



PLANNING COMMISSION MEETING
AGENDA
Monday, April 01, 2024 at 6:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708

The Board of Commissioners of the City of Madeira Beach, Florida will meet in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida to discuss the agenda items of City Business listed at the time indicated below. Meetings will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**

Public participation is encouraged. If you are addressing the Planning Commission, 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.

- 4. APPROVAL OF MINUTES**

[A.](#) Approval of Minutes

- 5. NEW BUSINESS**

[A.](#) Redevelopment Planning Application RDV 2024-02 13117 4th St. E

- 6. OLD BUSINESS**

- 7. ADMINISTRATIVE/STAFF PRESENTATION**

[A.](#) John's Pass Village Zoning

8. PLANNING COMMISSION DISCUSSION

9. NEXT MEETING

Next meeting is scheduled for Monday, May 6, 2024 at 6:00 p.m.

10. INFORMATIONAL MATERIALS

11. ADJOURNMENT

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

Any person who decides to appeal any decision of the Planning Commission 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 Jenny Rowan, Community Development Director at 727-391-9951, ext. 244 or email a written request to jrowan@madeirabeachfl.gov.

THE CITY OF MADEIRA BEACH, FLORIDA
LOCAL PLANNING AGENCY / PLANNING COMMISSION
Madeira Beach City Hall, Patricia Shontz Commission Chambers
300 Municipal Drive, Madeira Beach, FL 33708
www.madeirabeachfl.gov | 727.391.9951
March 4, 2024 - MINUTES

1. CALL TO ORDER

First Vice Chair Chuck Dillon called the meeting to order at 6:00 PM

2. ROLL CALL

Members in Attendance:

Commissioner LaRue
Commissioner Ghovae
Commissioner Dillon

Commissioner Noble
Commissioner Connolly

Members Absent:

Commissioner Meager
Chairman Wyckoff

Staff Representatives:

Jenny Rowan, Community Development Director
Al Carrier, Community Development Contract Engineer
Andrew Morris, Long Range Planner
Lisa Scheuermann, Program Coordinator/Board Secretary
Nancy Meyer, City Attorney's Office

3. PUBLIC COMMENTS

Commissioner Dillon opened the floor to public comment on any topics not related to items on the agenda.

No residents came forward.

4. APPROVAL OF MINUTES

Minutes from the February meeting were approved unanimously.

5. NEW BUSINESS

A. SP 2024-01 Don's Dock Site Plan

Attorney Nancy Meyer read the quasi-judicial procedure. She then asked if any of the commissioners have had any ex parte communications with the applicant. Hearing none, she asked if any of the commissioners have any conflicts of interest with the applicant. Hearing none, the staff was instructed to proceed.

Jenny Rowan presented.

Ms. Rowan stated that staff has met with applicant and that the applicant has conducted a neighborhood meeting as required. They also received a variance granted by the Special Magistrate.

Ms. Rowan reviewed the requirements and stated that the application met required criteria with the exception of one setback issue which can be easily resolved and a solid waste disposal issue, and staff recommends approval with conditions that these issues be met.

The presentation concluded and people were invited to the podium to speak. Bill Karnes, the applicant, came forward. He said he purchased the property about a year ago and referenced past and current use of the dock. He stated that current users will relocate to Tarpon and the new restaurant will be Key West style and fit in with John's Pass Village. He asked for questions.

He then introduced the architect, Dennis Lang, and Shawn Cashen from Gulf Coast Consulting.

Commissioner Ghovae asked if the property is going to be able to meet the setback and FEMA requirements. Mr. Karns responded that they will meet all flood requirements. Commissioner Ghovae responded that he thinks this will be a great addition.

Commissioner Connolly said that he loves the front of the building and wants to dress up the street side to look just as good. The architect said that it's just in the rendering stage right now. They are looking to be cohesive with the front of the building. Commissioner Connolly then stated that he wants palm trees. Mr. Lang added that there will be green spaces where there are hardscapes now.

Bill Karnes addressed parking lots and waterlines. H stated that he replaced waterlines at his own expense to prevent leaks and keep water going to his buildings. He also said that parking lots will be developed some time in the future.

Commissioner Connolly asked why they are putting another restaurant in the village and Mr. Karns responded that they want to level up the dining experience in JPV.

Discussion followed with Commissioner Noble stating that he would like the street side of the restaurant to match the character of the village with signs. Bill Karnes went over

the building site and showed which areas will have views, etc. Different methods of décor were suggested by various commission members.

Mr. Lang said he will work to include architectural elements for decoration, etc.

Discussion continued regarding the current uses of the dock and what will be relocated and what will still be available.

The floor was again opened to public comment.

A resident came forward and stated that this is a welcome addition to the village and long overdue. He recommended decorating the exterior with large fish models.

Vice Chair Dillon called for a motion to approve Site Plan 2024-01

Commissioner Ghovae makes a motion to approve Site Plan 2024-01 with the condition of resolving the dumpster and setback issues.

Commissioner Noble Seconded the motion.

Roll was called and the motion passed unanimously.

6. OLD BUSINESS:

There was no old business.

7. ADMINISTRATIVE/STAFF PRESENTATION

Jenny Rowan stated that the John's Pass Village Plan was approved by the county and now it goes to BOC.

She also mentioned that we are moving forward with our Master Plan with Kimly Horn.

8. PLANNING COMMISSION DISCUSSION

There was no discussion.

9. NEXT MEETING

The next meeting is scheduled for April 1, 2024, at 6:00 PM.

10. ADJOURNMENT

Commissioner Dillon adjourned the meeting at 6:41 PM.

Respectfully submitted:

Chuck Dillon, First Vice Chairman

Date

Lisa Scheuermann, Board Secretary

Date



CITY OF MADEIRA BEACH

COMMUNITY DEVELOPMENT DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 255

planning@madeirabeachfl.gov



REDEVELOPMENT PLAN APPLICATION

Minor Fee\$300.00
Intermediate Fee\$1000.00
Major\$2000.00

Applicant:

Steve STAUB

7957 2nd ave S.

