SPECIAL MAGISTRATE-VARIANCE/SPECIAL EXCEPTION/CODE ENFORCEMENT MEETING NOVEMBER 2023 AGENDA

Monday, November 27, 2023 at 2:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708

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

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1. CALL TO ORDER

2. PUBLIC COMMENT

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

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

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

3. SPECIAL MAGISTRATE STATEMENT

4. ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES

5. NEW BUSINESS

A. VAR 2023-07 816 Bay Point

B. VAR 2023-08 13436 Boca Ciega Ave

C. SE 2023-02 Alligator Attraction LLC

6. OLD BUSINESS

7. ADJOURNMENT

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

Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the minutes to be transcribed verbatim; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation to participate in this meeting should call Linda Portal, Community Development Director at 727-391-9951, ext. 255 or fax a written request to 727-399-1131.

SPECIAL MAGISTRATE – VARIANCE REQUEST

VAR 2023-07

Staff Report and Recommendation
Special Magistrate Meeting – November 27, 2023

Application:	VAR 2023-07
Applicant:	Timothy Szumigala, Jr.
Property Owner(s):	Timothy Szumigala, Jr.
Property Address:	816 Bay Point Drive, Madeira Beach, FL 33708
Parcel ID:	10-31-15-04500-001-0350
Legal Description:	BAY POINT ESTATES 2ND ADD BLK 1, LOT 35
Zoning/Future Land Use:	R-1, Single-Family Residential/Residential Urban

Request: The applicant is requesting to reduce the front yard setback requirement from 20 feet to 15 feet 10 inches. The rear yard setback from 30 feet to 28' 6" and a side yard reduction from 8 feet to 7.8 feet.

Specific Code Provisions: Sec. 110-181. – (1) *Front yard: 20 feet measured from the right-of-way line to the structure, (2) Rear yard: Waterfront lots: 30 feet.* & *(3) Side yard: Total side setback of 15 feet with a minimum of seven feet on either side.*

I. Background

A permit was issued on June 14, 2021, Permit# 20210568, with the scope of work described as, "Move home on-site for foundation repair and add master bedroom/bath" in addition to elevating the existing structure a rear balcony was added. Below is a brief summary of events, ***please note all dimensions referenced are taken from the drawing and/or survey in which they came from and therefore sometimes vary from inches to tenths.***

<u>REAR YARD SETBACK</u>

During the site plan review process, city staff did not comment on nor notice that the rear columns for the second floor balcony encroached into the allowable rear yard setback and as such they were permitted in conflict with the city Land Development Regulations (LDRs). The columns, as designed and permitted, were 26 feet 4 inches from the waters' edge of seawall to the exterior edge of the column, and per LDR the distance should have been 30 feet. The issue was identified during a scheduled site inspection by the building official on August 22, 2022, when the distance was measured at 28 feet 6 inches, a "Stop Work Order" was issued and the Planning and Zoning staff was notified. After review, city staff agreed to allow the encroachment and made an internal note regarding the issue with no further action required. According to staff, this decision was based on Sec. 110-427(a)(2) *Yard Regulations – Open sky Every part of a required yard (see appropriate section of schedule of use, lot, yard and bulk regulations) must be open to the sky unobstructed, except as otherwise permitted in this Code. The following may encroach into the minimum yard requirements of each lot, provided the required permits have been*

obtained: Rear yard second floor and above balconies not exceeding four feet;. The variance request is to memorialize this decision.

FRONT YARD SETBACK

The site plan submitted for review and permitting depicted the 20-foot setback with a reference line, but the line was shown in error as it was measured from the back of curb and not the property line. In addition to the reference line though, the distance from the property line to the front of the primary structure was dimensioned at 18 feet 1 inch, this is in conflict the city LDRs previously noted, requiring a front yard setback of 20'. This was not caught during plan review and as such went into construction with these setbacks. On February 15, 2023, the building inspector failed an inspection at the residence, in part due to construction of an unpermitted driveway. After a significant amount of correspondence with the designer and contractor over the driveway, a driveway drawing submitted for review revealed the front staircase and primary structure were non-compliant with the required front yard setback and deviated from the dimensions in the permitted plans. A subsequent tie in survey (as built) verified the encroachment as well.

SIDE YARD SETBACK

As permitted the side yard setbacks are not compliant. The original structure was within the required setback but as permitted the side which would have required a minimum 8 foot setback was shown and permitted with a range from 7 feet 8.5 inches & 7 feet 5.5 inches and as constructed this side is 7.8 feet from the property line.

Below is a table summarizing setback information.

SETBACKS			
	REQUIRED	**AS PERMITTED**	**AS CONSTRUCTED**
***Front Yard**	20 ft.	18 ft. 1 in.	15 ft. 11 in.
****Rear Yard**	30 ft.	25 ft. 8 in.	28 ft. 6 in.
Side Yard	7 ft. min. total of 15 ft.	7 ft. & 7 ft. 5.5 in. (W), 7 ft. 8.5 in. (E)	7 ft. (W) & 7.8 ft. (E)

* As measured from property line to stairs

**As measured from waters' face of seawall to exterior edge of balcony column

II. Variance Criteria (Sec. 2-507(b)) and Analysis

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

> *a. Substandard or irregular-shaped lot. If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations;*

b. Significant vegetation or natural features. If the site contains significant native vegetation or other natural features;

c. Residential neighborhood character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;

d. Public facilities. If the proposed project involves the development of public parks, public facilities, schools, or public utilities;

e. Architectural and/or engineering considerations. If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

Findings: *e. Architectural and/or engineering considerations*. The elevated home will be more resilient from flood waters and the area below the first living floor as well as additions utilized materials meeting current building code standards.

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

Findings: The homeowner contracted with licensed design professionals and contractors to help ensure proper design and construction of the residence. The plans were submitted and reviewed through the proper municipal channels. Due to the previously described errors and oversights, it would not have been the responsibility of the homeowner to catch and/or recognize the issues which have occurred. No design or construction decisions appear to have been conducted in an attempt to intentionally ignore requirements.

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

Findings: Approval of the variance will not grant any special privilege to the property and is the minimum necessary to keep the residence as constructed.

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

Finding: Literal interpretation of the code would create considerable hardship to the applicant and the corrective measures would

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

Findings: Granting the variance would allow for the rear balcony columns and front structure with stairs to remain as built and are the least amount necessary.

(6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Findings: The proposed variance is in harmony with the general intent and purpose of the city land development regulations and will not negatively affect the character or the neighborhood. The harmony of the neighborhood and general scheme of development of the neighborhood will be unchanged.

III. Staff Recommendation and Condition:

Staff recognizes the series of events that has led to the need for a variance and as much as all parties involved, would like to reach a resolution. It is important to note that City staff has spent a significant amount of time on this project, trying to work with the design team, contractor and homeowner for resolutions to all the hurdles that have been encountered. Staff fully understand the homeowner engaged professionals from the beginning to properly design and construct the project but a series of oversights, misunderstanding and errors on behalf of the applicant and the city has led us to the point of requiring a variance for a certificate of occupancy to be issued. In the best interest of the resident, city staff recommends approval of these variances but cannot stress emphatically enough that in no way is this intended to be construed as approval of the "after the fact" approach to out of tolerance construction.

One condition for the issuance of this variance and subsequent certificate of occupancy is for the applicant to bring the constructed driveway into compliance with the city LDRs. There has been significant conversation with the contractor and homeowner as to the means by which this can be accomplished and they are prepared to correct this issue once the variance is processed.

Submitted by: Marci L. Forbes, PE, CFM

Attachments:
1) Application
2) Permitted site plan
3) Survey of Property – Prior to and After Elevation of Structure
4) Email correspondence from staff for rear yard setback encroachment
5) Public Notice mailing and posting

CITY OF MADEIRA BEACH

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

SPECIAL MAGISTRATE – VARIANCE APPLICATON

***Applicant:** Name and Address

Tim Szumigala
816 Bay Point Drive
Maderia Beach, FL 33708

Telephone: (727) 459-9577

Email: tim.szumigala@ncsschools.com

***Property Owner:** Name and Address

Tim Szumigala
816 Bay Point Drive
Maderia Beach, FL 33708

Telephone: (727) 459-9577

Email: tim.szumigala@ncsschools.com

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

816 Bay Point Drive Maderia Beach, FL 33708

Legal Description: Lot 35, Block 1, SECOND ADDITION TO BAY POINT ESTATES, according to the Plat thereof, as recorded in Plat Book 27, Page 72 and 73, of the Public Records of PINELLAS County, Florida.

Lot Area: 6,600 SF **Width:** 60 ft. **Depth:** 110 ft.

Zoning District: R1

Present Structures on Property: SINGLE FAMILY RESIDENCE

Present Use of Property: RESIDENTIAL

Date Building Permit Request denied:

Variance(s) needed from the zoning requirements: Reduce the front yard setback requirement from 20 feet to 15 feet 10 inches. The rear yard setback from 30 feet to 28' 6" and a side yard reduction from 8 feet to 7.8 feet.

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

Special Magistrate Case #:_____

** For City of Madeira Beach Use Only**

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

Date Received: ____ / ____ / ____ **Received by:** _____

Special Magistrate Case # Assigned: _____

Special Magistrate Hearing Date: ____ / ____ / ____ ☐ **Approved** ☐ **Denied**

____ Zoning Variance for Residential Dwelling Units (One, Two or Three Units) $1,800.00 per Variance

____ Zoning Variance for Multi-Family, Tourist Dwellings or Commercial $2,000.00 per Variance

____ After-the-fact Variance $3,600.00 per Variance

X_____ Date: _____ / _____ / _____
Jenny Rowan, Community Development Director

X_____ Date: _____ / _____ / _____
Robin Gomez, City Manager

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

Special Magistrate Case #:_____

APPLICATION (Must submit the following analysis)

This application to the Special Magistrate is requesting permission to: _____

Reduce the front yard setback requirement from 20 feet to 15 feet 10 inches.

The rear yard setback from 30 feet to 28' 6" and a side yard reduction from 8 feet to 7.8 feet.

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

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

1. Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:

    a. *Substandard or irregular shaped lot.* If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations.

    b. *Significant vegetation or natural features.* If the site contains significant native vegetation or other natural features;

    c. *Residential neighborhood character.* If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;

    d. *Public facilities.* If the proposed project involves the development of public parks, public facilities, schools, or public utilities;

    e. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

Special Magistrate Case #:_____

2. Demonstrate that special condition (s) and circumstance (s) do not result from the actions of the applicant. A self-created hardship shall not justify a variance.

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

4. Demonstrate that the literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development regulations, subpart B of the code and would work unnecessary and undue hardship on the applicant.

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

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

[redacted]

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

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

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

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

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

X _____ Date: 7 / 31 / 2023
Property Owner's Signature

STATE OF Florida

COUNTY OF Pinellas

Before me this 31 day of July, ~~2022~~ 2023, Tim Szumigala appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☐ personally known to me or ☑ has produced FL Driver License as identification.

[SEAL]

CARLA RICKETTS
Notary Public-State of Florida
Commission # HH 276214
My Commission Expires
June 14, 2026

Carla Ricketts
Public Notary Signature

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

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Special Magistrate Case #:_____

NON-OWNER (AGENT) CERTIFICATION

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

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

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

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

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

X_____ Date: _____ / _____ / _____

Property Owner's Signature (If other than the property owner)

STATE OF _____

COUNTY OF _____

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

[SEAL]

_____

Public Notary Signature

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

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FOR YOUR RECORDS

SPECIAL MAGISTRATE: REQUIREMENTS AND PROCEDURES (City Code Sec. 2-507)

1) Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:

    a. *Substandard or irregular shaped lot.* If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations.

    b. *Significant vegetation or natural features.* If the site contains significant native vegetation or other natural features;

    c. *Residential neighborhood character.* If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;

    d. *Public facilities.* If the proposed project involves the development of public parks, public facilities, schools, or public utilities;

    e. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

2) The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a variance.
3) Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.
4) Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code and would work unnecessary and undue hardship on the applicant.
5) The variance granted is the minimum variance that will make possible the reasonable use of the land.
6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

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

The hearing will be conducted in the following manner:

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

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

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

DISCLAIMER: According to Florida Statues, 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.

816 BAY POINT DR - APPLICANT RESPONSES

1. Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:

a. Substandard or irregular shaped lot. If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations.

b. Significant vegetation or natural features. If the site contains significant native vegetation or other natural features;

c. Residential neighborhood character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;

d. Public facilities. If the proposed project involves the development of public parks, public facilities, schools, or public utilities;

e. Architectural and/or engineering considerations. If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant. .Home was moved closer to the street in order to avoid structural conflicts with the existing pool and the side yards were permitted.

2. Demonstrate that special condition (s) and circumstance (s) do not result from the actions of the applicant. A self-created hardship shall not justify a variance.
.Plans were approved with the front setback tie dimension and side yards as originally designed. This is not a self created hardship.

3. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district. .We followed the plan review process as all other citizens.

4. Demonstrate that the literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development regulations, subpart B of the code and would work unnecessary and undue hardship on the applicant. .Structure is already built and adjustments cannot be mdae.

5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land. .Structure is already built, changes can no longer be made and thus this is the minimum variance required.

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

Additional considerations : As far as hard ships are concerned. The mortgage market has crashed. Interest rates are at the highest level of my 21 year career. I've had forced placed insurance put on the property because I cannot obtain my own homeowners which has increased my mortgage payment by nearly $700 per month. The flood policy currently isn't adequate and doesn't cover if we had a catastrophe. The additional construction expenses with additional modifications put me over $100,000 in the hole also which is financed costing me an additional $700 plus per month.

Regards,
homeowner,

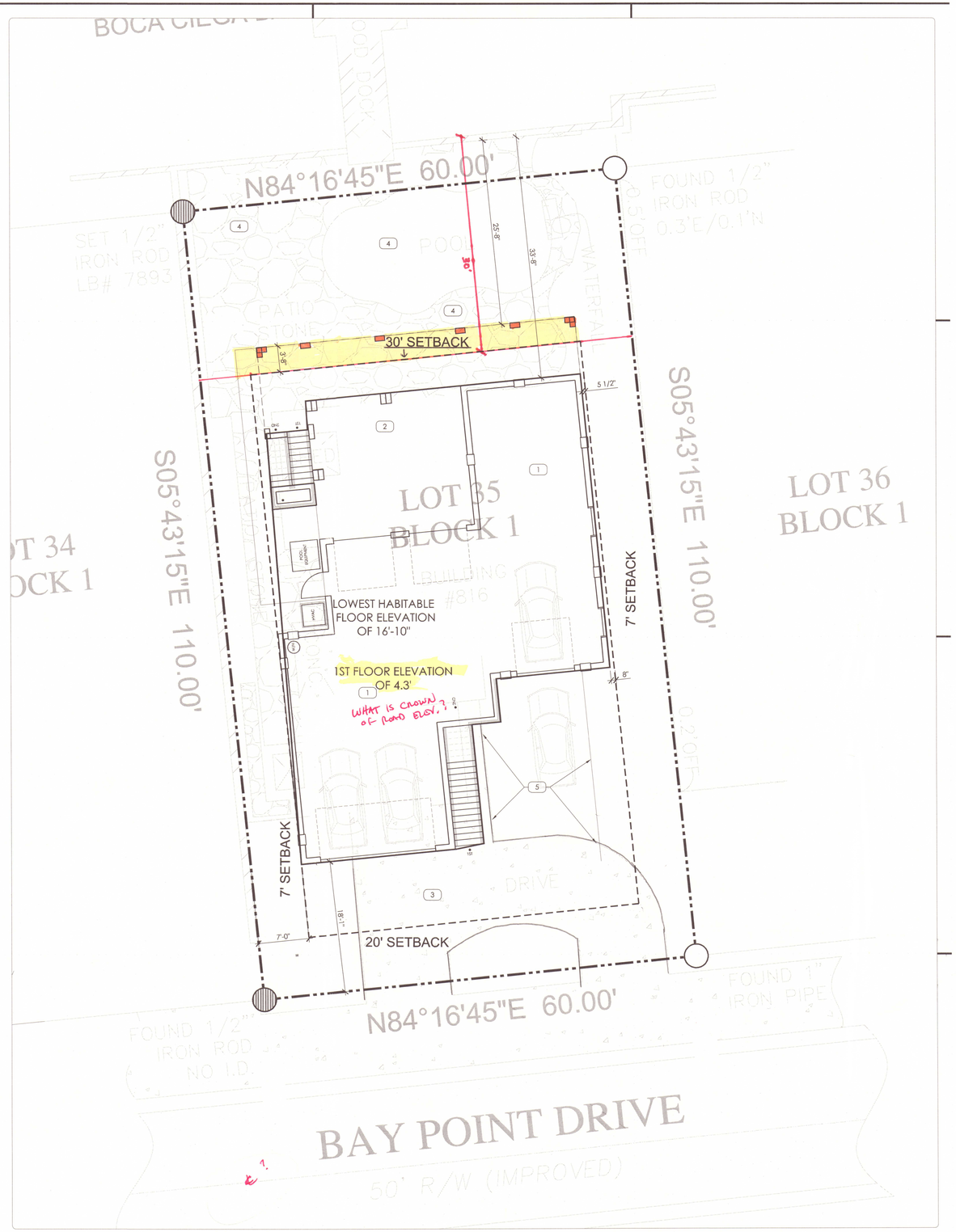
Tim

816 BAY POINT DR - PERMITTED SITE PLAN

Item 5A.

Finish Floor Elevation :
Project located in Flood Zone AE with a base flood elevation of 12'-0".
Proposed addition will have two floors total.
1st floor being the garage floor used for parking and storage at 4.3' elevation.
2nd floor is at 16'-10" elevation.

