P.L. - PLANTER
 D.C. - BACK OF CURB
 E.P. - EDGE OF PAVEMENT
 E.R. - EDGE OF ROAD
 E.O.W. - EDGE OF WATER
 T.O.D. - TOP OF BANK

W.W. - WING WALL
 C. - CENTERLINE
 M.S. - METAL SHED
 (P) - PLAT
 (C) - CALCULATION
 (O) - DEED
 (H) - MEASURED
 N. - NORTH
 S. - SOUTH
 E. - EAST
 W. - WEST

ESMT. - EASEMENT
 M.M. - MANHOLE
 CONC. - CONCRETE
 CLR. - CLEAR
 COL. - COLUMN
 WD. - WOOD
 BLK. - BLOCK
 S.W. - SEAWALL
 ASPH. - ASPHALT
 UTIL. - UTILITY
 DR. - DRAINAGE

O.M. - OVERHANG
 GAR. - GARAGE
 C/WD. - COVERED WOOD
 C/P.S. - COVERED PATIO STONE
 C/C. - COVERED CONCRETE
 A/C. - AIR CONDITIONER
 O.P. - OVERHEAD PORCH
 O.P. - OVERHEAD POWER LINES
 T.T. - OVERHEAD TELEPHONE LINES
 P.P. - POWER POLE
 L.P. - LIGHT POLE

Variance - Zoning Chart for 13212 Boca Ciega Ave, Madeira Beach, FL

	Code	Existing	Proposed
Address		13212 Boca Ciega	13212 Boca Ciega
Legal (Partial)		Lot 4 (Thru Lot)	Lot 4 (Thru Lot)
District	R-2 Low-Density Multi-Family Residential		
Permitted Use	SFH, Duplex, Triplex, Townhouse	Duplex	Duplex
Lot Size	Duplex: 3,000 SF min. per dwelling unit = 6,000 SF	3251.25	3251.25
Lot Width	Duplex: 60' min.	40.405	40.405
Lot Depth	80' min	83.25	83.25
Density	15 DU/acre max	1.12	
	27 DU/acre		2.02
Setbacks (Principle)	Front 20', Rear 25', Side 15' Total (8'/7') for lots 50'-80' w	Front 20', Rear 25', Side 15' Total (8'/7') for lots 50'-80' w	Front 15', Rear 12', Side 10' Total (5'/5') for lots 50'-80' w
Setbacks (Principle)	Front 20', Rear 25', Side 25' Total (13'/ 12') for lots 120' or greater width		
FAR max	0.80	2601	2601
Structures coverage max	0.40	1300.5	
	0.50		1625.625
ISR max	0.70	2275.875	2275.875
Conforming/Non		Non-conforming	Non-conforming
Buildable Area (to setbacks/with variances)		883.75	1606.25
Floor Area per Level (existing/ proposed)		1457.75	1300.5
Floor Area for 2 Levels(proposed)		N/A	2601
FAR (excludes ground floor)	0.80	0.45	0.80
Parking Spaces	2 per unit	2/unit, 4 total	2/unit, 4 total

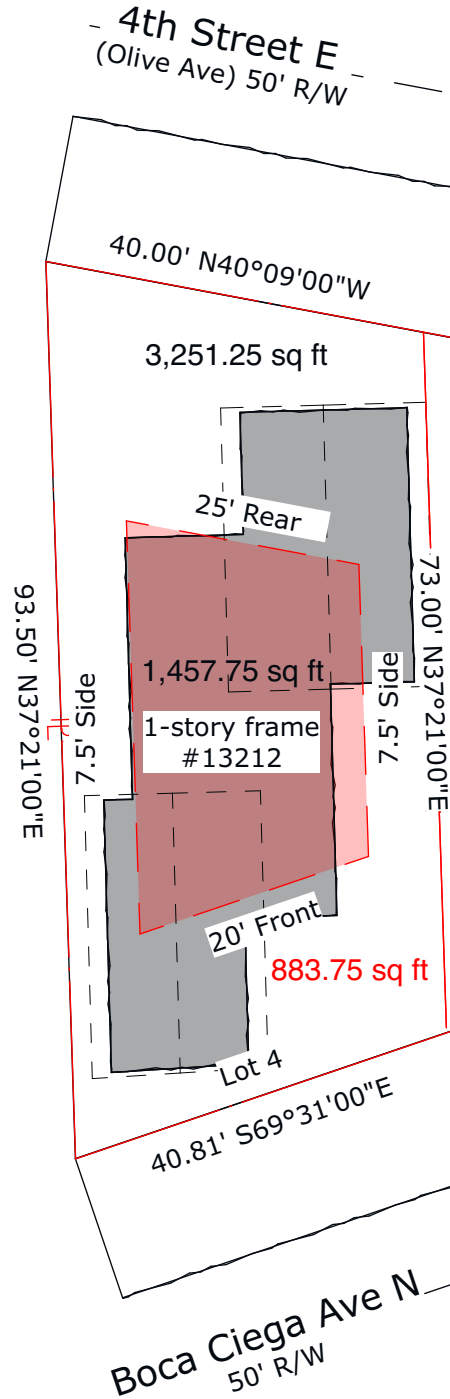
Legend

Preliminary Site Plan

Red property lines "PL"
Red dashed Setback Lines
Red = Buildable area
Gray = Building footprint

Driveway & apron not shown

From Survey by Edward D
Murphy, undated (refers to
FIRM 3/2/83).



Area Calculations

3,251.25 SF	Lot area
1,457.75 SF	Building footprint
883.75 SF	Buildable area with existing setbacks

a.4

© 2025

Conceptual Lot 4

date: 5/18/25

25-05 Variance Application

13212, 13230 Boca Ciega Ave N Madeira Beach FL 33708

design freedom inc
2160 Victoria Dr, Clearwater, FL 33763

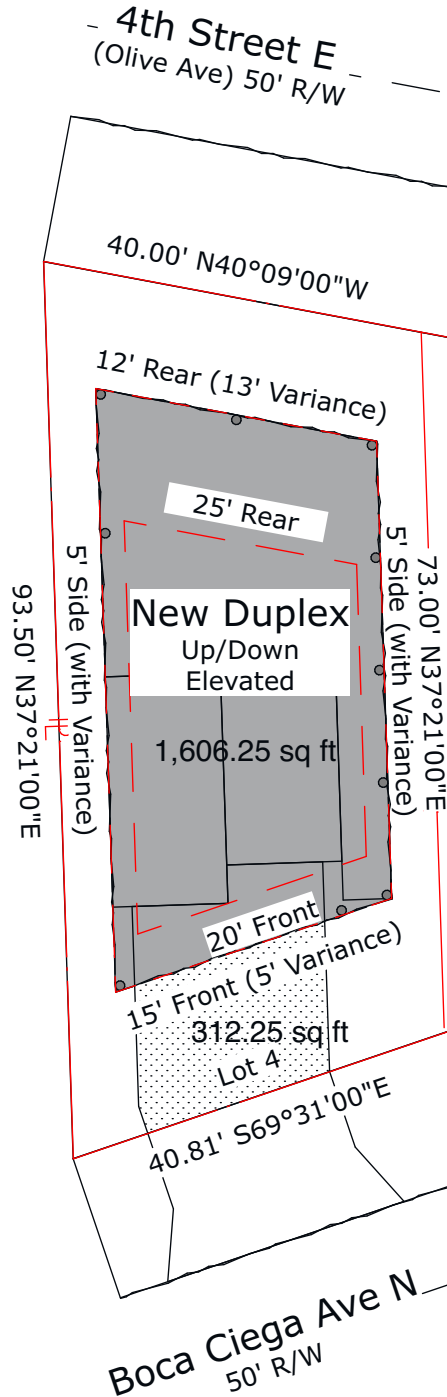


Legend

Preliminary Site Plan

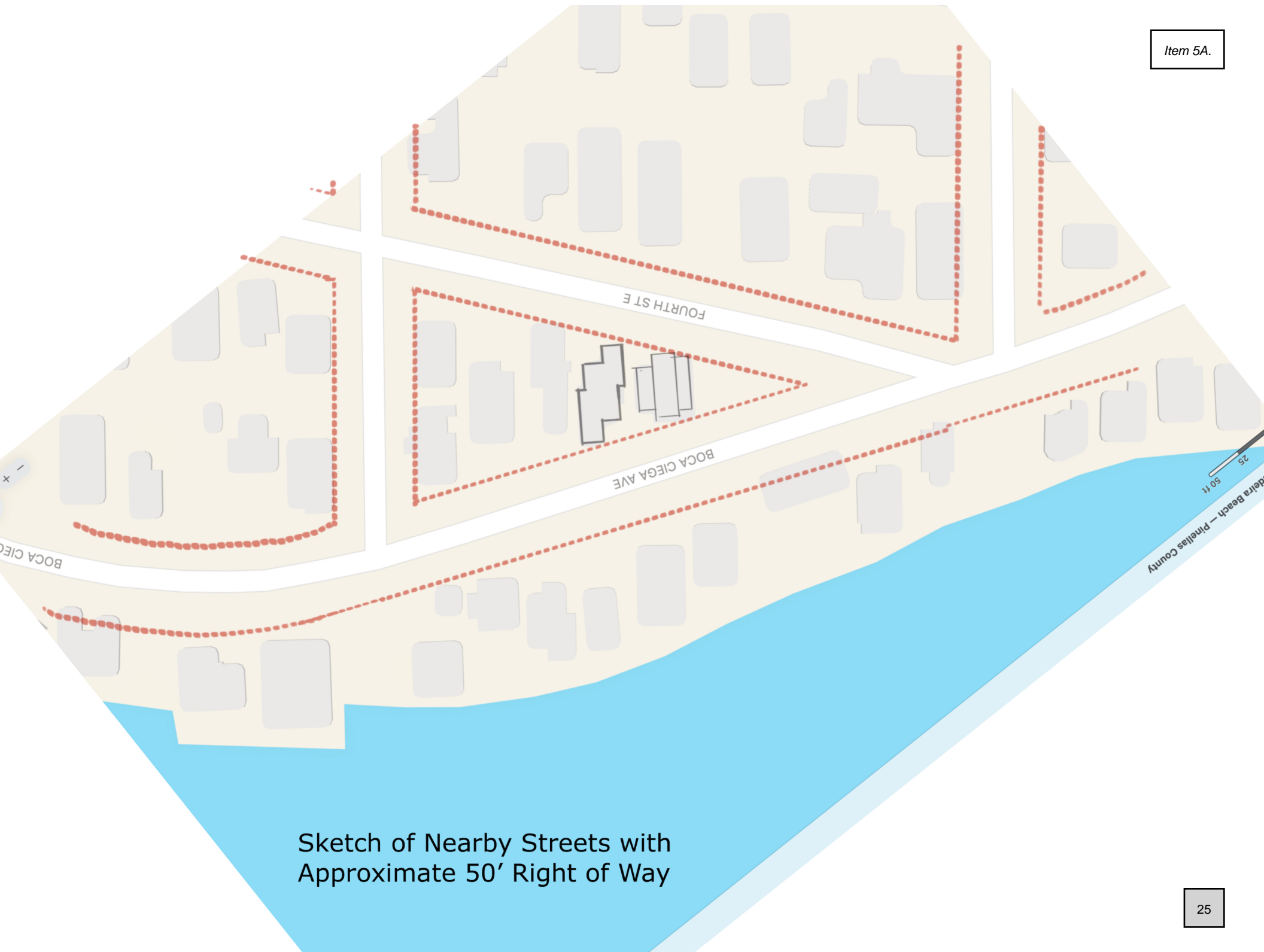
From Survey by Edward D
Murphy, undated (refers to
FIRM 3/2/83).

Red property lines "PL"
Red dashed Setback Lines
Red dashed Variance Lines
Gray = Buildable area
Rectangular Garages (Placeholders)
24'x24' double garage or
12'x24' single garage
Driveway & apron



Area Calculations

3,251.25 SF Lot area
1,606.25 SF Building footprint
312.25 SF Driveway
1,918.50 SF Impervious area
ISR = 0.59 (preliminary)



Sketch of Nearby Streets with
Approximate 50' Right of Way

Photos of Existing Structure



Front View (Boca Ciega)

Rear View (4th Street)

Variance Application - 13212 Boca Ciega Ave

Photos of Street Views



Variance Application - 13212 Boca Ciega Ave

Photos of Neighboring Buildings



13230 Boca Ciega Ave (Rear)



13210 Boca Ciega Ave (Rear)



13230 Boca Ciega Ave (Front)



13210 Boca Ciega Ave (Front)

Variance Application - 13212 Boca Ciega Ave

Photos of Neighboring Buildings



Variance Application - 13212 Boca Ciega Ave

Photos of Neighboring Buildings



13201 4th Street E



13255 Boca Ciega Ave



13201 4th Street E (132nd Ave Side)(



13119 Boca Ciega Ave



13199 4th Street E (132nd Ave Side)(



13200 Boca Ciega (132nd Ave Side)(

Variance Application - 13212 Boca Ciega Ave



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

**CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708**

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **July 7, 2025, at 12:00p.m.**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the “Watch Live Meetings” button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE 2025-06

Application: VAR 2025-06
Applicant: Design Freedom, Inc
Property Owner(s): Longline Investments LLC
Property Address: 13212 Boca Ciega Avenue Madeira Beach, Florida 33708
Parcel ID: 15-31-15-65304-009-0040
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK I, LOT 4
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: Side Setback Variance from 15’ total to 5’ on each side, Rear Setback Variance from 25’ to 12’, Front Setback Variance from 20’ to 15’, Structures Coverage Variance from 0.40 to 0.50
Specific Code Provisions: Sec. 110-206. - Setback requirements, Sec. 110-208. - Maximum lot coverage

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comment to planning@madeirabeachfl.gov. *Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.*

Posted: June 26, 2025, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library. View more information about this application at <https://madeirabeachfl.gov/plan-review-documents/>



Item 5A.

NOTICE OF INTENT TO BE AN AFFECTED PARTY

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

APPLICATION INFORMATION

Case No or Application No., whichever applies: _____

Applicants Name: _____

Signature of Affected Person

Date

Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131.



AFFIDAVIT OF MAILING

Date: 6/26/2025
 Mailings for Case # VAR 2025-06

Before me this day LISA Schewman personally appeared. He/she has mailed public notices to property owners within a 300 foot radius of the subject property.

Lisa Schewman
 Signature

STATE OF FLORIDA
 COUNTY OF PINELLAS

Sworn and subscribed before me this 26 day of June, 20 25.

Personally known or produced _____ as identification.