St. Pete Fl 33707

Telephone: 727-647-3812

Email Address: Steve@STAUBConstruction.com

Property Owner:

Steve STAUB

13117 4th St E

Mediero Beach 33708

Telephone: 727-647-3812

Email Address: Steve@STAUBConstruction.com

Application for Property located at
(Street address or location of vacant lot)

13117 4th St E

Mediero Beach Fl 33708

Legal

Description:

Q Block 2 Lot(s) Mitchell's Beach Subdivision

Approx. Lot Area 4,160 sq. ft. Lot width: 40 ft. Lot Depth: 104 ft.

Zoning District:

Present Structure on Property:

Yes

Present Use of Property:

Dopley / condemned due to flooding

Redevelopment Plan

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.

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

This application to the Planning Commission/Board of Commissioners is requesting permission to be allowed:

*Replace existing Duplex with a new structure
Duplex Per new Building code.*

A Redevelopment Plan granted by the Board of Commissioners shall be consistent with Section 110-97, Redevelopment Planning Process, pertaining to providing provisions for the redevelopment of existing grandfathered and nonconforming uses (Ordinances 2012-14; Section 110-97, of the Code).	
a.1.	Existing dwelling unit verification. The verification of the number of existing legal dwelling units and their type shall be through the City Manager or designee.
a.2.	Preliminary Site Plan Review of Redevelopment Plan. Preparation by the applicant of a redevelopment site plan for preliminary redevelopment site plan review by the City Manager or designee. It must be demonstrated that the site can adequately accommodate the requested number of units by meeting the rebuilding regulations outlined in the process of this section of the Code. The applicant will meet the existing code to the maximum extent possible. This redevelopment site plan shall comply with the site plan requirements of Chapter 110, Article II, Site Plans, of the Code of Ordinances. In addition to the standard site plan review requirements, all redevelopment site plans shall include the dimensions and floor area in square feet of all rooms and units.
b.1.	Single-Family. May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land redevelopment regulations. <i>(Please note that these regulations do not apply to properties located in the R-1, single family, zoning district).</i>
b.2.	Duplexes and triplexes on a Nonconforming Lot. Duplexes [and triplexes] on a nonconforming lot may be rebuilt to existing nonconformity if the new structure complies with required front setback, height, parking requirements, and floodplain regulations effective at the time of building permit application.
b.3.	Multifamily on a Nonconforming Lot. Multifamily in R-1 and R-2, except for those in an R-1 Zoning District, on a nonconforming lot shall be the same as duplexes and triplexes, except they must comply with the parking regulations as contained in their pre-demolition certificate of occupancy.
b.4.	Multifamily, hotel, motel, motor lodges. Multifamily, hotel, motel, and motor lodges may be rebuilt to same density, height, and side setbacks, but must comply with the front setback, the county coast construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application.
b.5.	Commercial. Commercial may be rebuilt within the same footprint and having the same parking spaces available at the time a redevelopment plan is sought, but would have to meet minimum FEMA regulations for elevated structures and/or flood proofing to the required height per the National Flood Rate Insurance Map for its commercial location.
b.6.	Business Tax Receipt Required. Failure to be current with respect to full payment of the required annual Business Tax at the time a redevelopment plan is sought will prevent this section form applying to that property.

OWNER CERTIFICATION

I hereby authorize permission for the Planning Commission, Board of Commissioners, Building Official, and Community Development 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 fact 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 fee of this 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 Redevelopment Plan Requirements and Procedures (attached), read and understand the reasons necessary for granting a Redevelopment Plan 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 Board of Commissioners 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 Board of Commissioners. An appeal shall be filed within 30 days of the execution of the order to be appealed.

Property Owner's Signature: *Steven Stalwa* Date: *1-18-24*

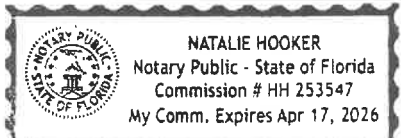
STATE OF *Florida*
COUNTY OF *Pinellas*

Before me, this *18th* day of *January*, 20*24*, appeared in person

Steven Stalwa who, being sworn, deposes and says that the forgoing
(name of property owner)

is true and correct certification and who is ___ personally know to me or has produced *Florida Drivers License* as identification.

Natalie Hooker Commission Expires: *04/17/2024*
(notary signature) Stamp



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.

CERTIFICATION

I hereby authorize permission for the Planning Commission, Board of Commissioners, Building Official, and Community Development 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 fact 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 fee of this 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.

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Applicant's Signature: *[Signature]* Date: 1-18-24

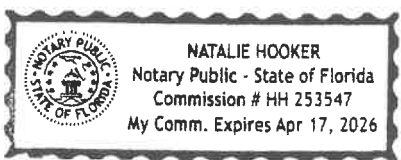
STATE OF Florida
COUNTY OF PineHos

Before me, this 18th day of January, 2024, appeared in person

Steven Staiba who, being sworn, deposes and says that the forgoing
(name of applicant)

is true and correct certification and who is ___ personally know to me or has produced Florida Drivers Licence as identification.

[Signature] Commission Expires: 04/17/2024
(notary signature) Stamp



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REDEVELOPMENT PLANNING PROCESS, CODE SECTION 110-97 REQUIREMENTS AND PROCEDURES

(a) *Purpose and Intent*

- (1) *Existing Dwelling Unit Verification.* The verification of the number of existing legal dwelling units and their type shall be through the City Manager or designee.
- (2) *Preliminary Site Plan Review of Redevelopment Plan.* Preparation by the applicant of a redevelopment site plan for preliminary redevelopment site plan review by the City Manager or designee. It must be demonstrated that the site can adequately accommodate the requested number of units by meeting the rebuilding regulations outlined in the process of this section of the Code. The applicant will meet the existing code to the maximum extent possible. This redevelopment site plan shall comply with the site plan requirements of Chapter 110, Article II, Site Plans, of the Code of Ordinances. In addition to the standard site plan review requirements, all redevelopment site plans shall include the dimensions and floor area in square feet of all rooms and units.
- (3) *Fee.* The application fee shall be the same as the regular site plan review fee found in Article III, Community Development, Section D, Site Plan, Numbers 2 and 3, as adopted in the most recent edition of the City's *Fees and Collection Procedure Manual*.
- (4) *Plan Review.* The review of the Redevelopment Plan shall be through the quasi-judicial public hearing process outlined in Chapter 2, *Administration*, Article 1, *In General*, Division 2, *Quasi-Judicial Proceedings* before the Board of Commissioners. The notification procedure shall follow Sec. 2-503(c) *Notification*, found in Chapter 2, Article VIII, *Special Magistrate*, of the Code.
- (5) *Changes in the Redevelopment Plan.* The redevelopment plan may be amended by mutual consent of the City and applicant, provided the notification and public hearing process of this Article are followed.

