

**THE CITY OF MADEIRA BEACH
PUBLIC NOTICE**

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held at the Madeira Beach City Centre in the Commission Chambers, located at 300 Municipal Drive, Florida 33708 to discuss the agenda items of City Business listed below.

**SPECIAL MAGISTRATE
VARIANCE/SPECIAL EXCEPTION USE
AGENDA**

2:00 P.M.

MONDAY, JUNE 27, 2016

COMMISSION CHAMBERS

- A. CALL TO ORDER**
- B. SPECIAL MAGISTRATE STATEMENT**
- C. ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES**
- D. NEW BUSINESS**

1. **APPLICATION 2016.07**

Property Owner: Richard M. and Kristi J. Juliano Family Trust
831 Hawk Landing
Fruitland Park, FL 34731

Applicant: Speeler Foundations, Inc.
6111 142nd Avenue N
Clearwater, FL 33760

Property Address: 840 Bay Point Drive

Parcel I.D. #: 10-31-15-04500-001-0460

Land Use/Zoning: Residential Urban (RU)/
Single Family Residential (R-1)

Request: **Section 14-205 Design criteria for private docks.**
The applicant is requesting a variance to the setback requirements, to allow for a boat lift outside of the center one-third of the applicant's property.

Required: 20 feet - The center one-third of the applicant's waterfront property or 50 feet from the adjacent property, whichever is less restrictive. (60' x 1/3 = middle 20')

Requested: 10 feet 4 inches

Variance: 9 feet 8 inches

2. **APPLICATION 2016.08**

Property Owner: Fikor, LLC
PO Box 8544
Madeira Beach, FL 33708

Any person who decides to appeal any decision at this Public Hearing 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 Clerk 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 Posted: June 15, 2016

Applicant: BLP LLC, vanSchaik/Beggins
PO Box 66313
St. Pete Beach, FL 33706

Property Address: 14910 N Bayshore Drive

Parcel I.D. #: 09-31-15-60858-000-0990 – Lot 99

Land Use/Zoning: Residential Medium (RM)/
Low Density Multifamily Residential (R-2)

Request: **Section 110-26 Setback Requirements**
The applicant is requesting to reduce the minimum rear yard setback in an R-2 zoning district from 25 feet to 10 feet and to reduce the minimum side yard setback from 12 feet to 10 feet for a single-family dwelling unit.

Rear Yard Required:	25 feet	Side Yard Required:	12 feet
Rear Yard Requested:	10 feet	Side Yard Requested:	10 feet
Rear Yard Variance:	15 feet	Side Yard Variance:	2 feet

3. [APPLICATION 2016.09](#)

Property Owner: Fikor, LLC
PO Box 8544
Madeira Beach, FL 33708

Applicant: BLP LLC, vanSchaik/Beggins
PO Box 66313
St. Pete Beach, FL 33706

Property Address: 14910 N Bayshore Drive

Parcel I.D. #: 09-31-15-60858-000-1000 – Lot 100

Land Use/Zoning: Residential Medium (RM)/
Low Density Multifamily Residential (R-2)

Request: **Section 110-26 Setback Requirements**
The applicant is requesting to reduce the minimum rear yard setback in an R-2 zoning district from 25 feet to 10 feet and to reduce the minimum side yard setback from 12 feet to 10 feet for a single-family dwelling unit.

Rear Yard Required:	25 feet	Side Yard Required:	12 feet
Rear Yard Requested:	10 feet	Side Yard Requested:	10 feet
Rear Yard Variance:	15 feet	Side Yard Variance:	2 feet

4. [APPLICATION 2016.10](#)

Property Owner: Fikor, LLC
PO Box 8544
Madeira Beach, FL 33708

Applicant: BLP LLC, vanSchaik/Beggins
PO Box 66313
St. Pete Beach, FL 33706

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Property Address: 14910 N Bayshore Drive
Parcel I.D. #: 09-31-15-60858-000-1010 – Lot 101
Land Use/Zoning: Residential Medium (RM)/
Low Density Multifamily Residential (R-2)

Request: **Section 110-26 Setback Requirements**
The applicant is requesting to reduce the minimum rear yard setback in an R-2 zoning district from 25 feet to 10 feet and to reduce the minimum side yard setback from 12 feet to 10 feet for a single-family dwelling unit.

