



PLANNING COMMISSION MEETING AGENDA

Monday, April 03, 2023 at 6:00 PM
Commission Chambers - 300 Municipal Drive

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.](#) Planning Commission Meeting Minutes January 9, 2023

5. NEW BUSINESS

[A.](#) Redevelopment Planning Application RDV 2023-01

[B.](#) Ordinance 2023-15 Comprehensive Plan Activity Center Definition

6. OLD BUSINESS

7. ADMINISTRATIVE/STAFF PRESENTATION

8. PLANNING COMMISSION DISCUSSION

9. NEXT MEETING

Next meeting is scheduled for Monday, October 3, 2022 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. 255 or 244, or fax a written request to 727-399-1131.

**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

January 9, 2022 - MINUTES

1. **CALL TO ORDER** Chairman Michael Wyckoff called the meeting to order at 6:00 p.m.

2. **ROLL CALL**

Members in Attendance:

Chairman Wyckoff

Commissioner Dillon

Commissioner Brooks

Commissioner LaRue

Commissioner Meagher

Commissioner Connolly

Members Absent:

Commissioner Noble

Staff Representatives:

Andrew Morris, Planner/GIS Technician

Jerry Murphy, Planning Consultant

Lisa Scheuermann, Program Coordinator/Board Secretary

3. **PUBLIC COMMENTS**

Chairman Wyckoff opened the floor to public comment on any topics not related to the agenda.

A resident commented regarding the John's Pass Activity Center vote. He suggested that we may want to consider delaying the vote.

4. **APPROVAL OF MINUTES**

5. **Commissioner Brooks made a motion to accept the minutes from the November 28th 2022 and December 5th 2022 meetings as presented. Commissioner Meagher seconded the motion, and the vote passed unanimously.**

6. **NEW BUSINESS**

A. Ordinance 2023-10: Amendment re: Alcoholic Beverage Permit Application Fee

Andrew Morris introduced an amendment Ordinance 2023-10 that would remove the specific dollar amounts within the ordinance and refer to the fee schedule for Alcoholic Beverage Permit Application fees.

Commissioner Dillon moved to pass the Amendment.

Commissioner Meagher seconded the motion.

The motion carried unanimously.

B. Ordinance 2023-11: Amending the Madeira Beach Comprehensive Plan

Jerry Murphy introduced the Amendment. He stated that this has been an ongoing process and offered to go over the most recent changes to the Ordinance.

The Commission agreed to hear the changes

Mr. Murphy went over the changes page by page and invited questions and discussion.

Commissioner LaRue stated that a definition of “land development regulation” should be added to the verbiage of the Amendment. The Commission agreed that it was beneficial to do so.

Mr. Murphy concluded his presentation and Chairman Wykoff invited Public Comment.

A resident expressed a concern that the current plan may be in conflict with a past plan and was assured that it does not.

Commissioner Brooks made a motion stating that the Local Planning Commission recommends that the Board of Commissioners transmit the EAR to the state and add the definition of “land development regulation” to the document.

Commissioner LaRue seconded the motion.

The motion was passed unanimously.

- 6. OLD BUSINESS**
- 7. ADMINISTRATIVE/STAFF PRESENTATION**
- 8. PLANNING COMMISSION DISCUSSION**
- 9. NEXT MEETING**
Next meeting is scheduled for Monday, February 6, 2023, at 6:00 p.m.
- 10. INFORMATIONAL MATERIALS**

11. ADJOURNMENT

Chairman Wyckoff adjourned the meeting at 7:00 p.m.

Respectfully submitted:

Michael Wyckoff, Chairman

Date

Lisa Scheuermann, Board Secretary

Date



Memorandum

Meeting Details: April 3, 2023, Planning Commission Meeting
Prepared For: Planning Commission
Staff Contact: Andrew Morris, Long Range Planner
Subject: Redevelopment Planning Application RDV 2023-01

Applicant: Michael Kamenoff

Property Owner: 321 Boca Ciega, LLC

Property Address: 321 Boca Ciega Drive Madeira Beach, Florida 33708

Parcel Number: 15-31-15-65322-026-0210

Zoning/Land Use: R-2, Low Density Multifamily Residential Zoning District/ Residential Medium

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOT 21

Nature of Request: Redevelopment Planning Application RDV 2023-01 requests authority to replace an existing legally nonconforming duplex with a new duplex. The Redevelopment planning process (Sec. 110-97) allows for property owners to apply to replace an existing legally nonconforming residential structure with a new structure at the same density with an approved Redevelopment Planning Application. RDV 2023-01 is located at 321 Boca Ciega Drive, Madeira Beach, Florida 33708.

Background and Discussion:

There is a legally nonconforming duplex located at 321 Boca Ciega Drive. The existing duplex, built in 1959, does not meet the currently required minimum lot size for a duplex and is considered legally nonconforming since the construction of the duplex predates the establishment of the current zoning requirements. The duplex may be built back to the same density through the approval of a Redevelopment Plan (Sec. 110-97). The Redevelopment Planning Process, as outlined in the Madeira Beach Code of Ordinances, needs to be approved before the demolition of the existing structure. The Redevelopment Plan is heard at the Local Planning Agency (the Planning Commission) and the Board of Commissioners. The Board of Commissioners can approve, approve with conditions, deny, or change a redevelopment plan.

The Redevelopment planning process allows for duplexes on nonconforming lots to be rebuilt to existing density if the new structure complies with required front setback, height, parking requirements, and floodplain regulations effective at the time of building permit application. An approved Redevelopment Plan allows the new structure to be built within existing side and rear setbacks.

The applicant included conceptual plans of the proposed duplex. The proposed duplex meets the requirements and rear setback in the R-2 zoning district, and retains the existing five-foot side setbacks. The proposed duplex meets the restrictions related to building surface lot coverage and the impervious surface ratio. The proposed duplex meets the height restrictions in the R-2 Zoning District. The proposed duplex must meet all applicable floodplain regulations. The conceptual plans do not represent what the final site plan will look like for the duplex. The applicants of the proposed duplex will still need to apply for a building permit.

Fiscal Impact:

N/A

Recommendation(s):

Staff recommends the approval of RDV 2023-01.

Attachments/Corresponding Documents

- RDV 2023-01 Application
- RDV 2023-01 Conceptual Plan
- 321 Boca Ciega Drive Property Appraiser Information Unit Verification
- Public Notice Posting and Mailing



CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 255 ♦ FAX (727) 399-1131
Email to: planning@madeirabeachfl.gov



REDEVELOPMENT PLAN APPLICATION

Application #: RDV 2023-01

Date: 2/27/23

Applicant:

Michael Kamenoff
119 S. Clyde Avenue
Kissimmee, FL 34741

Telephone: 407 832 9500

Email Address: mikekamenoff@yahoo.com

Property Owner:

321 Boca Ciega, LLC
119 S. Clyde Avenue
Kissimmee, FL 34741

Telephone: same

Email Address: same

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

321 Boca Ciega Drive
Madeira Beach, FL 33708
15 31 15 65322 026 0210

Legal

Description:

| | | |
|----------|-----------|-------------------------------|
| <u>Z</u> | <u>21</u> | <u>Mitchell's Beach No. 2</u> |
| Block | Lot(s) | Subdivision |

Approx. Lot Area 4000 sq. ft. Lot width: 40 ft. Lot Depth: 100 ft.

Zoning District:

R-2

Present Structure on Property:

Duplex 2-story

Present Use of Property:

Duplex

FILING FEE

☒ Redevelopment Plan

Filing Fee: **\$300.00**

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:

For complete demolition and to rebuild on the existing R-2 duplex non-conforming lot a 3-story, maintaining the 5' side setbacks that are existing now on the duplex and to maintain existing density.

| | |
|--|--|
| 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 from applying to that property. |

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: *Phil Kauf* Date: 2/27/23

STATE OF _____

COUNTY OF _____

Before me, 27 day of February, 2023, appeared in person

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

is true and correct certification and who is ✓ personally known to me or has produced _____ as identification.

[Signature]
(notary signature)

Commission Expires: _____
Stamp



JOHN C. BILYK, JR.
Commission # HH 097409
Expires February 25, 2025
Bonded Thru Budget Notary Services

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.