(b) *Rebuilding Regulations for the Redevelopment of Existing Dwelling Units*

- (1) *Single-family.* May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land redevelopment regulations. *(Please note that these regulations do not apply to properties located in the R-1, single family, zoning district).*
- (2) *Duplexes and triplexes on a nonconforming lot.* Duplexes [and triplexes] on a nonconforming lot may be rebuilt to existing nonconformity if the new structure complies with required front setback, height, parking requirements, and floodplain regulations effective at the time of building permit application.
- (3) *Multifamily on a nonconforming lot.* Multifamily, hotel, motel, and motor lodges may be rebuilt to same density, height, and side setbacks, but must comply with the front setback, the county coast construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application.
- (4) *Multifamily, hotel, motel, motor lodges.* Multifamily, hotel, motel, and motor lodges may be rebuilt to same density, height, and side setbacks, but must comply with the front setback, the county coast construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application.
- (5) *Commercial.* Commercial may be rebuilt within the same footprint and having the same parking spaces available at the time a redevelopment plan is sought, but would have to meet minimum FEMA regulations for elevated structures and/or flood proofing to the required height per the National Flood Rate Insurance Map for its commercial location.
- (6) *Business Tax Receipt required.* Failure to be current with respect to full payment of the required annual Business Tax at the time a redevelopment plan is sought will prevent this section from applying to that property.

(c) **Planning Commission and Board of Commissioners Review.** The Planning Commission shall conduct one public hearing to consider any application to review or change a Redevelopment Plan. The Board of Commissioners shall conduct a second public hearing, the application to review or change a Redevelopment Plan, the recommendations of the City Manager or his/her designee, the recommendations of the Planning Commission and the testimony at the public hearings. The Board of Commissioners shall thereafter approve, approve with conditions, or deny the application to approve or change a Redevelopment Plan.

Appeals. (City Code, Sec.2-109). An aggrieved party, including the local governing authority, may appeal a final administrative order of the Board of Commissioners 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 Board of Commissioners. An appeal shall be filed within 30 days of the execution of the order to be appealed.

Is a variance or special exception required with this redevelopment application

Yes
 No

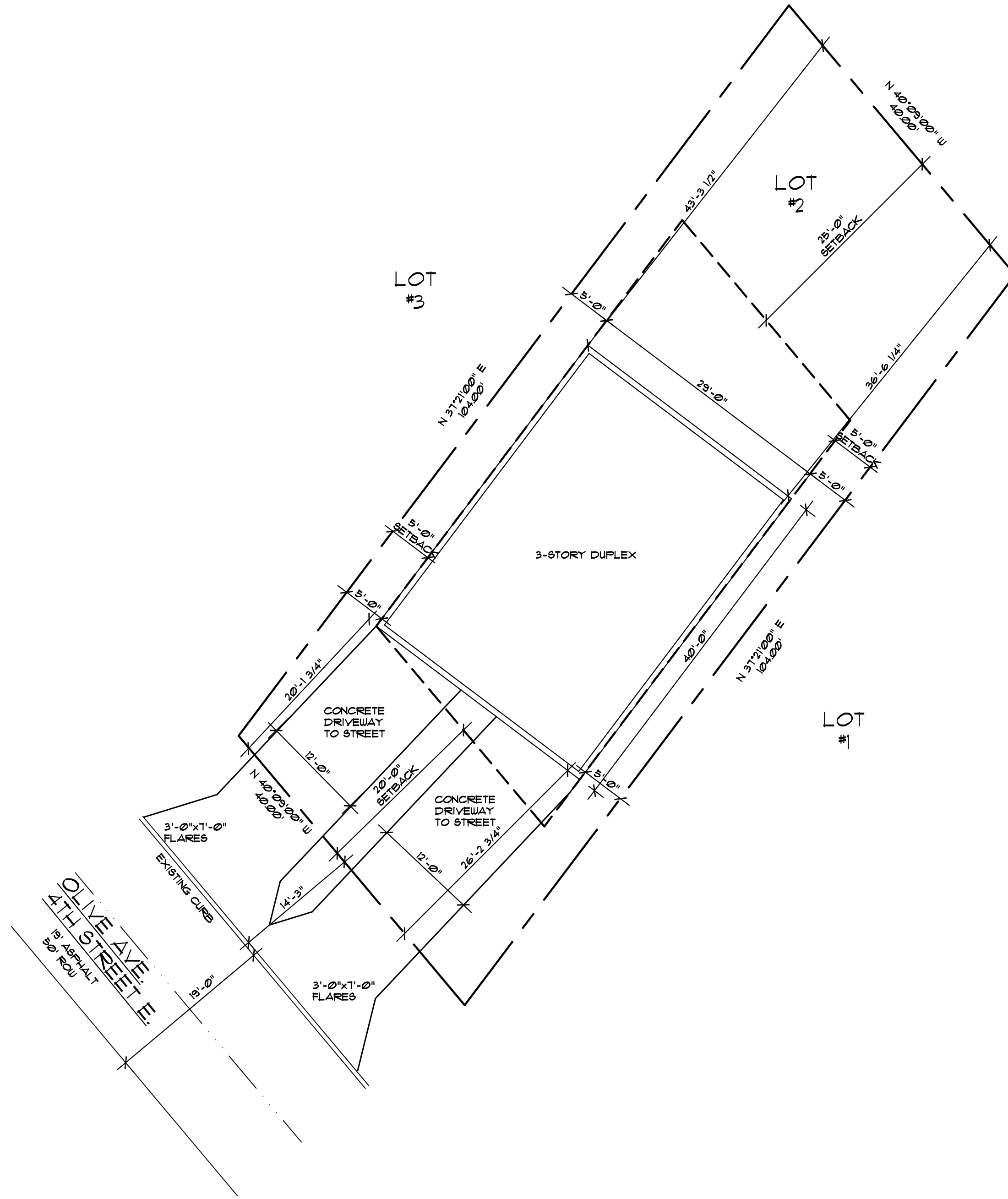
I have received a copy of the redevelopment requirements and procedures, read and understand the reasons necessary for granting the redevelopment and the procedure, which will take at the Public Hearing.