Impervious Area :
Total lot size : 6,480 SF
Building Coverage : 2,400 SF



1 | 1/8"=1'-0" | ARCHITECTURAL SITE PLAN

NO.	ARCHITECTURAL SITE PLAN GENERAL NOTES
A.	**PROJECT SCOPE ::** CONTRACTOR RESPONSIBLE FOR VERIFICATION OF EXISTING CONDITIONS IN COORDINATION TO PROJECT SCOPE / DIMENSIONS PROVIDED PRIOR TO CONSTRUCTION.
B.	**ARCHITECTURAL SITE PLAN ::** ANY/ALL SITE / LANDSCAPE AND/OR TREE + GRADE / ELEVATION /TOPOGRAPHICAL INFORMATION / IMPROVEMENTS INDICATED OUTSIDE THE BUILDING FOOTPRINT; TO BE PROVIDED UNDER SEPARATE CONTRACT / PERMIT WITH OWNER AND/OR CONTRACTOR.

NO.	ARCHITECTURAL SITE PLAN NOTES
**	
1.	**EXISTING BUILDING :** TO BE RAISED. REFER TO ADDITIONAL SHEETS FOR MORE INFORMATION.
2.	NEW CONCRETE PAD.
3.	EXISTING DRIVEWAY/PAVING.
4.	EXISTING POOL AND DECK.
5.	LINE OF EXISTING DRIVEWAY/PAVING TO BE EXTENDED INTO NEW PAVING.

F=20
S=15 TOTAL 7 MIN
R=30'

File Copy
SUBJECT TO FIELD INSPECTION APPROVAL

SYMBOL	AREA HATCH LEGEND
	EXISTING BUILDING TO REMAIN. **[N.I.C.]**
	PROPOSED RENOVATION AREA.

Skill Architecture
7904 Woodvine Circle
Tampa, Florida 33615 **USA**
www.skillarchitecture.com

Client | Building Information:
Timothy J Jr Szumigala
816 Bay Point Drive
Madeira Beach, FL 33708

Project | Tenant Information:
Home Raise/Addition for:
Szumigala Residence
816 Bay Point Drive
Madeira Beach, FL 33708

Consultant Information:

No.	Phase Description	Date
1	Permit Documents	12.08.2020

No.	Revision Description	Date

Professional Seal:

STATE OF FLORIDA
Jansel Irarragorry
AR98657
3.31.2021
REGISTERED ARCHITECT

Jansel Irarragorry AR 98657

Project Number: 20.100.65

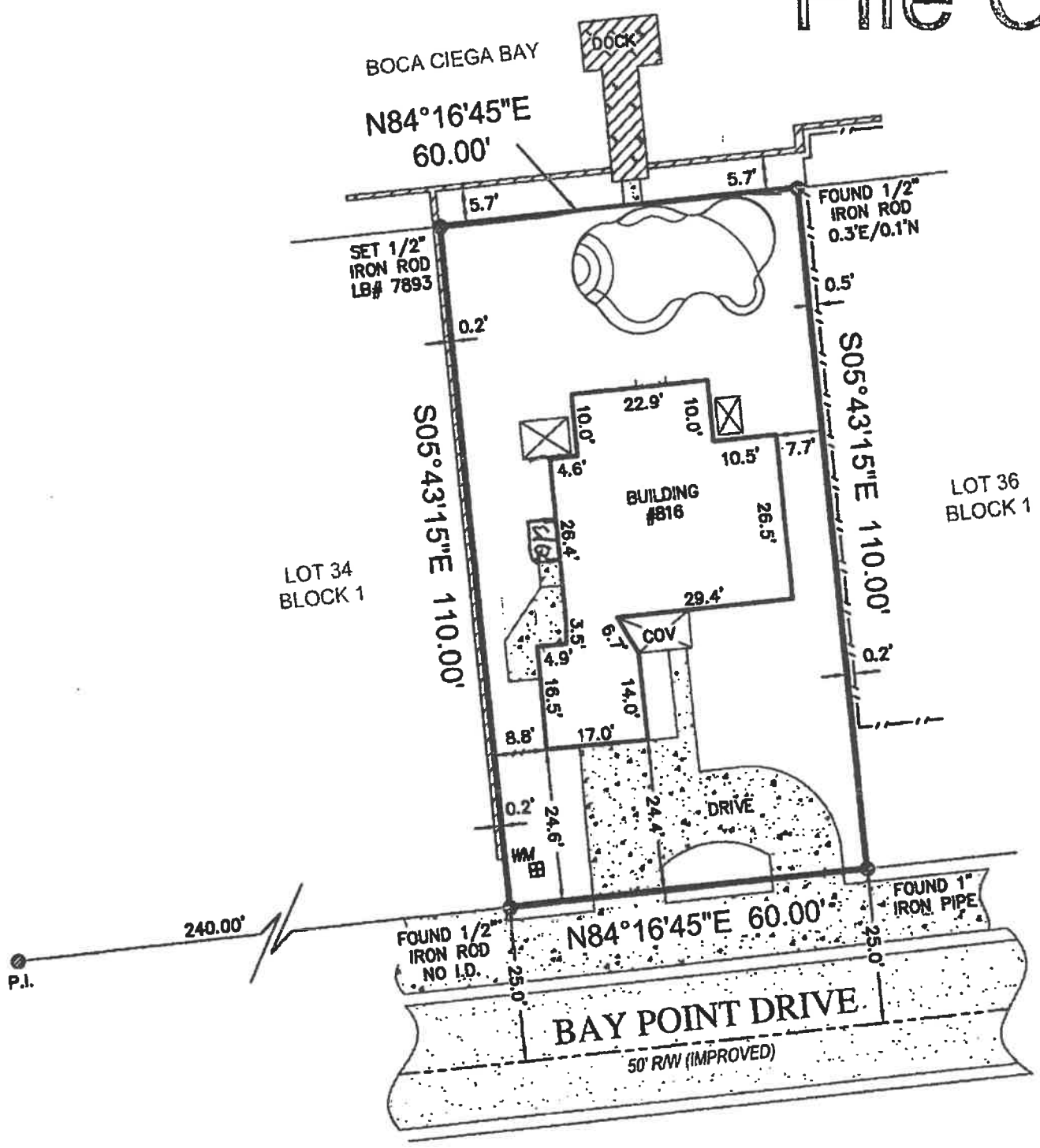
Sheet Titles:
ARCHITECTURAL SITE PLAN [REFERENCE ONLY]

Original size is 24"x36". Copy Reductions N.T.S.

Sheet Number:
A101

BOUNDARY SURVEY

File Copy



SURVEY NOTES

- CONCRETE DRIVE CROSSES SOUTHERLY SIDE OF LOT

- THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY

- PROPERTY SUPPLIED BY CITY WATER AND SEWER

KENNETH J OSBORNE CERTIFICATE No. 6415 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth Osborne Digitally signed by Kenneth Osborne Date: 2016.06.29 12:25:57 -04'00'

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

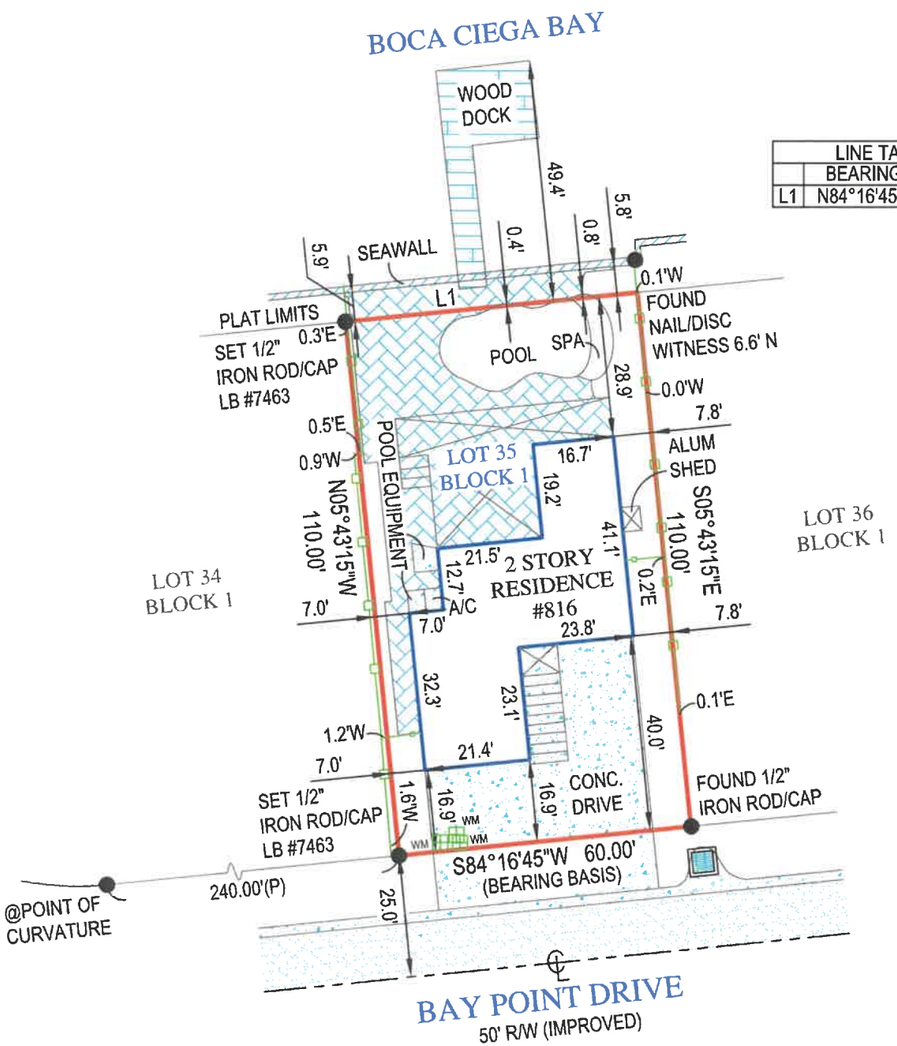
816 BAY POINT DRIVE - TIE IN SURVEY (AS BUILT) AFTER ELEVATION

LEGAL DESCRIPTION

LOT 35 BLOCK 1, SECOND ADDITION TO BAY POINT ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGE 72 AND 73 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

FLOOD ZONE: AE
COMMUNITY NUMBER: 125127
PANEL: 12103C0191
SUFFIX: H
BASE FLOOD ELEVATION: 11
FIRM DATE: 08/24/2021
FIRM EFFECT./REV DATE: 08/18/2022

LINE TABLE		
	BEARING	LENGTH
L1	N84°16'45"E	60.00'



SCALE: 1"=30'

VICINITY MAP
NOT TO SCALE

LEGEND

A/C	AIR CONDITIONER
B.F.P.	BACKFLOW PREVENTER
C.B.S.	CONCRETE BLOCK STRUCTURE
EL.	ELEVATION
F.F.	FINISHED FLOOR
I.D.	IDENTIFICATION
L	LENGTH
L.B.	LICENSED BUSINESS
M	MEASURED
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P	PLAT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.R.M.	PERMANENT REFERENCE MONUMENT
PG.	PAGE
P.B.	PLAT BOOK
PK	PARKER KYLON NAIL
R	RADIUS
℄	CENTERLINE
&	AND
#	NUMBER
Δ	DELTA OR CENTRAL ANGLE
	CONCRETE
— x —	CHAIN LINK FENCE
— // —	WOOD FENCE
	MISCELLANEOUS FENCE

BOUNDARY SURVEY OF
816 BAY POINT DRIVE,
MADEIRA BEACH, FL. 33708
PREPARED FOR
TIMOTHY SZUMIGALA JR

Project	Sheet
C-599610	1 OF 1
Date 08-11-2023	
Scale 1"=30'	

COMPASS SURVEYING
6250 N. MILITARY TRAIL
SUITE 102
WEST PALM BEACH, FL 33407
www.compassurveying.net
LB. 7463 PHONE: 561.640.4800 FAX: 561.640.0576

SURVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J. OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

NOTES:

1. LEGAL DESCRIPTION PROVIDE BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES OR BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED
5. SOME FEATURES MAY NOT BE AT SCALE IN ORDER TO SHOW DETAIL.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH PROPERTY LINE, HAVING A BEARING OF S84°16'45"W.

DATE OF FIELD WORK:08/11/2023
DATE OF MAP:08/14/2023

I tried printing this but it was 100+ pages for some reason. I'll see if I can track down the inspection side of this.

Holden Pinkard
Building Dept. Operations Coordinator
City of Madeira Beach
(727) 391-9951 ext. 282
www.madeirabeachfl.gov

From: Mike Knapp <mknapp@ajsccorp.com>
Sent: Wednesday, August 31, 2022 10:31 AM
To: Jenny Rowan <Jrowan@madeirabeachfl.gov>
Cc: Jansel Irarragorry <ji@skillarchitecture.com>; Carrier, Al <ACarrier@madeirabeachfl.gov>; DeSantis, Frank <fdesantis@madeirabeachfl.gov>; Portal, Sue <Sportal@madeirabeachfl.gov>; Tim Szumigala <tszumigala@amerifirst.com>
Subject: Re: [e] 816 Bay Point Drive, Madeira Permit App

Thank you

Sent from my iPhone

On Aug 31, 2022, at 10:09 AM, Jenny Rowan <Jrowan@madeirabeachfl.gov> wrote:

Jansel and Mike,
I spoke to Linda regarding the rear setback for the balcony. We will allow for this project and note it internally in the permit system. I will speak to Frank to lift the stop-work order.

Jenny Rowan, MA, CFM
Senior Planner
City of Madeira Beach

From: Jansel Irarragorry <ji@skillarchitecture.com>
Sent: Tuesday, August 30, 2022 8:18 AM
To: Jenny Rowan <Jrowan@madeirabeachfl.gov>
Cc: Carrier, Al <ACarrier@madeirabeachfl.gov>; DeSantis, Frank <fdesantis@madeirabeachfl.gov>; Mike Knapp <mknapp@ajsccorp.com>; Portal, Sue <Sportal@madeirabeachfl.gov>; Tim Szumigala <tszumigala@amerifirst.com>
Subject: Re: [e] 816 Bay Point Drive, Madeira Permit App

Thank you Jenny, sounds good!

Jansel Irarragorry
Principal Architect | AIA | NCARB
v : 813.727.2536
www.skillarchitecture.com
SKILL Architecture

On Aug 30, 2022, at 8:11 AM, Jenny Rowan <Jrowan@madeirabeachfl.gov> wrote:

Jansel,
Thank you for your patience. Al is out of the office this week and have been out of the office myself. I want to discuss with Linda, Community Development Director, again to see if there is any other solution for the rear balcony. I know Mike sent an email regarding the last items for CO, most of these are standard, just giving you a heads up. The items he had questions about (ACH and AIA items) are from the Building Department and Frank DeSantis can better answer those questions.

I will get back to you about the balcony.

Jenny Rowan, MA, CFM
Senior Planner
City of Madeira Beach
<image001.jpg>

From: Jansel Irarragorry <ji@skillarchitecture.com>
Sent: Tuesday, August 30, 2022 8:00 AM
To: Jenny Rowan <Jrowan@madeirabeachfl.gov>; Carrier, Al <ACarrier@madeirabeachfl.gov>; DeSantis, Frank <fdesantis@madeirabeachfl.gov>; Mike Knapp <mknapp@ajsccorp.com>
Cc: Portal, Sue <Sportal@madeirabeachfl.gov>; Tim Szumigala <tszumigala@amerifirst.com>
Subject: Re: [e] 816 Bay Point Drive, Madeira Permit App

10/12/2023

Bryan Maxson
804 Bay Point Dr
Madeira Beach, FL 33708

To Whom It May Concern:

We have lived on Bay Point Drive since 2015 and have no issue with the current configuration of Tim Szumigala's home and driveway. We are of the opinion that the changes he has made to the home have increased property values and in turn are good for the community at large. Please grant any variances needed to help him close out this process that has been drawn out.

Thank you for your consideration.

Sincerely,
Bryan Maxson
415-823-2908

State of Florida
County of Pinellas

Sworn to and Subscribed before me this 12th day of October, 2023, by Bryan Maxson, who Produced a Florida Driver License as identification.

KASSEY REEVES
Notary Public
State of Florida
Comm# HH062692
Expires 11/11/2024

10/10/2023

Timothy Grundmann

833 Bay Point Dr

Madeira Beach, FL 33708

To: The City of Madeira Beach

I am neighbors with Tim Szumigala, who resides at 816 Bay Point Dr.

We have absolutely no issues with his recent construction, home placement, or even the layout of his driveway.

I respectfully request his variance request be granted so he may complete this lengthy construction project. I know he has been through hell with the contractors and he is eager to complete this project so he may get on with a stress-free life.

Timothy D. Grundmann

Notary

ALACIA DUPES
MY COMMISSION # EE 161194
EXPIRES: January 18, 2024

State of Florida, County of Pinellas
The foregoing instrument was acknowledged before me, by means of [X] physical presence or [ ] online notarization,

this 10 day of oct 2023 by Timothy Grundmann

Type of ID produced FLDL
or is personally known to me

Notary Signature

October 2, 2023

Clayton W. Hopkins and Patricia A. Hopkins
834 Bay Point Drive
Madeira Beach, FL 33708

Re: Variance for 816 Bay Point Drive

My wife and I have been home owners on Bay Point Drive for over 20 years and nearby neighbors of Mr. Tim Szumigala who resides at 816 Bay Point Drive.

Please be advised that Clayton and Patricia Hopkins have no objection with and fully support the speedy approval of a variance for the physical size and shape of his home construction project as well as the size, layout and design of the driveway at that address.

We feel the completion of this of construction project will positively enhance the appearance of the neighborhood and increase the property value of the area.

Please feel free to contact us if you have any further questions regarding this issue.

10/2/23
Clayton Hopkins

10/02/23
Patricia Hopkins

YOANNY BATISTA
MY COMMISSION # HH 197030
EXPIRES: December 18, 2025
Bonded Thru Notary Public Underwriters

Date:

Full Names:

Susan Gingery

Address:

817 Bay Point Dr, Madeira Beach Fl

As neighbors of Tim Szumigala located at 816 Bay Point Drive Madeira Beach we have no issue with the current construction of his home placement, nor the layout of his driveway. We ask you please grant him the variance so they can complete his 30-month construction project.