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Applicant's Signature: _____

Date: _____

3/13/2023

STATE OF FLORIDACOUNTY OF PINEHILLSBefore me, this 13TH day of MARCH, 2023, appeared in person

JOHN C. BILYK JR.
John C. Bilyk Jr.
 (name of applicant)

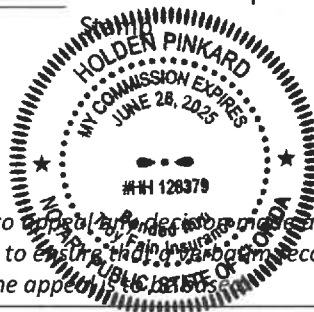
who, being sworn, deposes and says that the forgoing

is true and correct certification and who is _____ personally know to me or has
 produced DRIVERS LICENSE as identification. 8420 463 59 247 0

[Signature]
 (notary signature)

Commission Expires: _____

6/26/2025



NOTICE: Persons are advised that, if they decide to appeal a 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 based.

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.

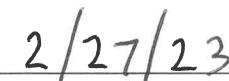
Is a variance or special exception required with this redevelopment application

| | |
|-------------------------------------|-----|
| <input type="checkbox"/> | Yes |
| <input checked="" type="checkbox"/> | 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

COPYRIGHT 2023
LAWRENCE E. POWERS

TYPE OF SURVEY: AS-BUILT
PREPARED FOR: BILYK, JOHN C JR

CERTIFIED TO:
A) BILYK, JOHN C JR
B)
C)

MAP OF SURVEY
SUBJECT ADDRESS:
321 BOCA CIEGA DR
MADEIRA BEACH, FL 33708

LEGAL DESCRIPTION SUPPLIED:

LOT 21 BLOCK Z PAGE'S REPLAT
OF MITCHELL'S BEACH NO. 2 AS
PER MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 23 PAGE
66 OF THE PUBLIC RECORDS OF
PINELLAS COUNTY FLORIDA.

PROJECT #: 321BC
FIELD SURVEYED: FEB. 10, 2023
DATE DRAWN: FEB. 10, 2023
DATE SIGNED: FEB. 13, 2023
FLOOD ZONE: AE BASE FLOOD ELEV. 10.0'
FEMA FIRM MAP # 12103C0191H
DATED AUG. 24, 2021
PANEL # 0191 SUFFIX H
COMMUNITY #: 125127

LAT: 27.78912°N LONG: -82.78278°W
YEAR BUILT: 1959
SUBD. PLAT DATE: 1946
FOLIO #: 15-31-15-65322-026-0210
LOT SIZE: 4000.00 +/- SQFT
LAND USE: DUPLEX
SECTION: 15 T31S R15E

BEARING STRUCTURE PER PLAT BOOK
23 PAGE 66

GENERAL NOTES:
ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT OTHER THAN
THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE
SIGNING PARTY.

RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED
WITHOUT WRITTEN CONSENT FROM THE ENTITY IN WHICH IT WAS PREPARED
FOR, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO
THE SIGNING SURVEYORS OR ITS FIRM.

NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS
TO ANYONE OTHER THAN THOSE WHOM THE SURVEY WAS PREPARED FOR.

THIS MAP CONSIST OF 2 SHEETS. WHEN MULTIPLE SHEETS COMPRISE THE
PLAT OR MAP OF SURVEY NO SINGLE SHEET SHALL BE CONSIDERED FULL AND
COMPLETE WITHOUT THE OTHER/S.

LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEYOR FOR
EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES
NAMED HEREON, THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO
ANY UNNAMED PARTY.

THIS IS AN ABOVE GROUND SURVEY AND LOCATIONS ARE LIMITED TO VISIBLE
IMPROVEMENTS ONLY. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS
SHOWN. THERE MAY BE ADDITIONAL ABOVE GROUND AND/OR UNDERGROUND
UTILITIES / IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF TITLE
SEARCHES WERE FURNISHED TO THIS SURVEYOR. THERE MAY EXIST OTHER
DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

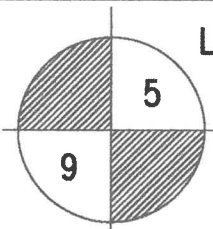
MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS
THEREOF.

THE EXISTING MONUMENTATION AS SHOWN HEREON HAS BEEN HELD TO DEFINE
THE PLAT AND RECORD BOUNDARY TITLE DESCRIPTIONS. SAID MONUMENTATION
HAS BEEN DETERMINED TO BE THE BEST ACCEPTABLE EVIDENCE OF THE
DEEDING INTENT OF THOSE AREAS INVOLVED. SAID EXISTING MONUMENTATION
MAY OR MAY NOT HARMONIZE WITH STANDARD SECTIONALIZED LANDS LINES,
OTHER RECORD PLAT BOUNDARIES OR LIMITS AND OTHER FEE TITLE
DESCRIPTIONS ADJACENT TO THE AREA SHOWN HEREON.

THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE
NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC
RECORDS OF THIS COUNTY.

THE TERM CERTIFIED AS USED ON THIS PLAT, IS UNDERSTOOD TO BE THE
PROFESSIONAL OPINION OF THIS SURVEYOR WHICH IS FORMULATED ON HIS
BEST KNOWLEDGE AND INFORMATION, AND AS SUCH, IT DOES NOT CONSTITUTE
A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THE SURVEY
DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

- LEGEND:
- (FM) FIELD MEASURES
 - (D) DEED
 - (P) PLAT
 - (R/W) RIGHT-OF-WAY
 - (NR) NON RADIAL LINE
 - (IP) IRON PIPE
 - (I/R) IRON ROD
 - (CM) CONCRETE MONUMENT
 - E- ELECTRIC LINE
 - (4.53) DENOTES ELEVATION
 - T- TELEPHONE LINE
 - X- FENCE
 - (FH) FIRE HYDRANT
 - ENC ENCROACHMENT
 - (WV) WATER VAVLE
 - (WM) WATER METER
 - (CLF) CHAIN LINK FENCE
 - " SECONDS SYMBOL
 - (WPP) WOOD POWER POLE
 - (CPP) CONCRETE POWER POLE
 - FP&L FLORIDA POWER & LIGHT
 - ESM'T EASEMENT
 - ' MINUTE SYMBOL
 - ° DEGREES SYMBOL
 - W WEST
 - ← GUY ANCHOR
 - E EAST
 - S SOUTH
 - BLDG BUILDING
 - N NORTH
 - (FD) FOUND
 - SET IRON ROD
 - FOUND #5 REBAR
 - SET CONCRETE MONUMENT
 - FOUND CONCRETE MONUMENT
 - (PC) POINT OF CURVATURE
 - (PT) POINT OF TANGENCY
 - A 1 INCH IRON PIPE OR
5/8 INCH REBAR WITH A
PLASTIC CAP LABELED LS
5505 IS SET WHERE SET IS
INDICATED ON THIS PLAT.