Rear Yard Required:	25 feet	Side Yard Required:	12 feet
Rear Yard Requested:	10 feet	Side Yard Requested:	10 feet
Rear Yard Variance:	15 feet	Side Yard Variance:	2 feet

5. [APPLICATION 2016.11](#)

Property Owner: Fikor, LLC
PO Box 8544
Madeira Beach, FL 33708

Applicant: BLP LLC, vanSchaik/Beggins
PO Box 66313
St. Pete Beach, FL 33706

Property Address: 14910 N Bayshore Drive

Parcel I.D. #: 09-31-15-60858-000-1080 – Lot 108

Land Use/Zoning: Residential Medium (RM)/
Low Density Multifamily Residential (R-2)

Request: **Section 110-26 Setback Requirements**
The applicant is requesting to reduce the minimum rear yard setback in an R-2 zoning district from 25 feet to 10 feet and to reduce the minimum side yard setback from 12 feet to 10 feet for a single-family dwelling unit.

Rear Yard Required:	25 feet	Side Yard Required:	12 feet
Rear Yard Requested:	10 feet	Side Yard Requested:	10 feet
Rear Yard Variance:	15 feet	Side Yard Variance:	2 feet

6. [APPLICATION 2016.12](#)

Property Owner: Fikor, LLC
PO Box 8544
Madeira Beach, FL 33708

Applicant: BLP LLC, vanSchaik/Beggins
PO Box 66313
St. Pete Beach, FL 33706

Property Address: 14910 N Bayshore Drive

Parcel I.D. #: 09-31-15-60858-000-1090 – Lot 109

Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City Clerk 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.

Land Use/Zoning: Residential Medium (RM)/
Low Density Multifamily Residential (R-2)

Request: **Section 110-26 Setback Requirements**
The applicant is requesting to reduce the minimum rear yard setback in an R-2 zoning district from 25 feet to 10 feet and to reduce the minimum side yard setback from 12 feet to 10 feet for a single-family dwelling unit.

Rear Yard Required:	25 feet	Side Yard Required:	12 feet
Rear Yard Requested:	10 feet	Side Yard Requested:	10 feet
Rear Yard Variance:	15 feet	Side Yard Variance:	2 feet

7. **APPLICATION 2016.13**

Property Owner: Fikor, LLC
PO Box 8544
Madeira Beach, FL 33708

Applicant: BLP LLC, vanSchaik/Beggins
PO Box 66313
St. Pete Beach, FL 33706

Property Address: 14910 N Bayshore Drive

Parcel I.D. #: 09-31-15-60858-000-1100 – Lot 110

Land Use/Zoning: Residential Medium (RM)/
Low Density Multifamily Residential (R-2)

Request: **Section 110-26 Setback Requirements**
The applicant is requesting to reduce the minimum rear yard setback in an R-2 zoning district from 25 feet to 10 feet and to reduce the minimum side yard setback from 12 feet to 10 feet for a single-family dwelling unit.

Rear Yard Required:	25 feet	Side Yard Required:	12 feet
Rear Yard Requested:	10 feet	Side Yard Requested:	10 feet
Rear Yard Variance:	15 feet	Side Yard Variance:	2 feet

E. OLD BUSINESS

F. ADJOURNMENT

Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City Clerk 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.



Variance Hearing

Case No. 2016-07

June 27, 2016

2:00 p.m.



SPECIAL MAGISTRATE – VARIANCE REQUEST

June 27, 2016

Application 2016-07

I. GENERAL INFORMATION

Request: The applicant is requesting a variance to the design criteria for private docks to allow the construction of a boat lift that exceeds the maximum width standard and encroach into the minimum side setbacks for docks and boatlifts.

Property Owner

Richard and Kristi Juliano Family Trust
831 Hawk Landing
Fruitland Park, FL 34731

Applicant

Speeler Foundations, Inc.
6111 142nd Avenue N.
Clearwater, FL 33760

Property Address

840 Bay Pont Drive

Parcel I.D. #

10-31-15-04500-001-0460

Land Use/Zoning

Residential Urban/Single-Family Residential (R-1)

Year Built

1953

Variance Request: Section 14-205, Design Criteria for Private Docks

Minimum Side Setback – constructed in the center 1/3rd of the applicant’s waterfront property line

Required: 20 feet on each side (60 feet x 1/3 = 20 feet)
Requested: 10 feet 4 inches (west side)
Variance: 9 feet 8 inches (west side)

II. BACKGROUND

The applicant is requesting a variance to Section 14-205 Design Criteria for Private Docks of the City Code. The City has a streamline process for the administrative approval of docks with certain variances provided the abutting property owner(s) sign off. In this case, it is staff’s understanding that one of the abutting property owners chose not to sign off on this request. The applicant has provided a narrative as part of the application package and it includes a site plan depicting the request. These are included in this variance case packet.