Notary Public Stamp

Mary Ann Hearn
 Notary Public
6/26/25
 Date

*Copy of public notice is attached.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 09 Jun 2025

Subject Parcel: 15-31-15-65304-009-0040

Radius: 300 feet

Parcel Count: 49

Total pages: 3

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

KRUSZEWSKI, KEVIN TRE
KRUSZEWSKI, KEVIN TRUST
253 SANCTUARY DR
CRYSTAL BEACH, FL 34681

LAHUTI, A RYAN
LAHUTI, ISABELLA
PO BOX 960
CRYSTAL BEACH, FL 34681-0960

GRIFFIN, D TRE
13246 MADEIRA BEACH TRUST
2700 BRASELTON HWY STE 10 287
DACULA, GA 30019-3262

BURCH, MICHAEL L TRE
BURCH, MELISSA W TRE
1413 OLDHAM VIEW DR
LA GRANGE, KY 40031-9121

MIKOWSKI, CHRIS MERRICK
MIKOWSKI, MARCELA
564 CRYSTAL DR
MADEIRA BEACH, FL 33708

KELLEY, BRIAN KEVIN
KELLEY, MARIA LUISA
13155 3RD ST E
MADEIRA BEACH, FL 33708-2413

BAHE, JAMES WILLIAM
GURLEY, JOANNA L
13237 3RD ST E
MADEIRA BEACH, FL 33708-2415

BOUJELAL, SID
BOUJELAL, SARAH SONYA
13235 3RD ST E
MADEIRA BEACH, FL 33708-2415

CAPSAMBELIS, JULIA A
CAPSAMBELIS, CHRISTOPHER R
13231 3RD ST E
MADEIRA BEACH, FL 33708-2415

SOUDERS, DANIEL DAVID
DUDA, MICHELLE A
13143 4TH ST E
MADEIRA BEACH, FL 33708-2419

COUGHLIN, JAMES B
COUGHLIN, TERRI D
13148 4TH ST E
MADEIRA BEACH, FL 33708-2420

COUGHLIN, JAMES B
COUGHLIN, TERRI D
13148 4TH ST E
MADEIRA BEACH, FL 33708-2420

HELFRICH, MICHAEL S
HELFRICH, FRANCES A
13150 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2440

BEAUMIER, ANDRE
BEAUMIER, KIMBERLY
13251 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2441

NEWTON, VIRGIL M III
NEWTON, RUTH A
13253 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2441

KEELEY, JOHN W TRE
KEELEY, JOHN W REV TRUST
13202 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2442

INVE HOME INVESTORS LLC TRE
13207 3RD STREET EAST LAND TRUST
13207 3RD ST E APT 3
MADEIRA BEACH, FL 33708-2462

LIPE, PATRICIA V TRE
LIPE, PATRICIA V LIV TRUST
14913 1ST ST E
MADEIRA BEACH, FL 33708-2496

STERN, ROBERT
LUNEBORG, KELLI
805 HILLS CREEK DR
MCKINNEY, TX 75072-5229

BORRELLI, FREDERICK J
BORRELLI, MARIANNE K
2248 HAMLIN SOUND CIR
MT. PLEASANT, SC 29466-9407

ANTOLOVICH, DAVE
ANTOLOVICH, JUNLI
37195 DEER RUN
OLON, OH 44139-2554

KAMINER, MICHAEL EDWARD
KAMINER, CASSIE DELL
1044 MARCO DR NE
ST PETERSBURG, FL 33702-2781

ROMKEY, TREVOR
HOLLOHAN, MITCHELL
13211 BOCA CIEGA AVE
ST PETERSBURG, FL 33708-2441

KINAHAN, PETER
KINAHAN, BARBARA
11 HAZELWOOD LN
STAMFORD, CT 06905-2726

HATTAB, SID
HATTAB, RITA
10518 HOMESTEAD DR
TAMPA, FL 33618-4008

ARMATO, PHILIP L
ARMATO, MARLENE A
5286 LANDIS AVE
VINELAND, NJ 08360-9334

ABRAMS, TODD F
ABRAMS, KARENE S
28731 CORBARA PL
WESLEY CHAPEL, FL 33543-6431

HOLMES, NICHOLAS
63 ISLAND VIEW RD
COHOES, NY 12047-4929

JUDYS TROPICAL COTTAGES LLC
105 MENARD PL
THIBODAUX, LA 70301-3548

EDWARD & KAREN SMITH LLC
PO BOX 3832
SEMINOLE, FL 33775-3832

CHRIST AT THE SEA FND INC
13253 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2441

KOLLCAKU LLC
1804 S VINE AVE
PARK RIDGE, IL 60068-5322

EDWARD & KAREN SMITH LLC
PO BOX 3832
SEMINOLE, FL 33775-3832

CLARK, VICKI L
8025 12TH AVE S
MADEIRA BEACH, FL 33708-2413

13025 BOCA CIEGA AVENUE LLC
140 ALABAMA AVE
BROOKLYN, NY 11207-2912

MARTIN, ERIC C
13210 BOCA CIEGA AVE
ST PETERSBURG, FL 33708-2442

LONGLINE INVESTMENTS LLC
8025 12TH AVE S
ST PETERSBURG, FL 33707-2708

CHRIST AT THE SEA FND INC
13253 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2441

CREIGHTON, JOHN E
PO BOX 8186
MADEIRA BEACH, FL 33738-8186

SAND DOLLAR HOMES LLC
13650 BRUCE B DOWNS BLVD UNIT 48371
TAMPA, FL 33613

13209 BOCA CIEGA LLC
140 ALABAMA AVE
BROOKLYN, NY 11207-2912

PASHA, MARIANNE
13155 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

HORNER, LINDA M
330 133RD AVE E
MADEIRA BEACH, FL 33708-2434

VALERO, YARISI
13206 4TH ST E
MADEIRA BEACH, FL 33708-2422

TBMB PROPERTIES LLC
1804 W MORRISON AVE
TAMPA, FL 33606-2830

PERORAZIO, RAYMOND M JR
13201 4TH ST E
MADEIRA BEACH, FL 33708-2421

13201 BOCA CIEGA AVENUE LLC
140 ALABAMA AVE
BROOKLYN, NY 11207-2912

13203 BOCA CIEGA AVENUE LLC
140 ALABAMA AVE
BROOKLYN, NY 11207-2912

13207 BOCA CIEGA AVE LLC
140 ALABAMA AVE
BROOKLYN, NY 11207-2912



AFFIDAVIT OF POSTING

Date: 6/26/2025

Postings for: VAR 2025-06

Before me this day Lisa Schermer personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

Lisa Schermer
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 26 day of June, 20 25.

Personally known or produced _____ as identification.



Notary Public Stamp

Mary Ann Hearn
Notary Public
6/26/25
Date

*Copy of public notice is attached.

PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **July 7, 2025, at 12:00pm**, at the Madeira Beach City Hall in the Patricia Shortz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda items listed below. This meeting is available for viewing on Spectrum Television Public Access Channel 640 for viewers residing within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE VARIANCE 2025-06

Application: VAR 2025-06
Applicant: Design Freedom, Inc.
Property Owner(s): Longline Investments LLC
Property Address: 15121 Boca Ciega Avenue Madeira Beach, Florida 33708
Parcel ID: 15-31-15-000-000-0040
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK L LOT 4
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: Side Setback Variance from 15' total to 5' on each side, Rear Setback Variance from 25' to 12', Front Setback Variance from 20' to 15', Structures Coverage Variance from 0.40 to 0.50
Specific Code Provisions: Sec. 110-206 - Setback requirements, Sec. 110-208 - Maximum lot coverage

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of viewing approval or disapproval of this application, you may attend the Special Magistrate Hearing or you submit comments to planning@madeirabeachfl.gov. Any official person may become a party to this proceeding and can be entitled to present evidence at the hearing including the owner testimony of witnesses and relevant exhibits and other documentary evidence used to create comments all witnesses by filing a notice of intent to be a party with the Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

Posted: June 26, 2025, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library. View more information about this application at <http://madeirabeachfl.gov/planning-reviews>.

PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **July 7, 2025, at 12:00pm**, at the Madeira Beach City Hall in the Patricia Shortz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda items listed below. This meeting is available for viewing on Spectrum Television Public Access Channel 640 for viewers residing within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE VARIANCE 2024-47

Application: VAR 2025-07
Applicant: Design Freedom, Inc.
Property Owner(s): Longline Investments LLC
Property Address: 15121 Boca Ciega Ave
Parcel ID: 15-31-15-000-000-0040
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK L LOT 4
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: Side Setback Variance from 25' total to 5' total, Rear Setback Variance from 25' to 12', Front Setback Variance from 20' to 15'

Specific Code Provisions: Sec. 110-206 - Setback requirements

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of viewing approval or disapproval of this application, you may attend the Special Magistrate Hearing or you submit comments to planning@madeirabeachfl.gov. Any official person may become a party to this proceeding and can be entitled to present evidence at the hearing including the owner testimony of witnesses and relevant exhibits and other documentary evidence used to create comments all witnesses by filing a notice of intent to be a party with the Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

Posted: June 26, 2025, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library. View more information about this application at <http://madeirabeachfl.gov/planning-reviews>.

PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **July 7, 2025, at 12:00pm**, at the Madeira Beach City Hall in the Patricia Shortz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda items listed below. This meeting is available for viewing on Spectrum Television Public Access Channel 640 for viewers residing within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE VARIANCE 2024-47

Application: VAR 2025-07
Applicant: Design Freedom, Inc.
Property Owner(s): Longline Investments LLC
Property Address: 15121 Boca Ciega Ave
Parcel ID: 15-31-15-000-000-0040
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK L LOT 4
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: Side Setback Variance from 25' total to 5' total, Rear Setback Variance from 25' to 12', Front Setback Variance from 20' to 15'

Specific Code Provisions: Sec. 110-206 - Setback requirements

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of viewing approval or disapproval of this application, you may attend the Special Magistrate Hearing or you submit comments to planning@madeirabeachfl.gov. Any official person may become a party to this proceeding and can be entitled to present evidence at the hearing including the owner testimony of witnesses and relevant exhibits and other documentary evidence used to create comments all witnesses by filing a notice of intent to be a party with the Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

Posted: June 26, 2025, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library. View more information about this application at <http://madeirabeachfl.gov/planning-reviews>.

PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708

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THIS APPLICATION IS FOR A SPECIAL MAGISTRATE VARIANCE 2025-06

Application: VAR 2025-06
Applicant: Design Freedom, Inc.
Property Owner(s): Longline Investments LLC
Property Address: 15121 Boca Ciega Avenue Madeira Beach, Florida 33708
Parcel ID: 15-31-15-000-000-0040
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK L LOT 4
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: Side Setback Variance from 15' total to 5' on each side, Rear Setback Variance from 25' to 12', Front Setback Variance from 20' to 15', Structures Coverage Variance from 0.40 to 0.50
Specific Code Provisions: Sec. 110-206 - Setback requirements, Sec. 110-208 - Maximum lot coverage

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of viewing approval or disapproval of this application, you may attend the Special Magistrate Hearing or you submit comments to planning@madeirabeachfl.gov. Any official person may become a party to this proceeding and can be entitled to present evidence at the hearing including the owner testimony of witnesses and relevant exhibits and other documentary evidence used to create comments all witnesses by filing a notice of intent to be a party with the Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

Posted: June 26, 2025, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library. View more information about this application at <http://madeirabeachfl.gov/planning-reviews>.



Community Development Department / Community Development Documents / Plan Review Documents

[← Back](#)

Plan Review Documents

John's Pass Village Activity Center Plan

Jenny Silver
Director of Community Development

(727) 391-9951 x244

planning@madeirabeachfl.gov

300 Municipal Drive

Plan Review Documents

Special Magistrate Variances and Special Exception Uses

7/7/25 Special Magistrate Meeting 12 PM

Variance Public Hearings

[VAR 2025-06 13212 Boca Ciega Avenue Application](#)

[VAR 2025-06 13212 Boca Ciega Ave Public Notice](#)

[VAR 2025-07 13230 Boca Ciega Avenue Application](#)

[VAR 2025-07 13230 Boca Ciega Ave Public Notice](#)



SPECIAL MAGISTRATE – VARIANCE REQUEST

VAR 2025-07

Staff Report and Recommendation Special Magistrate Meeting – July 7, 2025

Application: VAR 2025-07
Applicant: Design Freedom, Inc
Property Owner(s): Longline Investments LLC
Property Address: 13230 Boca Ciega Ave
Parcel ID: 15-31-15-65304-009-0050
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK I, LOT 5
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: Side Setback Variance from 25' total to 5' total, Rear Setback Variance from 25' to 12', & Front Setback Variance from 20' to 15'

Specific Code Provisions: Sec. 110-206. - Setback requirements

I. Background

The existing duplex at 13230 Boca Ciega Avenue received substantial damage during Hurricane Helene from storm surge flooding. The applicant can use Section 110-96. - Rebuilding after a catastrophic loss to rebuild a duplex on a nonconforming lot. The property owner is applying for a variance because it would not be possible for the new duplex to meet the required front setback for the R-2, Zoning District. Section 110-96 does allow for a duplex to be built back to the existing nonconforming side setback and rear setback. The side setback and rear setback are included in this variance request because the applicant would like to propose side and rear setbacks that reduce the nonconformity and make better use of the irregular shaped lot. Located below is a summary table that shows R-2, Zoning District setbacks, the existing setbacks, and the proposed setbacks.

<u>SETBACK</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED SETBACKS</u>
FRONT	20 Feet	2.68 Feet to 7.34 Feet	15 Feet
SIDE	25 Feet Total, 12 Feet Min	2.94 Feet to 14.91 Feet	5 Feet
REAR	25 Feet	6.54 Feet to 9.37 Feet	12 Feet

II. Sec. 2-507. – Variances Criteria and Analysis

(1) Special conditions and circumstances exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to the lands, building, or other structures in the same district. Special conditions to be considered shall include, but are not limited to, the following circumstances:

- a. *Substandard or irregular-shaped lot.* If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations;
- b. *Significant vegetation or natural features.* If the site contains significant native vegetation or other natural features;
- c. *Residential neighborhood character.* If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;
- d. *Public facilities.* If the proposed project involves the development of public parks, public facilities, schools, or public utilities;
- e. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

Staff Findings:

A) The lot at 13230 Boca Ciega Avenue was originally platted in 1935. The lot was platted before the current setback requirements and lot area requirements were adopted in the Madeira Beach Code of Ordinances. The lot is both irregularly shaped and substandard. The lot does not meet the minimum land area and lot size requirements for a duplex in the R-2, Zoning District. The lot only has three sides since it is a triangle shape. The lots width gets smaller the closer the lot gets to the intersection. The applicant would not be able to rebuild their duplex if it had to meet the front setback in the R-2, Zoning District. The proposed variance allows for the applicant to rebuild their duplex and make reasonable use of this substandard and irregular shaped lot.

C) The existing residential neighborhood where the duplex is located has older nonconforming residential structures that have nonconforming setbacks because they are either located on irregularly shaped lots, substandard lots, or were built before current setback requirements. The proposed setbacks would balance maintaining the existing character of the neighborhood while reducing the nonconformity. If these other neighboring structures were rebuilt, they would need similar variances to rebuild with a similar front setback.

E) The existing duplex flooded during Hurricane Helene and was declared substantially damaged. The proposed duplex would meet all current Florida Building Code and FEMA requirements and be more resilient compared to the previous structure.

(2) The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a variance.

Staff Findings: The duplex was built in 1942. The lot plat was created in 1935. Both the duplex and lot plat were created before the R-2, Zoning District land minimum building site area requirements and setback requirements. The property owner did not self-create a hardship since both the structure and lot plat predate the current zoning requirements.

(3) Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings or structures in the same zoning district.

Staff Findings: There are other neighboring R-2, Low Density Multifamily Zoning District properties with substandard and irregular shaped lots with nonconforming

structures on them. For these properties to be able to rebuild after a catastrophic loss, they would need to apply for similar variances. It would not be possible to rebuild the duplex if it had to meet the required front setback.

- (4) Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code or section 14-205 of the Code of Ordinances and would work unnecessary and undue hardship on the applicant.**

Staff Findings: Requiring the applicant to meet the front setback requirement would not allow for the duplex to be rebuilt. The applicant has the right to rebuild after a catastrophic loss and other neighboring properties have the same right to do that. For the applicant to be able to rebuild their duplex after a catastrophic loss, the proposed variance is necessary.

- (5) The variance granted is the minimum variance that will make possible reasonable use of the land.**

Staff Findings: The proposed setback variance would be the minimum amount of variance needed to make possible reasonable use of the property. The proposed setbacks would make the property closer to being conforming compared to the existing duplex.

- (6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations or the Code of Ordinances (when it relates to section 14-205), and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

Staff Findings: The proposed variance is in harmony with the general intent and purpose of the city land development regulations. The R-2, Low Density Multifamily Residential Zoning District is a residential zoning district that does allow for low density multifamily residential structures. The proposed duplex would not be injurious to the area involved and it would not be detrimental to public welfare.

III. Staff Recommendation: City staff recommends the approval of VAR 2025-07
13230 Boca Ciega Avenue.

Submitted by: Andrew Morris, Long Range Planner, Madeira Beach Community
Development Department

Attachments: 1) Application and Support Materials
2) Public Notice Mailing and Posting



CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH FLORIDA 33708
(727) 391-9951 EXT. 255 ♦ FAX (727) 399-1131



SPECIAL MAGISTRATE – VARIANCE APPLICATION

*Applicant: Name and Address

Design Freedom, inc.

Cathy Svercl, Architect

2160 Victoria Drive, Clearwater, FL 33763

Telephone: (727) 688-6643

Email: architect@designfreedominc.com

*Property Owner: Name and Address

Longline Investments LLC

Mike Nagy, Manager

8025 12th Ave S, St Petersburg, FL 33707-2708

Telephone: (727) 871-1061

Email: mnagy@bayforce.com

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

13230 Boca Ciega Ave, Madeira Beach, FL

Legal Description: Page's Replat of Mitchell's Beach Blk I, Lot 5

Lot Area: 5,075.75 Width: 143.875 ft. Depth: 36.5 ft.