LAWRENCE E. POWERS

P. O. BOX 48026
ST. PETERSBURG, FL 33743-8026
P: 727-537-9895
E: SURVEYINGSTPETE@GMAIL.COM
WWW.SURVEYINGSTPETE.COM

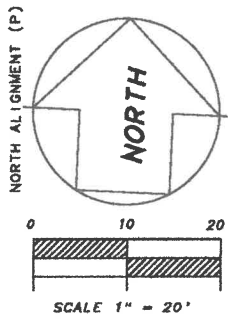
SINCE 4996 MIRAMAR DR # 6207 ST PETERSBURG FL 33708

I THE UNDERSIGNED HEREBY CERTIFY THAT THE FOREGOING IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR SURVEYS IN THE STATE OF FLORIDA AS PER SJ-17, FLORIDA ADMINISTRATIVE CODE. SUBJECT TO ALL NOTES SHOWN HEREON. NOT VALID WITHOUT ELECTRONIC SIGNATURE

LAWRENCE E. POWERS LS # 5505

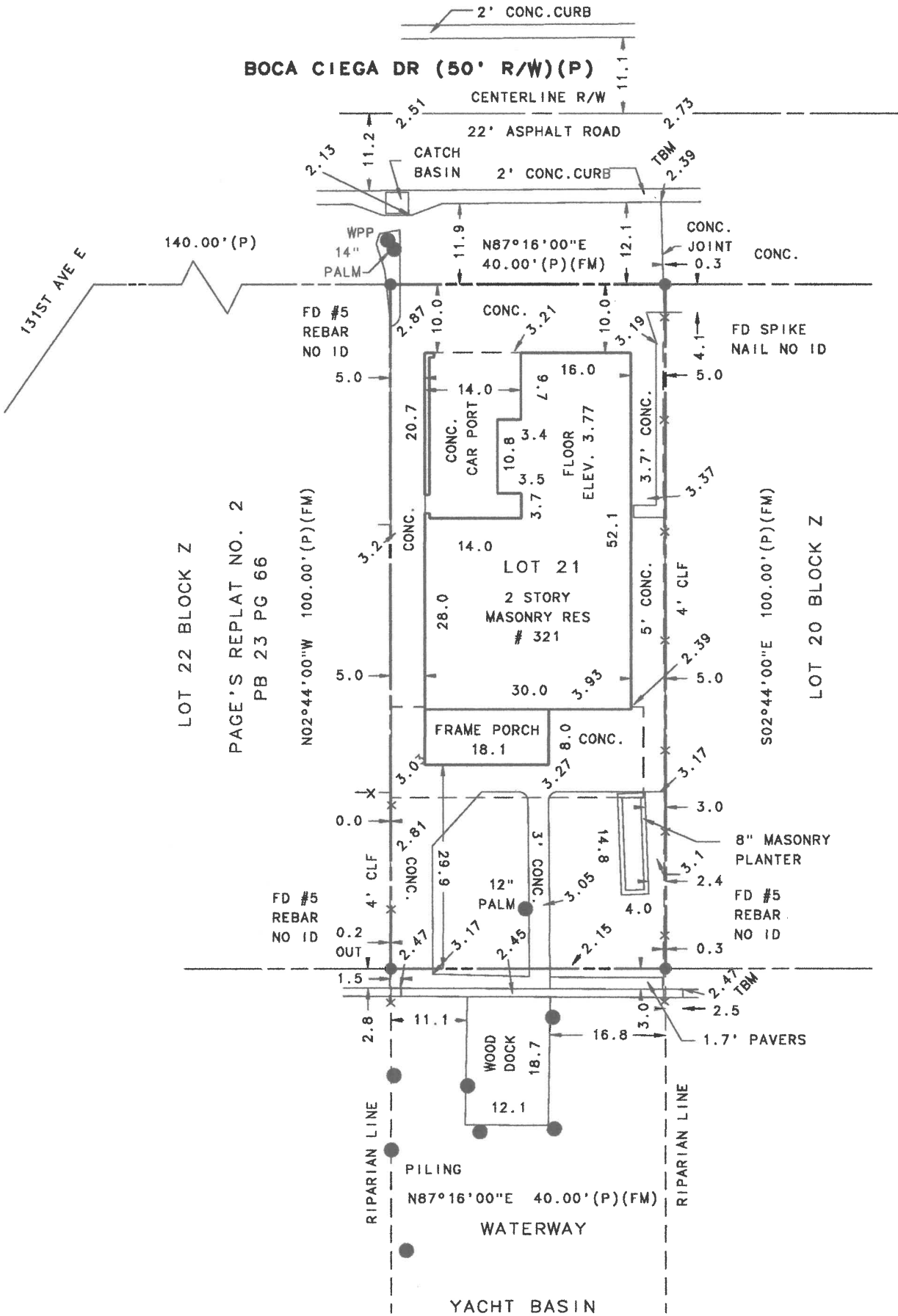
Larry Powers

Digitally signed by Larry Powers
Date: 2023.02.14 08:06:34 -05'00'



MAP OF SURVEY

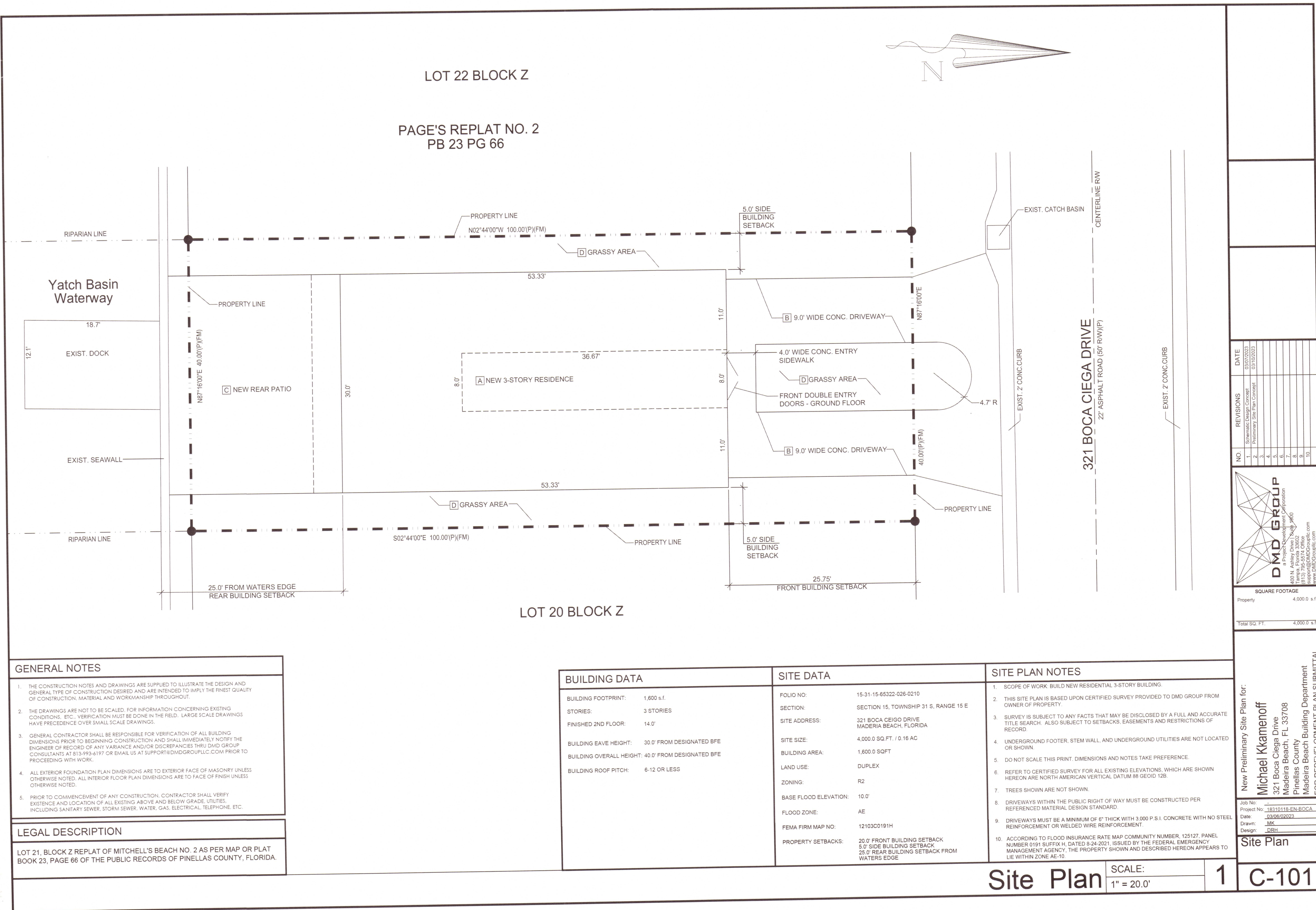
321 BOCA CIEGA DR
MADEIRA BEACH, FL 33708



0.00 DENOTES ELEVATION IN FEET
ABOVE MEAN SEA LEVEL NAVD 88
ORIGIN FDOT FPRN

AS-BUILT SURVEY
PREPARED BY: LAWRENCE E. POWERS LS # 5505
PO BOX 48026, ST PETERSBURG, FL 33743
P: 727-537-9895 E: SURVEYINGSTPETE@GMAIL.COM DATE: FEB. 10, 2023 PROJECT #: 321BC