Signature:

Susan Gingery

FL Jurat Notary Certificate

Document Name: Susan Coingery Neighbor of Tim Szumgala

STATE OF FLORIDA
COUNTY OF Pinellas
(County where notarization occurred)

Sworn to (or affirmed) and subscribed by personally appearing before me by physical presence this 7 day of October, 2023, by, Susan Coingery (name of signer(s)).

Jeannette Kersic
(Signature of notary public)

Jeannette Kersic
(Name of notary public)

NOTARY PUBLIC
JEANNETTE KERSIC
Notary Public, State of Florida
Commission# GG 964767
My comm. expires March 29, 2024

My commission expires: march 29, 2024

Official Seal

Personally known ____ OR
Produced identification ✓ Type of identification produced: Fl Driver License.

PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

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

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **Monday, November 27th, 2023**, **at 2:00 p.m.**, at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE

Application: VAR 2023-07
Applicant: Tim Szumigala
Property Owner(s): Timothy Szumigala, Jr.
Property Address: 816 Bay Point Dr, Madeira Beach, FL 33708
Parcel ID: 10-31-15-04500-001-0350
Legal Description: BAY POINT ESTATES 2ND ADD BLK1, LOT 35
Zoning/Future Land Use: R-1, Single Family Residential/Residential Urban

Request: To reduce the front yard setback requirement from 20 feet to 15 feet 10 inches. The rear yard setback from 30 feet to 28' 6" and a side yard reduction from 8 feet to 7.8 feet.

Specific Code Provisions: Sec. 110-181. – (1) Front yard: 20 feet measured from the right-of-way line to the structure, (2) Rear yard: Waterfront lots: 30 feet. & (3) Side yard: Total side setback of 15 feet with a minimum of seven feet on either side.

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

Posted: November 17, 2023 at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library

View more information about this application at https://madeirabeachfl.gov/plan-review-documents/

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

Run Date: 15 Nov 2023
Subject Parcel: 10-31-15-04500-001-0350
Radius: 300 feet
Parcel Count: 21
Total pages: 2

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.

HEDGES, ROBBIN LEE
HEDGES, MARIE LOU
823 BAY POINT DR
MADEIRA BEACH, FL 33708-2316

GINGERY, SUSAN
GINGERY, DAVID
817 BAY POINT DR
MADEIRA BEACH, FL 33708-2316

KOCIOLEK, PETER W JR
TYNDALL-KOCIOLEK, KAREN L
819 BAY POINT DR
MADEIRA BEACH, FL 33708-2316

CASE, COREY P
CASE, KIMBERLY A
812 BAY POINT DR
MADEIRA BEACH, FL 33708-2317

TEODOROWICZ, MICHAEL R REV TRUST
TEODOROWICZ, MICHAEL R TRE
818 BAY POINT DR
MADEIRA BEACH, FL 33708-2317

MARR, TOD
MARR, TRACY A
808 BAY POINT DR
MADEIRA BEACH, FL 33708-2317

BROOKS FAMILY TRUST
BROOKS, DENNIS L TRE
809 BAY POINT DR
MADERIA BEACH, FL 33708-2316

KYDONIEUS, DEMETRIOS M
KYDONIEUS, ANGELA
18 PLANTERS ROW
SKILLMAN, NJ 08558-2201

CABAIE, EMILIANO L TRE
CABAIE, EMILIANO L 2004 TRUST
10802 TRADITION LOOP
TAMPA, FL 33618-8794

ORTA, ROBERT
ORTA, AIDA RAQUEL
3609 W WALTROUS AVE
TAMPA, FL 33629

BARNETT, WILLIAM M
BARNETT, LISA M
52 DOLPHIN DR
TREASURE ISLAND, FL 33706-3113

WATT, JOHN G
822 BAY POINT DR
MADEIRA BEACH, FL 33708-2317

TEMPLETON REAGAN PURITAN MILL LLC
850 PIEDMONT AVE NE UNIT 1607
ATLANTA, GA 30308-1486

HAFLING, MARILYN E
806 BAY POINT DR
MADEIRA BEACH, FL 33708-2317

HELMS, RYAN J
825 BAY POINT DR
MADEIRA BEACH, FL 33708-2316

AMIR, JASON
3620 BEACH DR SE
ST PETERSBURG, FL 33705

BAY POINT DR PROPERTIES LLC
17316 KENNEDY DR
NORTH REDINGTON BEACH, FL 33708-1351

TOLLIVER, VIRGINIA L
814 BAY POINT DR
MADEIRA BEACH, FL 33708-2317

ROBERTS, JERRY E JR
807 BAY POINT DR
MADEIRA BEACH, FL 33708-2316

MISA, MICHAEL A
827 BAY POINT DR
MADEIRA BEACH, FL 33708-2316

3 DOG INVESTMENT LLC
301 17TH AVE NE
ST PETERSBURG, FL 33704-3502

NOTICE OF INTENT TO BE AN AFFECTED PARTY

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

_____

Telephone: _____ Fax: _____

Email: _____

APPLICATION INFORMATION

Case No or Application No., whichever applies: _____

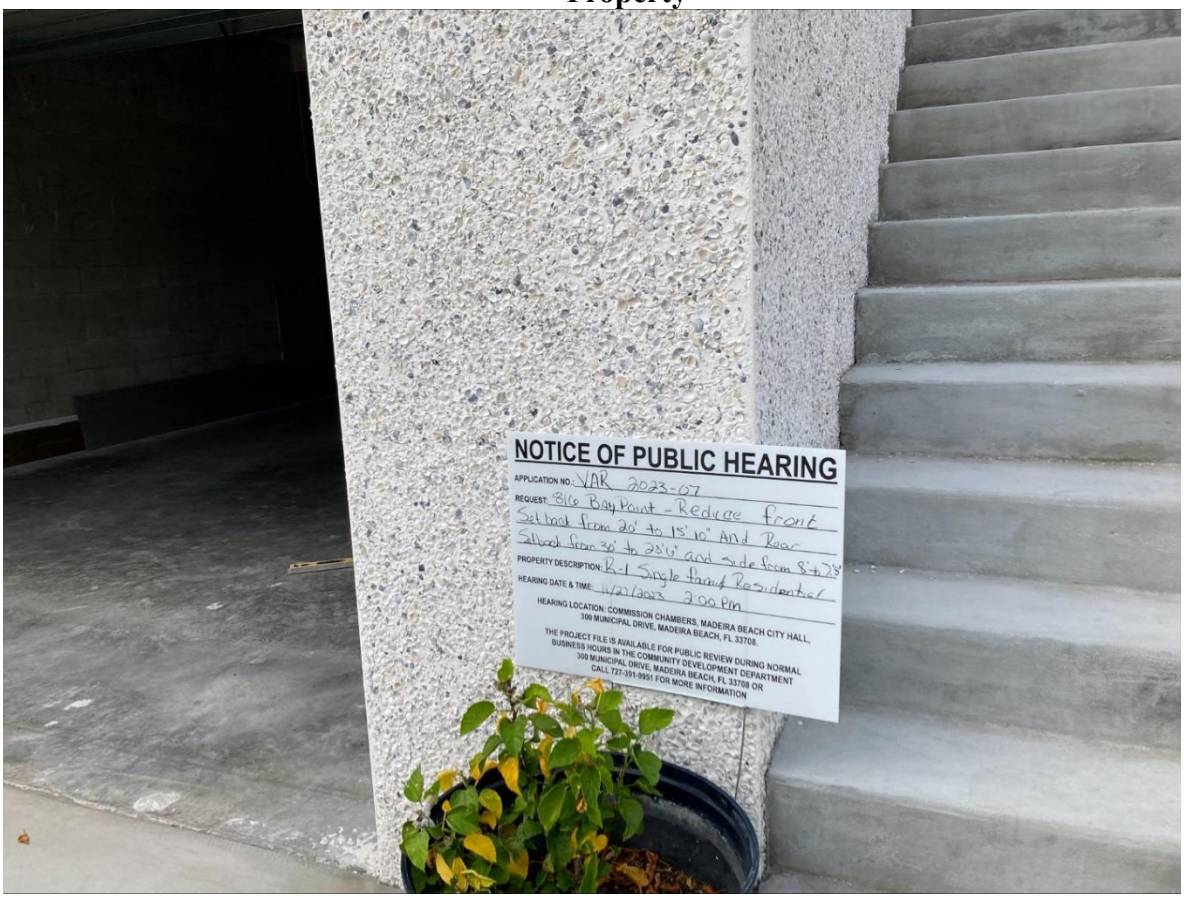
Applicant's Name: _____

_____ _____

Signature of Affected Person Date

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

Property



Website

November Special Magistrate Meeting

SE 2023-02 Alligator Attraction LLC

SE 2023-02 Alligator Attraction LLC Application

Public Notice_SE 2023-02 Alligator Attraction LLC

VAR 2023-07 816 Bay Point Dr

VAR 2023-07_816 Bay Point Dr_Application

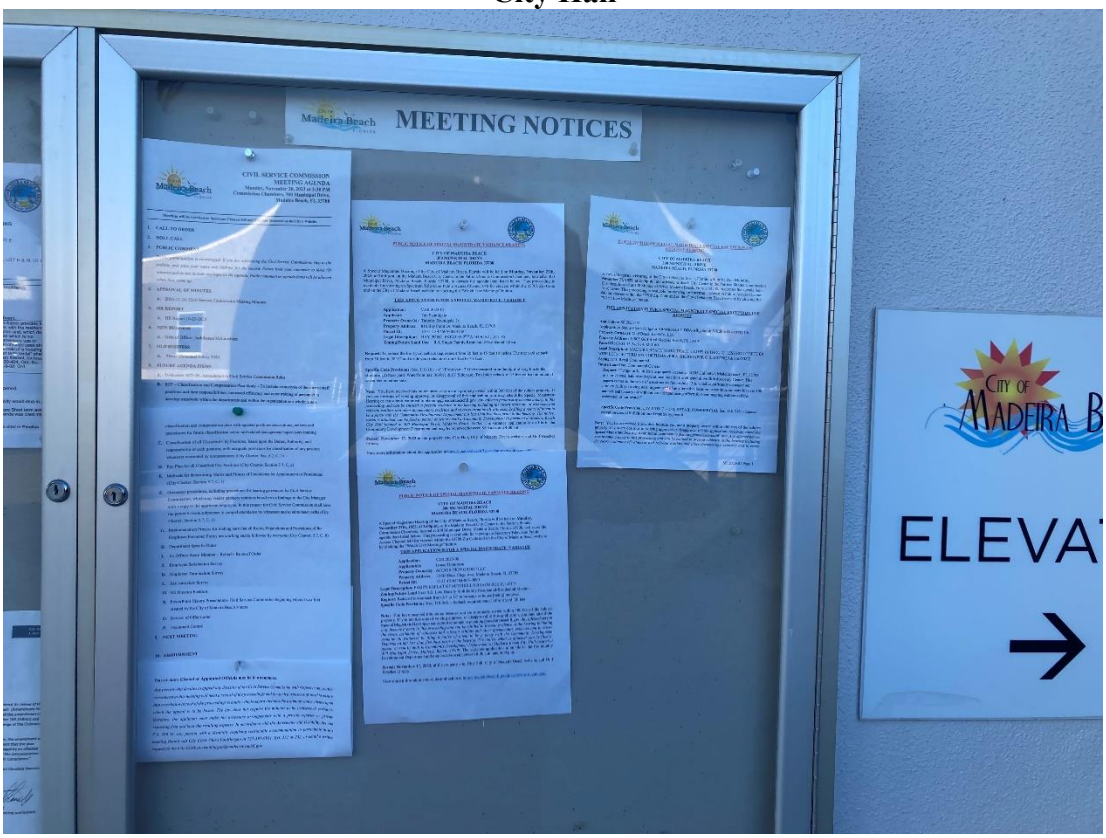
Public Notice_VAR 2023-07 816 Bay Point Dr

VAR 2023-08 13436 Boca Ciega Ave

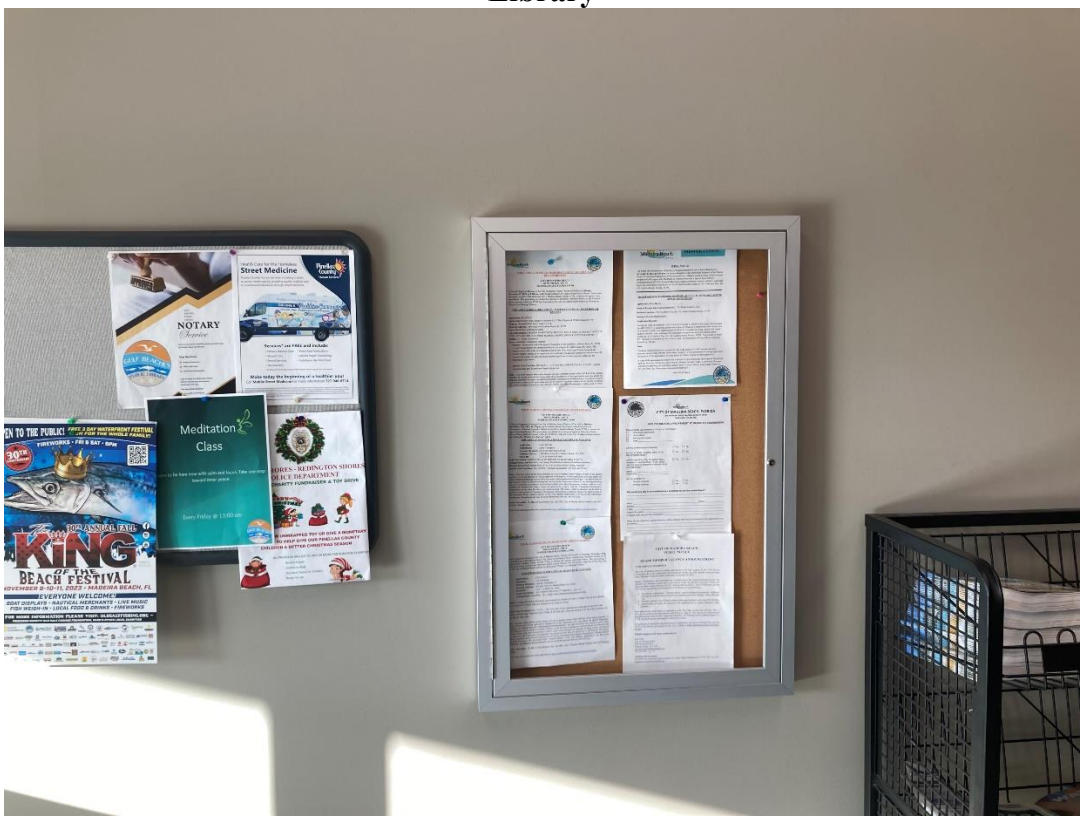
VAR 2023-08 Application 13436 Boca Ciega Avenue

Public Notice_VAR 2023-08 13436 Boca Ciega Ave

City Hall



Library



City Of Madeira Beach FLORIDA

AFFIDAVIT OF MAILING

Date: 11/17/2023

Mailings for Case # VAR 2023-07

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

Lisa Schuermann
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 17 day of November, 20 23.

Personally known or produced _____ as identification.

GRACE KELLY MILLS
Commission # HH 166530
Expires August 18, 2025
Bonded Thru Budget Notary Services

Notary Public Stamp

Grace Mills
Notary Public

11-17-23
Date

*Copy of public notice is attached.

City Of Madeira Beach FLORIDA

AFFIDAVIT OF POSTING

Date: 11/17/2023

Postings for: VAR 2023-07

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

Lisa Schauerman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 17 day of November, 20 23.

Personally known or produced _____ as identification.

GRACE KELLY MILLS
Commission # HH 186530
Expires August 18, 2025
Bonded Thru Budget Notary Services

Notary Public Stamp

Grace Mills
Notary Public

11-17-23
Date

*Copy of public notice is attached.

SPECIAL MAGISTRATE – VARIANCE REQUEST

VAR 2023-08

Staff Report and Recommendation
Special Magistrate Meeting – November 27, 2023

Application:	VAR 2023-08
Applicant:	James Thompson
Property Owner(s):	ACQUISITION GROUP LLC
Property Address:	13436 Boca Ciega Ave, Madeira Beach, FL 33708
Parcel ID:	15-31-15-65304-003-0090
Legal Description:	PAGE'S REPLAT OF MITCHELL'S BEACH BLK C, LOT 9
Zoning/Future Land Use:	R-2, Low Density Multifamily Residential/Residential Medium

Request: Reduce front setback from 20 feet to 12 feet to be same as house [being] removed

Specific Code Provisions: Sec. 110-206. – Setback requirements (1) Front yard: 20 feet

I. Background

The current structure was built in 1941 before the creation of the Madeira Beach Land Development Regulations which contains setback requirements, therefore the house is legally nonconforming. The current structure has a 12 foot front setback which is similar to that of many of the neighboring houses on the south side of Boca Ciega Ave. Additionally, The current structure to be torn down also encroaches into the required seven foot side setback by two feet, being only five feet away from the side property line. The proposed new construction home will conform to the required side setback of seven feet on each side and a total of 15 feet.

II. Variance Criteria (Sec. 2-507(b)) and Analysis

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

> *a. Substandard or irregular-shaped lot. If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations;*

b. Significant vegetation or natural features. If the site contains significant native vegetation or other natural features;

c. Residential neighborhood character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;

d. Public facilities. If the proposed project involves the development of public parks, public facilities, schools, or public utilities;

e. Architectural and/or engineering considerations. If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

Findings: a. *Substandard or irregular shaped lot.* The lot has an irregular triangular shape with two side property lines connecting without a rear property line.

c. Residential neighborhood character. Many other single-family houses on the same side of the street as 13436 Boca Ciega Ave have a 12 foot front yard setback.

e. Architectural and/or engineering considerations. The new construction will be built to meet current flood elevation requirements making it more disaster-resistant. Additionally, the proposed new construction will conform to the side yard setback which the current structure does not meet.