Zoning District: Low Density Multifamily Residential (R-2)

Present Structures on Property: 1-Story Frame Duplex

Present Use of Property: Long-term (annual) rentals

Date Building Permit Request denied: N/A

Variance(s) needed from the zoning requirements:

Side Setback Variance from 25' total to 5' total, Rear Setback Variance from 25' to 12', &
Front Setback Variance from 20' to 15'

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

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All Documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.



Special Magistrate Case #: VAR 2025

Item 5B.

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

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

Date Received: 05 / 20 / 25

Received by: _____

Special Magistrate Case # Assigned: 2025-07

Special Magistrate Hearing Date: 07 / 07 / 25 ☐ Approved ☐ Denied

☒ Zoning Variance for Residential Dwelling Units (One, Two or Three Units) \$1,800.00 per Variance
____ Zoning Variance for Multi-Family, Tourist Dwellings or Commercial \$2,000.00 per Variance
____ After-the-fact Variance \$3,600.00 per Variance

X _____
Jenny Rowan, Community Development Director

Date: _____ / _____ / _____

X _____
Robin Gomez, City Manager

Date: _____ / _____ / _____

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Special Magistrate Case #: _____

APPLICATION (Must submit the following analysis)**This application to the Special Magistrate is requesting permission to:** _____

Side Setback Variance from 25' total to 5' total, Rear Setback Variance from 25' to 12', &
Front Setback Variance from 20' to 15'

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

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

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

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

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OWNER CERTIFICATION

I hereby authorize permission for the Special Magistrate, Building Official and Planning & Zoning Director to enter upon the above referenced premises for purposes of inspection related to this petition.

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

It is hereby acknowledged that the filing of the application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the subject property.

I have received a copy of the Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance and the procedure, which will take place at the Public Hearing.

Appeals. (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

X _____ Date: 05 / 19 / 25

 Property Owner's Signature

STATE OF Florida

COUNTY OF Dickens

Before me this 19 day of May, 2022, Shirley Michael Nagyp
 appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification
 and is ☐ personally known to me or ☒ has produced FLDH as identification.



[SEAL]
 JENNIFER L. STEPHENS
 Notary Public
 State of Florida
 Comm# HH226608
 Expires 4/4/2026

 Jennifer L. Stephens
 Public Notary Signature

NOTICE: Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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NON-OWNER (AGENT) CERTIFICATION

I hereby authorize permission for the Special Magistrate, Building Official and Planning & Zoning Director to enter upon the above referenced premises for purposes of inspection related to this petition.

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

It is hereby acknowledged that the filing of the application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the subject property.

I have received a copy of the Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance and the procedure, which will take place at the Public Hearing.

Appeals. (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

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

STATE OF _____

COUNTY OF _____

Before me this _____ day of _____, 2022, _____
 appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☐ personally known to me or ☐ has produced _____ as identification.

[SEAL]

 Public Notary Signature

NOTICE: Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

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

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

The hearing will be conducted in the following manner:

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

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

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

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18 May 2025

Revised June 12, 2025

Variance Application for the Property Located at: 13230 Boca Ciega Ave, Madeira Beach, FL

Question 1: Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district.

Part A: Substandard or Irregular-Shaped Lot

The lot at 13230 Boca Ciega Ave is substandard in multiple respects. It has a total area of only 5,075.75 square feet, which is slightly below the 6,000 square feet minimum lot size required for duplex development in this zoning district.

The lot's width of 145.31 feet (north side) and 142.44 feet (south side) averages out to 143.875 feet, well above the minimum 60-foot lot width requirement. However, the triangular-shaped lot depth of 73.00 feet on the east side and 0 (zero) feet on the west side averages out to be 36.5 feet, all of which is less than the minimum 80-foot depth required by code.

With the current setbacks, the buildable area of the lot would only be 170.25 square feet, compared to the current building footprint of 1,559 SF. The lot is a highly irregular triangular shape which minimizes the buildable area.

With a maximum Floor Area Ratio (FAR) of 0.80, about 4,060.6 SF of building area is permitted—compared to the 4,800 SF that could be built on a standard 6,000 SF lot.

These conditions are not common across the district and present unique challenges to compliance with current zoning codes.

Part B: N/A

Part C: Residential Neighborhood Character

The existing duplex, built in 1942, reflects the historic development pattern of the surrounding neighborhood. Its front setback of approximately 2.68' to 7.34', side setbacks ranging from 2.94' at the carport to 14.91' at the living area, and a rear setback of 6.54' to 9.37' are consistent with other dwellings on the block. Refer to the "Sketch of Nearby Streets Area Map" attachment showing the approximate location of the 50' street Right of Way (ROW). The proximity of nearby buildings to the right-of-way, as well as to front and rear property lines, demonstrates a consistent neighborhood character. Nearby addresses include:

13230 Boca Ciega (Lot 5)

- 13212 Boca Ciega Ave adjacent to the property and its neighbor 13210 Boca Ciega Ave
- 13206, 13246, 13248, and 13250 4th St E at the rear of the property
- 13200 Boca Ciega Ave & 13201 4th St E at the end of the block
- 13203 and 13255 Boca Ciega Ave across the street, waterside
- 13119 Boca Ciega Ave farther down the street

The proposed replacement structure aims to preserve this established character, maintaining a similar relationship to the street and neighboring dwellings.

Part D: N/A**Part E: Architectural and/or Engineering Considerations**

The existing duplex is a wood-frame, siding-clad building constructed on a crawlspace in 1942, with a finished floor elevation approximately 24 inches above grade. During Hurricane Helene in September 2024, the structure sustained about 28 inches of flood damage.

Given the extent of damage and the building's age, any substantial renovation would trigger the FEMA 50% Rule, requiring full compliance with current floodplain regulations.

The proposed design will fully conform to FEMA and Florida Building Code requirements. The new duplex will include parking and entry at ground level, with all habitable space elevated above the Base Flood Elevation. This resilient approach ensures safety and durability while respecting the scale and character of the neighborhood. The updated structure will replace a vulnerable, outdated dwelling with a modern and flood-resistant one, offering long-term protection for future residents.

Question 2: Demonstrate that special condition(s) and circumstance(s) do not result from the actions of the applicant.

The existing lot was legally platted decades ago. Its substandard dimensions and irregular triangular shape predate current zoning regulations. The hardship is not self-created but is the result of subsequent zoning amendments that imposed new minimum standards on older, established lots.

Per Sec. 110-96(b)(2) of the Zoning Ordinance, duplexes on nonconforming lots may be rebuilt to match existing nonconforming conditions. While we intend to meet current requirements for height, parking, and floodplain compliance, the current code's reduced setbacks would make it impossible to reconstruct a comparable duplex footprint without a variance.

13230 Boca Ciega (Lot 5)

Absent the variance, the allowable building footprint would be limited to approximately 170.25 square feet, which is not functionally or economically viable for a two-unit structure.

Question 3: Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.

The requested variance aligns with the established development pattern in this area, where many dwellings were built prior to current zoning regulations. These dwellings maintain nonconforming setbacks and footprints similar to the existing structure.

The requested variance is consistent with what has been granted to other properties in the district with similar historic, nonconforming lots. Many nearby dwellings were built before current zoning requirements and maintain setbacks, densities, and building footprints that would not be allowed under today's code. The applicant is seeking to maintain the established development pattern and ensure reasonable use of the property by replacing a two-unit structure with another of comparable size and use. Granting the variance for dimensional requirements would not confer a special privilege, but rather allow the continuation of a long-standing residential use that is typical of the surrounding neighborhood.

Question 4: Demonstrate that the literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship.

Strict application of current setback and lot standards would effectively prohibit the rebuilding of a functional duplex on this site. The lot has long supported two residential units, and denying a variance would prevent the applicant from continuing that established use, despite similar allowances made for neighboring nonconforming properties.

The hardship is not self-imposed and is unnecessary, especially considering that the zoning code (Sec. 110-96(b)(2)) explicitly allows for the continuation of nonconforming use and form under certain circumstances. Without a variance, the remaining buildable footprint would not support reasonable redevelopment of the site.

Question 5: Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land.

13230 Boca Ciega (Lot 5)

The variance request is limited to only those elements necessary to reconstruct a code-compliant, resilient duplex with a comparable footprint to the existing building. The proposed structure will not exceed the 0.40 maximum lot coverage permitted by code (2,030.3 SF on a 5,075.75 SF lot), and no additional variances for height, parking, or ISR are being sought.

The design is compact and efficient, adhering to all other applicable development standards while reflecting the intent of the zoning code and the character of surrounding properties.

Question 6: Demonstrate that the granting of the variance will be in harmony with the general intent and purpose of the City Land Development Regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The project supports the City's goals for resilient and compatible redevelopment. It removes a vulnerable, flood-damaged structure and replaces it with a modern, elevated duplex that meets current safety, floodplain, and construction standards.

The proposal maintains the scale, massing, and density of the original structure and the neighborhood. Granting the variance will promote public welfare by enabling a safer, more durable housing option without negatively impacting neighboring properties or the community as a whole. The modest increase in density—from 15 to 18 units per acre—aligns with the historic use of the property and supports the City's goals for sustainable, infill redevelopment. The replacement duplex continues the long-standing residential pattern on this street and ensures the property remains viable and functional despite modern zoning constraints.

Prepared by and return to:

Jessica Valind
Coastline Title of Pinellas
8550 Blind Pass Road
St. Pete Beach, FL 33706
(727) 363-1000
File No: SPB-2024-2345
Consideration: \$720,000.00
Parcel Identification No: Property 1:
15-31-15-65304-009-0040
Property 2:
15-31-15-65304-009-0050

(Space Above This Line For Recording Data)

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 31st day of January, 2024 between Ann Bunting, a single person, whose post office address is PO Box 413, Venice, FL 34284, Grantor, to Longline Investments, LLC, a Florida Limited Liability Company, whose post office address is 8025 12th Avenue South, St. Petersburg, FL 33707, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas, Florida, to-wit:

Parcel 1:

Lot 4, Block I, Page's Replat of Mitchell's Beach, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 69, of the Public Records of Pinellas County, Florida.

Parcel 2:

Lot 5, Block I, Page's Replat of Mitchell's Beach, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 69, of the Public Records of Pinellas County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS #1

Sign: Sarena A. Czarnicki

Print: Sarena A. Czarnicki

8550 Blind Pass Rd
St. Petersburg, FL 33706

(Witness #1 Address)

Ann Bunting
Ann Bunting
PO Box 413
Venice, FL 34284

WITNESS #2

Sign: Brandon McDonnell

Print: Brandon McDonnell

13249 Boca Liza Ave
Madison Beach, FL 33708

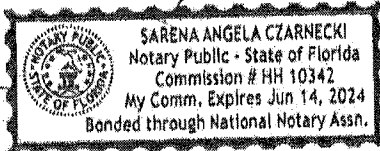
(Witness #2 Address)

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31 day of January, 2024, by Ann Bunting.

Sarena A. Czarnicki
Signature of Notary Public

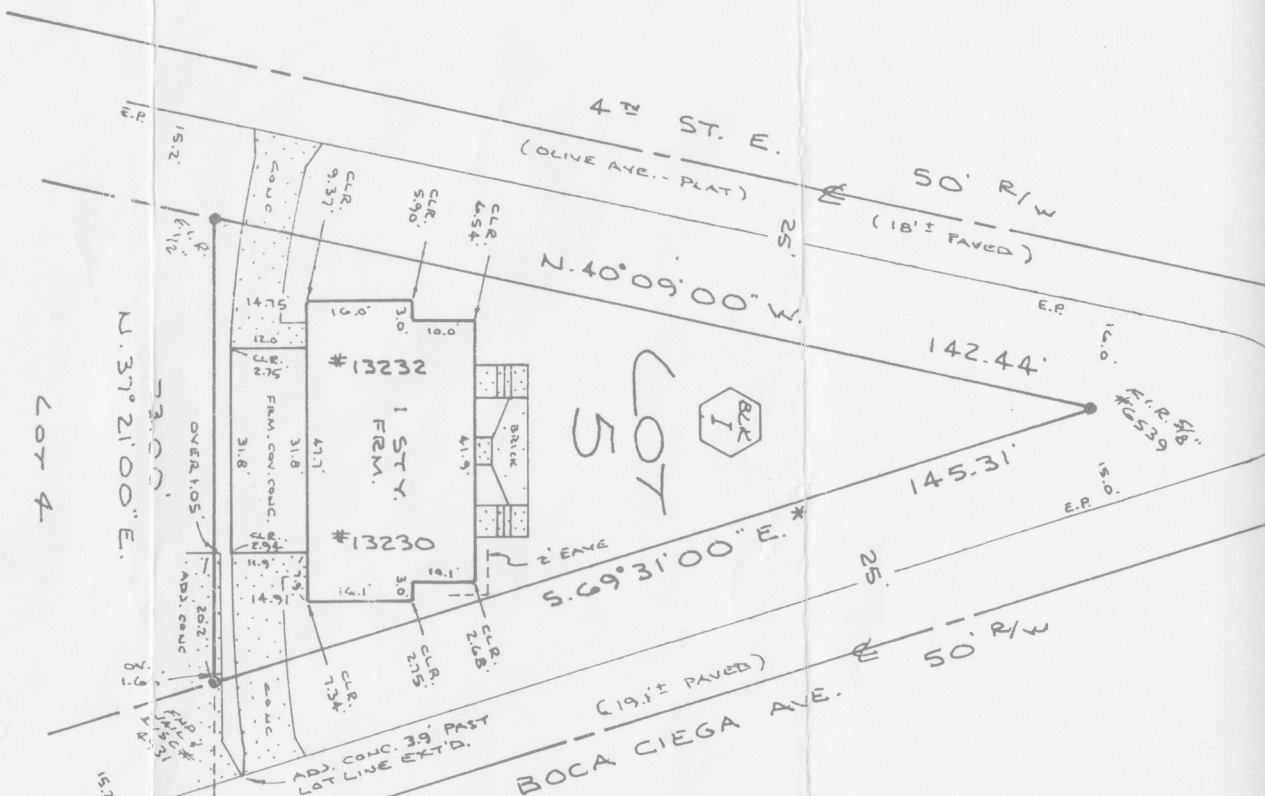
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: FIDL

Type of Identification

Produced: _____



I HEREBY ACKNOWLEDGE THAT I HAVE REVIEWED
AND RECEIVED A COPY OF THIS SURVEY AND
UNDERSTANDING THAT THE ENCROACHMENTS AS
SHOWN WILL BE AN EXCEPTION TO TITLE.

Signature

Date

Signature

Date

LANGTON SURVEYING, INC. (L.B. 3218) LAND SURVEYORS

6285 PARK BOULEVARD, PINELLAS PARK, FL 33781
727-545-5900 • 727-545-5386 • FAX: 727-545-9441

CERTIFIED TO:

Ann Bunting
Bank of America, N.A.
First American Title Insurance Company

FOR THE PURPOSE OF:

☒ purchase ☒ financing
☐ refinancing
☐ other
☐ not limited to specific use

JOB NO.	SURVEY DATE	DRAWN BY	CHECKED BY	SCALE:	SEC.	TWP.	R.	S.	RGE.	15	E.
041950	9-01-2004	RB	EB	1" = 30'	15	31					

According to maps prepared by the U.S. Department of Housing and Urban Development, this property appears to be located in

Flood Zone(s) "AE" Community Panel No. 125127 0191 G Map Date 9/03/2003 Base Flood Elev. 11.0

IF THE APPROXIMATE LINE(S) OF FLOOD ZONES IS SHOWN ON THIS SURVEY IT HAS BEEN APPROXIMATED BASED UPON FLOOD MAPS THAT SCALE ONE INCH TO 500 FEET, MAKING AN EXACT LOCATION OF THE LINE IMPOSSIBLE TO DETERMINE. ACCORDINGLY, THIS SURVEY WILL NOT BE RESPONSIBLE FOR DECISIONS CONCERNING FLOOD INSURANCE REQUIREMENTS BASED ON THE APPROXIMATE LINE(S) OF THE FLOOD ZONE(S) AS SHOWN HEREON.

UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATION AND / OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PARTY(IES) CERTIFIED TO ABOVE, AND IS LIMITED TO THOSE SO NAMED AND TO THE TRANSACTION CONTEMPLATED THEREBY. ANY OTHER PARTY(IES) OR USE OF THIS SURVEY WILL BE AT THE USER'S OWN RISK. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY.

UNLESS OTHERWISE STATED ELEVATIONS SHOWN ARE BASED ON N.A.D. 1988.