PAGE 2 OF 2



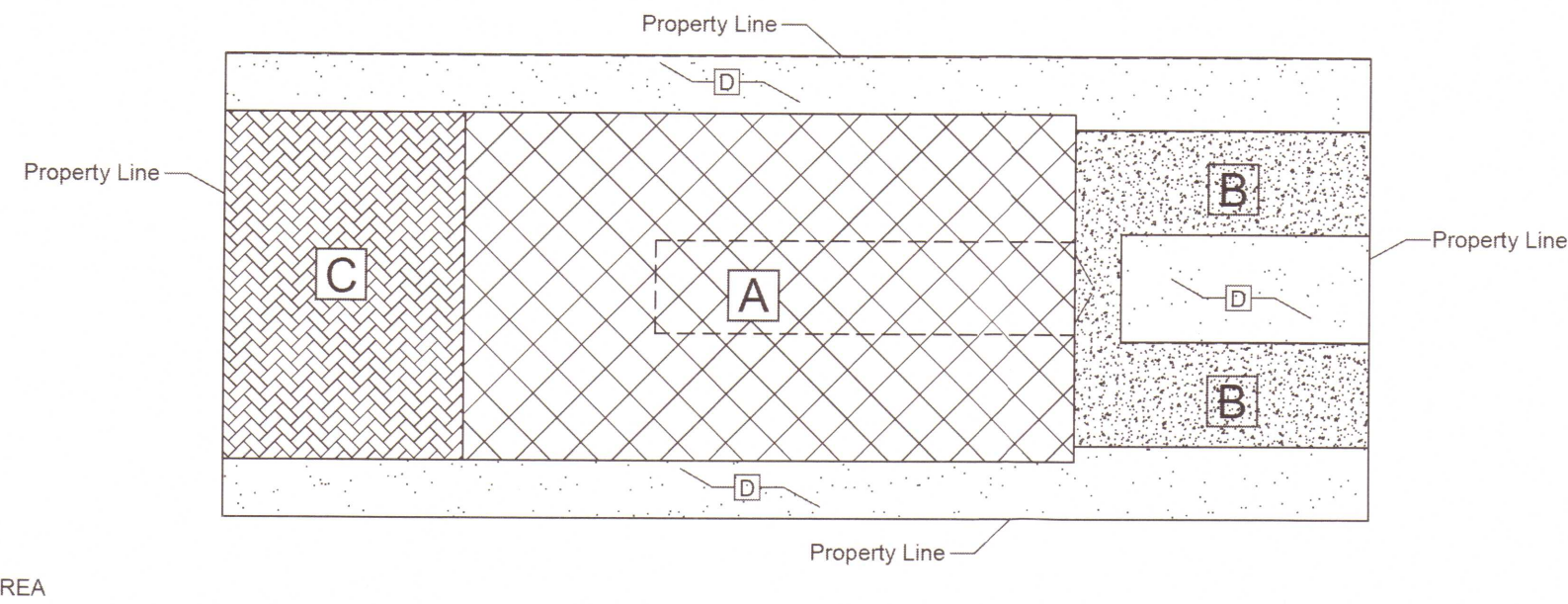
Square Footage Breakdown

FLOOR AREA RATIO CALCULATION

IMPERVIOUS SURFACE RATIO CALCULATION

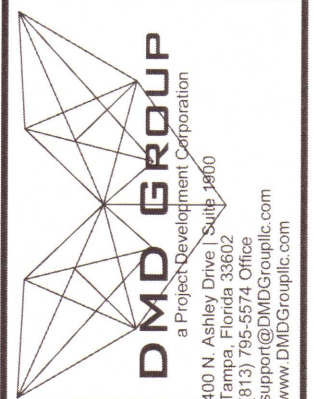
$$\frac{2,729.0}{\text{TOTAL IMPERVIOUS SURFACES}} \text{ divided by } \frac{4,000.0}{\text{LOT AREA}} = \frac{68.2\%}{\text{IMPERVIOUS SURFACE RATIO}}$$

1st Story



D GRASSY AREA

| NO. | REVISIONS | DATE |
|-----|-------------------------------|------------|
| 1. | Schematic Design Concept | 03/07/2023 |
| 2. | Preliminary Site Plan Concept | 03/10/2023 |
| 3. | | |
| 4. | | |
| 5. | | |
| 6. | | |
| 7. | | |
| 8. | | |
| 9. | | |
| 10. | | |



| SQUARE FOOTAGE | |
|----------------|--------------|
| Property | 4,000.0 s.f. |
| <hr/> | |
| Total SQ. FT. | 4,000.0 s.f. |

New Preliminary Site Plan for:

Michael Kkamenoff
321 Boca Ciega Drive
Madeira Beach, FL 33708
Pinellas County
Madeira Beach Building Dept
FOR REDEVELOPMENT PLAN

Job No: -
Project No: 18310118-EN-BOCA
Date: 03/06/2023
Drawn: MK
Design: DRH

Site Plan Charts

C-102



Parcel Summary (as of 06-Mar-2023)

Parcel Number

15-31-15-65322-026-0210

Owner Name

BILYK, JOHN C JR

Property Use

0820 Duplex-Triplex-Fourplex

Site Address

321 BOCA CIEGA DR
MADEIRA BEACH FL 33708

Mailing Address

119 S CLYDE AVE
KISSIMMEE FL 34741

Legal Description

PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z,
LOT 21

Current Tax District

MADEIRA BEACH (MB)

Year Built

1959

| Heated SF | Gross SF | Living Units | Buildings |
|--------------|--------------|--------------|-----------|
| 1,608 | 2,244 | 2 | 1 |

Parcel Map



Exemptions

| Year | Homestead | Use % | Status | Property Exemptions & Classifications |
|------|-----------|-------|--------|---|
| 2024 | 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). |
| 2023 | No | 0% | | |
| 2022 | No | 0% | | |

Miscellaneous Parcel Info

| Last Recorded Deed | Sales Comparison | Census Tract | Evacuation Zone | Flood Zone | Elevation Certificate | Plat Bk/Pg |
|--------------------|------------------|--------------|-------------------|-----------------------------------|------------------------------|------------|
| 22318/1091 | | 121030278021 | A | Current FEMA Maps | Check for EC | 23/66 |

2022 Final Values

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|------|-------------------|------------------------|----------------------|----------------------|-------------------------|
| 2022 | \$640,000 | \$407,770 | \$407,770 | \$640,000 | \$407,770 |

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 |
|------|---------------------|-------------------|------------------------|----------------------|----------------------|-------------------------|
| 2020 | Y | \$351,411 | \$186,694 | \$136,694 | \$172,227 | \$136,694 |
| 2019 | Y | \$311,021 | \$178,408 | \$128,408 | \$161,295 | \$128,408 |
| 2018 | Y | \$291,102 | \$171,156 | \$121,156 | \$154,997 | \$121,156 |
| 2017 | Y | \$263,533 | \$164,162 | \$114,162 | \$146,979 | \$114,162 |
| 2016 | Y | \$248,159 | \$157,628 | \$107,628 | \$141,451 | \$107,628 |

2022 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 | 2022 Millage Rate | Tax District |
|------------------------------------|-------------------|--------------|
| View 2022 Tax Bill | 16.2571 | (MB) |

Sales History

| Sale Date | Price | Qualified / Unqualified | Vacant / Improved | Grantor | Grantee | Book / Page |
|-------------|-----------|-------------------------|-------------------|-------------------------|-------------------------|----------------------------|
| 12-Jan-2023 | \$0 | U | I | CUCARO, VICTOR EST | CUCARO CLAUDIO NORBERTO | 22315/2029 |
| 04-Jan-2023 | \$100 | U | I | CHIESA NESTOR ARTURO | BILYK JOHN C JR | 22318/1050 |
| 29-Dec-2022 | \$100 | U | I | CUCARO CLAUDIO NORBERTO | BILYK JOHN C JR | 22318/1091 |
| 30-May-1990 | \$120,000 | Q | I | BILODEAU J RENE | CUCARO, VICTOR | 07288/1888 |
| 31-Dec-1977 | \$40,000 | Q | | | | 04535/0189 |