III. VARIANCE CRITERIA

- (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;*

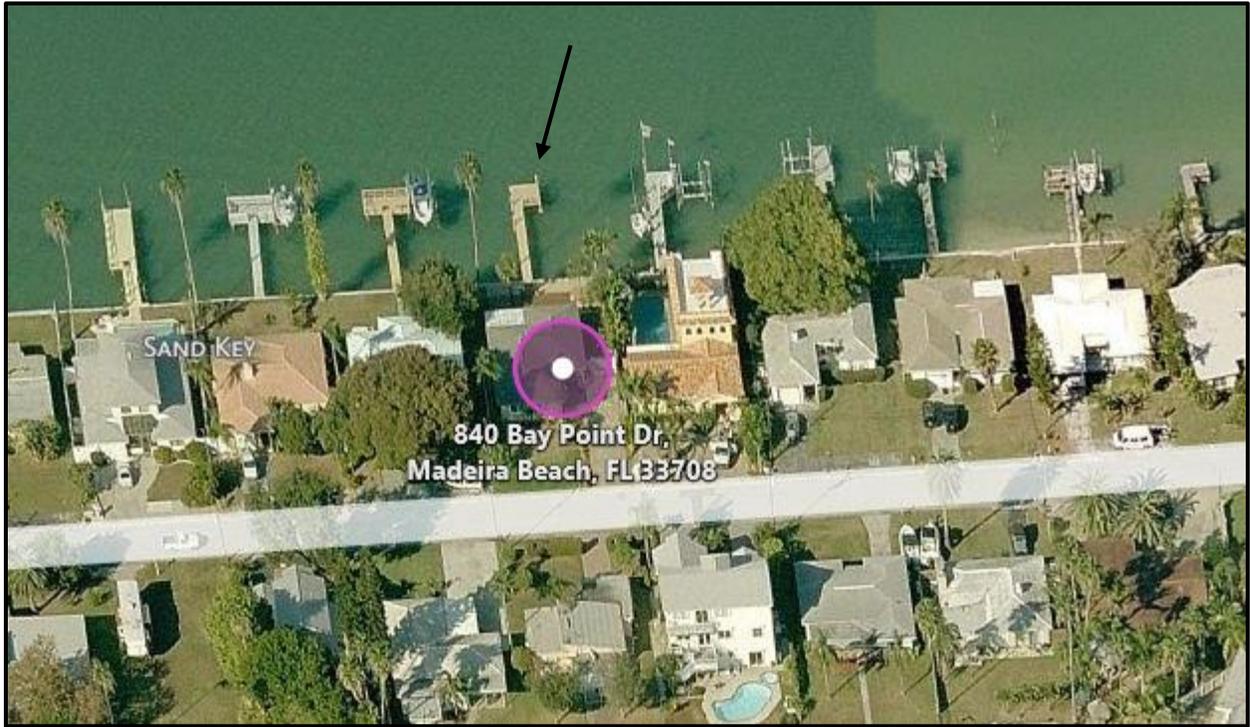
- c. *Residential Neighborhood character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;*
 - d. *Public facilities. If the proposed project involves the development 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.*
- (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.*

IV. ANALYSIS

Staff has reviewed this request with respect to the variance criteria. Based on this review, staff finds the following:

1. **Variance Criteria #1.** The proposed private boat lift is a characteristic throughout the Boca Ciega Bay. The majority of parcels have a dock and private boat lift. The location of the dock was placed prior to the applicant purchasing the property and was not centered. In order to have a both lift of similar size as others along the seawall the applicant is requesting a variance.
2. **Variance Criteria #2.** The size of the dock is not a result of the applicant. The dock was already in place when the applicant purchased the property and therefore not a self-created hardship by the applicant.
3. **Variance Criteria #3.** Granting of the requested variance will result in the construction of a boat lift that is similar in size to other boat lifts in the area including the adjacent properties as shown below. The applicant would not be granted any special privileges as those in the same zoning district.