Signature of Applicant



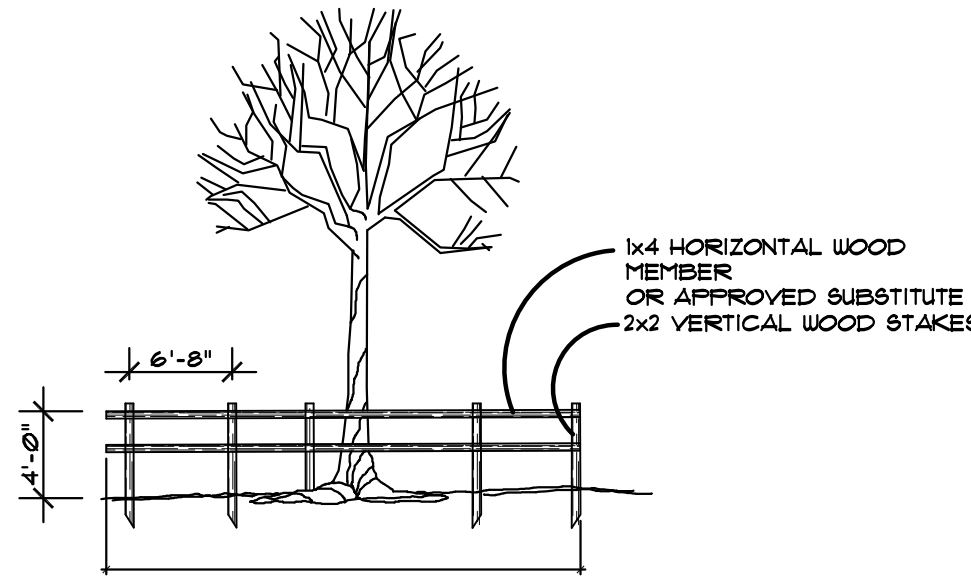
Date



VEGETATIVE COVER OR SOD SHALL BE INSTALLED WITHIN ALL PERMEABLE AREAS OF THE PROPERTY AND ABUTTING RIGHT OF WAY. THE INSTALLATION OF ST. AUGUSTINE TURF(SOD) AT THE PROPERTY IS LIMITED TO 50% OF THE PERMEABLE AREA OF THE LOT. ALL SOD AND PLANTING AREAS REQUIRE A MEANS OF IRRIGATION.

ELEVATION KEY

EXISTING ELEVATIONS: X⁰⁰
 PROPOSED ELEVATIONS: [502]
 SWALE: [Symbol]



BARRICADE DETAIL

SCALE: NTS

LANDSCAPE LEGEND

- [Symbol] SCHEFFLERA ARBORESCENS - MIN 18" HIGH SHRUB
- [Symbol] FLORIDA ELM - MIN. 10" HT - 2" DIA AT BREAST HT / DBH

SITE WILL COMPLY WITH IRRIGATION REQUIREMENTS OF SECTION 16.402.02.11

ST. AUGUSTINE TURF IS LIMITED TO A MAX. OF 50% OF THE PERMEABLE AREA OF THE LOT

DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.

SITE PLAN

SCALE: 1"=10'-0" (IN FEET)



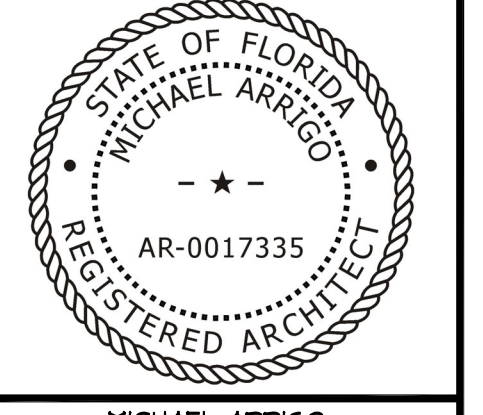
ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

ARCHITECTONICS Studio
 architects • planners
 Lic. # AR 0017335
 2600 Dr. MLK Jr. Street N. Suite 600,
 St. Petersburg, FL 33704
 (P) 727-323-5676
 info@architectonicsstudio.com
 www.architectonicsstudio.com