2022 Land Information

| | | | | | | |
|------------------------------------|-----------|-----------------------------------|-------|--------|-------------------|----------------|
| Land Area: 0.0918 acres 3,999 sf | | Frontage and/or View: Canal/River | | | Seawall: Yes | |
| Property Use | Land Size | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
| Multi-Fam <10 Units | 40x100 | \$11,000 | 40.00 | FF | 1.1500 | \$506,000 |

2022 Building 1 Structural Elements and Sub Area Information

Item 5A.

| Structural Elements | |
|---------------------|---------------------------|
| Foundation | Continuous Footing Poured |
| Floor System | Slab On Grade |
| Exterior Walls | Concrete Block |
| Unit Stories | 2 |
| Living Units | 2 |
| Roof Frame | Flat Shed |
| Roof Cover | Bu Tar & Gravel Alt |
| Year Built | 1959 |
| Building Type | Duplex - 4-Plex |
| Quality | Average |
| Floor Finish | Carpet/ Vinyl/Asphalt |
| Interior Finish | Drywall/Plaster |
| Heating | Radiator/Ceiling |
| Cooling | None |
| Fixtures | 7 |
| Effective Age | 45 |

| Sub Area | Heated Area SF | Gross Area SF |
|-----------------------------|----------------|---------------|
| Base (BAS) | 1,224 | 1,224 |
| Upper Story (USF) | 384 | 384 |
| Carport (CPF) | 0 | 288 |
| Enclosed Porch (EPF) | 0 | 144 |
| Open Porch Unfinished (OPU) | 0 | 156 |
| Utility (UTF) | 0 | 48 |
| Total Area SF | 1,608 | 2,244 |

The floor plan diagram illustrates the layout of the building. The main structure is a large rectangle with a total width of 16 and a total height of 52. It is divided into several areas: OPU (Open Porch Unfinished) at the top left (12x13), EPF (Enclosed Porch) at the top right (10x8), BAS (Base) in the center (52x28), UTF (Utility) in the bottom left (12x12), and CPF (Carport) in the bottom right (10x24). The right section is a separate rectangle with a width of 16 and a height of 24, labeled USF (Upper Story Finish).

2022 Extra Features

| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|-------------|------------|-------|--------------------|-------------------|------|
| BT LFT/DAV | \$3,000.00 | 1 | \$3,000 | \$1,200 | 1959 |
| DOCK | \$44.00 | 240.0 | \$10,560 | \$4,224 | 1959 |
| PORCH | 0.00 | 1 | \$0 | \$0 | 1959 |
| SPA/JAC/HT | 0.00 | 1 | \$0 | \$0 | 1980 |

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 |
|--------------------------------|-------------|------------|-----------------|
| PER-H-CB258738 | ROOF | 07/25/2002 | \$700 |



PUBLIC NOTICE

PLANNING COMMISSION MEETING TO CONSIDER REDEVELOPMENT PLANNING APPLICATION RDV 2023-01

The Planning Commission of the City of Madeira Beach, Florida will meet in the Patricia Shontz Commission Chamber at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida to discuss the agenda item listed at the time indicated below.

6:00 P.M.

Monday, April 3, 2023

Commission Chambers

Applicant: Michael Kamenoff

Property Owner: 321 Boca Ciega, LLC

Property Address: 321 Boca Ciega Drive Madeira Beach, Florida 33708

Parcel Number: 15-31-15-65322-026-0210

Zoning/Land Use: R-2, Low Density Multifamily Residential Zoning District/ Residential Medium

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOT 21

Nature of Request: Redevelopment Planning Application RDV 2023-01 is requesting authority to replace an existing nonconforming duplex with a new duplex. *Sec. 110-97. - Redevelopment planning process* allows for property owners to apply to replace an existing nonconforming residential structure with a new structure at the same density with an approved Redevelopment Planning Application. The application is available for review at <https://madeirabeachfl.gov/plan-review-documents/>. A physical copy of the application is located at the City of Madeira Beach Community Development Department, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida and is available to view from 8:30 a.m. to 4:00 p.m. Monday through Friday.

Public Notice: *Sec. 110-97. - Redevelopment planning process* requires the notification of property owners within 300 feet of the property where the redevelopment is proposed. 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 City Community Development Department not less than five days prior to the hearing.

This Notice was mailed to all property owners within 300 feet of the subject property and posted at City of Madeira Beach City Hall, at Gulf Beaches Public Library, on the City of Madeira Beach Website and at the property referenced above on March 21, 2023.

Note: 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 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.



NOTICE OF INTENT TO BE AN AFFECTED PARTY

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 City Community Development Department not less than five days prior to commencement of the hearing. The completed and signed form may be emailed or submitted in person to the following:

Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708

Email: planning@madeirabeachfl.gov
727-391-9951

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

APPLICATION INFORMATION

Case No(s). or Application No(s)., whichever apply: _____

Applicant's Name: _____

Signature of Affected Person

Date



AFFIDAVIT OF MAILING

Date: 3/20/2023

Mailings for Case # 2023-01

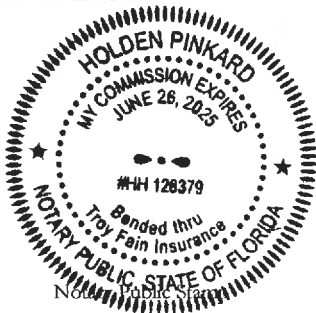
Before me this day Lisa Scheuermann personally appeared. He/she has mailed public notices to property owners within a 300 foot radius of the subject property.

Lisa Scheuermann
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 20TH day of MARCH, 20 23.

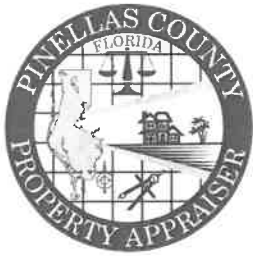
Personally known or produced _____ as identification.



[Signature]
Notary Public

3/20/2023
Date

*Copy of public notice is attached.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.org mike@pcpao.org

Run Date: 20 Mar 2023

Subject Parcel: 15-31-15-65322-026-0210

Radius: 300 feet

Parcel Count: 49

Note: Parcels with protected address status are not included in this report.

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.

COUNTY COURTHOUSE
315 Court Street - 2nd Floor
Clearwater, FL 33756

PHONE: (727) 464-3207

NORTH COUNTY
29269 US Highway 19 N
Clearwater, FL 33761

FAX: (727) 464-3448

MID COUNTY
13025 Starkey Road
Largo, FL 33773

TTY/TDD: (727) 464-3370

SOUTH COUNTY
2500 34th Street N - 2nd Floor
St. Petersburg, FL 33713

MAIL: PO Box 1957, Clearwater, FL 33757

MEDIA SOCIAL NETWORK LLC
637 S FAIRFAX AVE UNIT 502
LOS ANGELES CA 90036-5048

DICK FAMILY IRREVOCABLE TRUST
FRYC, KATHLEEN A TRE
2453 TOUAREUNA RD
AMSTERDAM NY 12010-8537

HOLDEN, GAIL FELICITY
FRAMPTON, ROGER ROY
168 131ST AVENUE CIR
MADEIRA BEACH FL 33708-2622

BARONCINI, DARRYL J
13031 BOCA CIEGA AVE
MADEIRA BEACH FL 33708-2437

SUAREZ HOLDINGS LLC
13650 GULF BLVD UNIT 202
MADEIRA BEACH FL 33708-2545

CAVALLARO, STEVEN M
CAVALLARO, SUZANNE M
348 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2456

BAKER, TRENT
735 5TH ST N
ST PETERSBURG FL 33701-2313

SIMMONS, WILLIAM D
13101 4TH ST E
MADEIRA BEACH FL 33708-2419

LAPORTE, JOHN
LAPORTE, ROBERT
334 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2456

CARNES, SANDRA
343 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2455

RUSSO, MICHAEL TRE
RUSSO, MICHAEL REV LIV TRUST
351 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2455

BRANAM, JOSEPH C TRE
BRANAM, LEANNE E TRE
355 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2455