4. **Variance Criteria #4.** With respect to the boat lift, a strict application of the code would not allow the construction of a boat lift on this particular property. The width of the dock does not allow the construction of a usable boat lift. Boat lifts and docks are uses that are commonly enjoyed by other properties in this zoning district.
5. **Variance Criteria #5.** With respect to the width of the boat lift, the requested variance is the minimum necessary to allow a usable boat lift at this location. At 13' 4" the width of the proposed boat lift is the minimum amount necessary for reasonable use of a private boat lift. There are other boat lifts in this area that are the same size or larger. The requested 9' 8" setback on the west side of the property will not affect the ability of the adjacent owner to use their dock and boat lift.
6. **Variance Criteria #6.** The granting of the variance is in harmony with the general intent and purpose of the City's Land Development Regulations. It will not be injurious to the area involved or detrimental to the public welfare. The use of a dock and boat lift is enjoyed by other property owners in this zoning district and neighborhood.

V. RECOMMENDATION

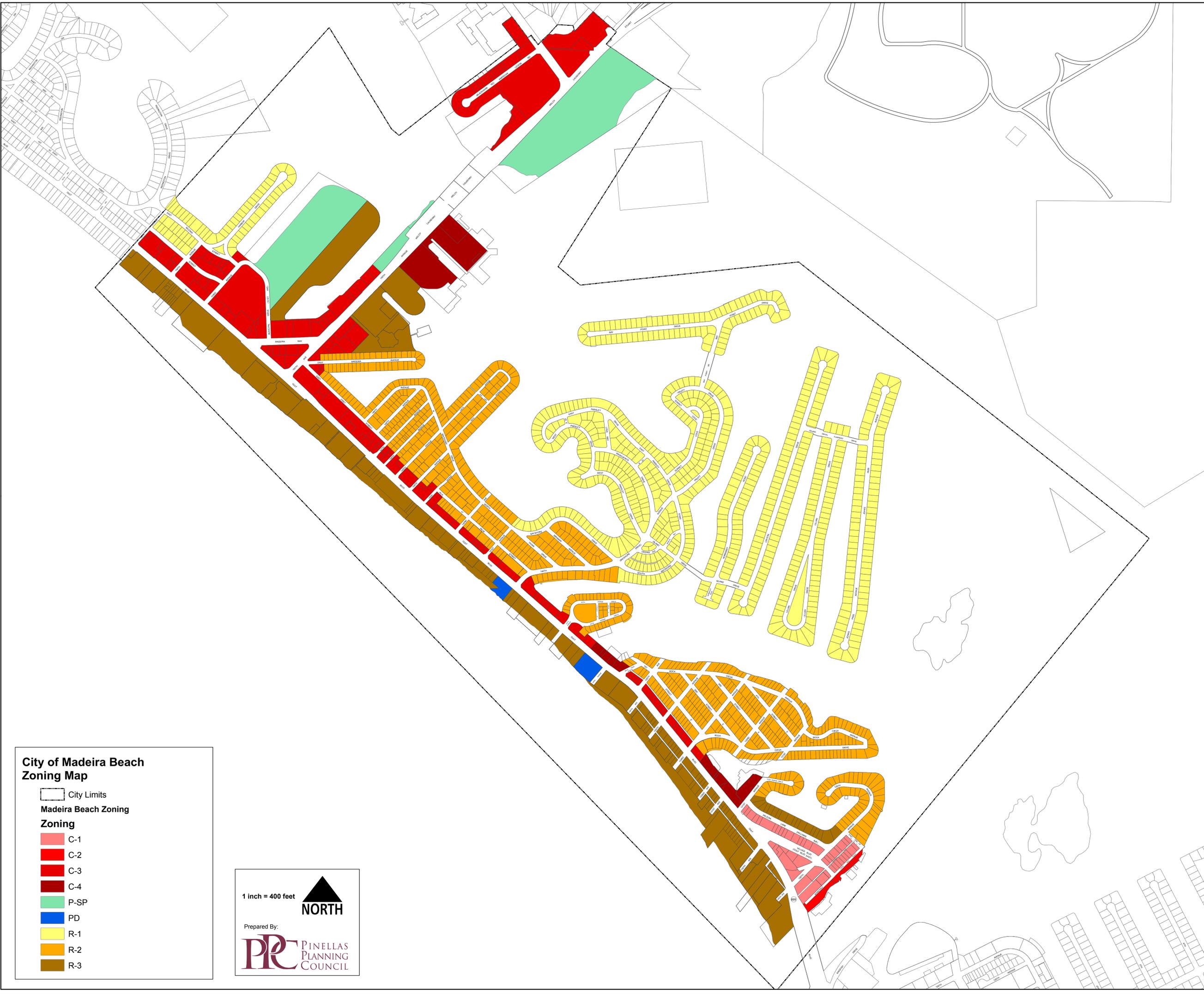
Staff recommends **APPROVAL** of the requested variance to allow a 9 foot 8 inch setback on the west side of the property.