13117 4th St. E.
New Duplex Residence
Madeira, Florida

Site Plan

Revisions:	
Project No.	2024-014R
Date:	January 22, 2024



MICHAEL ARRIGO
 LIC. NO. AR0017335

sp1.1

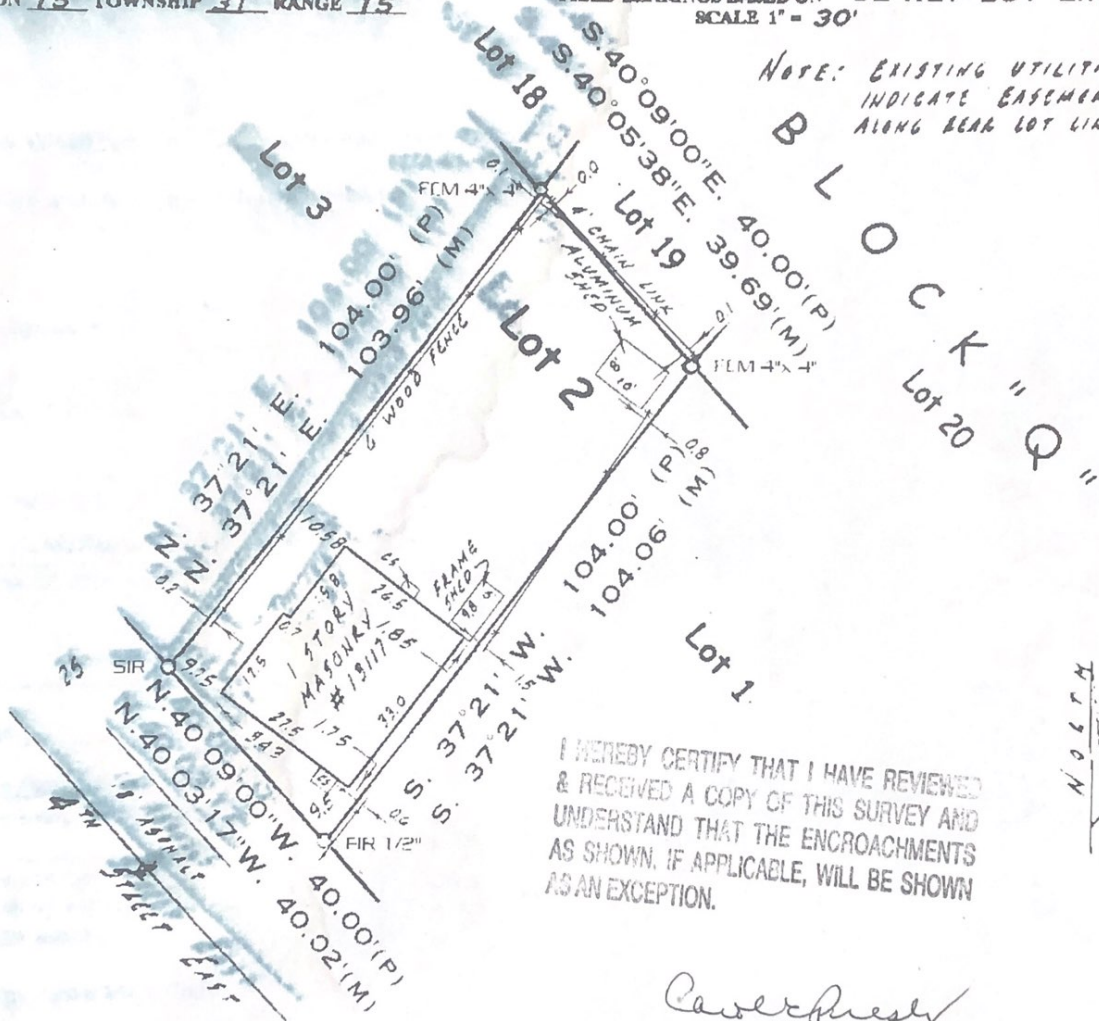
NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.

m = measured p = plat c = calculated d = deed SIR = set iron rod 5/8" FIR = found iron rod FFP = found platted pipe
 PCM = found concrete measurement CONC = concrete CS = concrete slab CP = covered patio SP = screened patio FIP = found iron pipe

BEING IN SECTION 15 TOWNSHIP 31 RANGE 15

FIELD BEARINGS BASED ON SE'RLY LOT LINE
 SCALE 1" = 30'

NOTE: EXISTING UTILITIES INDICATE EASEMENT ALONG BEAR LOT LINE.



I HEREBY CERTIFY THAT I HAVE REVIEWED & RECEIVED A COPY OF THIS SURVEY AND UNDERSTAND THAT THE ENCROACHMENTS AS SHOWN, IF APPLICABLE, WILL BE SHOWN AS AN EXCEPTION.

Carol E. Presley

LOT 2 BLOCK Q PAGE'S REPLAT OF MITCHELL'S BEACH

AS RECORDED IN PLAT BOOK 20 PAGE 69 PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.

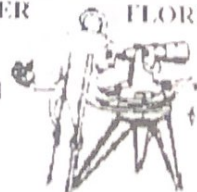
SURVEY CERTIFIED TO CAROL E. PRESLEY

FIDELITY NATIONAL TITLE
 SOUTHTRUST MORTGAGE CORPORATION

I HEREBY CERTIFY THAT THE ABOVE SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

INVALID WITHOUT RAISED SEAL
 ROBERT D. LEHART
 R.L.S. # 2744
 7319 LEXINGTON LANE
 CLEARWATER FLORIDA
 33764
 727-531-6779
 FAX 536-7521

TYPE OF SURVEY	JOB NUMBER	DATE	SIGNATURE
BOUNDARY	10104	07/18/03	<i>Carol E. Presley</i>
UPDATE			
REVISION			





Parcel Summary (as of 29-Jan-2024)

Parcel Map

Parcel Number
15-31-15-65304-017-0020

Owner Name
PRESLEY, CAROL

Property Use
0820 Duplex-Triplex-Fourplex

Site Address
13117 4TH ST E
MADEIRA BEACH, FL 33708

Mailing Address
13117 4TH ST E
MADEIRA BEACH, FL 33708-2419

Legal Description
PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 2

Current Tax District
MADEIRA BEACH (MB)

Year Built
1947



Heated SF	Gross SF	Living Units	Buildings
908	908	2	1

Exemptions

Year	Homestead	Use %	Status
2025	Yes	100%	Assuming no ownership changes before Jan. 1, 2025.
2024	Yes	100%	
2023	Yes	100%	

Property Exemptions & Classifications
No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
12955/1060		121030278021	A	Current FEMA Maps	Check for EC	Zoning Map	20/69

2023 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$380,000	\$78,894	\$28,894	\$53,894	\$28,894

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	Y	\$326,000	\$76,596	\$26,596	\$51,596	\$26,596
2021	Y	\$254,700	\$74,365	\$25,000	\$49,365	\$25,000
2020	Y	\$199,177	\$73,338	\$25,000	\$48,338	\$25,000
2019	Y	\$171,220	\$71,689	\$25,000	\$46,689	\$25,000
2018	Y	\$157,615	\$70,352	\$25,000	\$45,352	\$25,000

2023 Tax Information

Item 5A.