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

Findings: The hardship of the irregularly shaped property was not created by the property owner. The property was platted in 1935 and the home was built in 1941. The property and the home were built before the setback and lot minimum requirements were adopted into the Madeira Beach Code of Ordinances, making the lot & house legally nonconforming.

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

Findings: Approval of the variance will not grant any special privilege to the property. Most neighboring properties do not share the irregular triangular shape that the 13436 Boca Ciega Ave property has. Similar properties in this zoning district along the same street are built within the front setback to the same extent being proposed in this application.

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

Findings: Literal interpretation of the code would reduce the buildable footprint of the lot significantly since the front property line is the longest side of the property. These setbacks were intended to be used on rectangular lots where the front property line is the shorter than the side property lines.

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

Findings: Granting the variance allows for the construction of a reasonably sized single-family home. Reducing the front setback to 12 feet is reasonable because it would match the existing front setback of the current home and would have a similar front setback to homes on neighboring properties.

(6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Findings: The proposed new construction is harmonious with the general intent and purpose of the city Land Development Regulations and will not negatively affect the character of the neighborhood. Allowing the uniformity of front setbacks will be an equitable outcome for the applicant, the public, and neighbors alike.

III. Staff Recommendation:

Staff recommends the approval of this variance.

Submitted by: Joe Petraglia

Attachments: 1) Application with survey of property with proposed new construction
3) Survey of property with existing structure
3) Public Notice mailing and posting

2023-08

CITY OF MADEIRA BEACH

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

SPECIAL MAGISTRATE – VARIANCE APPLICATON

***Applicant:** Name and Address
James Thompson
Innovative Homes + Remodeling Inc
709 Crystal Lake Rd Lutz Fl 33548
Telephone: (727) 425 4737
Email: jt@ihri.us

***Property Owner:** Name and Address
(Nora Coreas) Acquisition Group LLC
13436 Boca Ciega Ave
Madeira Beach
Telephone: (818) 357 6040
Email: Acquisitionmanager360@gmail.com

Application for the property located at: (Street Address or Location of the Vacant Lot)
13436 Boca Ciega Ave Madeira Beach

Legal Description: Page's Replat of Mitchell's Beach
BLK C Lot 9

Lot Area: _____ **Width:** _____ ft. **Depth:** _____ ft.

Zoning District: R-2

Present Structures on Property: Single Family Home (Demo)

Present Use of Property: _____

Date Building Permit Request denied: N A

Variance(s) needed from the zoning requirements: Reduce front setback from 20' to 12' to be same as house removed

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

Special Magistrate Case #:_____

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

Fee: 1800 ☐ **Check #** 0637102967 ☐ **Cash** ☐ **Receipt #** _____

Date Received: ____/____/____ **Received by:** _____

Special Magistrate Case # Assigned: _____

Special Magistrate Hearing Date: ____/____/____ ☐ **Approved** ☐ **Denied**

____ Zoning Variance for Residential Dwelling Units (One, Two or Three Units) $1,800.00 per Variance

____ Zoning Variance for Multi-Family, Tourist Dwellings or Commercial $2,000.00 per Variance

____ After-the-fact Variance $3,600.00 per Variance

X_____ Date: _____/_____/_____
Jenny Rowan, Community Development Director

X_____ Date: _____/_____/_____
Robin Gomez, City Manager

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

Special Magistrate Case #: _____

APPLICATION (Must submit the following analysis)

This application to the Special Magistrate is requesting permission to:

Reduce front set back from 20' to 12'

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

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

1. Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:

   a. *Substandard or irregular shaped lot.* If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations.

   b. *Significant vegetation or natural features.* If the site contains significant native vegetation or other natural features;

   c. *Residential neighborhood character.* If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;

   d. *Public facilities.* If the proposed project involves the development of public parks, public facilities, schools, or public utilities;

   e. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

2. Demonstrate that special condition (s) and circumstance (s) do not result from the actions of the applicant. A self-created hardship shall not justify a variance.

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

4. Demonstrate that the literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development regulations, subpart B of the code and would work unnecessary and undue hardship on the applicant.

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

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

Special Magistrate Case #:_____

OWNER CERTIFICATION

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

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

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

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

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

x Nora Corral
Property Owner's Signature

Date: 10 / 26 / 23

STATE OF California

COUNTY OF Los Angeles

Before me this 26th day of October, ~~2022~~ 2023, _____ appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☐ personally known to me or ☑ has produced US passport as identification.

[SEAL]

ADILA KHAN
Notary Public - California
Los Angeles County
Commission # 2311097
My Comm. Expires Oct 31, 2023

See Attached Certificate

Public Notary Signature

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

DISCLAIMER: According to Florida Statues, 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.

California Jurat Certificate

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles } s.s.

Subscribed and sworn to (or affirmed) before me on this 26th **day of** October (Month),

2023, **by** Nora Elsi Coreas (Name of Signer (1)) **and**

— (Name of Signer (2)), **proved to me on the basis of**

satisfactory evidence to be the person(s) who appeared before me.

Adila Khan
Signature of Notary Public

ADILA KHAN – #2311097
For other required information (Notary Name, Commission No., etc.)

ADILA KHAN
Notary Public - California
Los Angeles County
Commission # 2311097
My Comm. Expires Oct 31, 2023

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Owner Certification

containing ____ **pages, and dated** 10/26/2023

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:
Page # 71 **Entry #** 5
Notary contact: 818-349-2584

Other

☐ Affiant(s) Thumbprint(s) ☐ Describe: ____

Special Magistrate Case #:_____

NON-OWNER (AGENT) CERTIFICATION

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

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

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

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

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

x Nora Corear Date: 10 / 26 / 23

Property Owner's Signature (If other than the property owner)

STATE OF California

COUNTY OF Los Angeles.

Before me this 26th day of October, ~~2022~~ 2023, _____ appeared in person who, being swom, deposes and says that the foregoing is true and correct certification and is ☐ personally known to me or ☐ has produced US Passport as identification.

[SEAL]

ADILA KHAN
Notary Public - California
Los Angeles County
Commission # 2311097
My Comm. Expires Oct 31, 2023

See Attached Certificate

Public Notary Signature

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

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State of California

County of Los Angeles } **s.s.**

Subscribed and sworn to (or affirmed) before me on this 26th **day of** October (Month),

2023, **by** Nora Elsi Coreas (Name of Signer (1)) **and**

— (Name of Signer (2)), **proved to me on the basis of**

satisfactory evidence to be the person(s) who appeared before me.

Adila Khan
Signature of Notary Public

ADILA KHAN - #2311097
For other required information (Notary Name, Commission No., etc.)

ADILA KHAN
Notary Public - California
Los Angeles County
Commission # 2311097
My Comm. Expires Oct 31, 2023

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Non-Owner (agent) Certification.

containing — **pages, and dated** 10/26/2023

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
○ form(s) of identification ○ credible witness(es)

Notarial event is detailed in notary journal on:
Page # 77 **Entry #** 6
Notary contact: 818-349-2584

Other
☐ **Affiant(s) Thumbprint(s)** ☐ **Describe:** ____

Special Magistrate Case #:_____

FOR YOUR RECORDS

SPECIAL MAGISTRATE: REQUIREMENTS AND PROCEDURES (City Code Sec. 2-507)

1) Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:

   a. *Substandard or irregular shaped lot.* If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations.

   b. *Significant vegetation or natural features.* If the site contains significant native vegetation or other natural features;

   c. *Residential neighborhood character.* If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;

   d. *Public facilities.* If the proposed project involves the development of public parks, public facilities, schools, or public utilities;

   e. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

2) The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a variance.
3) Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.
4) Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code and would work unnecessary and undue hardship on the applicant.
5) The variance granted is the minimum variance that will make possible the reasonable use of the land.
6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

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

The hearing will be conducted in the following manner:

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

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

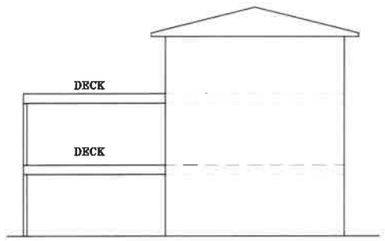
The granting of a variance does not relieve the applicant from obtaining a building permit. The Special Magistrate does not have the authority to grant variances from the 100 Year Flood Level for Residential or Commercial Property.

DISCLAIMER: According to Florida Statues, 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.

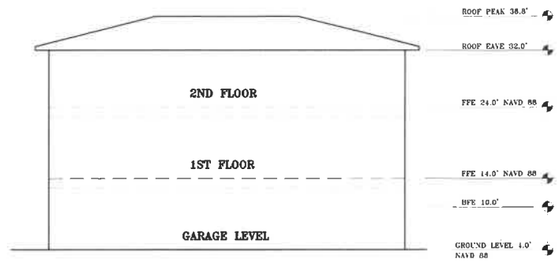
Oct. 26th, 2023
Re; 13436 Boca Ceiga Ave Madeira Beach

Explanations on how the property meets City Code Sec 2-507

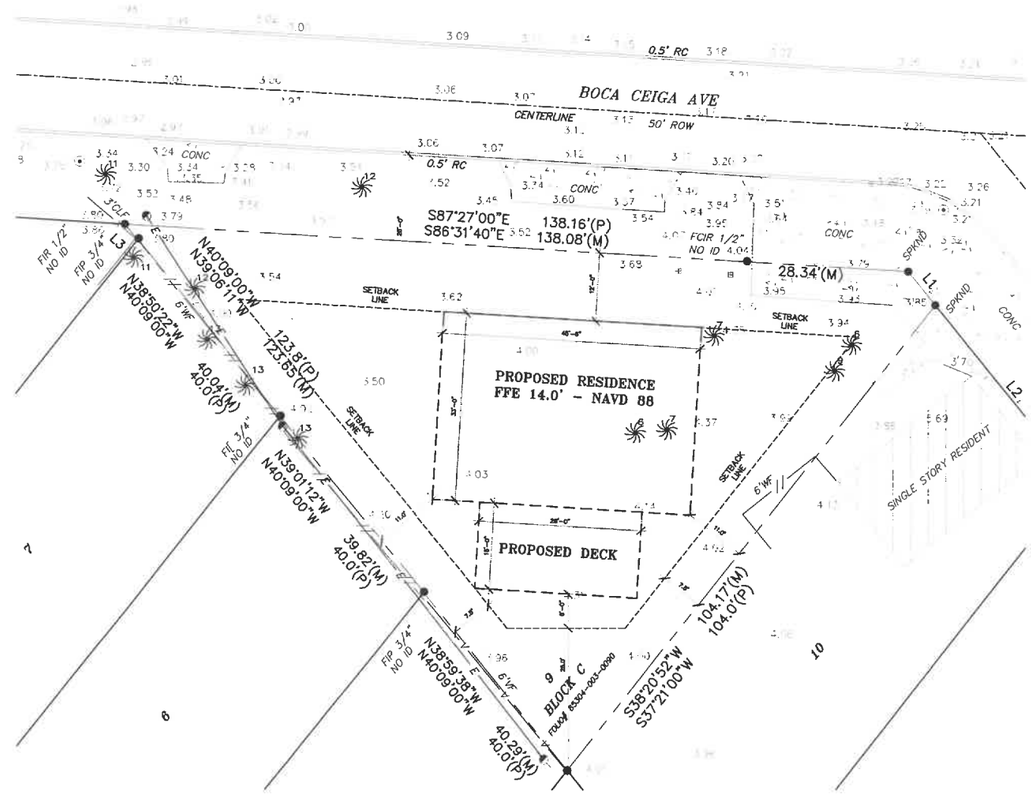
1. The lot is irregularly shaped. Additionally, the new structure will be updated to meet or exceed current building codes. The new structure will be an elevated home.
2. The previous structure was located within the same 12' setback. There are no changes that have been made by applicant.
3. The original structure and multiple structures currently located on the same street have used the 12' mark as their front setback.
4. Multiple homes in the neighborhood have been granted a 12' setback.
5. Returning to set standards previously established will ensure a minimal impact.
6. Allowing the uniformity of front setbacks will be an equitable outcome for the applicant, the public, and neighbors alike.



SIDE ELEVATION VIEW



FRONT ELEVATION VIEW



SITE PLAN

SCALE: 1:10

NORTH

ALL INFORMATION TO BE FIELD VERIFIED

SITE DATA TABLE

FLOOR AREA RATIO		IMPERVIOUS AREA CALCS:	
PROPERTY AREA =	6,673 SQ FT	PROPERTY AREA =	6,673 SQ FT
PROPOSED 1ST FLR. AREA =	1,500 SQ FT	PROPOSED BLDG. AREA =	1,500 SQ FT
PROPOSED 2ND FLR. AREA =	1,500 SQ FT	PROPOSED DECK AREA =	420 SQ FT
TOTAL FLOOR AREA =	3,000 SQ FT (44.9%)	TOTAL IMPERVIOUS AREA =	1,920 SQ FT (28.7%)

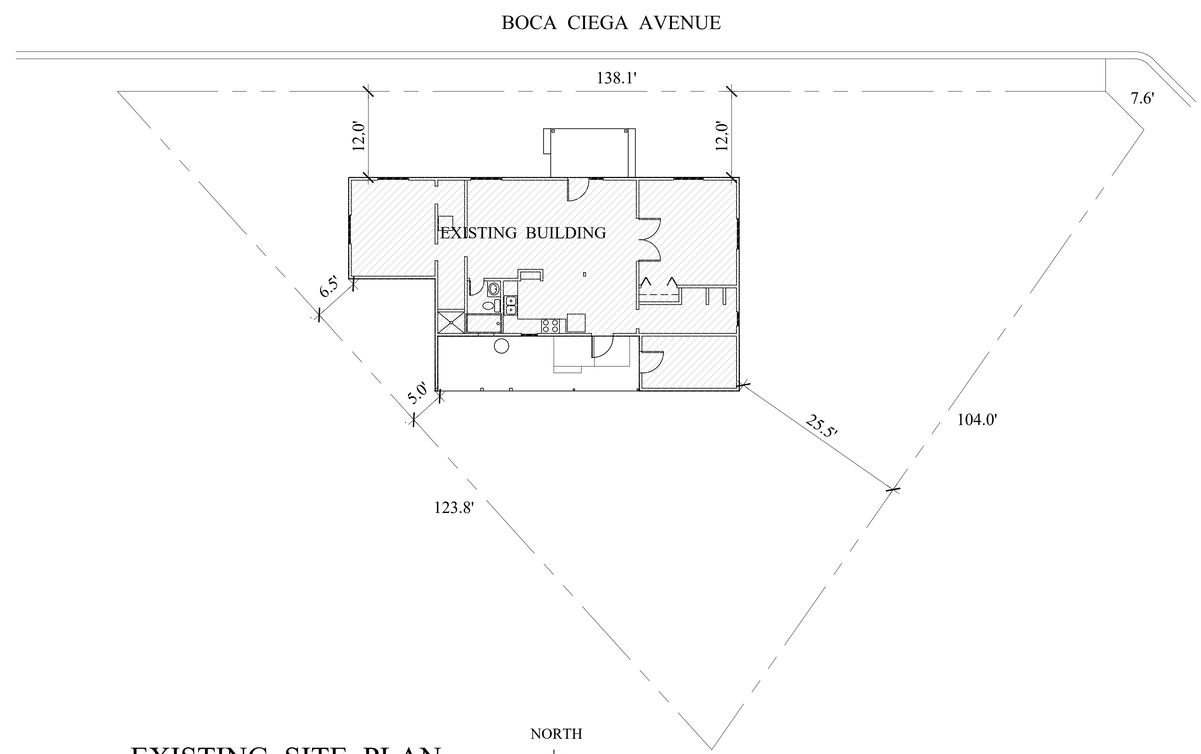
SEAL

Richard Coates, P.E.
P.O. BOX 8374
CLEARWATER, FLORIDA 33758
FLORIDA LICENSED ENGINEER #54133
RLVCPE@GMAIL.COM 727.755.1609

EXISTING SITE PLAN
13436 BOCA CIEGA AVE
MADERIA BEACH, FLORIDA 33708

JULY 5, 2023
DESIGN BY:
CHECKED BY:
REVISIONS:

C2



EXISTING SITE PLAN

SCALE: 1:10

NORTH

ALL INFORMATION TO BE FIELD VERIFIED

SEAL

Richard Coates, P.E.
P.O. BOX 8374
CLEARWATER, FLORIDA 33758
FLORIDA LICENSED ENGINEER # 54133
RLVCPE@GMAIL.COM 727.755.1609

EXISTING SITE PLAN
13436 BOCA CIEGA AVE
MADERIA BEACH, FLORIDA 33708

JULY 5, 2023
DESIGN BY:
CHECKED BY:
REVISIONS:

C1

City Of Madeira Beach FLORIDA

AFFIDAVIT OF MAILING

Date: 11/17/2023

Mailings for Case # VAR-2023-08

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

Lisa Schermann
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 17 day of November, 20 23.

Personally known or produced _____ as identification.

GRACE KELLY MILLS
Commission # HH 166530
Expires August 18, 2025
Bonded Thru Budget Notary Services

Notary Public Stamp

Grace Mills
Notary Public

11-17-23
Date

*Copy of public notice is attached.

City Of Madeira Beach FLORIDA

AFFIDAVIT OF POSTING

Date: 11/17/2023

Postings for: VAR 2023-08

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

Lisa Scheuerman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 17 day of November, 20 23.

Personally known or produced _____ as identification.

NOTARY PUBLIC STATE OF FLORIDA
GRACE KELLY MILLS
Commission # HH 166530
Expires August 18, 2025
Bonded Thru Budget Notary Services

Grace Mills
Notary Public

11-17-23
Date

Notary Public Stamp

*Copy of public notice is attached.

PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

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

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **Monday, November 27th, 2023**, **at 2:00p.m.**, at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE

Application: VAR 2023-08
Applicant(s): James Thompson
Property Owner(s): ACQUISITION GROUP LLC
Property Address: 13436 Boca Ciega Ave, Madeira Beach, FL 33708
Parcel ID: 15-31-15-65304-003-0090
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK C, LOT 9
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium
Request: Reduce front setback from 20' to 12' to be same as house [being] removed
Specific Code Provisions: Sec. 110-206. – Setback requirements (1) Front yard: 20 feet

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

Posted: November 17, 2023, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library

View more information about this application at https://madeirabeachfl.gov/plan-review-documents/

NOTICE OF INTENT TO BE AN AFFECTED PARTY

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

_____

Telephone: _____ Fax: _____

Email: _____

APPLICATION INFORMATION

Case No or Application No., whichever applies: _____

Applicant's Name: _____

_____ _____

Signature of Affected Person Date

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

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

Run Date: 09 Nov 2023
Subject Parcel: 15-31-15-65304-003-0090
Radius: 300 feet
Parcel Count: 51
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.

TROLESI, JON TRE
TROLESI, JON A REV TRUST 2013
PO BOX 169
ANDERSON, CA 96007-0169

BEUTLICH, SCOTT C & MICHELLE M TRUST
BEUTLICH, SCOTT C TRE
525 JUANITA VISTA
CRYSTAL LAKE, IL 60014-4025

SHERMAN, PAIGE
LOADER-SHERMAN, TRACY
PSC 817 BOX 1964
FPO AE, 09622-0020

NEUBARTH, ROBERT G
NEUBARTH, BEVERLY S
315 COLUMBIA DR
LAKE WORTH, FL 33460-6203

HALENDA, ROBIN
HALENDA, DAVID
13355 1ST ST E
MADEIRA BEACH, FL 33708-1831

DESCHAPELL, OSVALDO
DESCHAPELL, ROSA M
13411 1ST ST E
MADEIRA BEACH, FL 33708-2403

WILLIAMS, DOROTHY
WILLIAMS, DESMOND
13439 1ST ST E
MADEIRA BEACH, FL 33708-2403

LITKE, EDWARD H AND ALICE LIVING TRUST
LITKE, ALICE TRE
13401 1ST ST E
MADEIRA BEACH, FL 33708-2403

DUBE, CYNTHIA
DUBE, MICHAEL
13517 1ST ST E
MADEIRA BEACH, FL 33708-2405

GREENE, DAVID J
DONOVAN, CECELIA L
13510 1ST ST E
MADEIRA BEACH, FL 33708-2406

BYAM, CHRISTINE M
BYAM, PAUL S
13500 1ST ST E
MADEIRA BEACH, FL 33708-2406

COLEMAN, CHARLES J JR
HESS, SUSAN E
13354 2ND ST E
MADEIRA BEACH, FL 33708-2410

ALICEA, ROBERT W
ALICEA, CYNTHIA L
13414 2ND ST E
MADEIRA BEACH, FL 33708-2412

ARTABASY, SUSAN G
ARTABASY, JEFFREY R
190 134TH AVE E
MADEIRA BEACH, FL 33708-2427

TAYLOR, ALISON M
BRITIGAN, STEPHEN S
13355 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2443

CHURCH, KIM A
CHURCH, TIMOTHY A
13413 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2445

NAUDA, ALEXANDER
NAUDA, CECELIA A
13403 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2445

MYERS, KENNETH
MYERS, SARAH
13435 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2445

SULLIVAN, JAMES WADE
SULLIVAN, SHANNON
13411 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2445

VIGIL, RONALD
VIGIL, SHARON R
244 137TH AVE CIR
MADEIRA BEACH, FL 33708-2508

VOLPE, JOHN A REV LIV TRUST
VOLPE, VINCENT III
13715 GULF BLVD
MADEIRA BEACH, FL 33708-2532

CHARTERED CAPITAL HOLDINGS LLC TRE
13407 BOCA CIEGA LAND TRUST
7711 POINTVIEW CIR
ORLANDO, FL 32836-6351

BROGAN, PATRICIA C REVOCABLE LIVING TRUST
BROGAN, PATRICIA C TRE
6850 84TH AVE N
PINELLAS PARK, FL 33781-1149

FRAME, BEVERLY
FRAME, JIM
7935 CAUSEWAY BLVD N
ST PETERSBURG, FL 33707-1007

KOHAN-SHOHET, KEYVAN & STEPHANIE LIVING TRUST
KOHAN-SHOHET, KEYVAN TRE
1919 80TH ST N
ST PETERSBURG, FL 33710-3707

BRKIC, ANDRO
BRKIC, RAJKO
2036 CENTRAL AVE
ST PETERSBURG, FL 33712-1223

WARREN, LARRY REV LIVING TRUST
EARL, LARRY WARREN TRE
12200 1ST ST W APT 103
TREASURE ISLAND, FL 33706-5163

ARROYO, ROBERT D
13433 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2445

VANDERHEUVEL, KIMBERLY K
13328 2ND ST E
MADEIRA BEACH, FL 33708-2410

LITKE, EDWARD FRANCIS
13418 1ST ST E
MADEIRA BEACH, FL 33708-2404

SEYMOUR, JODI LYNN
13421 1ST ST E
MADEIRA BEACH, FL 33708-2403

ANDREVICH, ROBERT
13515 1ST ST E
MADEIRA BEACH, FL 33708-2405

LYNCH, ELIZABETH M
13412 2ND ST E
MADEIRA BEACH, FL 33708-2412

13435 GULF BLVD LLC
10121 TARPON DR
TREASURE ISLAND, FL 33706-3122

FOX, CHRISTINE K
13436 1ST ST E
MADEIRA BEACH, FL 33708-2404

A T B S FUTURE LLC
13495 GULF BLVD
MADEIRA BEACH, FL 33708-2515

SZUWALA, DANIEL PAUL
13505 GULF BLVD
MADEIRA BEACH, FL 33708-2979

HOFER, CHARLES E
13341 1ST ST E
MADEIRA BEACH, FL 33708-2401

KUEBLER, STEVEN
13505 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2447

ELLIS, LAURA R
13519 1ST ST E
MADEIRA BEACH, FL 33708-2487

13435 GULF BLVD LLC
10121 TARPON DR
TREASURE ISLAND, FL 33706-3122

FRACALOSSI, BRAD
13437 1ST ST E
MADEIRA BEACH, FL 33708-2403

MEARES, EDWIN S
13434 1ST ST E
MADEIRA BEACH, FL 33708-2466

HERNANDEZ, ESTEBAN
306 HARTS OAK PL
SEFFNER, FL 33584-4768

16-6 CENTER STREET LLC
1127 BRIGANTINE DR
CHARLESTON, SC 29412-8901

ARCHIBALD, ALEX M JR
11714 ABBEY WAY
SAN ANTONIO, TX 78253-5958

ROSENTHAL, JOSHUA
13342 3RD ST E
MADEIRA BEACH, FL 33708-2418

DAWSON, PENNY E
13405 1ST ST E
MADEIRA BEACH, FL 33708-2403

TARNAWA, ANDREW
13443 1ST ST E
MADEIRA BEACH, FL 33708-2403

13454 1ST E LLC
18552 SW 55TH ST
MIRAMAR, FL 33029-6294

TAYLOR, TIMOTHY A
13444 1ST ST E
MADEIRA BEACH, FL 33708-2484

Property

Website

November Special Magistrate Meeting

SE 2023-02 Alligator Attraction LLC

SE 2023-02 Alligator Attraction LLC Application

Public Notice_SE 2023-02 Alligator Attraction LLC

VAR 2023-07 816 Bay Point Dr

VAR 2023-07_816 Bay Point Dr_Application

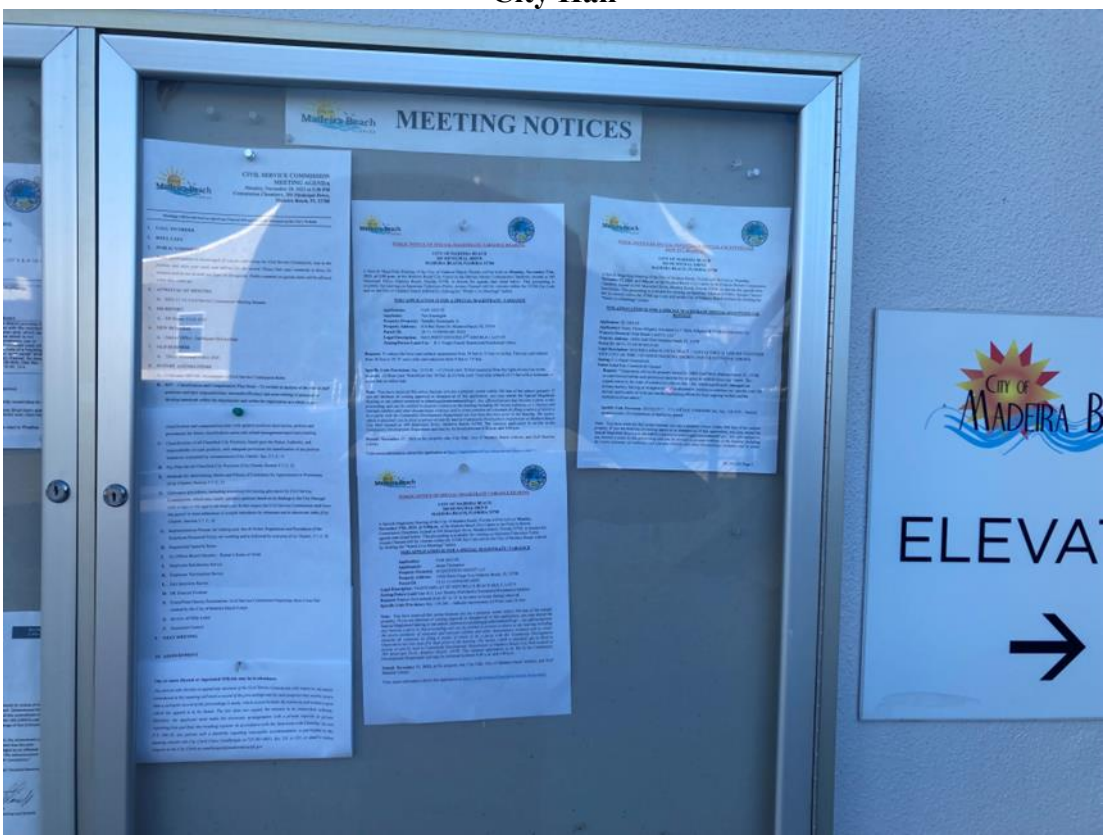
Public Notice_VAR 2023-07 816 Bay Point Dr

VAR 2023-08 13436 Boca Ciega Ave

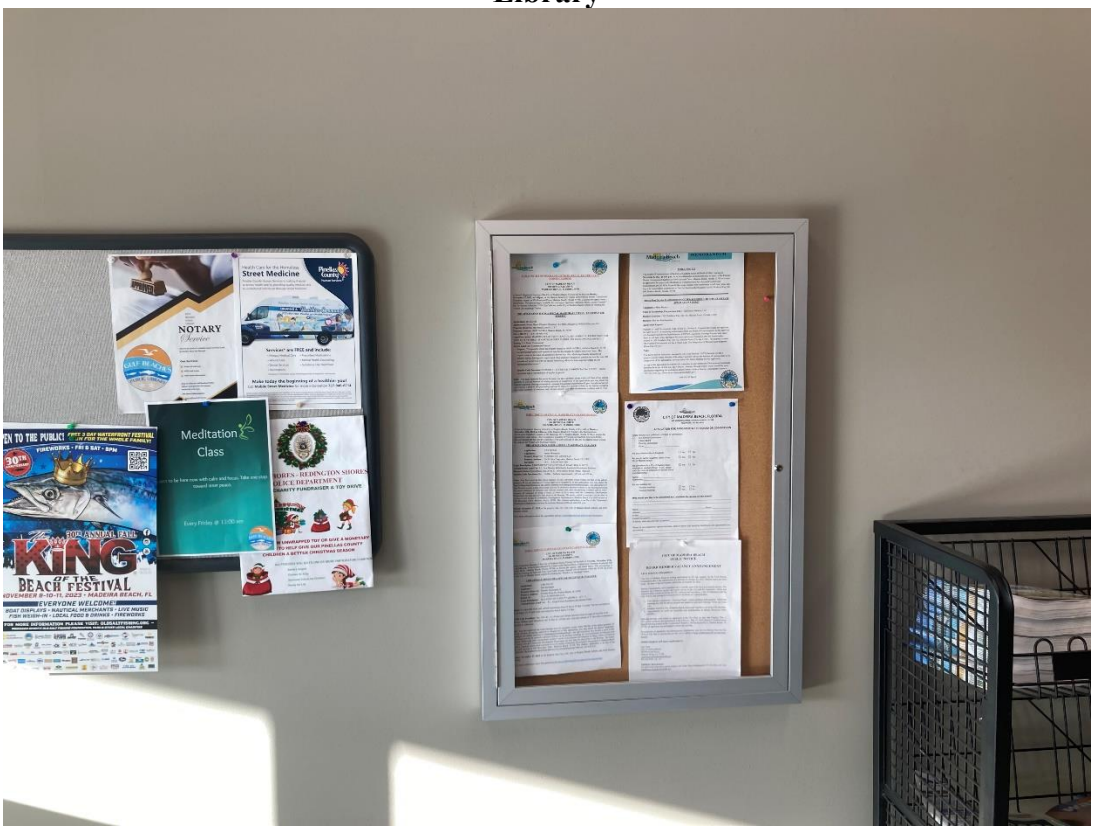
VAR 2023-08 Application 13436 Boca Ciega Avenue

Public Notice_VAR 2023-08 13436 Boca Ciega Ave

City Hall



Library



SPECIAL MAGISTRATE – SPECIAL EXCEPTION USE REQUEST

SE 2023-02

Staff Report and Recommendation
Special Magistrate Meeting – November 27, 2023

Application:	SE 2023-02
Applicant:	Sonny Flynn Alligator Attraction LLC DBA Alligator & Wildlife Discovery Ctr
Property Owner(s):	Mad Beach Land Co. LLC
Property Address(s):	14805 Gulf Blvd Madeira Beach, FL 33708
Parcel ID(s):	09-31-15-54198-002-0160
Legal Description:	MADEIRA BEACH VISTA TRACT 2 LOTS 16 THRU 21 LESS RD TOGETHER WITH LOTS 140 THRU 145 NORTH MADEIRA SHORES (PER O.R.'S 3759/39 & 1506/382)
Zoning/Future Land Use:	C-3, Retail Commercial/Commercial General

Applicant's Request: "Temporarily utilize the property located at 14805 Gulf Blvd, Madeira Beach, FL 33708 as a provisional habitat and operational base for the Alligator & Wildlife Discovery Center. This request comes in the wake of a destructive fire on July 13th, which significantly damaged our primary facility, leaving us in urgent need of an alternative location to continue our care for over 100 animals and to carry on with our crucial fundraising efforts for their ongoing welfare and the restoration of our center."

Specific Code Provision: DIVISION 7. – C-3, RETAIL COMMERCIAL Sec. 110-319. – Special exception uses. (10) Exhibition of reptiles by permit

I. Background

The applicant is applying for a Special Exception Use to operate their reptile exhibition facility in what was formally a Bank of America. The property is in the C-3, Retail Commercial Zoning District and has a Future Land Use designation of Commercial General. A reptile exhibition as a primary use of the property is an allowed Special Exception Use in the C-3 Zoning District.

II. Special Exception Use

(1) That the use is a permitted special use.

Findings: In the Madeira Beach Code of Ordinances, Division 7. - C-3, Retail Commercial Sec. 110-319. - Special exception uses. (10) allows for a reptile exhibition to be a permitted use with the approval of a Special Exception Use by the Special Magistrate.

(2) That the use is so designed, located and proposed to be operated that the public health, safety, welfare, and convenience will be protected.

Findings: Public health, safety, welfare, and convenience would be protected if this use were to be approved at this location. The proposed exhibition facility will be designed for animal and human interactions and education. The proposed exhibition facility will be located in an existing commercial structure and has a dedicated surface parking lot. The property is located along Gulf Boulevard, which is a major commercial corridor and is adjacent to other commercial uses.

(3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

Findings: This address was previously used for a commercial use, and neighboring properties have commercial uses. Therefore, the value of other properties in this neighborhood should not be substantially injured. The property is located between two other commercial facilities and the structure itself is setback from neighboring properties.

(4) That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.

Findings: The properties on either side are retail commercial uses. An exhibition center is compatible with the adjoining development and fits the character of the C-3 Zoning District which allows for a variety of commercial uses.

(5) That adequate landscaping and screening is provided as required in the land development regulations or otherwise required.

Findings: The landscaping of 14805 Gulf Blvd will not change. The property will be changing from one commercial use to another commercial use without any planned work on the exterior of the property. Additionally, this proposed exhibition facility use will only be a temporary use at this location. When their previous location is repaired, they will return to operate at the previous location.

(6) That adequate off-street parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

Findings: Off-street parking at this address far exceeds that of what is required under Sec. 110-971 of Madeira Beach city code. City code requires one space per 300 square feet GFA for retail and services. The Pinellas County property appraiser shows this address to have a total heated area of 4,580 square feet which requires 16 parking spaces. Google Earth images of this property from 2023 shows more than double this number of parking spaces.

(7) That the use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.

Findings: The proposed Special Exception Use conforms with all applicable regulations governing the C-3 Zoning District.

(8) If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.

Findings: No variances needed or requested.

(9) Special exception use will not grant the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.

Findings: Any property within the C-3 Retail Commercial Zoning District can apply for a Special Exception Use to allow for a reptile exhibition as a principal permitted use of the property. Granting a Special Exception Use would not grant the land more privilege than the best use available in a zone where the proposed Special Exception Use would be a principal permitted use.

(10) No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines, or penalties owed to the city by the applicant or the owner or possessor of the property under any section of the Code.