VI. EXHIBITS

- A. Zoning Map
- B. Code of Ordinances Section 14-205, Design Criteria for Private Docks
- C. Application / Survey / Site Plan / Proof of Ownership
- D. Pinellas County Property Appraiser's Database
- E. Site and Aerial Photographs

Exhibit A

Zoning Map



**City of Madeira Beach
Zoning Map**

City Limits

Madiera Beach Zoning

Zoning

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

1 inch = 400 feet



Prepared By:



Exhibit B

Code of Ordinances Section 14-205
Design Criteria for Private Docks

Sec. 14-205. - Design criteria for private docks.

In addition to the design criteria for all private docks regulated by the county water and navigation control authority, the following additional design criteria shall apply to those private docks lying within the municipal boundaries of the city.

Private docks to be constructed in the waters of the city shall be constructed so that the length of the dock shall not extend from the mean high water line or seawall of the property further than one-half the width of the property at waterfront. This requirement may be waived by the city manager or his designated representative, provided signed statements of no objection from both adjacent waterfront property owners have been submitted.

Private docks and boat lifts must be constructed within the center one-third of the applicant's waterfront property or 50 feet from the adjacent property, whichever is less restrictive. This requirement may be waived by the city manager or his designated representative, provided that signed statements of no objection from the property owner encroached upon has been submitted.

Tie piles may be a maximum distance of twenty-five percent (25%) of the navigable portion of the waterway from the waterfront property line and no closer than the side setback for a structure located on the property to the projection of any side or interior lot line. This requirement may be waived by the city manager or his designated representative, provided that signed statements of no objection from the property owner encroached upon has been submitted.

(Code 1983, § 5-202; Ord. No. 934, § 1, 12-5-00; Ord. No. 941, § 1, 5-11-01)

Exhibit C

Application / Survey / Site Plan / Proof of Ownership



CITY OF MADEIRA BEACH
 300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708
 PHONE (727) 391-9951 • FAX (727) 395-9361
 www.madeirabeachfl.gov



SPECIAL MAGISTRATE – VARIANCE APPLICATION

APPLICATION _____ PAID _____ APPLICATION FEE _____ DATED: _____

Applicant:	<i>Name and Address</i>	Property Owner:	<i>Name and Address</i>
Speeler Foundations, Inc.	_____	Richard M. & Kristi J. Juliano Family Trust	_____
6111 142nd Ave. N.	_____	831 Hawk Lndg.	_____
Clearwater, FL. 33760	_____	Fruitland Park, FL. 34731	_____
Telephone #:	727-535-5735	Telephone #:	352-266-2054
Email Address:	heather@speeler.com	Email Address:	rick.southernaggregrates@gmail.com

Application for property located at (street address or location of vacant lot): _____
 840 Bay Point Dr. Madeira Beach, FL. 33708

Legal description:	001	0460	04500
	<i>Block</i>	<i>Lot(s)</i>	<i>Subdivision</i>

Approx. lot area:	6,600	<i>sq. ft.</i>	Lot width	60	<i>ft.</i>	Lot depth	110	<i>ft.</i>
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Zoning district: _____

Present structures on property: _____
 Single-family home, pool, dock, deck

Present use of property: _____
 Single-family home

The date my request for a Building Permit was denied: _____
 N/A

FILING FEES

<input checked="" type="checkbox"/>	Zoning Variance for Residential Dwelling Units (one, two or three units)	\$350 per variance
<input type="checkbox"/>	Zoning Variance for Multi-Family, Tourist Dwellings or Commercial	\$350 per variance
<input type="checkbox"/>	After-the-Fact Variance	\$500

Variance(s) needed from the zoning requirements are: We are requesting a variance to Section 14-205(Design Criteria for Private Docks) in order to install a boatlift next to an existing dock. The proposed boatlift cannot meet the side setback or length requirements of the mentioned code.