HAPPY HORSE LLC TRE
MILLS, ROBIN TRUST
360 CENTRAL AVE STE 800
ST PETERSBURG FL 33701-3984

ODUM, PAMELA ANN
ODUM, EDWARD F
13101 3RD ST E
MADEIRA BEACH FL 33708-2413

LAPINSKI, ROSE MARIE REVOCABLE TRUST
LAPINSKI, ROSE MARIE TRE
637 DUCHESS BLVD
DUNEDIN FL 34698-2555

UTIGER, JILLENE
320 BOCA CIEGA DR
MADEIRA BEACH FL 33708-2473

EVANS, CLAUDIA M
20 FORD AVE
HOPATCONG NJ 07843-1590

NETTERFIELD, THEODORE A
HERRERO, ANA L
6325 6TH AVE N
ST PETERSBURG FL 33710-6905

KEL PROPERTIES LLC
2288 EDYTHE DR
DUNEDIN FL 34698-2522



AFFIDAVIT OF POSTING

Date: 3-21-23

Postings for: RDV 2023-01

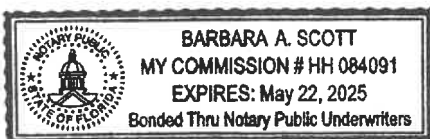
Before me this day Andrew Morris personally appeared. He she has posted public notices at the locations indicated in the notice document(s).

[Signature]
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 21st day of March, 20 23.

Personally known or produced _____ as identification.



Notary Public Stamp

Barbara A. Scott
Notary Public

3/21/23
Date

*Copy of public notice is attached.

321 Boca Ciega Dr Madeira Beach, Florida 33708

Madeira Beach

PUBLIC NOTICE

PLANNING COMMISSION MEETING TO CONSIDER REDEVELOPMENT PLANNING APPLICATION RDV-2023-01

The Planning Commission of the City of Madeira Beach, Florida will meet in the Parrish Shandy Commission Chamber at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida to discuss the agenda item listed at the time indicated below:

| 9:00 P.M. | Monday, April 3, 2023 | Commission Chambers |
|-----------|-----------------------|---------------------|
|-----------|-----------------------|---------------------|

Applicant: Michael Kormanoff
Property Owner: 321 Boca Ciega LLC
Property Address: 321 Boca Ciega Drive Madeira Beach, Florida 31708
Parcel Number: 35-31-15-A-5123-026-0210
Zoning/Land Use: R-2, Low Density Multifamily Residential Zoning District; Residential Medium
Legal Description: PAGE 5, REPLAT OF MITCHELL'S BEACH NO. 2 DKK 2, LOT 31

Nature of Request: Redevelopment Planning Application RDV-2023-01 is requesting authority to replace an existing nonconforming duplex with a new duplex. Sec. 146-92 - Redevelopment planning process allows for property owners to apply to replace an existing nonconforming residential structure with a new structure of the same density with its approval Redevelopment Planning Application. The application is available for review at <http://www.madeirabeach.com/cityinfo/documents>. A physical copy of the application is located at the City of Madeira Beach Community Development Department, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida and is available to view from 9:30 a.m. to 4:00 p.m. Monday through Friday.

Public Notice: Sec. 146-92 - Redevelopment planning process requires applicant file public notice with 500 feet of the property where the redevelopment is proposed. Any affected person who has a comment or objection may be submitted as written evidence at the hearing starting five business days prior to the hearing. All comments shall also include documentary evidence and be sworn-examination by affidavit before being received by the City-Community Development Department for less than five days prior to the hearing.

This Notice was mailed to all property owners within 500 feet of the subject property and posted at City of Madeira Beach City Hall, at Gulf Breeze Public Library, on the City of Madeira Beach Website and at the property referenced above on March 21, 2023.

Page 5 of 4

PROPERTY OF THE CITY OF MADEIRA BEACH

City Hall



PUBLIC NOTICE

PLANNING COMMISSION MEETING TO CONSIDER REDEVELOPMENT PLANNING APPLICATION RDV 2023-01

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6:00 P.M.

Monday, April 3, 2023

Commission Chambers

Applicant: Michael Kamenoff**Property Owner:** 321 Boca Ciega, LLC**Property Address:** 321 Boca Ciega Drive Madeira Beach, Florida 33708**Parcel Number:** 15-31-15-65322-026-0210**Zoning/Land Use:** R-2, Low Density Multifamily Residential Zoning District/ Residential Medium**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOT 21

Nature of Request: Redevelopment Planning Application RDV 2023-01 is requesting authority to replace an existing nonconforming duplex with a new duplex. *Sec. 110-97. - Redevelopment planning process* allows for property owners to apply to replace an existing nonconforming residential structure with a new structure at the same density with an approved Redevelopment Planning Application. The application is available for review at <https://madeirabeachfl.gov/plan-review-documents/>. A physical copy of the application is located at the City of Madeira Beach Community Development Department, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida and is available to view from 8:30 a.m. to 4:00 p.m. Monday through Friday.

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Gulf Beaches Library



PUBLIC NOTICE

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Monday, April 3, 2023

Commission Chambers

Applicant: Michael Kamenoff

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Zoning/Land Use: R-2, Low Density Multifamily Residential Zoning District/ Residential Medium

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Community Development Services Community Development Documents **Plan Review Documents**

< Back

Plan Review Documents

John's Pass Activity Center Plan

 Jenny Rowan
Director of Community
Development

 (727) 391-9951 x244

 300 Municipal Drive

Plan Review Documents

RDV 2023-01

[RDV 2023-01 321 Boca Ciega Drive App](#)

[RDV 2023-01 321 Boca Ciega Drive Conceptual Plan](#)

[RDV 2023-01 321 Boca Ciega Drive Property Appraiser Info Unit Verification](#)

[RDV 2023-01 321 Boca Ciega Drive Public Notice](#)



Memorandum

Meeting Details: April 3, 2023, Planning Commission Meeting
Prepared For: Planning Commission
Staff Contact: Jenny Rowan, Community Development Director
Subject: Ordinance 2023-15 Comprehensive Plan Activity Center Definition

Background

Ordinance 2023-15 creates the Activity Center future land use category in the Madeira Beach Comprehensive Plan, consistent with the Countywide Rules. No specific property or location is associated with this text change. The amendment adds a category of use the community can choose when updating its plan and map in the future. Adopting the Activity Center designation for a specific property or area requires a separate land use map amendment and the adoption of regulating policies for an Activity Center.

Discussion

In 2022, the city proposed an amendment (Ordinance 2022-03) to the Madeira Beach Comprehensive Plan to add the category of Activity Center. Forward Pinellas reviewed the amendment and provided minor changes to the new land use category which are reflected in Ordinance 2023-15. Second reading occurred before receiving feedback from the Department of Economic Opportunity (DEO). DEO responded to the amendment stating that the city had to rescind the adoption, adopt the Property Rights Element into the Comprehensive Plan prior to any new changes, and to resubmit the amendment after the adoption of the Property Rights Element. After the Property Rights Element was adopted, DEO “identified no adverse impacts” and provided technical assistance as a suggestion. Staff discussed the suggestions with DEO to add more substantive standards (including intensities and densities) once any land was designated Activity Center on the future land use map.

Ordinance 2023-15 is a rewrite of Ordinance 2022-03 with minor changes. The city thought it was best to repeal Ordinance 2022-03 and rewrite the Ordinance with a new number.

Fiscal Impact

The fiscal impact upon the city is anticipated in the adopted budget under personnel, advertising and consulting expenses associated with the requirements of the amendment process.

Recommendation(s):

Staff recommends approval of Ordinance 2023-15.