ALL LOTS SHOWN ARE IN THE SAME BLOCK UNLESS OTHERWISE NOTED.

FOUND PROPERTY CORNERS THAT DO NOT SHOW A NUMBER HAVE NO IDENTIFYING CAP OR DISC.

BEARINGS AND DIMENSIONS ARE AS PLATTED UNLESS OTHERWISE NOTED.

LEGEND:

* - Basis of Bearings: PLAT B26, 24, 24E, South Ry. Line of Boca Ciega Dr.

SEC. - SECTION
TWP. - TOWNSHIP
RGE. - RANGE
F.L.R. - FOUND IRON ROD
F.C.M. - FOUND CONCRETE MONUMENT
P.M. - PERMANENT REFERENCE MONUMENT
A. - ARC LENGTH
C. - CHORD LENGTH
D. - DELTA ANGLE

R.W. - RIGHT OF WAY
P.C. - POINT OF CURVATURE
P.T. - POINT OF TANGENCY
P.I. - POINT OF INTERSECTION
P.R.C. - POINT OF REVERSE CURVATURE
D.B. - DEED BOOK
O.R. - OFFICIAL RECORDS
P.- PLATTED INFORMATION
C.C. - COVERED CONCRETE

G.W. - GUY WIRE
B.C. - BACK OF CURB
E.P. - EDGE OF PAVEMENT
E.R. - EDGE OF ROAD
X-X' - FENCE
C.L.F. - CHAIN LINK FENCE
CONC. - CONCRETE OR PATIO STONE
C.C. - COVERED CONCRETE

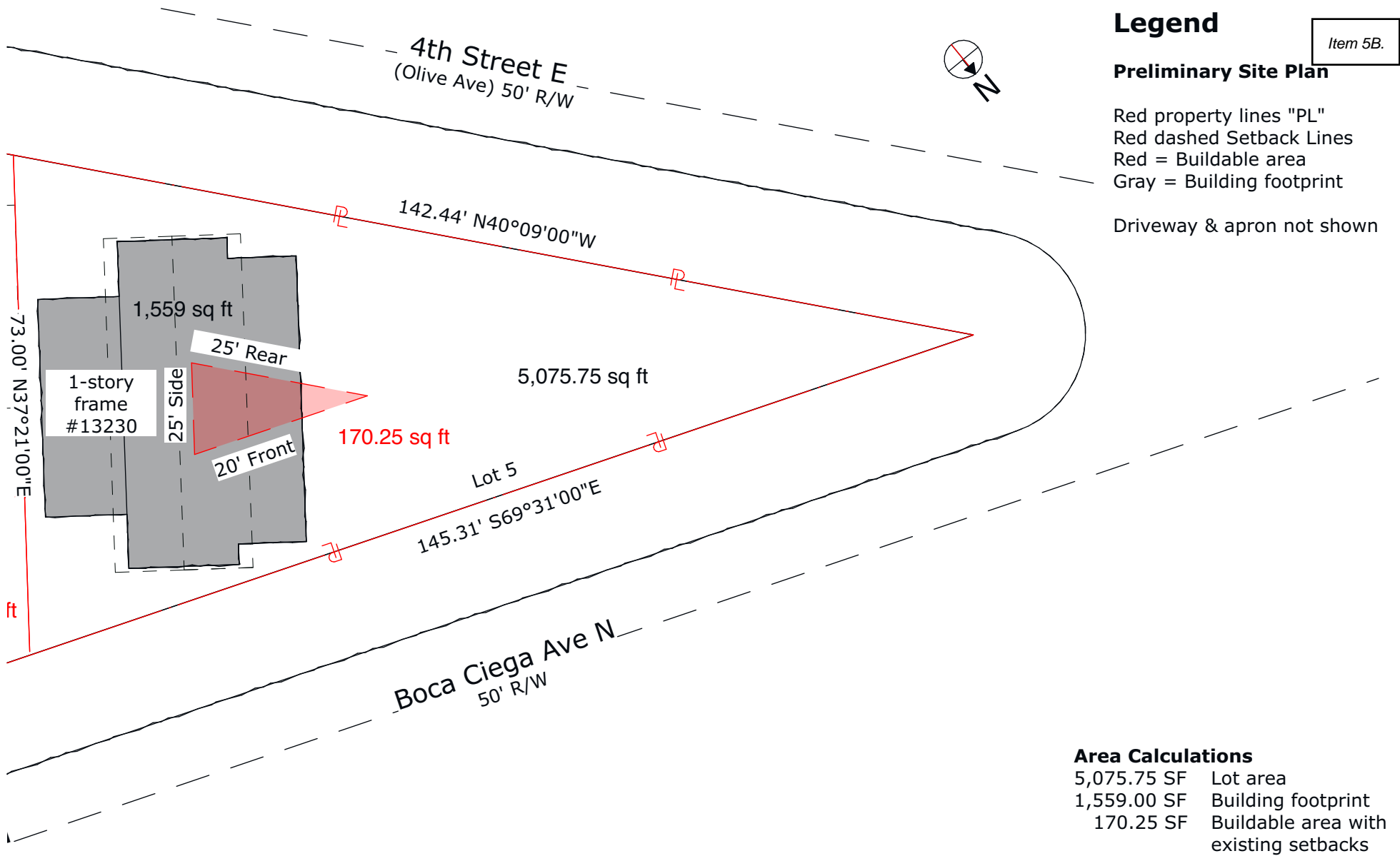
G.P. - SCREENED PORCH
GAR. - GARAGE
FIN. F.L.R. - FINISHED FLOOR
ELEV. - ELEVATION
DEGREES WHEN USED IN A BEARING
MINUTES WHEN USED IN A BEARING
FEET WHEN USED IN A DISTANCE
INCHES WHEN USED IN A DISTANCE
#9999 - ON FOUND PROPERTY CORNER - INDICATES FLORIDA REGISTRATION OF PROFESSIONAL

Edward J. Langton, Jr. P.L.S. #3184

9/02/2004

Variance - Zoning Chart for 13230 Boca Ciega Ave, Madeira Beach, FL

	Code	Existing	Proposed
Address		13230 Boca Ciega	13230 Boca Ciega
Legal (Partial)		Lot 5 (Triangle)	Lot 5 (Triangle)
District	R-2 Low-Density Multi-Family Residential		
Permitted Use	SFH, Duplex, Triplex, Townhouse	Duplex	Duplex
Lot Size	Duplex: 3,000 SF min. per dwelling unit = 6,000 SF	5075.75	5075.75
Lot Width	Duplex: 60' min.	143.875	143.875
Lot Depth	80' min	36.5	36.5
Density	15 DU/acre max	1.75	
	18 DU/acre		2.10
Setbacks (Principle)	Front 20', Rear 25', Side 15' Total (8'/7') for lots 50'-80' w		
Setbacks (Principle)	Front 20', Rear 25', Side 25' Total (13'/ 12') for lots 120' or greater width	Front 20', Rear 25', Side 25' Total (13'/ 12') for lots 120' or greater width	Front 15', Rear 12', Side 5' Total (5') for lots 120' or greater width
FAR max	0.80	4060.6	4060.6
Structures coverage max	0.40	2030.3	2030.3
ISR max	0.70	3553.025	3553.025
Conforming/Non		Non-conforming	Non-conforming
Buildable Area (to setbacks/with variances)		170.25	1704
Floor Area per Level (existing/ proposed)		1559	1695.25
Floor Area for 2 Levels(proposed)		N/A	3390.5
FAR (excludes ground floor)	0.80	0.31	0.67
Parking Spaces	2 per unit	2/unit, 4 total	2/unit, 4 total



1

Site Plan (Existing)

1" = 20'



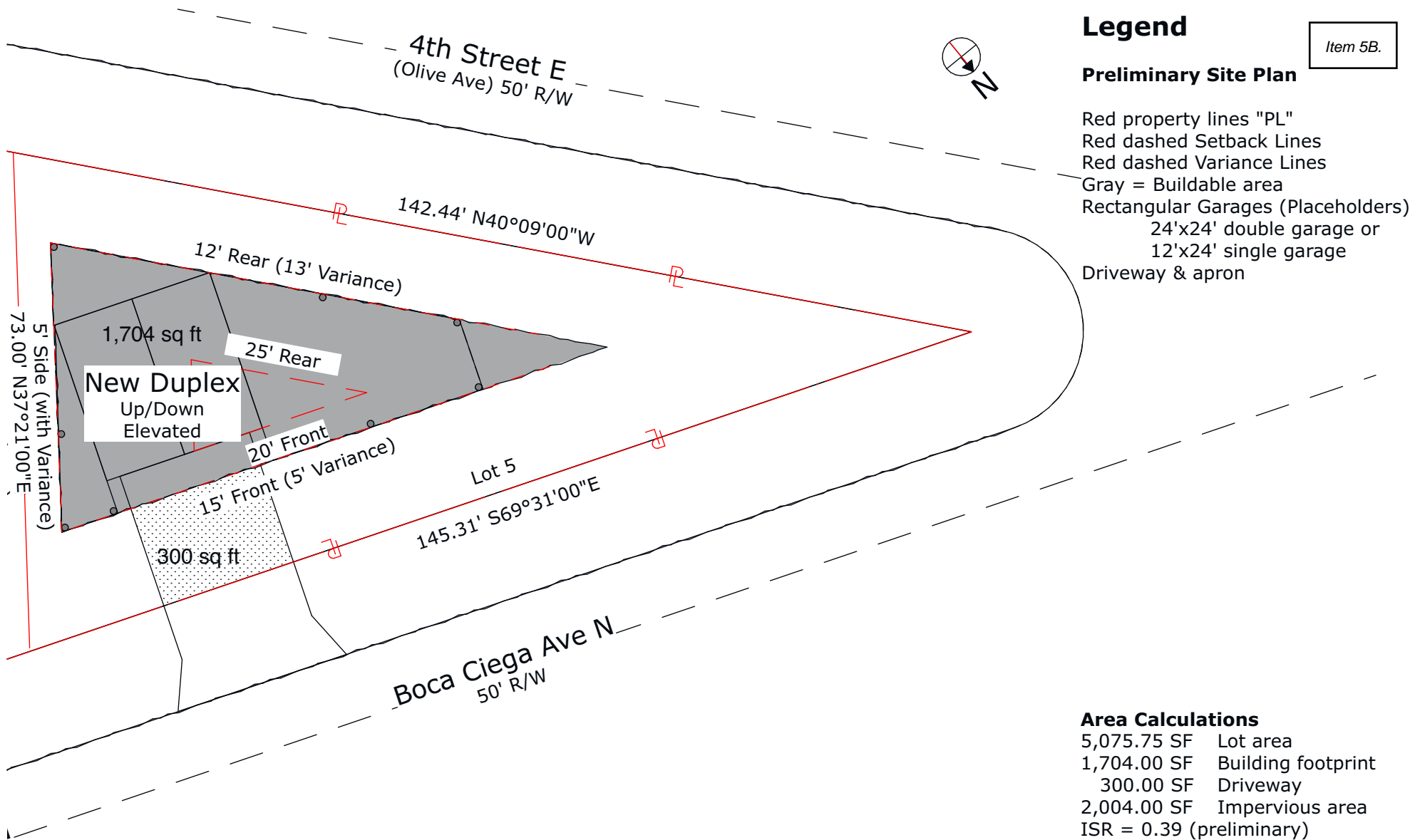
design freedom inc
2160 Victoria Dr, Clearwater, FL 33763

25-05 Variance Application
13212, 13230 Boca Ciega Ave N Madeira Beach FL 33708

Existing Lot 5
date: 5/18/25

© 2025

x.5



1

Site Plan (Proposed)

1" = 20'



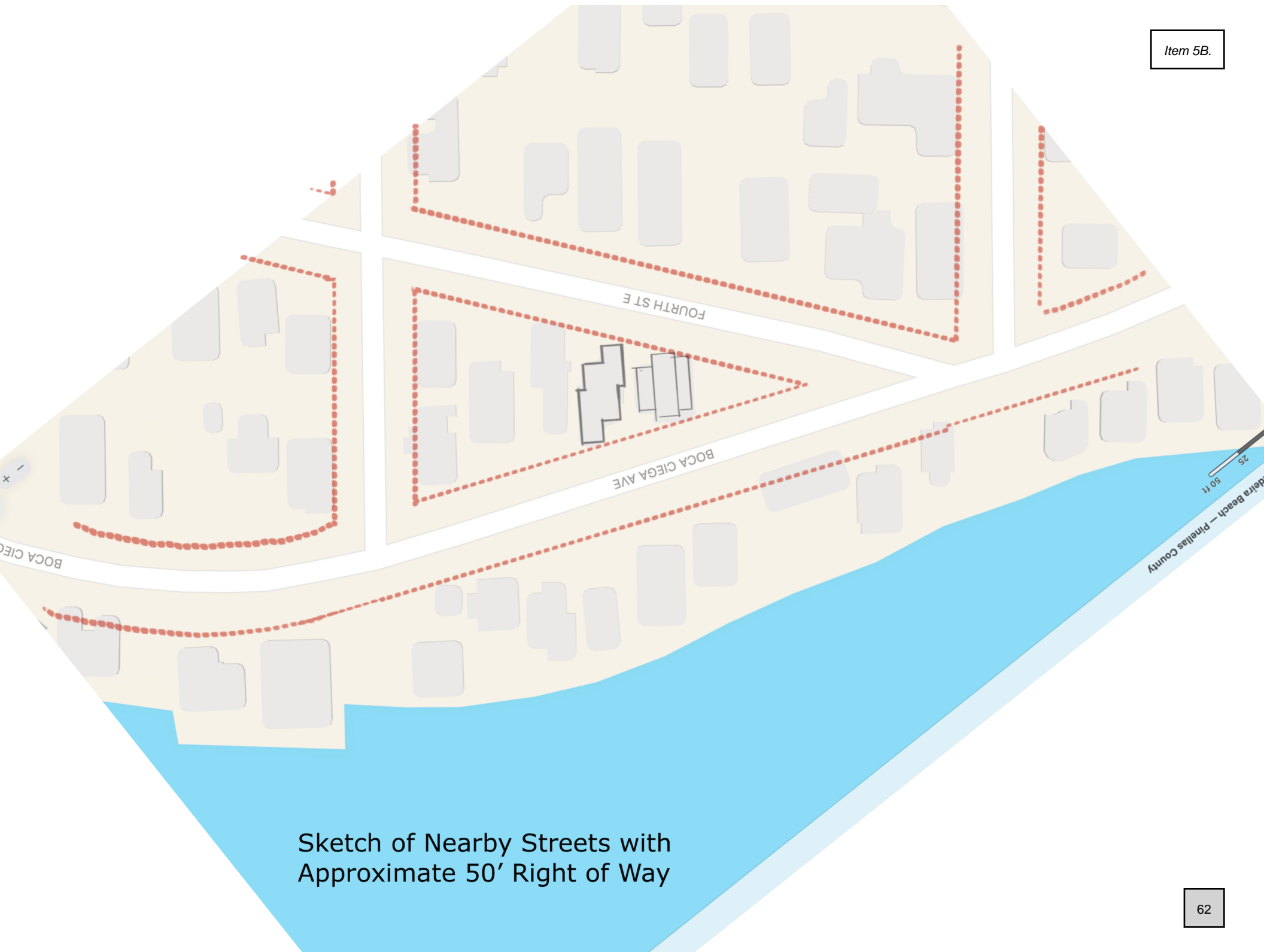
design freedom inc
2160 Victoria Dr, Clearwater, FL 33763

25-05 Variance Application
13212, 13230 Boca Ciega Ave N Madeira Beach FL 33708

Conceptual Lot 5
date: 5/18/25

© 2025

a.5



Sketch of Nearby Streets with
Approximate 50' Right of Way

Photos of Existing Structure



Front View (Boca Ciega)

Rear View (4th Street)



Variance Application - 13230 Boca Ciega Ave

Photos of Street Views



Variance Application - 13230 Boca Ciega Ave

Photos of Neighboring Buildings



Variance Application - 13230 Boca Ciega Ave

Photos of Neighboring Buildings



Variance Application - 13230 Boca Ciega Ave

Photos of Neighboring Buildings



13201 4th Street E



13255 Boca Ciega Ave



13201 4th Street E (132nd Ave Side)(



13119 Boca Ciega Ave



13199 4th Street E (132nd Ave Side)(



13200 Boca Ciega (132nd Ave Side)(

Variance Application - 13230 Boca Ciega Ave

**PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING**

**CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708**

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **July 7, 2025, at 12:00p.m.**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the “Watch Live Meetings” button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE 2025-07

Application: VAR 2025-07
Applicant: Design Freedom, Inc
Property Owner(s): Longline Investments LLC
Property Address: 13230 Boca Ciega Ave
Parcel ID: 15-31-15-65304-009-0050
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK I,
LOT 5
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential
Medium

Request: Side Setback Variance from 25’ total to 5’ total, Rear Setback Variance from 25’ to 12’, & Front Setback Variance from 20’ to 15’

Specific Code Provisions: Sec. 110-206. - Setback requirements

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comment to planning@madeirabeachfl.gov. *Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.*

Posted: June 26, 2025, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library. View more information about this application at <https://madeirabeachfl.gov/plan-review-documents/>



Item 5B.