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	2023 Millage Rate	Tax District
View 2023 Tax Bill	16.1412	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
04-Aug-2003	\$170,000	Q	I	ANDERSON JOHN P	PRESLEY, CAROL	12955/1060
21-Mar-2001	\$0	U	I	FORD SHANNON	ANDERSON, JOHN P	11275/0236
21-Mar-2001	\$71,000	U	I	SMITH DREXEY	ANDERSON, JOHN P	11275/0240
26-Oct-1992	\$15,400	U	I	BEVILACQUA NICHOLAS SR	FERGERSON, HOWARD	08070/0045
26-Oct-1992	\$45,900	U	I	FERGERSON HOWARD	SMITH, DREXEY W.	08070/0046

2023 Land Information

Land Area: 0.0932 acres 4,060 sf		Frontage and/or View: None			Seawall: No	
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	40x104	\$7,550	40.00	FF	1.1845	\$357,719

2023 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation	Continuous Footing Poured	Base (BAS)	908	908
Floor System	Slab On Grade	Total Area SF	908	908
Exterior Walls	Cb Stucco/Cb Reclad			
Unit Stories	1			
Living Units	2			
Roof Frame	Gable Or Hip			
Roof Cover	Shingle Composition			
Year Built	1947			
Building Type	Duplex - 4-Plex			
Quality	Average			
Floor Finish	Carpet/ Vinyl/Asphalt			
Interior Finish	Drywall/Plaster			
Heating	Unit/Space/Wall/Floor			
Cooling	None			
Fixtures	6			
Effective Age	44			

2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$13.00	193.0	\$2,509	\$1,204	2003
SHED	\$20.00	50.0	\$1,000	\$400	1992

Permit Data

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Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not 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
2023-2527-DEMO	DEMOLITION	12/07/2023	\$10,000
20210068	ADDITION/REMODEL/RENOVATION	01/25/2021	\$0
20210068A	ADDITION/REMODEL/RENOVATION	01/25/2021	\$0
R4878	ROOF	08/05/2020	\$4,750
201010053	MISCELLANEOUS	04/07/2010	\$2,000
201010049	MISCELLANEOUS	04/05/2010	\$1,000
PER-H-CB213754	ROOF	04/07/2000	\$2,400



Memorandum

Meeting Details: April 1, 2024 – Planning Commission Meeting
Prepared For: Planning Commission
Staff Contact: Madeira Beach Community Development Department
Subject: John's Pass Village Activity Center Zoning Workshops

Background

On March 13, 2024, the City of Madeira Beach Board of Commissioners approved adopting Ordinance 2023-01 (John's Pass Village Activity Center Plan) and Ordinance 2023-02 (Amending FLUM to add John's Pass Village Activity Center). These ordinances updated the Madeira Beach Comprehensive Plan and Future Land Use Map. Ordinance 2023-01 and Ordinance 2023-02 did not change the Land Development Regulations in the Madeira Beach Code of Ordinances or amend the Madeira Beach Zoning Map. The Madeira Beach Code of Ordinances Land Development Regulations and Madeira Beach Zoning Map must be amended within one (1) year of the adoption of the John's Pass Village Activity Center Plan and amendment to the City's Future Land Use Map. In early 2024, the Community Development Department conducted a round of public workshops to get feedback from the community and has more planned in April.

Discussion

There are various potential options for adopting the Land Development Regulations for the John's Pass Village Activity Center. One option to implement the John's Pass Village Activity Center Plan could be to adopt a John's Pass Village Activity Center Zoning Designation on the Madeira Beach Zoning Map and have a Character Districts map in the Land Development Regulations. The Land Development Regulations for the John's Pass Village Activity Center Plan would be located in an appendix chapter of the Madeira Beach Code of Ordinances. The appendix chapter would include each Character District within the John's Pass Village Activity Center Plan Zoning Designation. Each Character District will include requirements for setbacks, height,

impervious surface ratio, architectural features, and buffering requirements. Attached to this memo are tables of the current zoning setbacks and heights, the existing minimum/maximum/average building setbacks, highest building heights, and potential setbacks and heights for each Character District. All the “proposed” height and setbacks are subject to change based on research, input from city staff (Fire, Public Works, Building, Planning), public input, and input from public meetings. This is meant for a starting point for discussion.

Fiscal Impact

N/A

Recommendation(s)

To continue to engage the public with public workshops and write up ordinances to adopt the land development regulations to support implementing the John’s Pass Village Activity Center Plan.

Attachments/Corresponding Documents

Summary Table of current zoning, existing built, and potential proposed height, and setbacks.

Existing Zoning for John’s Pass Village Map

John’s Pass Village Activity Center Character District Map

John's Pass Village Zoning

All the “proposed” height and setbacks are subject to change based on research, input from city staff (Fire, Public Works, Building, Planning), public input, and input from public meetings. This is meant for a starting point for discussion.

Areas that are left blank are blank because staff is still gathering data. Numbers in red indicate a potential change.

Character District	Existing Zoning Category	Existing Height in Land Development Regulations (Measured From DFE)	On the Ground highest building (Measured from at grade)	Proposed Height (Measured From DFE)
Boardwalk	C-2, John's Pass Marine Commercial	34 Feet	3 stories	34' or 44'
Commercial Core	C-1, Tourist Commercial	34 Feet	61' / 6 story garage	60'
John's Pass Resort	R-3, Medium Density Multifamily Residential	44 Feet	6 stories (1 floor parking, 5 habitable floors)	60'
Low Intensity Mixed Use	R-3, Medium Density Multifamily Residential	44 Feet	44' above DFE	44'
Traditional Village	C-1, Tourist Commercial	34 Feet	2 stories	34' or 44'
Transitional	C-3, Retail Commercial	Commercial Uses: 34 Feet Multifamily/Tourist Dwelling Units: 44 Feet	6 Stories (1 floor parking, 5 habitable floors)	44', and/or 60' with an acre of land
	C-4, Marine Commercial	34 Feet	7 Stories (2 floor of parking, 5 habitable floors)	
	R-3, Medium Density Multifamily Residential	44 Feet	6 Stories (1 floor parking, 5 habitable floors)	
	R-2, Low Density Multifamily Residential	30 Feet to eave line/40 feet to the top of the roof	6 Stories (1 floor parking, 5 habitable floors)	