Attachments/Corresponding Documents

- Ordinance 2023-15 Comprehensive Plan Activity Center Definition
- 11_09_22 DEO Response to Ord 2022-03
- DEO Activity Center Package 101222
- LPA Ad for Ordinance 2023-15

ORDINANCE 2023-15

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF MADEIRA BEACH TO ESTABLISH A LAND USE CATEGORY FOR ACTIVITY CENTER; REPEALING ORDINANCE 2022-03; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

WHEREAS, City staff has reviewed the future land use element of the City's Comprehensive Plan; and

WHEREAS, City staff has recommended that the future land use element be amended to establish a land use category of Activity Center for the potential use of new Activity Centers within the city limits; and

WHEREAS, an ordinance establishing the land use category of Activity Center within the city limits (Ordinance 2022-03) was adopted prior to it being reviewed by the Department of Economic Opportunity as required by law; and

WHEREAS, the purpose of this ordinance is to repeal Ordinance 2022-03 and provide the Department of Economic Opportunity with the required opportunity to review the amendment to the future land use element that establishes a land use category for Activity Center within the city limits; and

WHEREAS, the Department of Economic Opportunity, in its function as the State Land Planning Agency, has reviewed and provided comments on the amendment to the Comprehensive Plan in accordance with Florida Statute 163.3184.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AS FOLLOWS:

SECTION 1: That Section 4.0, Future Land Use Element, Policy 1.1.2 of the City of Madeira Beach Comprehensive Plan, Policy is hereby amended to add the following paragraph at the end of said policy:

Activity Center – AC, each Activity Center is regulated by a Special Area Plan.

The uses, development standards, density/intensity standards, and locational characteristics associated with this category must be set forth in a Special Area Plan approved by the Board of Commissioners. The Special Area Plan (and any substantive changes to an approved Special Area Plan) are subject to review by and approval of the Countywide Planning Authority upon recommendation of Forward Pinellas pursuant to The Countywide Rules. Each Special Area Plan establishes the density, intensity, and mix of

permitted uses, and must include, at a minimum, information addressing the requirements for Special Area Plans or their equivalent as set forth in The Countywide Rules.

SECTION 2: That Ordinance 2022-03 is hereby repealed.

SECTION 3: That the provisions of this Ordinance shall be deemed severable. If any part of the Ordinance is deemed unconstitutional, it shall not affect the constitutionality of other portions of the Ordinance.

SECTION 4: That all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance be hereby repealed insofar as the same affect this Ordinance.

SECTION 5: That the effective date of this Plan Amendment shall be thirty-one (31) days after adoption, unless the amendment is challenged pursuant to Section 163.3187(5), Florida Statutes. If challenged, the effective date of this amendment shall be the date a Final Order is issued by the Department of Economic Opportunity, or the Administration Commission, finding the amendment in compliance with Section 163.3184, Florida Statutes. No development orders, development permits or land uses dependent on this amendment may be issued or commenced before it has become effective. If a Final Order of Noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a Resolution affirming its effective status. A copy of the Resolution shall be sent to the Department of Economic Opportunity, Bureau of Local Planning, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100.

INTRODUCED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH,

THIS ____ day of _____, 2023.

JIM ROSTEK, Mayor

ATTEST:

CLARA VANBLARGAN, MMC, MSM, City Clerk

PASSED ON FIRST
READING: _____

PUBLISHED: _____

PASSED ON SECOND
READING: _____

APPROVED AS TO FORM:

THOMAS J. TRASK, City Attorney

Ron DeSantis
GOVERNOR



Dane Eagle
SECRETARY

November 9, 2022

The Honorable John Hendricks
Mayor, City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Dear Mayor Hendricks:

The Department of Economic Opportunity ("Department") has reviewed the City of Madeira Beach proposed comprehensive plan amendment (Amendment No. 22-02ESR), received on October 12, 2022, pursuant to the expedited state review process in Section 163.3184(2)(3), Florida Statutes (F.S.). We have identified no comment related to adverse impacts to important state resources and facilities within the Department's authorized scope of review.

We are, however, providing a technical assistance comment consistent with Section 163.3168(3), F.S. The technical assistance comment will not form the basis of a challenge. It is offered either as a suggestion which can strengthen the City's comprehensive plan in order to foster a vibrant, healthy community or is technical in nature and designed to ensure consistency with the Community Planning Act in Chapter 163, Part II, F.S. The technical assistance comment is:

Technical Assistance Comment (Activity Center Land Use): The City should consider revising the amendment to establish meaningful and predictable guidelines and standards to require that any subsequent amendment to designate the "Activity Center" future land use category on the City's Future Land Use Map shall also establish the related land uses, mix of uses and density and intensity of use standards for the property pursuant to the comprehensive plan amendment process of Section 163.3184, F.S., and the requirements of Sections 163.3177(1), 163.3177(6)(a)1., and 163.3177(6)(1)3.h, F.S.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
(850) 245.7105 | www.FloridaJobs.org | [www.Twitter.com/FLDEO](https://twitter.com/FLDEO) | www.Facebook.com/FLDEO

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November 9, 2022

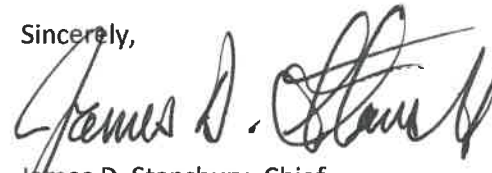
Page 2 of 2

notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

If you have any questions concerning this review, please contact Adrian Young, Planning Analyst, by telephone at (850) 717-8515 or by email at Adrian.Young@DEO.MyFlorida.com.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/ay

Enclosure(s): Procedures for Adoption

cc: Jennifer Rowan, Senior Planner, City of Madeira Beach
Sean Sullivan, Executive Director, Tampa Bay Regional Planning Council



SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using the Department's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (<https://fldeo.my.salesforce-sites.com/cp/>) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



300 Municipal Drive
Madeira Beach, Florida 33708
(727) 391-9951
Fax (727) 399-1131
www.madeirabeachfl.gov

October 12, 2022

D. Ray Eubanks
Plan Processing Administrator
Florida Department of Economic Opportunity
Caldwell Building
107 East Madison Street
Tallahassee, Florida 32399

Dear Mr. Eubanks:

The City of Madeira Beach Comprehensive Plan Amendment, Ordinance 2022-03, is hereby transmitted to the Florida Department of Economic Opportunity (DEO) pursuant to the requirement of Section 163.3184(3)(b), Florida Statutes. The amendment, first heard on January 12, 2022, establishes a Land Use Category for Activity Center in the City's Comprehensive Plan. Included in the packet is the letter from the DEO dated March 28, 2022, indicating that Ordinance 2022-03 should be resubmitted after the Property Rights element has been adopted.

If there are additional requirements or if more information is needed, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer Rowan".

Jennifer Rowan
Senior Planner

Encl.: Ordinance 2022-03 and Previous DEO Response Letter

ORDINANCE 2022-03

**AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA,
AMENDING THE FUTURE LAND USE ELEMENT OF THE
COMPREHENSIVE PLAN OF THE CITY OF MADEIRA BEACH TO
ESTABLISH A LAND USE CATEGORY FOR ACTIVITY CENTER;
PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS;
AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.**

WHEREAS, City staff has reviewed the future land use element of the City’s Comprehensive Plan; and

WHEREAS, City staff has recommended that the future land use element be updated to establish a land use category of Activity Center for the potential use of new Activity Centers within the city limits; and

WHEREAS, the Department of Economic Opportunity, in its function as the State Land Planning Agency, has reviewed and provided comment on the amendment to the Comprehensive Plan in accordance with Florida Statute 163.3184.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF
COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AS FOLLOWS:**

SECTION 1: That Section 4.0, Future Land Use Element, Policy 1.1.2 of the City of Madeira Beach Comprehensive Plan, Policy is hereby amended to read as follows:

Policy 1.1.2:

The City of Madeira Beach hereby adopts those land use categories identified and defined in this policy as those which shall govern mixed-use development within the community pursuant to Rule 9J-5.006(3)(c)7, Florida Administrative Code. These land use categories shall be consistent with primary and secondary uses and maximum density and intensity standards listed in the Pinellas Planning Council Countywide Plan Rules, except as specifically modified herein.

MIXED USE:

Resort Facilities Medium (RFM), with a residential density of 0 to 18 units per acre and temporary lodging with maximum density and intensity standards as shown in the table below with an approximate percentage distribution of 70 to 100 percent residential, 0 to 20 percent nonresidential, and 0 to 10 percent “other”. RFM shall not include residential equivalent uses.