Findings: The fees have been waived due to current circumstances after the building fire at their original facility located in John's Pass Village.

III. Staff Recommendation:

Staff recommends the approval of SE 2023-02.

Submitted by:

Joseph Petraglia

Attachments:

1) Application and Attachments

2) Public Notice Mailing and Posting Packet

SMSE #: _____

CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244
planning@madeirabeachfl.gov

SPECIAL MAGISTRATE – ARTICLE IV. - SPECIAL EXCEPTION USES

Application Request for Special Exception Use..... $1,800.00

Applicant Name:
SONNY FLYNN
ALLIGATOR ATTRACTION LLC
DBA ALLIGATOR & WILDLIFE DISCOVERY CTR

Property Owner Name:
MAD BEACH LAND CO. LLC

Applicant Address:
12973 VILLAGE BLVD
MADEIRA BEACH, FL 33708

Property Owner Address:
14805 GULF BLVD
MADEIRA BEACH, FL 33708

Telephone: 727 329 8751

Email: alligatorattraction@gmail.com

Telephone: 813 245 0015

Email: JEFFBEGGINS@C21BE.COM

Application for the property located at: (Street Address or location of the vacant lot)

14805 GULF BLVD, MADEIRA BEACH, FL 33708

Legal Description: MADEIRA BEACH VISTA TRACT 2 LOTS 16 THRU 21 LESS RD TOGETHER WITH LOTS 140 THRU 145 N. MADEIRA SHORES (PER O.R'S 3759/394 & 1506/382)

Zoning District: C3

Future Land Use: CG

PLEASE ATTACH REQUIRED SUPPORTING MATERIALS:
SITE PLAN, ANSWERS TO CRITERIA QUESTIONS, PICTURES, DEED, SURVEYOR'S SKETCH, DRAWINGS, ETC.

SMSE #: _____ Item 5C.

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

Fee: $1,800.00 ☑ Check # _____ ☐ Cash ☐ Receipt # _____

Date Received: _____ Received by: _____

Special Magistrate Case # Assigned: _____

Special Magistrate Hearing Date: _____ ☐ Approved ☐ Denied

_____ Date: _____

Community Development Staff

_____ Date: _____

Robin Gomez, City Manager

This Special exception use application to the Special Magistrate is requesting permission to:

TEMPORARILY UTILIZE THE PROPERTY LOCATED AT 14805 GULF BLVD, MADEIRA BEACH, FL 33708, AS A PROVISIONAL HABITAT AND OPERATIONAL BASE FOR THE ALLIGATOR & WILDLIFE DISCOVERY CENTER. THIS REQUEST COMES IN THE WAKE OF A DESTRUCTIVE FIRE ON JULY 13TH, WHICH SIGNIFICANTLY DAMAGED OUR PRIMARY FACILITY, LEAVING US IN URGENT NEED OF AN ALTERNATIVE LOCATION TO CONTINUE OUR CARE FOR OVER 100 ANIMALS AND TO CARRY ON WITH OUR CRUCIAL FUNDRAISING EFFORTS FOR THEIR ONGOING WELFARE AND THE RESTORATION OF OUR CENTER.

SMSE #: _____

CERTIFICATION

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

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

It is hereby acknowledged that the filing of 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 Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance and the procedure, which will take place at the Public Hearing.

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

_____ 11/8/23

Property Owner's Signature *Date*

STATE OF FL

COUNTY OF Pinellas

Before me this 8th day of November, 2023, Jeff Beggins appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☒ personally known to me or ☒ has produced Drivers License as identification.

[SEAL]

KATHRYN J MACKINNON
Notary Public - State of Florida
Commission # HH 226566
My Comm. Expires Feb 23, 2026
Bonded through National Notary Assn.

_____

Public Notary Signature

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

Sec. 2-506. Special exception uses.

(a) The special magistrate shall hear and decide special exception uses; decide such questions as are involved in determining if special exception uses should be granted; and grant special exception uses with appropriate conditions and safeguards; or to deny special exception uses when not in harmony with the purpose and intent of the city land development regulations.

(b) In considering an application for special exception use, the special magistrate shall consider the "specific requirements" as outlined in chapter 110, article IV.

(c) In granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest and that it meets all conditions set for the requested special exception throughout the Land Development Code. Such decision shall be reached only after receipt of a written report from the city planning official and after the holding of a public hearing. Failure of the city planning official to submit a written report within 30 days after a referral from the special magistrate shall be deemed as recommendation of no objection to the application by the city planning official. In granting any special exception use, the special magistrate, in addition to the standards enumerated in chapter 110, article IV, may prescribe appropriate conditions and safeguards in conformity with this division. Violation of such conditions and safeguards, when made a part of the terms under which the special exception use is granted, shall be deemed a violation of this Code. The special magistrate may prescribe a reasonable time limit within which the action for which the special exception use is required shall begin or be completed or both.

(Ord. No. 1019, § 1, 5-25-04; Ord. No. 1050, § 3, 8-9-05; Ord. No. 1071, § 3(Exh. A, § 2), 2-28-06; Ord. No. 2019-16 , § 1, 6-10-20)

ARTICLE IV. - SPECIAL EXCEPTION USES

Sec. 110-121. – Authorization by special magistrate.

Special exception uses shall be permitted only upon authorization by the special magistrate.

Sec. 110-122. – Denial.

The special magistrate may deny special exception uses when not in harmony with the purpose and intent of the City land development regulations as outlined in this article.

Sec. 110-123. – Reimbursement of expenses.

The applicant shall provide for reimbursement of all expenses incurred by the City, deemed necessary by the city manager or his/her designee, to review and process a special exception use request.

Expenses may include, but are not limited to, any technical, engineering, planning, landscaping, surveying, legal or architectural services, and advertising.

Within 30 days of the date of receipt of any invoice for such services, the applicant shall reimburse the City for such costs. Failure by the applicant to make such reimbursement when due shall delay the release of a development permit until paid.

Sec. 110-124. – Standards and requirements.

(a) In consideration of granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest. The local planning agency shall issue a written report within 30 days after consideration by the local planning agency. In granting any special exception use, the special magistrate, in addition to the standards enumerated in this article, may prescribe appropriate conditions and safeguards,

when made a part of the terms under which the special exception use is granted, shall be deemed a violation of the land development regulations. The special magistrate may prescribe a reasonable time limit within which the action for which the special exception use is required shall commence, be completed, or both.

(b) Such uses shall be found by the special magistrate to comply with the following requirements and other applicable requirements:

(1) That the use is a permitted special use.

(2) That the use is so designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected.

(3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

(4) That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.

(5) That adequate landscaping and screening is provided as required in the land development regulations, or otherwise required.

(6) That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

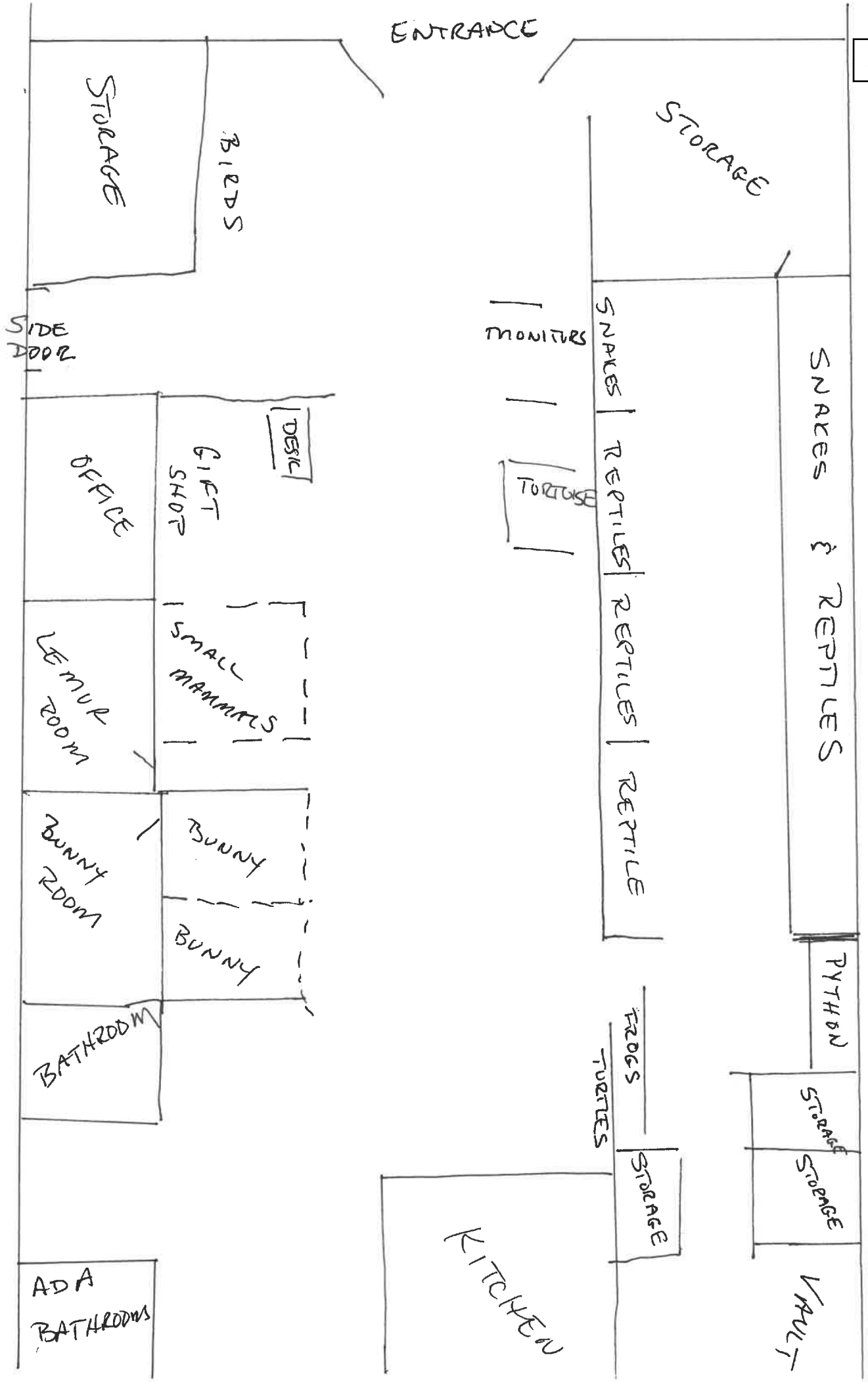
(7) That the use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.

(8) If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.

(9) Special exception use will not grant to the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.

(10) No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines for penalties owed to the City by the applicant of the owner or possessor of the property under any section of the code.

1. YES SPECIAL USE IS PERMITTED
2. YES PUBLIC WELFARE, SAFETY IS DESIGNED FOR SPECIFICALLY FOR ANIMAL AND HUMAN INTERACTIONS & EDUCATION
3. USE IS FOR EDUCATION & CONSERVATION
4. YES USE IS COMPATIBLE WITH ADJOINING DEVELOPMENT AND CURRENT TOURIST DISTRICT
5. LANDSCAPING & SCREENING IS NOT CHANGING AND IS ADEQUATE AND IS AS REQUIRED BY COUNTY & CITY.
6. PARKING IS MORE THAN ADEQUATE FOR TEMPORARY USE OF BUILDING. ADDITIONAL BEACH PARKING AVAILABLE.
7. USE CONFORMS WITH ALL REGULATIONS.
8. NO VARIANCE IS DESIRED - CURRENT LOCATION C-3 ZONE
9. NO ADDITIONAL LAND IS NEEDED
10. FEES WAIVED DUE TO CURRENT CIRCUMSTANCES AFTER BUILDING FIRE


ENTRANCE
STORAGE
BIRDS
STORAGE
SIDE DOOR
MONITORS
SNAKES
REPTILES
REPTILES
REPTILE
TORTOISE
SNAKES & REPTILES
DESK
GIFT SHOP
OFFICE
SMALL MAMMALS
LEMUR ROOM
BUNNY
BUNNY
BUNNY ROOM
BATHROOM
PYTHON
FROGS
TURTLES
STORAGE
STORAGE
STORAGE
KITCHEN
ADA BATHROOMS
VAULT

City Of Madeira Beach FLORIDA

AFFIDAVIT OF POSTING

Date: 11/17/2023

Postings for: SE-2023-02

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

Lisa Schuerman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 17 day of November, 20 23.

Personally known or produced _____ as identification.

Grace Mills
Notary Public

11-17-23
Date

GRACE KELLY MILLS
Commission # HH 166530
Expires August 18, 2025
Bonded Thru Budget Notary Services

Notary Public Stamp

*Copy of public notice is attached.

City Of Madeira Beach FLORIDA

AFFIDAVIT OF MAILING

Date: 11/17/2023

Mailings for Case # SE 2023-02

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

Lisa Scheumann
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 17 day of November, 20 23.

Personally known or produced _____ as identification.

NOTARY PUBLIC STATE OF FLORIDA
GRACE KELLY MILLS
Commission # HH 166530
Expires August 18, 2025
Bonded Thru Budget Notary Services

Notary Public Stamp

Grace Mills
Notary Public

11-17-23
Date

*Copy of public notice is attached.

PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST HEARING

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

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **Monday, November 27, 2023**, **at 2:00p.m.**, at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST

Application: SE 2023-02
Applicant(s): Sonny Flynn Alligator Attraction LLC DBA Alligator & Wildlife Discovery Ctr
Property Owner(s): Mad Beach Land Co. LLC
Property Address: 14805 Gulf Blvd Madeira Beach, FL 33708
Parcel ID: 09-31-15-54198-002-0160
Legal Description: MADEIRA BEACH VISTA TRACT 2 LOTS 16 THRU 21 LESS RD TOGETHER WITH LOTS 140 THRU 145 NORTH MADEIRA SHORES (PER O.R.'S 3759/39 & 1506/382)
Zoning: C-3, Retail Commercial
Future Land Use: Commercial General

Request: "Temporarily utilize the property located at 14805 Gulf Blvd, Madeira Beach, FL 33708 as a provisional habitat and operational base for the alligator & wildlife discovery Center. This request comes in the wake of a destructive fire on July 13th, which significantly damaged our primary facility, leaving us in urgent need of an alternative location to continue our care for over 100 animals and to carry on with our crucial fundraising efforts for their ongoing welfare and the restoration of our center."

Specific Code Provision: DIVISION 7. – C-3, RETAIL COMMERCIAL Sec. 110-319. – Special exception uses. (10) Exhibition of reptiles by permit

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comment to planning@madeirabeachfl.gov. *Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-*

examine all witnesses by filing a notice of intent to be a party with the Community Developm Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The application for SE 2023-01 is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

Posted: November 17, 2023, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library

View more information about this application at https://madeirabeachfl.gov/plan-review-documents/

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

Run Date: 15 Nov 2023
Subject Parcel: 09-31-15-54198-002-0160
Radius: 300 feet
Parcel Count: 267
Total pages: 10

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.

DE ROSE, LUIGI G
DE ROSE, MARIO
C/O PACIFIC HOMES LTD
1-2 HOLLAND DR
BOLTON ON L7E 1E1,

WALKINGTON, WILLIAM G
WALKINGTON, PATRICIA
C/O WALKINGTON, WILLIAM G
5108 VALLEY DR
MCFARLAND, WI 53558-9673

GOODWIN, DAVID F
GOODWIN, SONIA T
7313 HOURGLASS DR
APOLLO BEACH, FL 33572-1581

RATCLIFFE, CATHERINE
RATCLIFFE, AARON GRANT
6804 GUILFORD CREST DR
APOLLO BEACH, FL 33572-1704

GOODPASTURE, BRIAN
GOODPASTURE, ANDREA
14642 EUSTON RD
BELLA VISTA, AR 72714-4044

MUCHALA, EDWARD J
MUCHALA, LURESE M
8784 WINDING PRAIRIE TRL
BELVIDERE, IL 61008-7905

MARA-DRITA, IONA TRE
MARA-DRITA, IONA FAMILY LIV TRUST
2290 VASSAR DR
BOULDER, CO 80305-5611

14715 LAND TRUST
WORLDWIDE TRUSTEE SERVICES LLC TRE
1521 OAKFIELD DR
BRANDON, FL 33511-4856

14715 LAND TRUST
WORLDWIDE TRUSTEE SERVICES LLC TRE
1521 OAKFIELD DR
BRANDON, FL 33511-4856

14715 LAND TRUST
WORLDWIDE TRUSTEE SERVICES LLC TRE
1521 OAKFIELD DR
BRANDON, FL 33511-4856

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1521 OAKFIELD DR
BRANDON, FL 33511-4856

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1521 OAKFIELD DR
BRANDON, FL 33511-4856

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1521 OAKFIELD DR
BRANDON, FL 33511-4856