PD, Planned Development	“At a maximum, be designed to reflect the average intensity, height, and massing of the development pattern on surrounding property of similar zoning and use.”	7 Stories (1 floor parking, 5 habitable floors, 1 floor rooftop amenities)
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***Height in the Code is measured from Design Flood Elevation (DFE)**

***Sec. 110-430. Height regulations.**

(b) *Permitted exception to height regulations.* Chimneys, cooling towers, elevators, bulkheads, fire towers, stairways, protective railings, gas tanks, steeples, water towers, ornamental towers or spires, amateur radio towers or necessary mechanical appurtenances, may be erected as to their height in accordance with existing or hereafter adopted ordinances of the municipality, provided no tower other than a church spire or such noncommunication tower of a public building shall exceed 20 feet above the maximum allowable building height limit or 20 feet above the main building roof if the roof is below the maximum allowable building height. For reasons of architectural aesthetics the owner may appeal to the local planning agency, and if the architectural design is endorsed by the local planning agency, the owner may petition the special magistrate for a variance from the 20-foot height limitation. No tower shall be used as a place of habitation.

Setbacks with multiple numbers are either dependent on lot width or use.

Character District	Existing Zoning Category	Existing Setbacks (Code)	On the Ground Setbacks (most minimal)/avg	Proposed Setbacks
Boardwalk	C-2, John's Pass Marine Commercial	Front: 20' Rear: None Side: 5' one side	Front: Rear: Side:	Front: 10' Rear: None Side: none
Commercial Core	C-1, Tourist Commercial	Front : none Rear: 25' Side: 10' one side	Front: Rear: Side:	Front: none or if higher than x stories/feet a x' setback Rear: 20' Side:
John's Pass Resort	R-3, Medium Density Multifamily Residential	Front: 20-25' Rear: CCCL-25' Side: 5-10'	Front: Rear: CCCL Side:	Front: 20' Rear: CCCL-25' Side: 5-10'
Low Intensity Mixed Use	R-3, Medium Density Multifamily Residential	Front: 20-25' Rear: CCCL-25' Side: 5-10'	Front: 14' /24' Rear: 4' /28' Side: 2' /6'	Front: Rear: 18' Side: 7-10'
Traditional Village	C-1, Tourist Commercial	Front : none Rear: 25' Side: 10' one side	Front: 0' /7' Rear: 0' /17' Side: 0' /9'	Front: 0' Rear: 18' Side: 0'
Transitional	C-3, Retail Commercial	Front : 25' Rear: 10-18' Side: 10-20'	Front: Rear: Side:	Front: Rear: 10-18' Side: 10-20'
	C-4, Marine Commercial	Front : 25' Rear: 18' Side: 10-20'		
	R-2, Low Density Multifamily Residential	Front: 20' Rear: 25' Side: 5-12'		
	R-3, Medium Density Multifamily Residential	Front: 20-25' Rear: CCCL-25' Side: 5-10'		

Other Potential Design Requirements or Guidelines in Boardwalk, Commercial Core, and Traditional Village.

All requirements listed are subject to change based on research, input from city staff (Fire, Public Works, Building, Planning), public input, and input from public meetings. This is meant for a starting point for discussion.

- Mechanical units, HVAC, and exhaust and supply fans located in a visually inconspicuous area of the building, such as shielded on the roof and not visible from public ROW.
- Structured parking designed in a way to blend in to the built environment.
- Utility meters that are visible from the public ROW shall be located in the most inconspicuous location on the building, if the services must be located in a prominent visual location, screening with an enclosure or painted to match the predominant façade color.
- Window and door shutters appropriate for the size of window or door.
- Guidance on exterior wall materials.
- Garbage enclosures.

John's Pass Village Activity Center Character District

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Legend

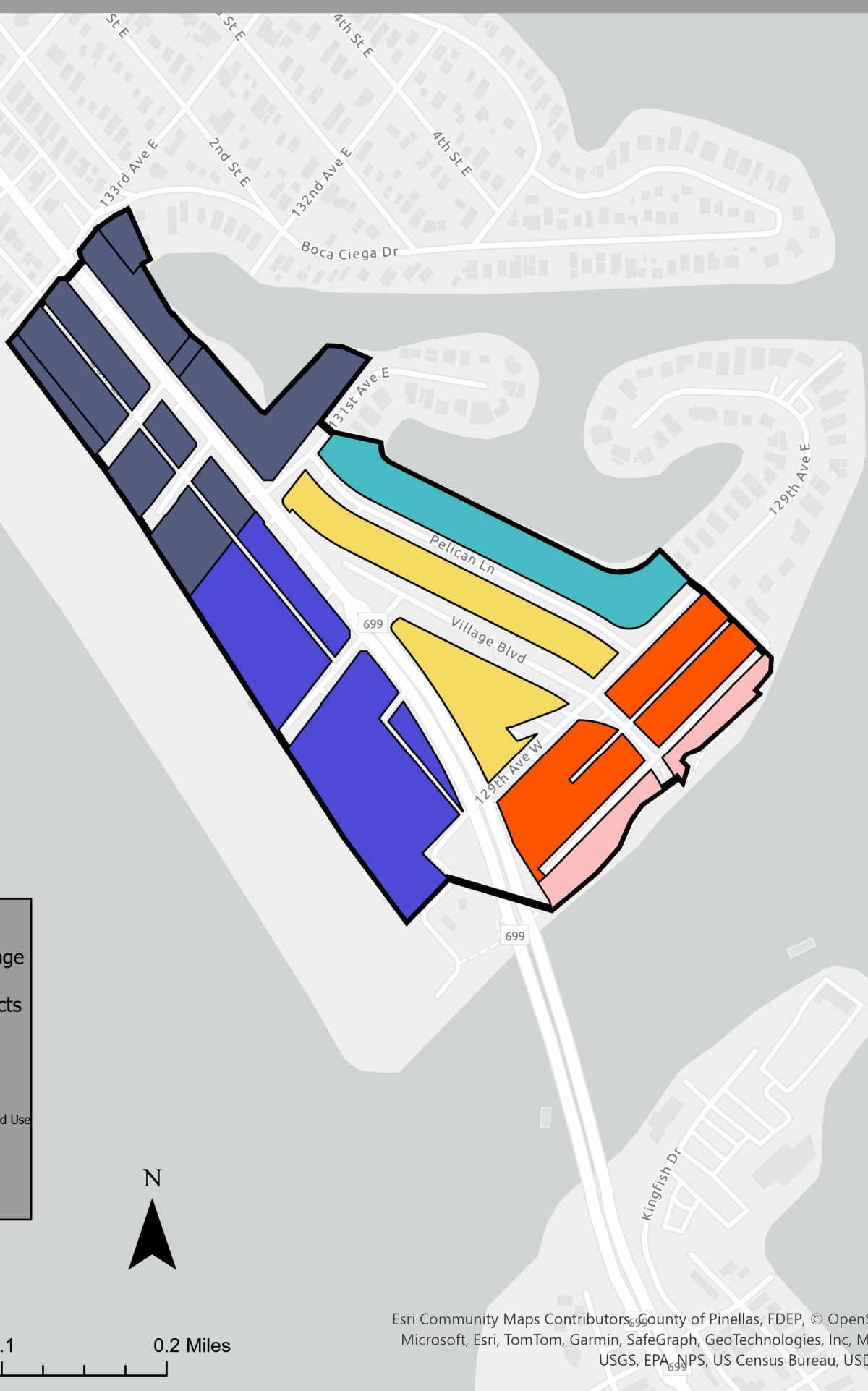
John's Pass Village Activity Center Character Districts