NOTICE OF INTENT TO BE AN AFFECTED PARTY

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

APPLICATION INFORMATION

Case No or Application No., whichever applies: _____

Applicants Name: _____

Signature of Affected Person

Date

Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131.



AFFIDAVIT OF MAILING

Date: 6/26/2025

Mailings for Case # VAR 2025-07

Before me this day Lisa Schuerman personally appeared. He/she has mailed public notices to property owners within a 300 foot radius of the subject property.

Lisa Schuerman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 26 day of June, 20 25.

Personally known or produced _____ as identification.



Notary Public Stamp

Mary Ann Hearn
Notary Public
6/26/25
Date

*Copy of public notice is attached.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 09 Jun 2025

Subject Parcel: 15-31-15-65304-009-0050

Radius: 300 feet

Parcel Count: 53

Total pages: 3

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

KRUSZEWSKI, KEVIN TRE
KRUSZEWSKI, KEVIN TRUST
253 SANCTUARY DR
CRYSTAL BEACH, FL 34681

LAHUTI, A RYAN
LAHUTI, ISABELLA
PO BOX 960
CRYSTAL BEACH, FL 34681-0960

GRIFFIN, D TRE
13246 MADEIRA BEACH TRUST
2700 BRASELTON HWY STE 10 287
DACULA, GA 30019-3262

BURCH, MICHAEL L TRE
BURCH, MELISSA W TRE
1413 OLDHAM VIEW DR
LA GRANGE, KY 40031-9121

MIKOWSKI, CHRIS MERRICK
MIKOWSKI, MARCELA
564 CRYSTAL DR
MADEIRA BEACH, FL 33708

KELLEY, BRIAN KEVIN
KELLEY, MARIA LUISA
13155 3RD ST E
MADEIRA BEACH, FL 33708-2413

BOUJELAL, SID
BOUJELAL, SARAH SONYA
13235 3RD ST E
MADEIRA BEACH, FL 33708-2415

BAHE, JAMES WILLIAM
GURLEY, JOANNA L
13237 3RD ST E
MADEIRA BEACH, FL 33708-2415

CAPSAMBELIS, JULIA A
CAPSAMBELIS, CHRISTOPHER R
13231 3RD ST E
MADEIRA BEACH, FL 33708-2415

SOUDERS, DANIEL DAVID
DUDA, MICHELLE A
13143 4TH ST E
MADEIRA BEACH, FL 33708-2419

COUGHLIN, JAMES B
COUGHLIN, TERRI D
13148 4TH ST E
MADEIRA BEACH, FL 33708-2420

COUGHLIN, JAMES B
COUGHLIN, TERRI D
13148 4TH ST E
MADEIRA BEACH, FL 33708-2420

HELFRICH, MICHAEL S
HELFRICH, FRANCES A
13150 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2440

BEAUMIER, ANDRE
BEAUMIER, KIMBERLY
13251 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2441

NEWTON, VIRGIL M III
NEWTON, RUTH A
13253 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2441

KEELEY, JOHN W TRE
KEELEY, JOHN W REV TRUST
13202 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2442

LOEHR, NANCY E & BANGSTON, JEANNE A REV
LIV TRUST
LOEHR, NANCY E TRE
13309 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2443

INVE HOME INVESTORS LLC TRE
13207 3RD STREET EAST LAND TRUST
13207 3RD ST E APT 3
MADEIRA BEACH, FL 33708-2462

LIPE, PATRICIA V TRE
LIPE, PATRICIA V LIV TRUST
14913 1ST ST E
MADEIRA BEACH, FL 33708-2496

HOFFMAN, TIMOTHY
LITTLE PUEBLO INN LLC
13266 3RD ST E
MADEIRA BEACH, FL 33708-2788

STERN, ROBERT
LUNEBORG, KELLI
805 HILLS CREEK DR
MCKINNEY, TX 75072-5229

BORRELLI, FREDERICK J
BORRELLI, MARIANNE K
2248 HAMLIN SOUND CIR
MT. PLEASANT, SC 29466-9407

HURM, DEE L SR TRE
HURM, STEPHEN D TRE
12537 83RD AVE
SEMINOLE, FL 33776-3218

ANTOLOVICH, DAVE
ANTOLOVICH, JUNLI
37195 DEER RUN
OLON, OH 44139-2554

KAMINER, MICHAEL EDWARD
KAMINER, CASSIE DELL
1044 MARCO DR NE
ST PETERSBURG, FL 33702-2781

ROMKEY, TREVOR
HOLLOHAN, MITCHELL
13211 BOCA CIEGA AVE
ST PETERSBURG, FL 33708-2441

KINAHAN, PETER
KINAHAN, BARBARA
11 HAZELWOOD LN
STAMFORD, CT 06905-2726

HATTAB, SID
HATTAB, RITA
10518 HOMESTEAD DR
TAMPA, FL 33618-4008

ARMATO, PHILIP L
ARMATO, MARLENE A
5286 LANDIS AVE
VINELAND, NJ 08360-9334

ABRAMS, TODD F
ABRAMS, KAREN S
28731 CORBARA PL
WESLEY CHAPEL, FL 33543-6431

13207 BOCA CIEGA AVE LLC
140 ALABAMA AVE
BROOKLYN, NY 11207-2912

VALERO, YARISI
13206 4TH ST E
MADEIRA BEACH, FL 33708-2422

PASHA, MARIANNE
13155 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

SAND DOLLAR HOMES LLC
13650 BRUCE B DOWNS BLVD UNIT 48371
TAMPA, FL 33613

CREIGHTON, JOHN E
PO BOX 8186
MADEIRA BEACH, FL 33738-8186

GANGLOFF, MARTIN R
13303 3RD ST E
MADEIRA BEACH, FL 33708-2417

13025 BOCA CIEGA AVENUE LLC
140 ALABAMA AVE
BROOKLYN, NY 11207-2912

EDWARD & KAREN SMITH LLC
PO BOX 3832
SEMINOLE, FL 33775-3832

CHRIST AT THE SEA FND INC
13253 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2441

PERORAZIO, RAYMOND M JR
13201 4TH ST E
MADEIRA BEACH, FL 33708-2421

ANTHONY, VICTORIA
13311 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2443

13203 BOCA CIEGA AVENUE LLC
140 ALABAMA AVE
BROOKLYN, NY 11207-2912

13201 BOCA CIEGA AVENUE LLC
140 ALABAMA AVE
BROOKLYN, NY 11207-2912

HOLMES, NICHOLAS
63 ISLAND VIEW RD
COHOES, NY 12047-4929

JMN ENTERPRISES LLC
4946 COMMONWEALTH DR
SIESTA KEY, FL 34242-1422

LONGLINE INVESTMENTS LLC
8025 12TH AVE S
ST PETERSBURG, FL 33707-2708

HORNER, LINDA M
330 133RD AVE E
MADEIRA BEACH, FL 33708-2434

13209 BOCA CIEGA LLC
140 ALABAMA AVE
BROOKLYN, NY 11207-2912

MARTIN, ERIC C
13210 BOCA CIEGA AVE
ST PETERSBURG, FL 33708-2442

EDWARD & KAREN SMITH LLC
PO BOX 3832
SEMINOLE, FL 33775-3832

CHRIST AT THE SEA FND INC
13253 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2441

13330 BOCA CIEGA LLC
603 N WOODLYNNE AVE
TAMPA, FL 33609-1555

PRICE, HELEN A
13319 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2443



AFFIDAVIT OF POSTING

Date: 6/26/2025

Postings for: VAR 2025-07

Before me this day Lisa Scheuerman personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

Lisa Scheuerman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 26 day of June, 20 25.

Personally known or produced _____ as identification.



Notary Public Stamp

Mary Ann Hearn
Notary Public
6/26/25
Date

*Copy of public notice is attached.

PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **July 7, 2025**, at **12:00pm**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers residing in the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE VARIANCE 2025-06

Application: VAR 2025-06
Applicant: Design Freedom, Inc.
Property Owner(s): Longline Investments LLC
Property Address: 13712 Boca Circa Avenue Madeira Beach, Florida 33708
Parcel ID: 15-51-15-0550A-000-0042
Legal Description: PAGES REPT OF MITCHELL'S BEACH BLK 1, LOT 4
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: Side Setback Variance from 15' total to 5' on each side, Rear Setback Variance from 25' to 12', Front Setback Variance from 20' to 15', Structures Coverage Variance from 0.40 to 0.50
Specific Code Provisions: Sec. 110-206 - Setback requirements, Sec. 110-208 - Maximum lot coverage

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or you submit comment to planning@madeirabeachfl.gov. Any affected person may become a party in this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Department not later than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

Period: June 26, 2025, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library. View more information about this application at <https://madeirabeachfl.gov/planning-reviews>.

Madiera Beach
FLORIDA

PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **July 7, 2025**, at **12:00pm**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers residing in the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE VARIANCE 2025-07

Application: VAR 2025-07
Applicant: Design Freedom, Inc.
Property Owner(s): Longline Investments LLC
Property Address: 13712 Boca Circa Ave
Parcel ID: 15-51-15-0550A-000-0042
Legal Description: PAGES REPT OF MITCHELL'S BEACH BLK 1, LOT 4
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: Side Setback Variance from 25' total to 17' total, Rear Setback Variance from 25' to 12', & Front Setback Variance from 20' to 15'
Specific Code Provisions: Sec. 110-206 - Setback requirements

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or you submit comment to planning@madeirabeachfl.gov. Any affected person may become a party in this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Department not later than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

Period: June 26, 2025, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library. View more information about this application at <https://madeirabeachfl.gov/planning-reviews>.

Please insert:
☐ CD
☐ LE
☐ PH
☐ CH

Are you a
City of Madeira Beach resident?
Are you an employee of the City of Madeira Beach?
Are you an employee of a state or federal agency?
Name: _____
Relationship: _____
Are you an owner?
Days/Week: _____
Address: _____

Why would
Name: _____
Address: _____

Change the responsibility of a hearing or meeting to a public hearing or meeting. The purpose of this notice is to inform the public of the hearing or meeting and to provide an opportunity for the public to be heard. The notice is published in the official newspaper of the City of Madeira Beach, Florida, and in the official newspaper of the County of Pinellas, Florida. The notice is also published on the City of Madeira Beach website and on the County of Pinellas website. The notice is published in the official newspaper of the City of Madeira Beach, Florida, and in the official newspaper of the County of Pinellas, Florida. The notice is also published on the City of Madeira Beach website and on the County of Pinellas website. The notice is published in the official newspaper of the City of Madeira Beach, Florida, and in the official newspaper of the County of Pinellas, Florida. The notice is also published on the City of Madeira Beach website and on the County of Pinellas website.

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300 MUNICIPAL DRIVE
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THIS APPLICATION IS FOR A SPECIAL MAGISTRATE VARIANCE 2025-07

Application: VAR 2025-07
Applicant: Design Freedom, Inc.
Property Owner(s): Longline Investments LLC
Property Address: 13712 Boca Circa Ave
Parcel ID: 15-51-15-0550A-000-0042
Legal Description: PAGES REPT OF MITCHELL'S BEACH BLK 1, LOT 4
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: Side Setback Variance from 25' total to 17' total, Rear Setback Variance from 25' to 12', & Front Setback Variance from 20' to 15'
Specific Code Provisions: Sec. 110-206 - Setback requirements

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or you submit comment to planning@madeirabeachfl.gov. Any affected person may become a party in this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Department not later than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

Period: June 26, 2025, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library. View more information about this application at <https://madeirabeachfl.gov/planning-reviews>.

Madiera Beach
FLORIDA

PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708

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THIS APPLICATION IS FOR A SPECIAL MAGISTRATE VARIANCE 2025-08

Application: VAR 2025-08
Applicant: Design Freedom, Inc.
Property Owner(s): Longline Investments LLC
Property Address: 13712 Boca Circa Avenue Madeira Beach, Florida 33708
Parcel ID: 15-51-15-0550A-000-0042
Legal Description: PAGES REPT OF MITCHELL'S BEACH BLK 1, LOT 1
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: Side Setback Variance from 15' total to 5' on each side, Rear Setback Variance from 22' to 12', Front Setback Variance from 20' to 15', Structures Coverage Variance from 0.40 to 0.50
Specific Code Provisions: Sec. 110-206 - Setback requirements, Sec. 110-208 - Maximum lot coverage

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or you submit comment to planning@madeirabeachfl.gov. Any affected person may become a party in this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Department not later than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

Period: June 26, 2025, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library. View more information about this application at <https://madeirabeachfl.gov/planning-reviews>.

Madiera Beach
FLORIDA



Community Development Department / Community Development Documents / Plan Review Documents

[Back](#)

Plan Review Documents

John's Pass Village Activity Center Plan

Jenny Silver
Director of Community Development

(727) 391-9951 x244

planning@madeirabeachfl.gov

300 Municipal Drive

Monday - Friday

Plan Review Documents

Special Magistrate Variances and Special Exception Uses

7/7/25 Special Magistrate Meeting 12 PM

Variance Public Hearings

[VAR 2025-06 13212 Boca Ciega Avenue Application](#)

[VAR 2025-06 13212 Boca Ciega Ave Public Notice](#)

[VAR 2025-07 13230 Boca Ciega Avenue Application](#)

[VAR 2025-07 13230 Boca Ciega Ave Public Notice](#)



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Item 5C.

Parcel Summary
(as of 26-Jun-2025)

Parcel Number

10-31-15-04518-000-0170

- Owner Name
PLC HOME DESIGN LLC
TRAN, BILL
- Property Use
0110 Single Family Home
- Site Address
906 BAY POINT DR
MADEIRA BEACH, FL 33708
- Mailing Address
2251 CASCADE WAY
ROWLAND HEIGHTS, CA 91748-5033
- Legal Description
BAY POINT ESTATES 3RD ADD LOT 17
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1960

Living SF	Gross SF	Living Units	Buildings
1,483	2,486	1	1



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22929/2420	\$1,179,500	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	47/69

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$1,012,546	\$1,012,546	\$1,012,546	\$1,012,546	\$1,012,546

Value History

Item 5C.