14715 LAND TRUST
WORLDWIDE TRUSTEE SERVICES LLC TRE
1521 OAKFIELD DR
BRANDON, FL 33511-4856

14715 LAND TRUST
WORLDWIDE TRUSTEE SERVICES LLC TRE
1521 OAKFIELD DR
BRANDON, FL 33511-4856

KUDRNA, PATRICIA B TRE
KUDRNA, BETTY N TRE
3810 RAYMOND AVE
BROOKFIELD, IL 60513-1568

FINKLER, BRUCE B TRE
FINKLER, CHARLOTTE M TRE
358 NORTHBRIDGE CT
BRUNSWICK, OH 44212-1896

HIRTE, HOLGER
TAYLOR, LOUISE
2063 COUNTRY CLUB DR
BURLINGTON ON L7M 3V4,
CANADA

BEWERNICK, BEVERLY
329 EAST CHESTERMERE DR
CHESTERMERE AB T1X 1A3,
CANADA

FLORIDA FUDGE INC
25-18343 LESSARD RD
EDMONTON AB T6M 0A2,
CANADA

JEVREMOVIC, KATARINA
28 BROADWAY AVE
TORONTO ON M4P 1T5,
CANADA

LEONARDO INVESTMENTS LTD
1-56 PENNSYLVANIA AVE
CONCORD ON L4K 3V9,
CANADA

MULLINS, PATRICK
156 FOREST RD
CARBONEAR NL A1Y 1A6,
CANADA

HARRIS, THOMAS J
HARRIS, LOUISE E
PO BOX 699 STN MAIN
CARBONEAR NL A1Y 1C2,
CANADA

HAWLEY, CHARLES R TRE
HAWLEY, SUSAN B TRE
1717 LUKER DR
CASPER, WY 82609

HINES, LINDA E REVOCABLE TRUST
HINES, V DOUGLAS REVOCABLE TRUST
11 FAIRFIELD DR
CATONSVILLE, MD 21228-5026

SAUTER, JOSEPH N
SAUTER, BROOKE A
578 PEPPER RIDGE RD
CINCINNATI, OH 45244-1247

PINELLAS COUNTY
ATTN: ENGINEERING R/W
315 COURT ST
CLEARWATER, FL 33756-5165

STEVENS, RANDAL C
STEVENS, AMY L
16590 CREEKSIDE CIR
CLIVE, IA 50325-2217

BAKER, WANDA JO TRUST
BAKER, WANDA JO TRE
4609 ROUNDUP RD
EDMOND, OK 73034-9546

MASSEY, CHARLES H
MASSEY, SUSAN C
4531 SHADY OAK WAY
FAIR OAKS, CA 95628

DEXTER, DAVID W
DEXTER, PATRICIA A
6297 STONEBRIDGE DR
FAIRVIEW, PA 16415-2935

ALVES, NELSON C
ALVES, VICTORIA J OLSON
120 CREEKWOOD DR
FEASTERVILLE TREVOSE, PA 19053-2249

KRESS, DAVID C TRE
KRESS, DEANNA C TRE
7464 CARTER CIR N
FRANKLIN, WI 53132-8122

DALY, JAMES LEO
DALY, MARGARET LOUISE
43 SAN MARINO CRES
HAMILTON ON L9C 2B6,
CANADA

DALY, JAMES L
DALY, MARGARET
43 SAN MARINO CRES
HAMILTON ON L9C 2B6,
CANADA

DALY, BRIAN MICHAEL
DALY, KEVIN
28 NELLIDA CRES
HAMILTON ON L9C 7P8,
CANADA

ZEMANEK, GLENN J
ZEMANEK, ANASTASIA
6 HOMEWOOD RD
HARTSDALE, NY 10530-1606

BIANCHI, ROBERT C TRE
BIANCHI, ROBERT C LIVING TRUST
6300 ROCKSIDE RD STE 302
INDEPENDENCE, OH 44131-2221

ABDELAAL, SALMA M
ABDELHAMEED, MAGDY H
100 WINDRUSH BLVD UNIT 3
INDIAN ROCKS BEACH, FL 33785-2999

LUMIA, FRANCO
BENTIVEGNA, FRANCA
118 13TH AVE
INDIAN ROCKS BEACH, FL 33785-3728

OLSON, DONALD R
OLSON, JAMI
486 CAMP ST
JAMESTOWN, NY 14701-9236

BEWERNICK, HAROLD
BEWERNICK, ELIZABETH
442 QUILCHENA DR
KELOWNA BC V1W 4S8,
CANADA

HELTON, JAMES DANIEL SR
HELTON, RUTH CHARLENE
501 JUNCO LN
KNOXVILLE, TN 37934-4743

SMITH, STEVEN CHARLES
MAJINO-SMITH, RAELENE FRANCIS
19339 AUTUMN CHASE CT
LAND O LAKES, FL 34638-2711

HOFMAN, ROSELLEN TRUST
HOFMAN, ROSELLEN TRE
23530 GRACEWOOD CIR
LAND O LAKES, FL 34639-4950

MURPHY, DAVID SPENCER
MURPHY, PATRICIA SUE
2530 SETON DR
LEWIS CENTER, OH 43035-7969

KLOTTER, JAMES
KLOTTER, FREDA
1087 THE LANE
LEXINGTON, KY 40504-2240

JENKINS, JODIE C
DOERGER, MICHAEL
5015 ABBOT RUN CT
LIBERTY TWP, OH 45011-8657

HAYCOCK, ANTHONY
HAYCOCK, JANNA
16831 HARRIERRIDGE PL
LITHIA, FL 33547-5805

SUCHOMEL, BRUCE R & MORRIS CHERYL A TRUST
SUCHOMEL, BRUCE R TRE
18 WHITE OAK DR
LITTLETON, CO 80127-4358

SERDENKOVSKI, VLADO
SERDENKOVSKI, ELICA
19042 SHAY CT
LIVONIA, MI 48152-4121

WYATT, WILLIAM J
WYATT, DEBORAH A
37 COLDSTREAM CRES
LONDON ON N5W 1T5,
CANADA

KLOUDA, GARY TRE
STEHN-KLOUDA, SHERYL TRE
5199 YVETTE ST
LORETTO, MN 55357-8711

ARNDT, MICHAEL H
ARNDT, LAURA L
4415 AVENUE CANNES
LUTZ, FL 33558-5336

DUNN, JAMES WOODROW III
DUNN, CHERYL LYNN
14900 GULF BLVD UNIT 103
MADEIRA BEACH, FL 33708

CASSITY, JOE LEE REV LIV TRUST
CASSITY, JOE LEE TRE
151 E MADEIRA AVE
MADEIRA BEACH, FL 33708-2015

GERSTUNG, SUSAN CULVER
GERSTUNG, RODGER J
171 E MADEIRA AVE
MADEIRA BEACH, FL 33708-2015

CHAPMAN, NANCY L
CHAPMAN, RICHARD M
14950 GULF BLVD APT 807
MADEIRA BEACH, FL 33708-2045

HORRELL, GARRISON G
HORRELL, LINDA M
14950 GULF BLVD APT 907
MADEIRA BEACH, FL 33708-2046

PENENSICK, RUTH S
DESNOYERS, MICHAEL R
14900 GULF BLVD APT 209
MADEIRA BEACH, FL 33708-2048

GREEN, SUSAN
GREEN, DONALD
14900 GULF BLVD APT 108
MADEIRA BEACH, FL 33708-2048

MOYER, JOHN C & MARY A LIVING
MOYER, MARY A TRE
14900 GULF BLVD APT 204
MADEIRA BEACH, FL 33708-2048

STUEVE, DENISE A
STUEVE, LAUREN A
14900 GULF BLVD APT 212
MADEIRA BEACH, FL 33708-2048

LAMPARTER, ELLEN
EVERETT, PHILIP J
14900 GULF BLVD APT 306
MADEIRA BEACH, FL 33708-2048

PARISH, PAUL JEFFREY
PARISH, MARTHA S
14900 GULF BLVD UNIT 307
MADEIRA BEACH, FL 33708-2048

STALL, JAMES L
STALL, MILDRED EVELYN
14900 GULF BLVD UNIT 301
MADEIRA BEACH, FL 33708-2048

VOGELER, JOHN M
VOGELER, DIANE K
14900 GULF BLVD UNIT 113
MADEIRA BEACH, FL 33708-2048

IRVING, CLARE W TRE
IRVING, CLARE W REV TRUST
14900 GULF BLVD UNIT 402
MADEIRA BEACH, FL 33708-2049

TUELL, SCOTT D
TUELL, DEBRA M
14900 GULF BLVD UNIT 406
MADEIRA BEACH, FL 33708-2049

JACQUES, LOIS M
JACQUES, ROBERT H
14900 GULF BLVD APT 407
MADEIRA BEACH, FL 33708-2049

LACHINSKI, GEORGE R
LACHINSKI, BARBARA L
14900 GULF BLVD APT 509
MADEIRA BEACH, FL 33708-2049

BOYER, THOMAS W REV TRUST AGRE
BOYER, THOMAS W TRE
14900 GULF BLVD APT 510
MADEIRA BEACH, FL 33708-2049

SOUTHERN, KEVIN
SOUTHERN, ELIZABETH
14900 GULF BLVD UNIT 410
MADEIRA BEACH, FL 33708-2049

FANNON, ALEXA G TRE
FANNON REVOCABLE TRUST
14900 GULF BLVD UNIT 313
MADEIRA BEACH, FL 33708-2049

WARD, WAYNE G
WARD, RITA M
14900 GULF BLVD APT 505
MADEIRA BEACH, FL 33708-2049

BUTTON, JOHN
BUTTON, DIANE C
14900 GULF BLVD UNIT 508
MADEIRA BEACH, FL 33708-2049

SELF-DECLARATION OF TRUST
CORMIER, NANCY L TRE
14900 GULF BLVD APT 409
MADEIRA BEACH, FL 33708-2049

DUGHI, QUYEN T
DUGHI, KY DAVID
14900 GULF BLVD UNIT 310
MADEIRA BEACH, FL 33708-2049

RUSSELL, JOHN L
RUSSELL, TONIA M
14950 GULF BLVD UNIT 1104
MADEIRA BEACH, FL 33708-2051

EASTWOOD, FREDERICK S
EASTWOOD, LAYLA
14950 GULF BLVD UNIT 1105
MADEIRA BEACH, FL 33708-2051

BRADY, CAROL A TRE
CREDIT SHELTER TRUST
14950 GULF BLVD APT 1107
MADEIRA BEACH, FL 33708-2052

BRADY, CAROL A TRE
WAGENBACH, PAUL TRE
14950 GULF BLVD APT 1107
MADEIRA BEACH, FL 33708-2052

PHILLIPS, DAVID J
PHILLIPS, PAMELA L
14911 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2143