Districts

- Boardwalk
- Commercial Core
- John's Pass Resort
- Low Intensity Mixed Use
- Traditional Village
- Transitional
- John's Pass Village
- Activity Center Boundary

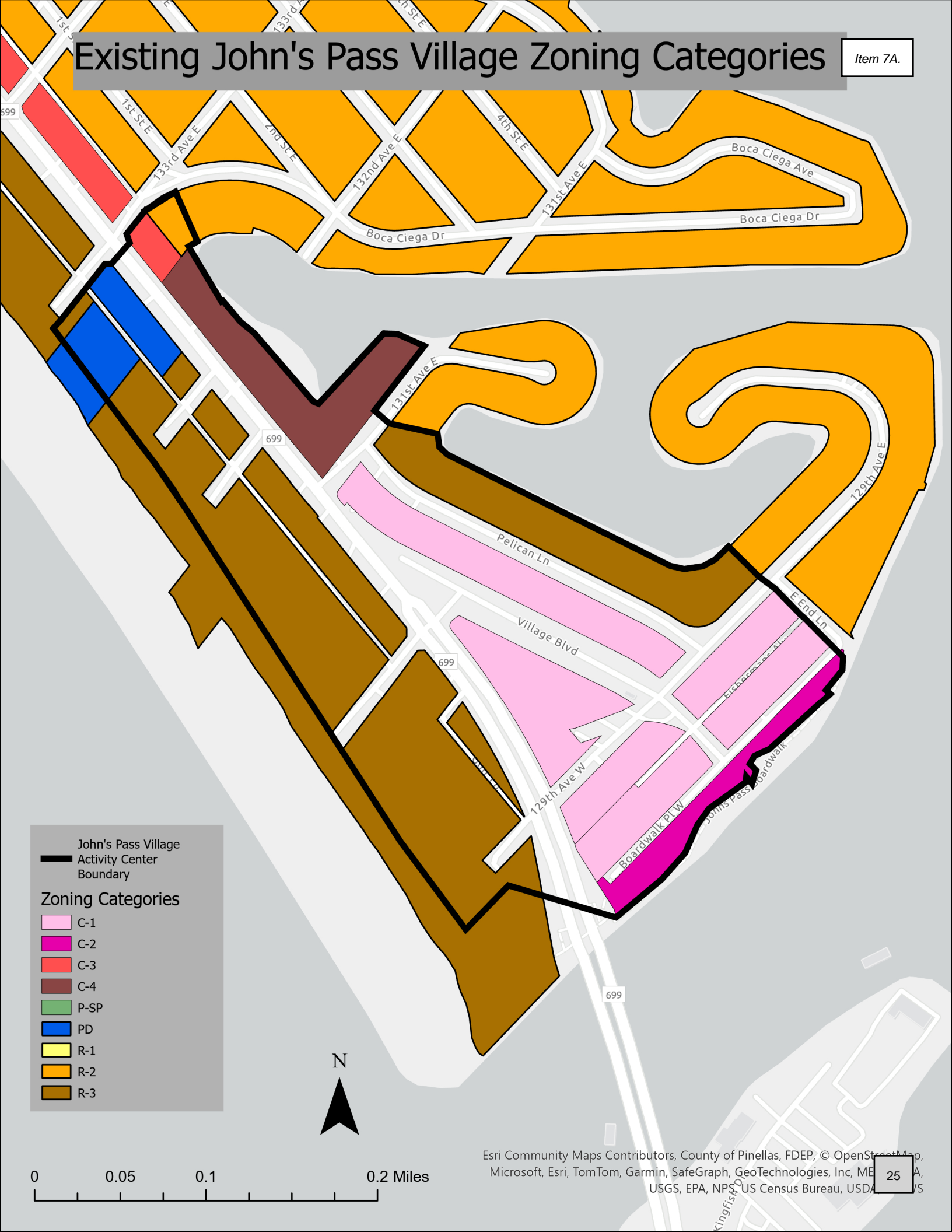


0 0.05 0.1 0.2 Miles



Existing John's Pass Village Zoning Categories

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John's Pass Village
Activity Center
Boundary

Zoning Categories

- C-1
- C-2
- C-3
- C-4
- P-SP
- PD
- R-1
- R-2
- R-3