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$1,134,938	\$1,084,552	\$1,084,552	\$1,134,938	\$1,084,552
2022	N	\$985,956	\$985,956	\$985,956	\$985,956	\$985,956
2021	Y	\$650,143	\$279,081	\$229,081	\$254,081	\$229,081
2020	Y	\$548,899	\$275,228	\$225,228	\$250,228	\$225,228
2019	Y	\$504,804	\$269,040	\$219,040	\$244,040	\$219,040

2024 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.8131	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
09-Sep-2024	\$0	U	I	TRINH WENDY HONG	PLC HOME DESIGN LLC	22929/2420
23-May-2023	\$1,100,000	Q	I	GABEL STACY LYNN	TRINH WENDY	22461/1247
08-Jul-2021	\$100	U	I	JAGNOW JAMES WILLIAM	GABEL STACY LYNN	21619/1509
26-Apr-2021	\$800,000	Q	I	BARTLETT KYMBERLY	GABEL STACY LYNN	21511/2405
22-Nov-2013	\$100	U	I	BARTLETT KYMBERLY	BARTLETT KYMBERLY TRUSTEE	18247/2144

2024 Land Information

Land Area: \cong 6,939 sf | \cong 0.15 acres Frontage and/or View: Intracoastal Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	60x116	\$16,000	60.00	FF	1.2010	\$1,152,960

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements

2024 Extra Features

Foundation: Continuous Footing Poured

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Floor System:	Slab On Grade	Base (BAS):	1,043	1,043
Exterior Walls:	Concrete Block	Base Semi-finished (BSF):	440	440
Unit Stories:	1	Garage (GRF):	0	445
Living Units:	1	Open Porch (OPF):	0	30
Roof Frame:	Gable Or Hip	Open Porch Unfinished (OPU):	0	528
Roof Cover:	Shingle Composition	Total Area SF:	1,483	2,486
Year Built:	1960			
Building Type:	Single Family			
Quality:	Average			
Floor Finish:	Carpet/Hardtile/Hardwood			
Interior Finish:	Drywall/Plaster			
Heating:	Central Duct			
Cooling:	Cooling (Central)			
Fixtures:	6			
Effective Age:	35			

12	44	OPU	12
	528		
10	44	BSF	10
	440		
25	44	BAS	25
	1043		
19	6	OPF	2
	5	5	9
	30		3
			10
		GRF	22
		445	
			19

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$12,000.00	1	\$12,000	\$5,040	2001

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y Item 5C.
BT LFT/DAV	\$12,000.00	1	\$12,000	\$6,000	2005
DOCK	\$58.00	419.0	\$24,302	\$9,721	1998
STM/SEC SH	0.00	14.0	\$0	\$0	2020

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2024-2621-RINT	ADDITION/REMODEL/RENOVATION	08/07/2024	\$37,034
PER-H-CB197856	FENCE	05/10/2023	\$500
CBP-21-01916	ELECTRICAL	04/20/2021	\$0
MECH4866	HEAT/AIR	07/31/2020	\$4,813
SH4837	SHUTTERS	07/23/2020	\$5,296
R3021	ROOF	09/26/2018	\$0
201311482	DOCK	01/03/2013	\$1,500
RP42564-12	DOCK	12/27/2012	\$0
P3419204	DOCK	09/06/2005	\$0
235306	BOAT LIFT/DAVIT	06/29/2001	\$8,426

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

May 12, 2025

PLC HOME DESIGN LLC
TRAN, BILL
906 BAY POINT DR
MADEIRA BEACH FL 33708-2590
Case Number: CE-25-73

RE Property: 906 BAY POINT DR

Parcel #10-31-15-04518-000-0170

Legal Description: BAY POINT ESTATES 3RD ADD LOT 17

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

During a recent review of properties, it was noted that your property is in violation of the following code/ordinance(s):

Ordinance(s):

Sec. 14-68. - Same—Maintenance of vegetation, trees, plantings and landscaping.

The owners/occupants of private property are responsible for the maintenance of plants, trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation of any type or nature (collectively referred to as vegetation and organic material) located on such property and abutting rights-of-way, excluding roads and streets. The board of commissioners may designate by resolution right-of-way areas to be maintained by the city due to special circumstances.

- (1) Private property and rights-of-way shall be maintained with a herbaceous layer of sod, a ground cover material or organic mulch. Sod shall be maintained at a maximum overall height of six inches or less

Sec. 14-69. - Same—Maintenance of the exterior of premises.

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

Sec. 14-70. - Same—General maintenance.

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

- (2) Floors, interior walls and ceilings of every structure shall be structurally sound.
- (4) All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.
- (7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

Violation Detail(s):

The property's yard is overgrown. The roof is visibly damaged in the rear. Windows and exterior doors have been removed, leaving the property unsecure.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to comply. The yard needs to be maintained also to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

MAY 26, 2025

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

May 30, 2025

PLC HOME DESIGN LLC
TRAN, BILL
906 BAY POINT DR
MADEIRA BEACH FL 33708-2590
Case Number: CE-25-73

RE Property: 906 BAY POINT DR

Parcel #10-31-15-04518-000-0170

Legal Description: BAY POINT ESTATES 3RD ADD LOT 17

NOTICE OF CODE VIOLATION

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Ordinance(s):

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Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to comply. The yard needs to be maintained also to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

JUNE 13, 2025

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

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300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 2237 2067 02

PLC HOME DESIGN LLC
BILL TRAN
2251 CASCADE WAY
ROWLAND HEIGHTS, CA, 91748-5033



quadiant

FIRST-CLASS MAIL
IMI

\$009.64⁹

05/29/2025 ZIP 33708
043M31233717

US POSTAGE

Item 5C.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

June 26, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-73

PLC HOME DESIGN LLC
TRAN, BILL
2251 CASCADE WAY
ROWLAND HEIGHTS, CA 91748-5033

Respondents.

RE Property: 906 BAY POINT DR

Parcel #10-31-15-04518-000-0170

Legal Description: BAY POINT ESTATES 3RD ADD LOT 17

AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 26 day of June, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 26 day of June, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 26 day of June, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 906 Bay Point Dr, Parcel # 10-31-15-04518-000-0170 the City of Madeira Beach.

On the 26 day of June, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.



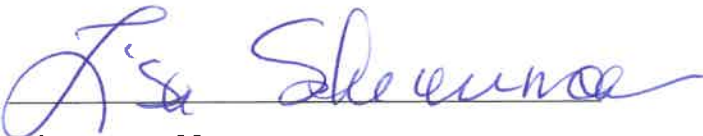
**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or _____ online notarization, this 26 day of June, 2025, by Holden Pinkard who is personally known to me, or produced _____ as identification. My Commission Expires: _____

Notary Public- State of Florida



Print or type Name.



**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

June 26, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-73

PLC HOME DESIGN LLC
TRAN, BILL
2251 CASCADE WAY
ROWLAND HEIGHTS, CA 91748-5033

Respondents.

RE Property: 906 BAY POINT DR **Parcel #**10-31-15-04518-000-0170

Legal Description: BAY POINT ESTATES 3RD ADD LOT 17

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **7th** day of **____ JULY _____, 2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-68. - Same—Maintenance of vegetation, trees, plantings and landscaping.

The owners/occupants of private property are responsible for the maintenance of plants, trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation of any type or nature (collectively referred to as vegetation and organic material) located on such property and abutting rights-of-way, excluding roads and streets. The board of commissioners may designate by resolution right-of-way areas to be maintained by the city due to special circumstances.

- (1) Private property and rights-of-way shall be maintained with a herbaceous layer of sod, a ground cover material or organic mulch. Sod shall be maintained at a maximum overall height of six inches or less

Sec. 14-69. - Same—Maintenance of the exterior of premises.

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

Sec. 14-70. - Same—General maintenance.

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

- (2) Floors, interior walls and ceilings of every structure shall be structurally sound.
- (4) All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.
- (7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.


If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 26 day of June, 2025.



**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

June 25, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-73

PLC HOME DESIGN LLC
TRAN, BILL
2251 CASCADE WAY
ROWLAND HEIGHTS, CA 91748-5033

Respondents.

RE Property: 906 BAY POINT DR

Parcel #10-31-15-04518-000-0170

Legal Description: BAY POINT ESTATES 3RD ADD LOT 17

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

Sec. 14-68. - Same—Maintenance of vegetation, trees, plantings and landscaping.

The owners/occupants of private property are responsible for the maintenance of plants, trees, grass, ground cover, plantings, landscaping, organic materials, and vegetation of any type or nature (collectively referred to as vegetation and organic material) located on such property and abutting rights-of-way, excluding roads and streets. The board of commissioners may designate by resolution right-of-way areas to be maintained by the city due to special circumstances.

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- (7) Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.

Please bring the property into compliance by applying for and obtaining an “after-the-fact” building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.



**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**





Parcel Summary (as of 26-Jun-2025)

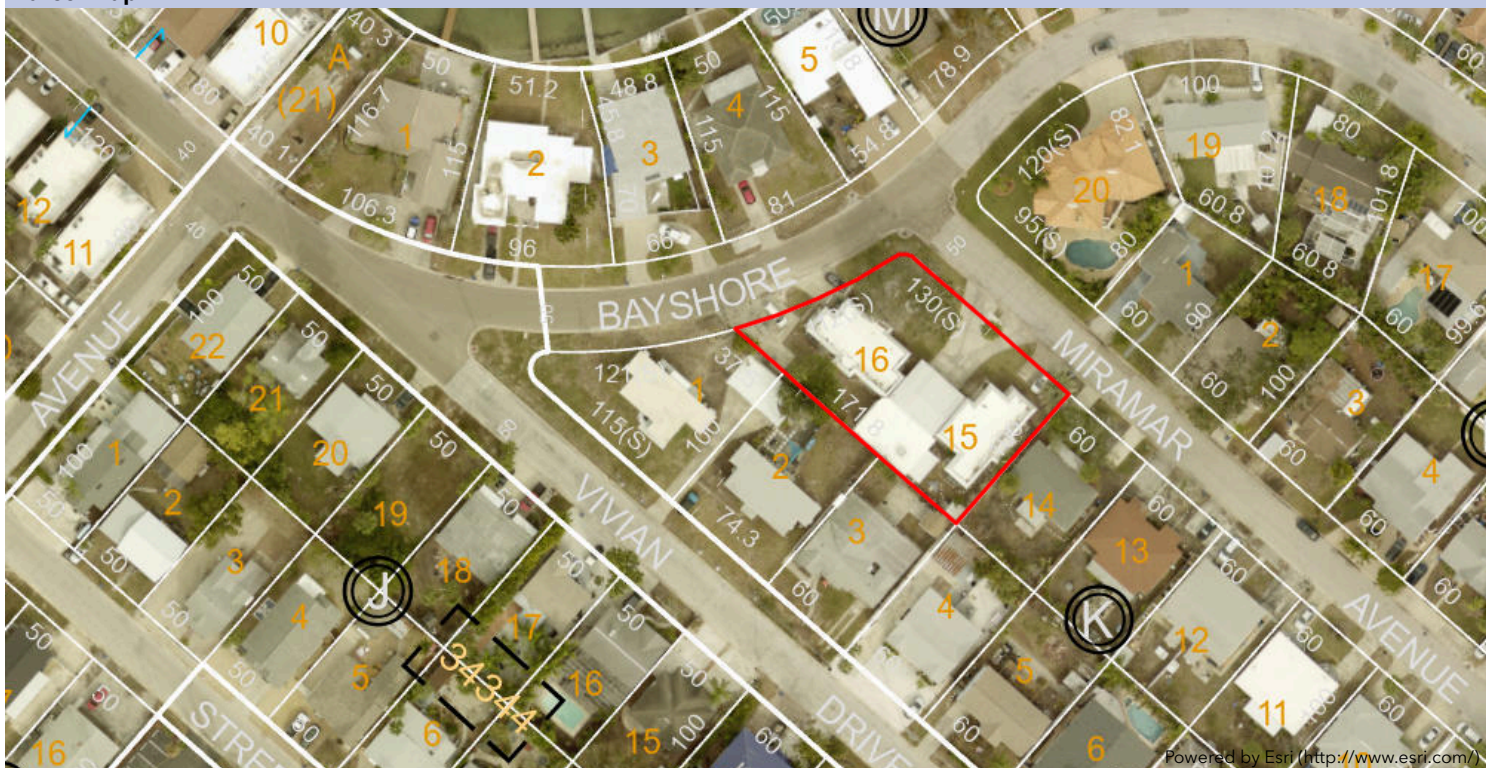
Parcel Number

10-31-15-34362-011-0150

- Owner Name
D&R REALTY & ESTATES LLC
- Property Use
0820 Duplex-Triplex-Fourplex
- Site Address
**14060 MIRAMAR AVE
MADEIRA BEACH, FL 33708**
- Mailing Address
**556 3RD ST N
ST PETERSBURG, FL 33701-2408**
- Legal Description
GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1947 | 1947

Heated SF	Gross SF	Living Units	Buildings
2,523	4,773	4	2

Parcel Map



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications	Item 5D.
2026	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).	
2025	No	0%			
2024	No	0%			

Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21709/2273	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	21/32

2024 Final Values					
Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$900,000	\$853,050	\$853,050	\$900,000	\$853,050

Value History						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$800,000	\$775,500	\$775,500	\$800,000	\$775,500
2022	N	\$705,000	\$705,000	\$705,000	\$705,000	\$705,000
2021	N	\$554,400	\$554,400	\$554,400	\$554,400	\$554,400
2020	N	\$524,250	\$504,128	\$504,128	\$524,250	\$504,128
2019	N	\$458,298	\$458,298	\$458,298	\$458,298	\$458,298

2024 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.8131	(MB)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
03-Sep-2021	\$775,000	Q	I	PJK REALTY CORP	D&R REALTY & ESTATES LLC	21709/2273
25-Mar-2014	\$395,000	Q	I	KASPER KENNETH	PJK REALTY CORP	18354/0338
20-Feb-1990	\$100	U	I	KASPER KENNETH H	KASPER, KENNETH TRE	07204/0655
31-Dec-1978	\$57,000	Q				04673/0912
31-Dec-1975	\$50,000	U				04280/0106

2024 Land Information

Land Area: \cong 14,667 sf | \cong 0.33 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	108x149	\$6,600	108.00	FF	1.0005	\$713,156

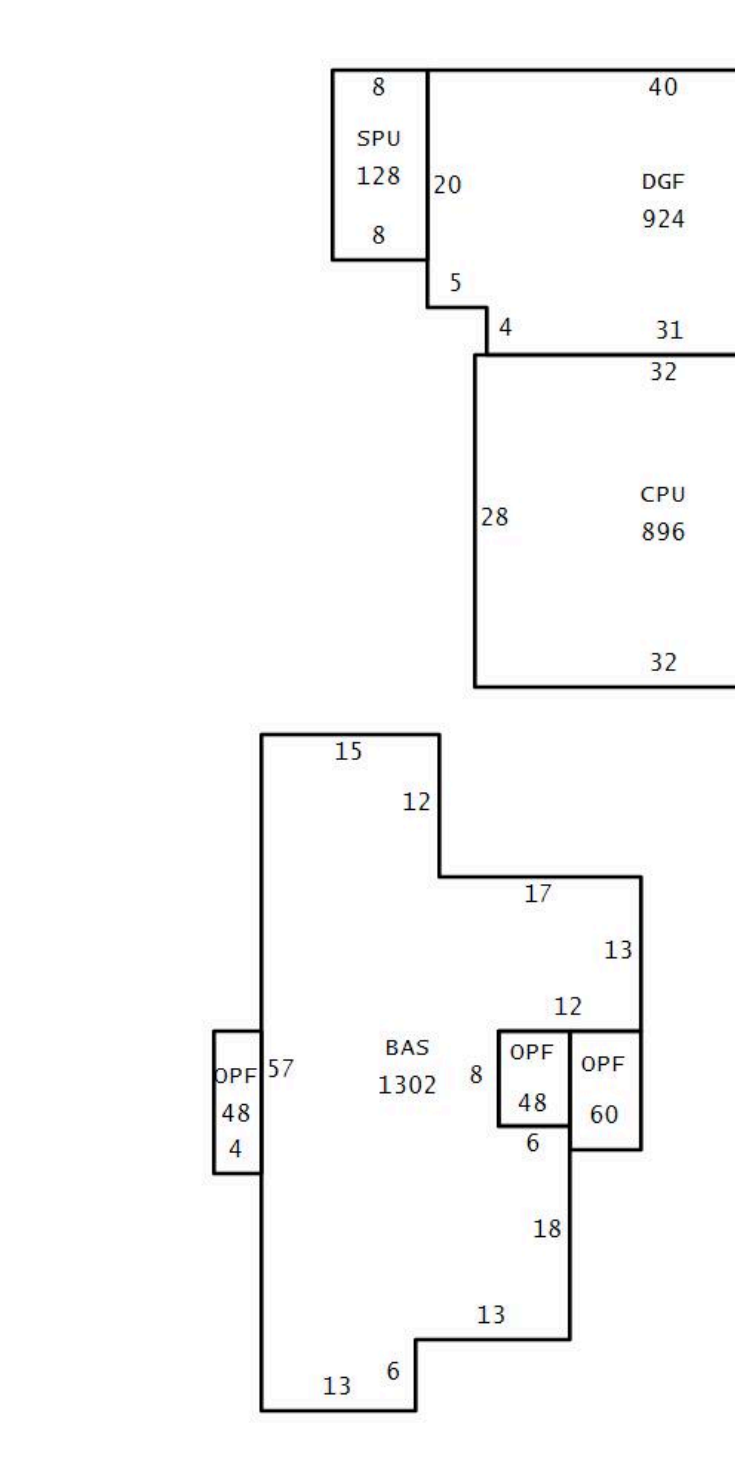
2024 Building 1 Structural Elements and Sub Area Information

Item 5D.

Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Wood
Exterior Walls:	Concrete Block
Unit Stories:	1
Living Units:	2
Roof Frame:	Flat Shed
Roof Cover:	Bu Tar & Gravel Alt
Year Built:	1947
Building Type:	Duplex - 4-Plex
Quality:	Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Central Duct
Cooling:	Cooling (Central)
Fixtures:	6
Effective Age:	37

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	1,302	1,302
Carport Unfinished (CPU):	0	896
Detached Garage (DGF):	0	924
Open Porch (OPF):	0	156
Screen Porch Unfinished (SPU):	0	128
Total Area SF:	1,302	3,406

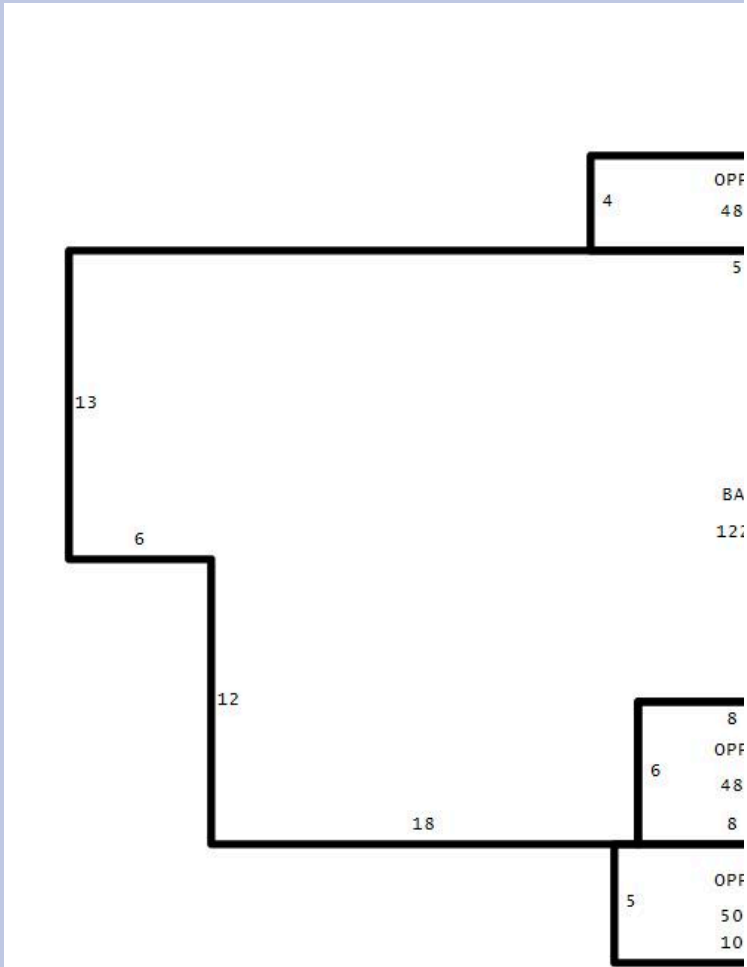


2024 Building 2 Structural Elements and Sub Area Information

Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Wood

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	1,221	1,221
Open Porch (OPF):	0	146

Structural Elements		Sub Area	Heated Area SF	Gross Area SF	Item 5D.
Exterior Walls:	Concrete Block	Total Area SF:	1,221	1,367	
Unit Stories:	1				
Living Units:	2				
Roof Frame:	Flat Shed				
Roof Cover:	Bu Tar & Gravel Alt				
Year Built:	1947				
Building Type:	Duplex - 4-Plex				
Quality:	Average				
Floor Finish:	Carpet/ Vinyl/Asphalt				
Interior Finish:	Drywall/Plaster				
Heating:	Central Duct				
Cooling:	Cooling (Central)				
Fixtures:	6				
Effective Age:	42				

2024 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PORCH	\$12.00	198.0	\$2,376	\$2,376	1970

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
BR4290	ADDITION/REMODEL/RENOVATION	12/19/2019	\$0
M2717	HEAT/AIR	06/19/2018	\$4,850
2449	MISCELLANEOUS	03/22/2018	\$2,000
201500405	WINDOWS/DOORS	06/18/2015	\$32,950

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

May 7, 2025

D&R REALTY & ESTATES LLC
14060 MIRAMAR AVE
MADEIRA BEACH FL 33708-2590
Case Number: CE-25-71

RE Property: 14060 MIRAMAR AVE **Parcel #**10-31-15-34362-011-0150

Legal Description: GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

During a recent review of properties, it was noted that your property is in violation of the following code/ordinance(s):

Ordinance(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

Violation Detail(s):

Work without a permit.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

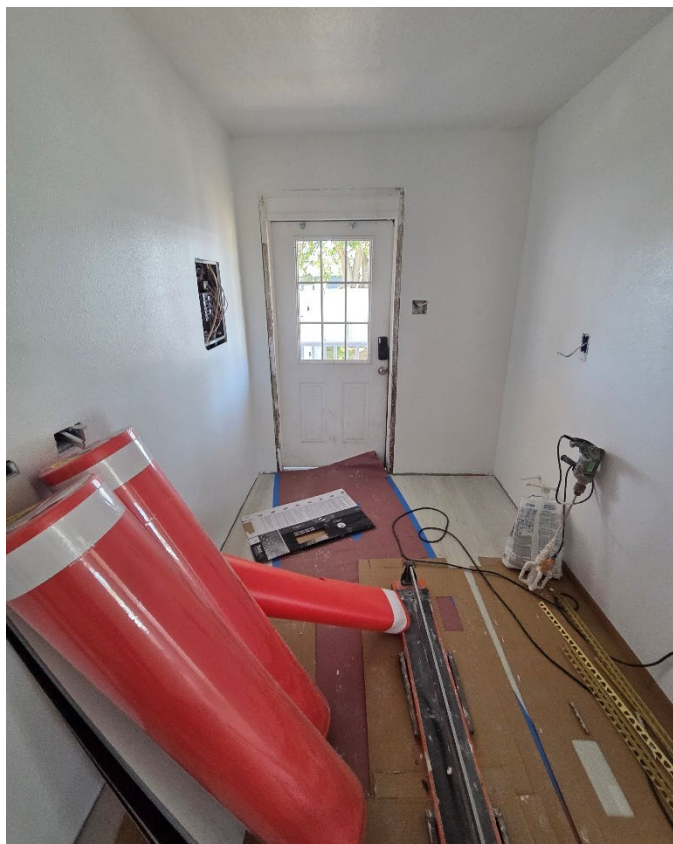
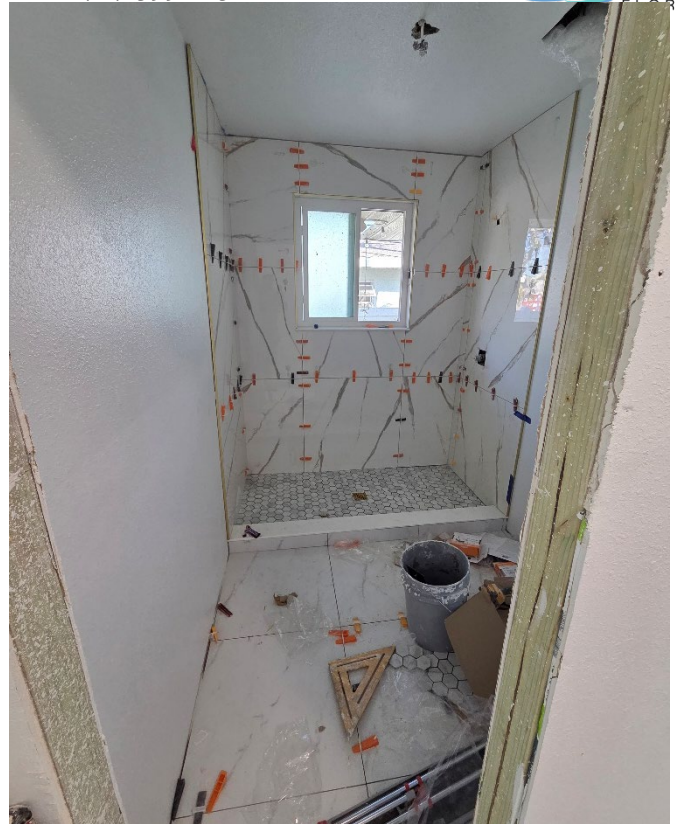
MAY 21, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

May 21, 2025

D&R REALTY & ESTATES LLC
14060 MIRAMAR AVE
MADEIRA BEACH FL 33708-2590
Case Number: CE-25-71

RE Property: 14060 MIRAMAR AVE **Parcel #**10-31-15-34362-011-0150

Legal Description: GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16

NOTICE OF CODE VIOLATION

To whom it may concern:

During a recent review of properties, it was noted that your property is in violation of the following code/ordinance(s):

Ordinance(s):

Sec. 86-52. – When required.

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Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

Violation Detail(s):

Work without a permit.

Corrective Action(s):

A licensed contractor will need to apply for and obtain an “after-the-fact” building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

JUNE 4, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



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FULLY RENOVATED INTERIORS NEW APPLIANCES PRIVATE PARKING SHARED FENCED BACKYARD
IN-UNIT WASHER AND DRYER KEYLESS ENTRY

Now Leasing Fully Renovated Units Just Steps from the Beach!

\$500 DISCOUNT OFF 1ST MONTH'S RENT WITH EARLY MOVE IN!

Located in a privately owned quadplex just a 3-minute walk to beach access, three beautifully updated units are now available for lease. Each unit has been fully remodeled down to the wiring with high-end finishes and upgrades.

Features Include:

Fully Renovated Interiors:

New electrical, plumbing, drywall, and fixtures

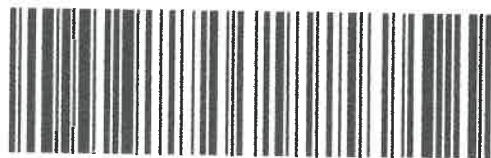


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300 Municipal Drive
Madeira Beach, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 2237 2066 34

D&R REALTY & ESTATES LLC
200 2ND AVE S
714
ST PETERSBURG, FL, 33701



quadiant
FIRST-CLASS MAIL
IMI
\$009.64⁰
05/21/2025 ZIP 33708
043M31233717

US POSTAGE

Item 5D.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

June 26, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-71

D&R REALTY & ESTATES LLC
556 3RD ST N
ST PETERSBURG, FL 33701-2408

Respondents.

RE Property: 14060 Miramar Ave

Parcel #10-31-15-34362-011-0150

Legal Description: GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16

AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, deposed and says the following:


That pursuant to Florida Statute 162.12,

On the 26 day of June, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 26 day of June, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 26 day of June, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 14060 Miramar Ave, Parcel # 10-31-15-34362-011-0150 the City of Madeira Beach.

On the 26 day of June, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.



Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or _____ online notarization, this 26 day of June, 2025, by Holden Pinkard who is personally known to me, or produced _____ as identification. My Commission Expires: _____

Notary Public- State of Florida



Print or type Name.



**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

June 26, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-71

D&R REALTY & ESTATES LLC
556 3RD ST N
ST PETERSBURG, FL 33701-2408

Respondents.

RE Property: 14060 Miramar Ave

Parcel #10-31-15-34362-011-0150

Legal Description: GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the **7th** day of **____ JULY _____, 2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

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Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 26 day of June, 2025.



**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

June 25, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-71

D&R REALTY & ESTATES LLC
556 3RD ST N
ST PETERSBURG, FL 33701-2408
Respondents.

RE Property: 14060 Miramar Ave.

Parcel ##10-31-15-34362-011-0150

Legal Description: GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Please bring the property into compliance by applying for and obtaining an “after-the-fact” building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.



**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**





Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

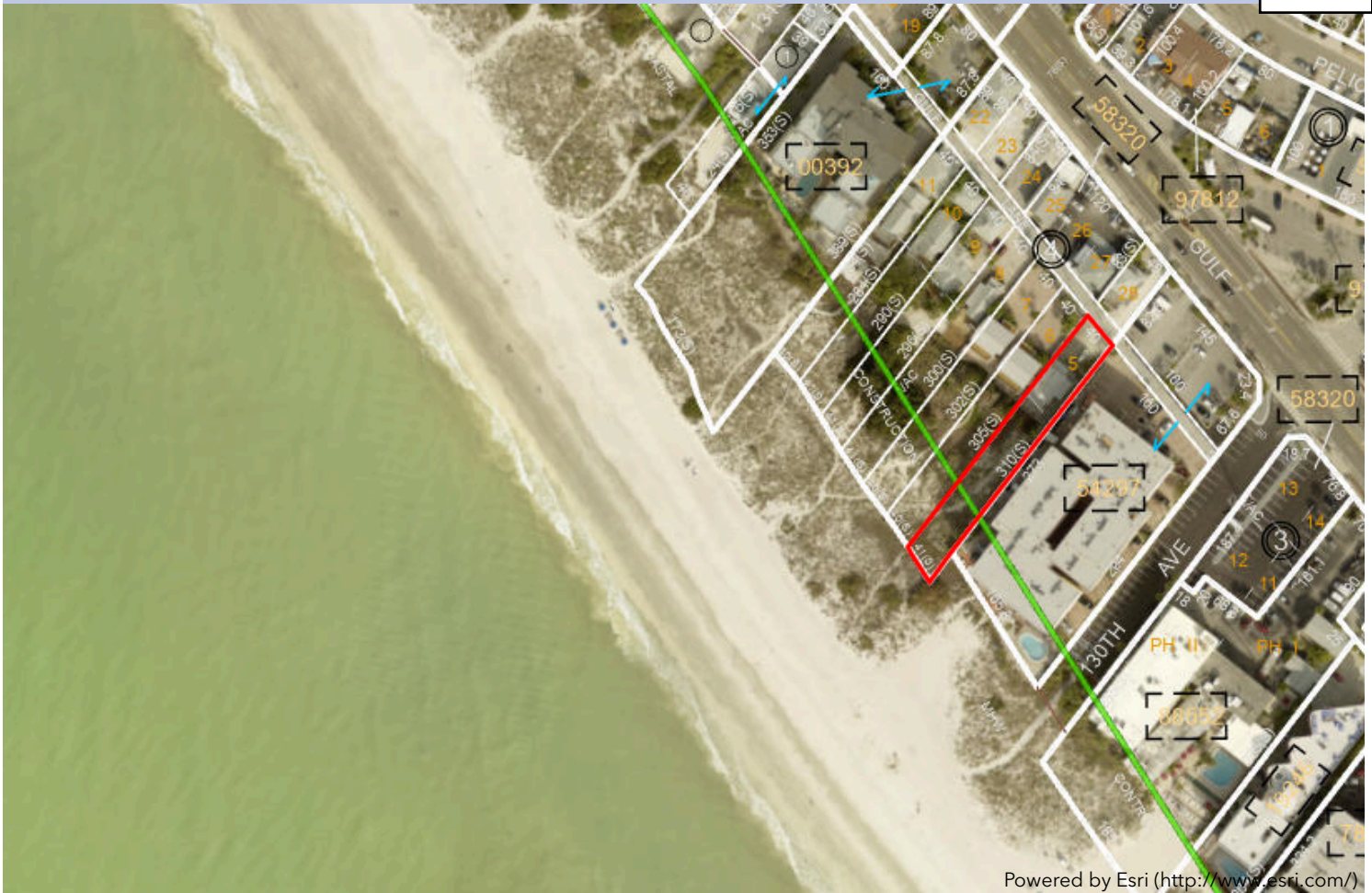
Parcel Summary
(as of 17-Mar-2025)

- Parcel Number
15-31-15-58320-004-0050
- Owner Name
BAYNARD, BRIAN B
 - Property Use
0110 Single Family Home
 - Site Address
**13025 GULF LN
MADEIRA BEACH, FL 33708**
 - Mailing Address
**13025 GULF LN
MADEIRA BEACH, FL 33708-2686**
 - Legal Description
**MITCHELL'S BEACH REVISED BLK 4, LOT 5 TOGETHER WITH PART OF VAC GULF AVE ON SW
TO MHW PER O.R. 2460/571**
 - Current Tax District
MADEIRA BEACH (MB)
 - Year Built
1938

Living SF	Gross SF	Living Units	Buildings
786	1,141	1	1

Parcel Map

Item 5E.