OSTRZENSKI, ADAM
OSTRZENSKA, MARIA
14808 GULF BLVD
MADEIRA BEACH, FL 33708-2154

WILKS, BARBARA B TRE
WILKS, WINTON G JR LIV TRUST
14800 GULF BLVD APT 204
MADEIRA BEACH, FL 33708-2158

ONTIVERO, EDUARDO TRE
VERDECIA, MAYKELYS TRE
14800 GULF BLVD APT 303
MADEIRA BEACH, FL 33708-2159

GOLDIN, JACOB
GOLDIN, MARINA
14800 GULF BLVD UNIT 301
MADEIRA BEACH, FL 33708-2159

DEMMI, STEPHEN D
DEMMI, JUDITH A
14800 GULF BLVD APT 503
MADEIRA BEACH, FL 33708-2161

SANSONE, VINCENT TRE
SANSONE FAMILY TRUST
14710 GULF BLVD APT 304
MADEIRA BEACH, FL 33708-2176

WALLACE, WALTER
WALLACE, MAUREEN
14710 GULF BLVD UNIT 108
MADEIRA BEACH, FL 33708-2176

MINIET, VICENTE
MINIET, RAQUEL
14715 GULF BLVD APT 3
MADEIRA BEACH, FL 33708-2183

SAFAVI-NAINI, MOHAMMAD M
KHASHIAR-DOOST, PARVANEH
14710 GULF BLVD UNIT 504
MADEIRA BEACH, FL 33708-2288

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

VAN CULIN, RONALD
VAN CULIN, KATHY
PO BOX 86634
MADEIRA BEACH, FL 33738-6634

BOYER, ROBERT A
BOYER, PATRICIA A
14900 GULF BLVD UNIT 205
MADERIA BEACH, FL 33708-2048

WANG, TERRY S
WANG, KATHLEEN
75 TAYLORTOWN RD
MONTVILLE, NJ 07045-9763

TAYLOR, MARK
TAYLOR, HEATHER
7809 W LONDONDERRY CT
MUNCIE, IN 47304-9441

HAMILTON, MARK
HAMILTON, SYLVIA
6 FERGUSON GARDENS
MUSSELBERGH,
UNITED KINGDOM

MCELROY, LARRY D TRE
MCELROY, ELLEN E TRE
904 BRIARWOOD CRST
NASHVILLE, TN 37221-4351

SHELFFO, JANNIE M
MCGRATH, STEPHEN S
28 LAIGHT ST APT 4E
NEW YORK, NY 10013-2143

SHELFFO, JANINE
MCGRATH, STEPHEN
28 LAIGHT ST APT 4E
NEW YORK, NY 10013-2143

MECCA, DANIEL J
MECCA, CAROL J
5950 SW 21ST AVENUE RD
OCALA, FL 34471-0145

MCMANUS, DOROTHY M REVOCABLE LIVING TRUST
MCMANUS, DOROTHY M TRE
2 CRAIG RD
OLD LYME, CT 06371-1322

PATT, LEO & RUBY REV TRUST
PATT, RUBY C TRE
5006 ISLAND VIEW DR
OSHKOSH, WI 54901-1358

BOON, JAMES
BOON, DEBBIE
NENE VIEW RIVERSIDE CLOSE
OUNDLE NORTHANTS PE8 4DN,
UNITED KINGDOM

AFFEK, WALTER J
AFFEK, GERALDINE J
5 COUR MADELEINE
PAOLS HILLS, IL 60465-2409

ANDRIES, HARRIET M LIVING TRUST
ANDRIES, HARRIET M TRE
9211 55TH ST N
PINELLAS PARK, FL 33782-5106

FISCHER, RALPH G REVOCABLE TRUST
FISCHER, RALPH TRE
318 SCHLAG CT
PITTSBURGH, PA 15237-3980

CRAIG, BRANDON E
CRAIG, SVETLA
8265 BRITTANY PL
PITTSBURGH, PA 15237-6308

LAHR, SHARON LUNSFORD LIV TRUST
LAHR, SHARON LUNSFORD TRUSTEE
7124 VAN GOGH DR
PLANO, TX 75093-8422

ARCHER, KRISTIN
ARCHER, BRADLEY
13881 EVANS CT
RAPID CITY, SD 57702-7365

DIVINE, BRADFORD W TRE
DIVINE, BRADFORD W REVOCABLE TRUST
8250 TRENTON FALLS-PROSPECT RD
REMSEN, NY 13438

WOODS, PAUL J
WOODS, FILOMENA M
1823 RAPIDS WAY
ROCHESTER HILLS, MI 48309-3219

BOROWSKI, JAMES L
BOROWSKI, LINDA I
3581 WINDING BROOK CIR
ROCHESTER HILLS, MI 48309-4732

GOLDSBERRY, WILLIAM J JR REV TRUST
GOLDSBERRY, WILLIAM J JR TRE
1003 HEATHROW LN
ROCHESTER, IL 62563-8719

BRANCH, STEVEN
BRANCH, MELINDA
1017 DECLARATION DR
SAVOY, IL 61874-7100

LINGENFELSER, ROBERT
TRAPUZZANO, CHERYL A
230 CYPRESS KNOLL DR
SEWICKLEY, PA 15143-9377

SHAH, KOKILA S FAMILY TRUST
SHAH, KOKILA S TRE
7469 18TH ST NE
ST PETERSBURG, FL 33702-4764

SUSSMAN, STEVEN
SUSSMAN, ELIZABETH
992 LIVE OAK TERRACE NE
ST PETERSBURG, FL 33703-3179

CUCCARO, SAM
CUCCARO, PATRICIA
1560 EDEN ISLE BLVD NE
ST PETERSBURG, FL 33704-1702

FINK, MICHAEL D
FINK, SANDRA
161 E MADEIRA AVE
ST PETERSBURG, FL 33708-2015

FRENCH, LAWRENCE C
FRENCH, HOLLY R
14800 GULF BLVD UNIT 402
ST PETERSBURG, FL 33708-2160

HOANG, KHANH KAYTIE
NGUYEN, LAN-ANH
5751 58TH AVE N
ST PETERSBURG, FL 33709-2049

TARDIF, CHERI PUGLIESE LIV TRUST
TARDIF, CHERI L TRE
8294 30TH AVE N
ST PETERSBURG, FL 33710-2238

ORPHANIDYS, JOHN A
ORPHANIDYS, JEANNA R
8147 ELBOW LN N
ST PETERSBURG, FL 33710-4325

FISHER, ROBERT S JR
FISHER, LESLIE A
4780 BRITTANY DR S APT 10
ST PETERSBURG, FL 33715-1678

HADLER, ERYL
VILLANYI, LESLEY SIAN
1014 BAY HARBOUR PL
TAMPA, FL 33602-5952

ARTZ, CARL
ARTZ, SYLVIA
2314 FERN CIR
TAMPA, FL 33604-5727

INGRAM, DAVID V
INGRAM, RENEE M
5320 W AZEELE ST
TAMPA, FL 33609-3502

RANGEL, ORLANDO
RANGEL, DINORAH
2224 BRANCH HILL ST
TAMPA, FL 33612-5128

MBS PROPERTY MANANGERS INC
MBZ HOLDINGS LLC
4828 LONGWATER WAY
TAMPA, FL 33615

GALAN, EDUARDO
GALAN, AIDA
3304 CULLENDALE DR
TAMPA, FL 33618-1007

PROCTOR, CAREN P
KELLY, LYNN S
14120 STONEGATE DR
TAMPA, FL 33624-2509

CABALE, EMILIANO L
CABALE, MATILDE Y
12806 BIRMINGHAM ST
TAMPA, FL 33625-4130

ALLEN, WALTER S
ALLEN, NATALIE K
10305 GREEN LINKS DR
TAMPA, FL 33626

GRINSTEAD, JASON
GRINSTEAD, LINDSAY
11904 MANDEVILLA CT
TAMPA, FL 33626-3305

ROTH, DEBORAH C MARITAL TRUST
ROTH, SAMUEL A TRE
1209 S SUFFOLK DR
TAMPA, FL 33629-4227

DOMINGUEZ, GILMORE A TRE
DOMINGUEZ, GILMORE A REV TRUST
4920 W BAY WAY PL
TAMPA, FL 33629-4834

KELLY, JOSEPH H JR
KELLY, REBECCA M
4213 W VASCONIA ST
TAMPA, FL 33629-8418

NOVO, YASMINA TRE
GARCIA, JOSE MIGUEL TRE
3301 BAYSHORE BLVD APT 902
TAMPA, FL 33629-8843

VAN FLEET FAMILY REVOCABLE LIVING TRUST
VAN FLEET, ROBERT HAWKINS TRE
7214 WAREHAM DR
TAMPA, FL 33647-1166

KOOPERMAN, SCOTT
HODGES, TAMMIE
9312 DEER CREEK DR
TAMPA, FL 33647-2286

APRILE, RONALD D
APRILE, DEBRA A
17924 CACHET ISLE DR
TAMPA, FL 33647-2702

ECKMANN, GARY L
PERRELO, ELENA K
3650 CONSERVATION TRL
THE VILLAGES, FL 32163-0052

BOON, JAMES
BOON, DEBBIE
117 OUNDLE RD
THRAPSTON NORTHANTS NN4 4PB,
UNITED KINGDOM

KUKKEE, KENNETH
PELTOKANGAS, EIJA
194 RAYNARD RD
THUNDER BAY ON P7G 1K7,
CANADA

NEATHWAY, NANCY
NEATHWAY, PAUL
928 PINELLAS BAYWAY S
TIERRA VERDE, FL 33715-2109

MEINSCHEIN, SUSAN G TRUST
MEINSCHEIN, SUSAN G TRE
13653 SW LAUREN LN
TIGARD, OR 97223-5610

GIALLOMBARDO, ANTHONY G
GIALLOMBARDO, LIDIA A
176 SHENANDOAH BLVD
TOMS RIVER, NJ 08753-2941

PECCIA, MARIO
PECCIA, ROBERT
223 BRIDGELAND AVE
TORONTO ON M6A 1Y7,
CANADA

SANCHEZ, JUAN CARLOS
PACHECO-SANCHEZ, MARITERE
4601 STERNS RD
VALRICO, FL 33596-8414

LUSTIG, MARTIN S
LUSTIG, CYNTHIA
4825 WALNUT LAKE RD
WEST BLOOMFIELD, MI 48323-2452

SLAYDEN, WESLEY B
SLAYDEN, RITA H
113 PICKARDS RD
WHITE BLUFF, TN 37187-1500

RICARD, LINDA K TRE
RICARD, LINDA K REV LIV TRUST
8208 SPRINGDALE DR
WHITE LAKE, MI 48386-4544

ZURZOLO, ANTHONY JR
ZURZOLO, KIMBERLY
2137 WESTOVER RESERVE BLVD
WINDERMERE, FL 34786-6216

MADEIRA BEACH EQUITIES LLC
53 CLUB WAY
RED BANK, NJ 07701-6303

GRIFFITH, JUDITH L
14900 GULF BLVD APT 401
MADEIRA BEACH, FL 33708-2049

SEA-RENITY NOW LLC
100 4TH AVE S UNIT 208
ST PETERSBURG, FL 33701-4368

DIMASCIO, FRANK R
29 TOWNLY RD
WATERTOWN, MA 02472-3117

SMITH, JEAN A
2461 NANTUCKET HARBOR LOOP
SUN CITY CENTER, FL 33573-7125

SHUKLA PROPERTIES 14800 LLC
38 QUAIL RUN
WARREN, NJ 07059-7101

WILLIAMS, RICHARD J
14941 1ST ST E
MADEIRA BEACH, FL 33708-2001

TAVIANINI, JOSEPH A JR
2375 BENDERS DR
BATH, PA 18014-9752

PALM OF MADEIRA RESORT CONDO ASSN INC
11600 4TH ST E
TREASURE ISLAND, FL 33706-4403

COLEMAN, JEWELL R
1000 SPENCER AVE
CLEARWATER, FL 33756-4535

601 OCEAN SANDS LLC
2224 BRANCH HILL ST
TAMPA, FL 33612-5128

UMPLEBY, SARAH
6170 BENNETT DR APT 401
EDWARDSVILLE, IL 62025

AE REGALADO LLC
4312 W SAN LUIS ST
TAMPA, FL 33629-7720

DEASON, STANLEY D III
2805 LONGLEAF LN
PALM HARBOR, FL 34684-3516

O'BRIEN, AILEEN
1016 CLATTER AVE
WAKE FOREST, NC 27587-4635

COLLINS, DORIS M
227 HIGHVIEW CIR
BLASDELL, NY 14219-1051

LEE, JAMIE M
840 SUCCESS AVE
LAKELAND, FL 33801-5554

MADEIRA COMMONS INC
50 SANDPIPER RD
TAMPA, FL 33609-3528

OBERLAG, JANUS E
14900 GULF BLVD APT 506
MADEIRA BEACH, FL 33708-2049

KNC PROPERTIES LLC
2811 ANDREA DR
FLOYDS KNOBS, IN 47119-9114

HUNT, DIANNA D
1096 MOUNT BETHEL RD
MCDONOUGH, GA 30252-6119

THURMAN, ROBERT T
3251 GOLDEN AVE
CINCINNATI, OH 45226-2054

STEINER, CORY EDWARD
14800 GULF BLVD UNIT 306
MADEIRA BEACH, FL 33708-2160

LAS BRISAS 308 LLC
26 STOCKTON ST
BLOOMFIELD, NJ 07003-5016

PENPOW LLC
362 CHOWNING CIR
KETTERING, OH 45429-1626

DEL VISTA LLC
1011 MAJESTIC OAKS WAY
SIMPSONVILLE, KY 40067-5619

CLAROBNIK INC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639

STAUDER, JEFF
349 MADEIRA CIR
TIERRA VERDE, FL 33715-1986

IVIC HOLDINGS INC
14925 1ST ST E
MADEIRA BEACH, FL 33708-2001

WOLFE, CLARK
14919 1ST ST E
MADEIRA BEACH, FL 33708-2001

CROCKETT, CYNTHIA DIANE
14917 1ST ST E
MADEIRA BEACH, FL 33708-2001

M & C MADLAND LLC
14705 GULF BLVD
MADEIRA BEACH, FL 33708-2151

KREITZ, RHONDA L
14914 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2144

MADEIRA COMMONS INC
50 SANDPIPER RD
TAMPA, FL 33609-3528

SUSAN SHUPE PA
10311 LAKE GROVE DR
ODESSA, FL 33556-2506

WELLS, CHRISTINE
3617 RIDGEWAY TER
FALLS CHURCH, VA 22044-1308

MHOS605 LLC
14950 GULF BLVD UNIT 605
MADEIRA BEACH, FL 33708-2042

SRBF LLC
PO BOX 8806
RICHMOND, VA 23225-0506

KELCH, NANCY J
14950 GULF BLVD APT 406
MADEIRA BEACH, FL 33708-2040

BROWN, JOHN A JR
14900 GULF BLVD APT 503
MADEIRA BEACH, FL 33708-2049

ROLAND HOLDINGS LLP
PO BOX 572
IMPERIAL, PA 15126-0572

O'LEARY, SUSAN K
14900 GULF BLVD APT 311
MADEIRA BEACH, FL 33708-2049

STEVENSON, LARRY
6429 S FRANKLIN RD
INDIANAPOLIS, IN 46259-9602

MADEIRA VISTA CONDO ASSN INC
14800 GULF BLVD
MADEIRA BEACH, FL 33708-2177

LAS BRISAS OF MADEIRA CONDO ASSN INC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639

G BALL 19 LLC
10907 N 63RD ST
TEMPLE TERRACE, FL 33617-3110

HOUSEOFGOLD INC
14711 GULF BLVD
MADEIRA BEACH, FL 33708-2151

JANDA ENTERPRISES LLC
14950 GULF BLVD UNIT 606
MADEIRA BEACH, FL 33708-2042

SLOANE, DORIS R TRE
2000 HOLLY HALL ST IL 816
HOUSTON, TX 77054

NATHAN M HAMEROFF FAMILY HOLDINGS LLC
1190 80TH STREET CT S
ST PETERSBURG, FL 33707-2725

MURPHY, ELIZABETH A
6416 KING JAMES CT
INDIANAPOLIS, IN 46227-7106

SYDCEE LLC
95 5TH ST
BAYONNE, NJ 07002-1111

TELT, NADYA ALEXANDRA
14900 GULF BLVD UNIT 207
MADEIRA BEACH, FL 33708-2048

ANCHOR INVESTMENTS I LLC
3904 HALLOAK CT
VALRICO, FL 33596-6499

DORE PROPERTIES LLC
3904 HALLOAK CT
VALRICO, FL 33596-6499

FLORIDA MINORITY COMMUNITY REINVEST
COALITION INC
7810 N GLEN AVE
TAMPA, FL 33614-3344

PREMIER REAL ESTATE ACQUISITION
13266 BYRD DR STE 100-928
ODESSA, FL 33556-5319

PETRUCCI, GIOVANNA
6427 PARSON BROWN DR
ORLANDO, FL 32819-4676

MALIKI8 LLC
26 CRYSTAL HILL CT
ROSEVILLE, CA 95678-5966

COVINGTON, DAVID C
2070 KANSAS AVE NE
ST PETERSBURG, FL 33703-3432

PAWPURR EPSILON LLC
2143 INNER CIR S
ST PETERSBURG, FL 33712

HIGHEST SEAS LLC
501 MADRID DR
TIERRA VERDE, FL 33715

EASTIN, CHARLINE A
PO BOX 11430
LEXINGTON, KY 40575-1430

SRBF LLC
PO BOX 8806
RICHMOND, VA 23225-0506

L AND T GULF LLC
12020 ROYCE WATERFORD CIR
TAMPA, FL 33626-3314

KEARSCHNER, MILDRED A
14900 GULF BLVD UNIT 404
MADEIRA BEACH, FL 33708-2049

MCSOLEY, ANNE E
14900 GULF BLVD APT 308
MADEIRA BEACH, FL 33708-2049

STRINER, MARY ANNE
14900 GULF BLVD UNIT 104
MADEIRA BEACH, FL 33708-2048

MADEIRA COMMONS INC
50 SANDPIPER RD
TAMPA, FL 33609-3528

GEORGE FAMILY TRUST
30 GARDEN DR
WABASH, IN 46992-7111

JSMJ 2 CORP
3347 SE 22ND PL
CAPE CORAL, FL 33904-4426

REITER, KATHARINE M TRE
3187 EAKIN PARK CT
FAIRFAX, VA 22031-2613

STARFISH DREAMERS LLC
601 BAYSHORE BLVD STE 700
TAMPA, FL 33606-2756

BREEGANVILLE SOUTH LLC
4 WILTED GRASS TRL
SHAMONG, NJ 08088-9568

SRBF LLC
PO BOX 8806
RICHMOND, VA 23225-0506

CHRISTIE, MARY
14900 GULF BLVD APT 403
MADEIRA BEACH, FL 33708-2049

DIEGO & RILEY LLC
2604 S DUNDEE ST UNIT 211
TAMPA, FL 33629-7519

SURFSIDE SOUTH CONDOMINIUM ASSN INC
9887 4TH ST N STE 104
ST PETERSBURG, FL 33702-2451

MURINAS, ELIZABETH U
1118 W WESTWOOD TRL
ADDISON, IL 60101-2157

ZAYAS, GRETCHEN
1004 BALLINGER RD
LUTZ, FL 33548-4414

MADEIRA BEACH EQUITIES LLC
53 CLUB WAY
RED BANK, NJ 07701-6303

ANN ARBOR CORPORATION
7955 66TH ST N STE D
PINELLAS PARK, FL 33781-2161

KEIGHER, JOHN R
14971 1ST ST E
MADEIRA BEACH, FL 33708-2001

NATHAN M HAMEROFF FAMILY HOLDINGS LLC
1190 80TH STREET CT S
ST PETERSBURG, FL 33707-2725

OCEAN SANDS ONE CONDO ASSN INC
PO BOX 8305
MADEIRA BEACH, FL 33738-8305

OCEAN SANDS CONDO ASSN
14950 GULF BLVD
MADEIRA BEACH, FL 33708-2065

RASHKIN, JOSEPH
PO BOX 18226
TAMPA, FL 33679-8226

BURNS, LINDSAY E
14900 GULF BLVD UNIT 309
MADEIRA BEACH, FL 33708-2049

CAPOZZI, TAMMY ANN
60 TROY DEL WAY
WILLIAMSVILLE, NY 14221-4504

SMITH, GREGORY K
11574 47TH AVE N
MADEIRA BEACH, FL 33708-2706

TAWAKUL506 LLC
2182 CARRINGTON CHASE
ROCKFORD, IL 61114-8413

T J OF LAS BRISAS LLC
1910 MCADAM RD
DARIEN, IL 60561-3523

HARTMAN, RUSSELL L
8133 GRAND RIVER RD
BRIGHTON, MI 48114-9375

SMITH, GARY
139 E MADEIRA AVE
MADEIRA BEACH, FL 33708-2015

BARTEL, CHERYL L
141 E MADEIRA AVE
MADEIRA BEACH, FL 33708-2015

ADAIR, ROBERT A
501 DUQUE RD
LUTZ, FL 33549-7602

SRBF LLC
PO BOX 8806
RICHMOND, VA 23225-0506

COLLINS, KATHERINE
14950 GULF BLVD APT 506
MADEIRA BEACH, FL 33708-2041

GAMBE, ARIAN
7119 W CREEK DR
TAMPA, FL 33615-2760

1105 OCEAN SANDS LLC
2208 BRANCH HILL ST
TAMPA, FL 33612-5128

MOSKAL, JAYME D
160 BLACKWELLS MILLS RD
SOMERSET, NJ 08873-7318

HIGGINS, PATRICIA J
14900 GULF BLVD APT 507
MADEIRA BEACH, FL 33708-2049

WESTEN APARTMENTS LLC
PO BOX 144
ROCKFIELD, KY 42274-0144

MAXWELL, KEVIN L
326 S WALNUT AVE
COOKEVILLE, TN 38501-3256

BOLLEFER, ANDREA L
14939 1ST ST E
MADEIRA BEACH, FL 33708-2001

RISK MANAGEMENT REVIEW LLC
3518 SE 16TH PL
CAPE CORAL, FL 33904-4461

9200 49TH STREET LLC
861 N HERCULES AVE
CLEARWATER, FL 33765-2025

PUGH, AARON W TRE
17507 CANAL SHORES DR
ODESSA, FL 33556-2004

OSO CO LLC
1942 BROADWAY STE 314C
BOULDER, CO 80302-5233

GULF COAST DRIVE LLC
4539 HIDDEN CANYON CT NE
ADA, MI 49301-8237

PADDLE DOWN LLC
401 N GRIDLEY ST UNIT B
BLOOMINGTON, IL 61701-8015

Property

Website

November Special Magistrate Meeting

SE 2023-02 Alligator Attraction LLC

SE 2023-02 Alligator Attraction LLC Application

Public Notice_SE 2023-02 Alligator Attraction LLC

VAR 2023-07 816 Bay Point Dr

VAR 2023-07_816 Bay Point Dr_Application

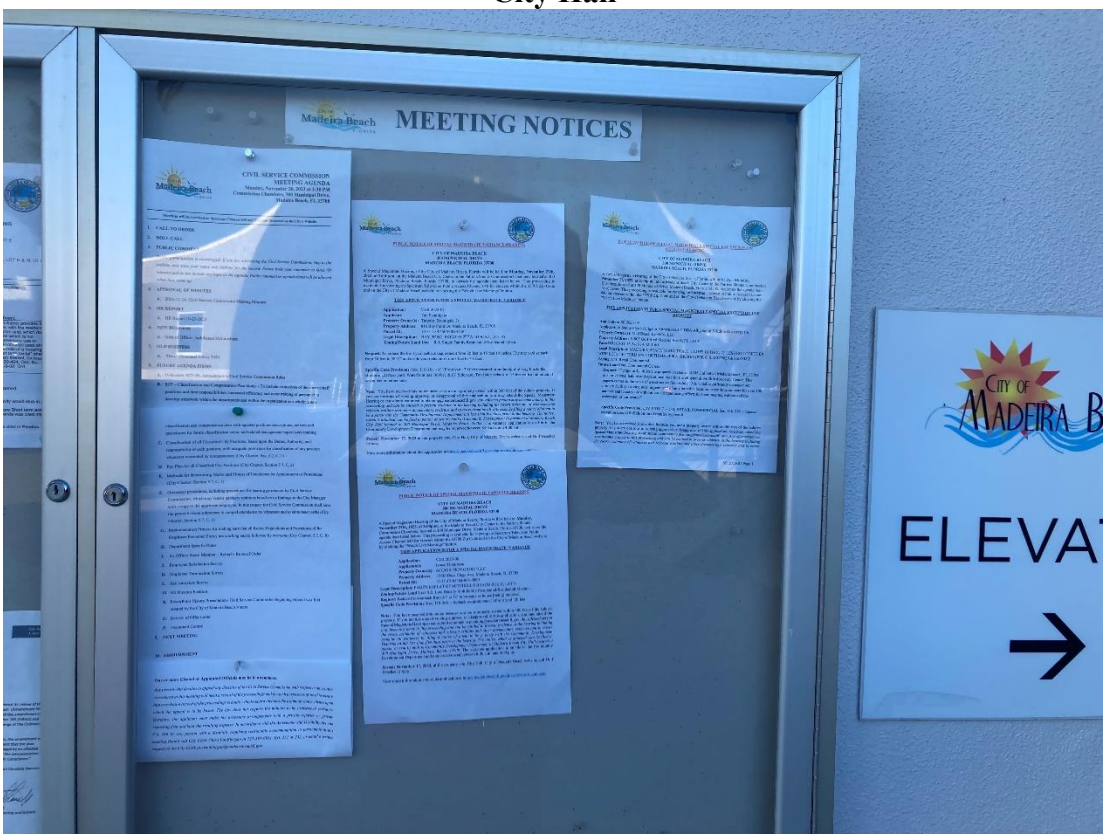
Public Notice_VAR 2023-07 816 Bay Point Dr

VAR 2023-08 13436 Boca Ciega Ave

VAR 2023-08 Application 13436 Boca Ciega Avenue

Public Notice_VAR 2023-08 13436 Boca Ciega Ave

City Hall



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