Temporary Lodging Density and Intensity Standards for the RFM land use plan category are as follows, subject to the specific standards to be set forth in a Development Agreement as provided for in the City’s land development regulations.

| Land Area | Units per Acre | FAR | ISR |
|------------------|----------------|-----|------|
| Less than 1 acre | 45 | 1.0 | 0.85 |

| | | | |
|----------------------------------|----|-----|------|
| Between one acre and three acres | 60 | 1.5 | 0.85 |
| Greater than three acres | 75 | 2.0 | 0.85 |

Resort Facilities high (RFH), with a residential density of 0 to 15 dwelling units per acre and temporary lodging with maximum density and intensity standards as shown in the table below, with an approximate percentage distribution of 70 to 100 percent temporary lodging use, 0 to 20 percent tourist-related commercial, and 0 to 10 percent residential. RFH shall not include residential equivalent uses.

All applications for the Resort Facilities high plan category shall require corresponding rezoning to the PD, Planned Development zoning district pursuant to the procedures and requirements of the PD district set forth in the City's land development regulations.

Temporary Lodging Density and intensity Standards for the RFH land use plan category are as follows, subject to the specific standards to be set forth in a Development Agreement as provided for in the City's land development regulations.

| Land Area | Units per Acre | FAR | ISR |
|----------------------------------|----------------|-----|------|
| Less than 1 acre | 75 | 2.0 | 0.95 |
| Between one acre and three acres | 100 | 3.0 | 0.95 |
| Greater than three acres | 125 | 4.0 | 0.95 |

Residential/Office/Retail (R/O/R), with a residential density of 0 to 18 units per acre and a temporary lodging density of up to 45 units per acre with a maximum FAR of

1.0 and an ISR of 0.85 and a percentage distribution of 30 to 50 percent residential, 30 to 60 percent nonresidential, and 0 to 20 percent "other". R/O/R shall not include residential equivalent, research/development, and light manufacturing/assembly uses.

Planned Redevelopment – Mixed Use (PR-MU), -The purpose of this category is to depict those areas that are developed with a collection of temporary lodging residential, office, and commercial uses, along corridors, adjacent to neighborhoods or within distinct areas that are interrelated and complimentary. This category should facilitate infill and redevelopment of these areas to create a desirable mix of non-residential and residential uses by promoting aesthetically pleasing, safe environments, and buildings that are compatible with the area's character, uses, and transportation facilities.

The uses, development standards, density/intensity standards, and locational characteristics associated with this category must be set forth in, -

Special Area Plan approved by the Board of Commissioners. The Special Area Plan (and any substantive changes to an approved special area plan) shall be subject to review by and approval of the Countywide

Ordinance 2022-03

Page 2

Planning Authority upon recommendation of the Pinellas Planning Council pursuant to the applicable Countywide Plan Rules Each Special Area Plan shall establish the density, intensity, and mix of permitted uses, and shall include, at a minimum, information addressing the requirements for special area plans or their equivalent as set forth in the Countywide Plan Rules.

Activity Center – AC, each activity center is regulated by a Special Area Plan.

The uses, development standards, density/intensity standards, and locational characteristics associated with this category must be set forth in a Special Area Plan approved by the Board of Commissioners. The Special Area Plan (and any substantive changes to an approved special area plan) shall be subject to review by and approval of the Countywide Planning Authority upon recommendation of the Pinellas Planning Council pursuant to the applicable Countywide Plan Rules. Each Special Area Plan shall establish the density, intensity, and mix of permitted uses, and shall include, at a minimum, information addressing the requirements for special area plans or their equivalent as set forth in the Countywide Plan Rules.

SECTION 2: That the provisions of this Ordinance shall be deemed severable. If any part of the Ordinance is deemed unconstitutional, it shall not affect the constitutionality of other portions of the Ordinance.

SECTION 3: That all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance be hereby repealed insofar as the same affect this Ordinance.

SECTION 4: That the effective date of this Plan Amendment shall be thirty-one (31) days after adoption, unless the amendment is challenged pursuant to Section 163.3187(5), Florida Statutes. If challenged, the effective date of this amendment shall be the date a Final Order is issued by the Department of Economic Opportunity, or the Administration Commission, finding the amendment in compliance with Section 163.3184, Florida Statutes. No development orders, development permits or land uses dependent on this amendment may be issued or commenced before it has become effective. If a Final Order of Noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a Resolution affirming its effective status. A copy of the Resolution shall be sent to the Department of Economic Opportunity, Bureau of Local Planning, 2555 Shumard Oak Blvd., Tallahassee, Florida 32399-2100.

INTRODUCED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY
OF MADEIRA BEACH,

THIS ____ day of _____, 2022.

JOHN B. HENDRICKS, Mayor

ATTEST:

CLARA VANBLARGAN, MMC, MSM, City Clerk

PASSED ON FIRST
READING:

PUBLISHED:
PASSED ON SECOND
READING:

APPROVED AS TO FORM:

THOMAS J. TRASK, City Attorney

Ron DeSantis
GOVERNOR



Dane Eagle
SECRETARY

March 28, 2022

Ms. Linda Portal
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

RE: 2nd Reading of Ordinance 2022-03

Dear Ms. Portal:

The Department has received a large-scale amendment adopted by Ordinance No. 2022-03 on February 9, 2022. The amendment package is being returned to the City for the following reasons:

- The Department did not receive the proposed amendment for initial review and therefore, the City did not have the authority to adopt Ordinance No. 2022-03 on February 9, 2022.
- Section 163.3177(6)(i), F.S., precludes local governments from amending their comprehensive plan until the property rights element has been adopted.

The Department is returning the adopted amendment. The City should:

- rescind the ordinance adopting the plan amendment and transmit the proposed amendment following the procedures outlined in Sections 163.3174(4)(a), 163.3184(11), and 163.3184(3), Florida Statutes;
- transmit the proposed property rights element amendment under the expedited state review process under Section 163.3184, Florida Statutes. The City may resubmit the proposed amendment to the Department as part of the proposed property rights element amendment package or after the property rights element has been adopted.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

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Ms. Linda Portal
March 28, 2022
Page Two

If you have any questions concerning this request, please contact Ray Eubanks by email at ray.eubank@deo.myflorida.com or by phone at (850) 717-8483.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Ray Eubanks".

D. Ray Eubanks
Plan Processing Administrator

DRE/dh

NOTICE OF PUBLIC HEARING CITY OF MADEIRA BEACH LOCAL PLANNING AGENCY (LPA) ON PROPOSED AMENDMENT TO THE CITY OF MADEIRA BEACH COMPREHENSIVE PLAN

Item 5B.

In accordance with the City of Madeira Beach Code of Ordinances, the City of Madeira Beach City Charter Section 7.3B, and Florida Statutes §166.041(3)(a) and 163.3184(11):

NOTICE IS HEREBY GIVEN, that the Planning Commission, acting as the Local Planning Agency (LPA) of the City of Madeira Beach, will conduct a Public Hearing for the review of proposed Ordinance 2023-15 on Monday, April 3, 2023, at 6:00 p.m. The meeting will be held in the Patricia Shontz Commission Chambers located at 300 Municipal Drive, Madeira Beach, FL 33708. The title of said Ordinance is as follows:

ORDINANCE 2023-15

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF MADEIRA BEACH TO ESTABLISH A LAND USE CATEGORY FOR ACTIVITY CENTER; REPEALING ORDINANCE 2022-03; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

Interested parties may appear at the meeting and be heard with respect to the proposed ordinance. Copies of the proposed Ordinance are available for inspection in the Community Development Office between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday. If you would like more information regarding the proposed Ordinance, please contact the Community Development Department at (727) 391-9951, Ext. 244 or Planning@madeirabeachfl.gov.

The meeting will be aired on Public Access TV Spectrum Channel 640 and through the City's website.

Persons who wish to appeal any decision made by the Planning Commission with respect to any matter considered during a public hearing at this meeting will need a record of the proceedings, and for such purpose may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. It is the responsibility of the person making the appeal to bear the cost of hiring a private court reporter or private court recording firm to make the verbatim record.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the Community Development Department no later than 48 hours prior to the meeting at (727) 391-9951, Ext. 244 or fax a written request to (727) 399-1131.