Powered by Esri (http://www.esri.com/)

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2025	Yes	100%		
2024	Yes	100%		

Miscellaneous Parcel Info


Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
16497/1285	\$2,269,300	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	3/54

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$1,940,367	\$440,987	\$390,987	\$415,987	\$340,987

Value History						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	Y	\$1,586,018	\$428,143	\$378,143	\$403,143	\$328,143
2022	Y	\$1,694,401	\$415,673	\$365,673	\$390,673	\$365,673
2021	Y	\$1,073,577	\$403,566	\$353,566	\$378,566	\$353,566
2020	Y	\$825,973	\$397,994	\$347,994	\$372,994	\$347,994
2019	Y	\$769,220	\$389,046	\$339,046	\$364,046	\$339,046

2024 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.8131	(MB)

Sales History						
Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
11-Feb-2009	\$0	U	I	BAYNARD, MARY V.	BAYNARD, BRIAN B	16497/1285
29-Dec-1993	\$100	U	I	BAYNARD MARY V TR	BAYNARD, MARY V.	08518/0120

2024 Land Information

Land Area: \cong 12,027 sf | \cong 0.27 acres Frontage and/or View: Gulf of Mexico Seawall: No

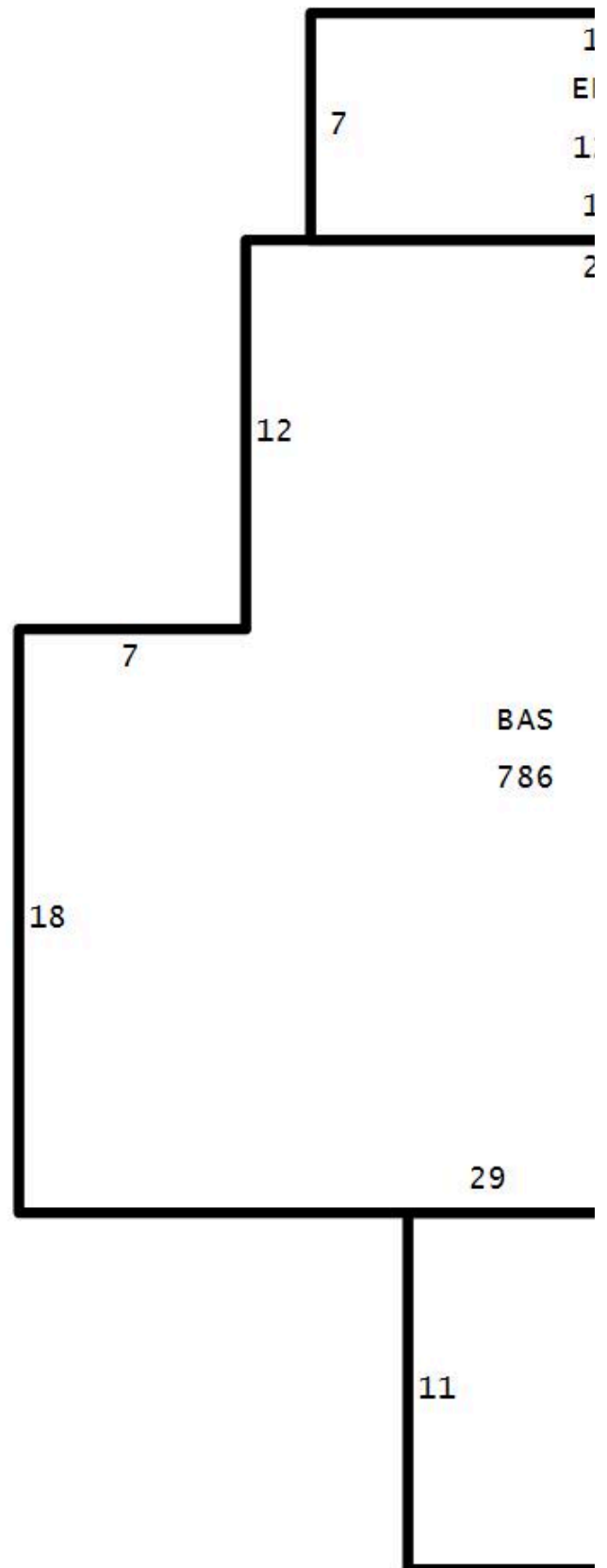
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	40x104	\$57,000	40.00	FF	1.0300	\$2,348,400
Rivers And Lakes	0x0	\$1,000	0.1900	AC	1.0000	\$190

2024 Building 1 Structural Elements and Sub Area Information					
Structural Elements		Sub Area	Living Area SF	Gross Area SF	
Foundation:	Piers				
Floor System:	Wood	Base (BAS):	786		786
Exterior Walls:	Frame Siding	Enclosed Porch (EPF):	0		126
Unit Stories:	1	Utility (UTF):	0		229
Living Units:	1	Total Area SF:	786		1,141
Roof Frame:	Gable Or Hip				
Roof Cover:	Roll Composition				122

Structural Elements

Year Built:	1938
Building Type:	Single Family
Quality:	Fair
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Wood/Wallboard
Heating:	Reverse Cyc/Wall Unit
Cooling:	None
Fixtures:	3
Effective Age:	62

Item 5E.



2024 Extra Features

123

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y <div>Item 5E.</div>
PATIO/DECK	0.00	1	\$0	\$0	1938
PATIO/DECK	\$24.00	180.0	\$4,320	\$1,728	1970

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permits on Record.			

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

February 28, 2025

BAYNARD, BRIAN B
13025 GULF LN
MADEIRA BEACH, FL 33708
Case Number: CE-24-115

RE Property: 13025 GULF LN **Parcel #**15-31-15-58320-004-0050

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOT 5 TOGETHER WITH PART OF VAC GULF AVE ON SW TO MHW PER O.R. 2460/571

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

During a recent review of properties, it was noted that your property is in violation of the following code/ordinance(s):

Ordinance(s):

Sec. 14-69. - Same—Maintenance of the exterior of premises.

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

Sec. 14-70. - Same—General maintenance.

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.

(11)Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safety.

Violation Detail(s):

Walls on building located on property damaged.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to comply. If a permit cannot be obtained, the structure must be removed.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:
March 14, 2025

Building Department

buildingdept@madeirabeachfl.gov

727-391-9951

We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

March 17, 2025

BAYNARD, BRIAN B
13025 GULF LN
MADEIRA BEACH, FL 33708
Case Number: CE-24-115

RE Property: 13025 GULF LN **Parcel #**15-31-15-58320-004-0050

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOT 5 TOGETHER WITH PART OF VAC GULF AVE ON SW TO MHW PER O.R. 2460/571

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March 31, 2025

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buildingdept@madeirabeachfl.gov

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CERTIFIED MAIL®



9589 0710 5270 2237 2058 35

Item 5E.

Principal Drive
St. Johns County, Florida 33708

March 17, 2025

BAYNARD, BRIAN B
13025 GULF LN
MADEIRA BEACH, FL 33708
Case Number: CE-24-115

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Baynard, Brian B
13025 GULF ~~BLVD~~ LN
Madeira Beach FL 33708

Ce-24-115



9590 9402 8374 3156 7197 09

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2058 35

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery
(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted
Delivery

☐ Signature Confirmation™

☐ Signature Confirmation
Restricted Delivery

Domestic Return Receipt

CITY OF MADEIRA BEACH
BUILDING DEPARTMENT
300 MUNICIPAL DRIVE
MADEIRA BEACH, FL. 33708
CASE NUMBER CE-24-115

TO WHOM IT MAY CONCERN:

IN RESPONSE TO YOUR LETTER DATED FEBRUARY 28, 2025 CONCERNING THE PROPERTY
AT 13025 GULF LANE MADEIRA BEACH FL. 33708.

AT THIS TIME I AM STILL DEALING WITH GETTING FEMA FUNDS AFTER THE DESTRUCTION OF
MY HOUSE DUE TO HURRICANE HELENA AND MILTON.

I AM ALSO GETTING BIDS FROM CONTRACTOR COMPANY'S THAT WILL BE ABLE TO CLEAR THE
PROPERTY. THE LICENSED CONTRACTOR PICKED WILL OBTAIN THE PROPER PERMIT TO
DEMOLISH EXISTING STRUCTURE AND CLEAR LAND.

THIS HAS BEEN A VERY DISTRESSFUL TIME LOSING MY HOME AFTER THESE DISASTROUS
STORMS.

I AM MOVING FORWARD TO COMPLY WITH CITY ORDINANCE.

BRIAN BAYNARD
13025 GULF LANE
MADEIRA BEACH, FL. 33708

A handwritten signature in black ink, appearing to read "Bri Baynard", written in a cursive style.

CC: LR, HD

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

June 26, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-115

BAYNARD, BRIAN B
13025 GULF LN
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 13025 Gulf Lane **Parcel #**15-31-15-58320-004-0050

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOT 5 TOGETHER WITH PART OF VAC GULF AVE ON SW TO MHW PER O.R. 2460/571

AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, depose and says the following:

That pursuant to Florida Statute 162.12,

On the 26 day of June, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 26 day of June, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 26 day of June, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 13025 Gulf Lane, Parcel # 15-31-15-58320-004-0050 the City of Madeira Beach.

On the 26 day of June, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.



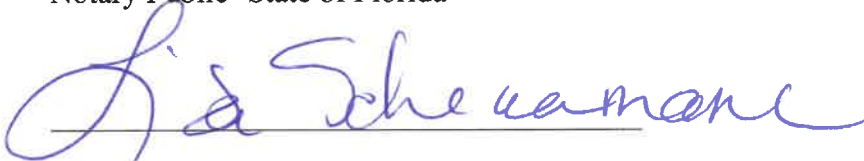
**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or _____ online notarization, this 26 day of June, 2025, by Holden Pinkard who is personally known to me, or produced _____ as identification. My Commission Expires: _____

Notary Public- State of Florida



Print or type Name.



**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

June 26, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-115

BAYNARD, BRIAN B
13025 GULF LN
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 13025 Gulf Lane

Parcel #15-31-15-58320-004-0050

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOT 5 TOGETHER WITH PART OF VAC GULF AVE ON SW TO MHW PER O.R. 2460/571

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **02:00 pm** on **MONDAY** the 7th day of **____ JULY _____, 2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-69. - Same—Maintenance of the exterior of premises.

The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

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peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safety.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.


Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 26 day of June, 2025.



Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

June 25, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-115

BAYNARD, BRIAN B
13025 GULF LN
MADEIRA BEACH FL 33708-2686

Respondents.

RE Property: 13025 GULF LN **Parcel #**15-31-15-58320-004-0050

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOT 5 TOGETHER WITH PART OF VAC GULF AVE ON SW TO MHW PER O.R. 2460/571

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

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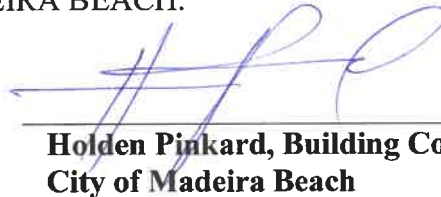
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Please bring the property into compliance by applying for and obtaining an “after-the-fact” building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to \$250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.



Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach



**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2024.3738

KARAS, ANTHONY
14268 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2233

Respondents.

RE Property: 14268 N Bayshore Dr. **Parcel #**09-31-15-54288-000-0130

Legal Description: MADEIRA MANOR LOT 13

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **26th** day of **____ JUNE ____**, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed \$500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of

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Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

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Dated this 26 day of JUNE, 2025.

Holden Pinkard

**Holden Pinkard, Building Compliance Services
City of Madeira Beach**

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

June 26, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. 2024.3738

KARAS, ANTHONY
14268 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2233

Respondents.

RE Property: 14268 N. Bayshore Dr. **Parcel #**09-31-15-54288-000-0130

Legal Description: MADEIRA MANOR LOT 13

AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building Compliance Supervisor of the City of Madeira Beach, upon being
duly sworn, deposed and says the following:

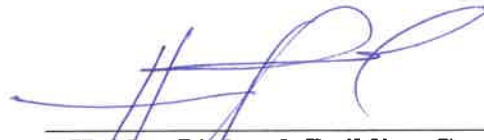
That pursuant to Florida Statute 162.12,

On the 26 day of June, 2025, I mailed a copy of the attached NOTICE OF HEARING via
Certified Mail, Return Receipt Requested.

On the 26 day of June, 2025, I mailed a copy of the attached NOTICE OF HEARING via First
Class mail.

On the 26 day of June, 2025, I posted a copy of the attached NOTICE OF HEARING on the
property located at 14268 N. Bayshore Dr., Parcel # 09-31-15-54288-000-0130 the City of
Madeira Beach.

On the 26 day of June, 2025, I caused the attached NOTICE OF HEARING to be posted at
the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers
remain posted at the Municipal Government Offices for a period of not less than ten days from the
date of posting.



**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or _____ online notarization, this 26 day of June, 2025, by Holden Pinkard who is personally known to me, or produced _____ as identification. My Commission Expires: _____

Notary Public- State of Florida



Print or type Name.



**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

June 26, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs.

CASE NO. 2024.3738

KARAS, ANTHONY
14268 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2233

Respondents.

AFFIDAVIT OF COMPLIANCE

I, Holden Pinkard, *Building Compliance Supervisor*, have personally examined the property described in

Madeira Beach Notice of Violation: 02-19-2024

Madeira Beach Special Magistrate Order: 10-23-2024

In the above-mentioned case and find that said property is in compliance with Sec. 86-52 of the Code of City of Madeira Beach, Florida, as of 05-30-2025



Holden Pinkard, Building Compliance Supervisor

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 26th day of June, 2025, Holden Pinkard personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL


Notary



**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

June 26, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-255

WESNER, GERALD F
WESNER, DEBORAH K
14239 W PARSLEY DR
MADEIRA BEACH, FL 33708-2354

Respondents.

RE Property: 14239 W Parsley Dr

Parcel #10-31-15-34416-026-0140

Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 14

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **7th** day of July , **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-70. - Same—General maintenance.

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to \$250.00 per day for an initial violation(s) and \$500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Maderia Beach within five (5) days at 300 Municipal Drive, Maderia Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 26 day of June, 2025.

Holden Pinkard

**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

June 26, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-255

WESNER, GERALD F
WESNER, DEBORAH K
14239 W PARSLEY DR
MADEIRA BEACH, FL 33708-2354

Respondents.

RE Property: 14239 W Parsley Dr **Parcel #**10-31-15-34416-026-0140

Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 14

AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, deposed and says the following:


That pursuant to Florida Statute 162.12,

On the 26th day of June, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 26th day of June, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 26th day of June, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 14239 W Parsley Dr, Parcel # 10-31-15-34416-026-0140 the City of Madeira Beach.

On the 26th day of June, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.



Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**STATE OF FLORIDA****COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or _____ online notarization, this 26 day of June, 2025, by Holden Pinkard, who is personally known to me, or produced _____ as identification. My Commission Expires: _____

Notary Public- State of Florida



Print or type Name.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

June 26, 2025

City of Madeira Beach
300 Municipal Drive
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Petitioner,

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WESNER, GERALD F
WESNER, DEBORAH K
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MADEIRA BEACH, FL 33708-2354

Respondents.

RE Property: 14239 W Parsley Dr

Parcel #10-31-15-34416-026-0140

Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 14

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

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Sec. 14-70. - Same—General maintenance.

The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

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Dated this 26 day of June, 2025.



**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

Pinkard, Holden

From: Jerry Wesner <ts1267@aol.com>
Sent: Monday, June 23, 2025 11:28 AM
To: Pinkard, Holden
Subject: Re: Case #CE-24-255 14239 W Parsley Drive

Follow Up Flag: Follow up
Flag Status: Completed

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

Hi Holden,

Thank you for the email. Would it be possible to request a time extension until the end of August? We have been spending our time, money and effort toward re-building our house such that we can once again live there. We have been making good progress toward that goal of late and hope to be able to move back into our home in the fall.

It has been especially difficult to manage the process from 1100 miles away.

If you can grant this time extension request, I pledge to have the dock fixed by the end of August, if not sooner.

Thank you for your consideration.

Respectfully,

Jerry Wesner

On Monday, June 23, 2025 at 09:52:56 AM EDT, Pinkard, Holden <hpinkard@madeirabeachfl.gov> wrote:

Hi Jerry,

I just had a conversation with the Mayor and am understanding that you are needing additional time. If you would like to request additional time, please respond to this email with time request and reason as soon as possible. This will go before the Special Magistrate on July 7th under Old Business.

Thank you,

Holden Pinkard

Pinkard, Holden

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