PLEASE ATTACH REQUIRED SUPPORTING MATERIALS

SITE PLAN, SURVEY, PICTURES, DEED, SURVEYOR'S SKETCH, DRAWINGS, ETC.

This application to the Special Magistrate is requesting permission to be allowed to:

Install a new boatlift next to an existing dock. We are requesting this variance so that the upland owner can safely moor his boat.

A variance granted by the Special Magistrate shall be consistent with the public interest, when owing to a special condition and literal enforcement of the provisions of the code will not result in an unnecessary and undue hardship to the applicant. Further, that the special condition or unique circumstance does not result from the intentional act of the applicant or the applicant's agent(s). In order to authorize any variance from the provisions of the City Code the Special Magistrate shall consider the following criteria and shall find that the criteria has been substantially satisfied and that a hardship exists:

EXPLAIN IN DETAIL HOW YOUR REQUEST COMPLIES WITH THE FOLLOWING RULES.

1. Demonstrate that special conditions and circumstances exist which are peculiar to the land, 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;

The subject lot is only 60' wide. This would require the boatlift be at least 20' from the extended property line and installed no farther than 30' out from the seawall. The location of the existing dock prevents the boatlift from meeting the side setback requirement. The boatlift must be placed farther than 30' out from the seawall due to water depths.

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

Vegetation and natural features are not a factor in this application.

- 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;

The proposed location of the boatlift is consistent with the adjacent dock to the right side and the two (2) adjacent docks to the left side of the subject property. All of these properties have the boatlifts installed on the right side of their respective docks.

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

The application does not involve public facilities of any kind.

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

This does not apply.

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

The applicant purchased the property in July of 2013. At that time, the existing dock was already in place, having been originally permitted and constructed in 1973 and rebuilt in the same location after the storms of 1993. The location of the dock on the lot prevents the boatlift from meeting the side setback requirements. The water depths in the area require the boatlift to be installed farther out than 1/2 of the width of the lot(30'). Neither of these hardships are self-created by the upland owner.

3. Demonstrate that that 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.

Granting the variance will not confer any special privileges. Many of the surrounding properties have structures very similar to what is being requested.

4. Demonstrate that 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.

Literal interpretation of the development regulations would deny the upland owner the full use and enjoyment of his waterfront property.

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

The requested variance is the minimum variance that will make possible the reasonable use of the land. The owner is requesting only one (1) boatlift to be placed adjacent to an existing dock. A side setback of 9'-8" will be maintained from the shared property line to the right.

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.

Granting the variance will be in harmony. The proposed layout is common to the surrounding properties and is regularly approved when signatures from the adjacent property owners have been obtained.

CERTIFICATION

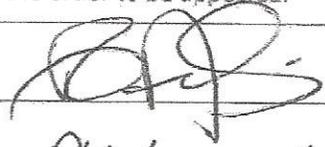
I hereby authorize permission for the Special Magistrate, Building Official and Community Development Director to enter upon the above referenced premises for purposes of inspection related to this petition.

I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the 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.

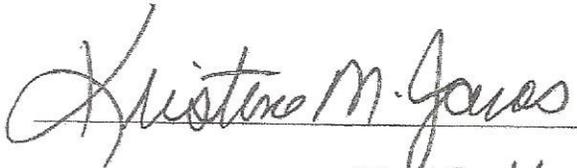
Date: 5-26-16 Property owner's signature: 

Before me, this 26th day of May, 2016 appeared in person

RICHARD M. JULIANO who, being sworn, deposes and says that the forgoing
(name of property owner)

is true and correct certification.

STATE OF FLORIDA
COUNTY OF PINELLAS – NOTARY SIGNATURE



Personally Known to me: Yes

Commission Expires: 07-08-16
Stamp

Identification Taken: -



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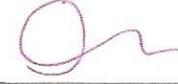
CERTIFICATION

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 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.

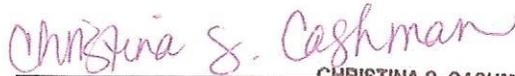
Appeals. (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the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

Date: 5-25-16 Applicant's signature, if other than Property owner: 

Before me, this 25th day of May, 2016 appeared in person
Doug Speeler
who, being sworn, deposes and says that the forgoing
(name of applicant, if other than property owner)

is true and correct certification.

STATE OF FLORIDA
COUNTY OF PINELLAS – NOTARY SIGNATURE



CHRISTINA S. CASHMAN
Notary Public, State of Florida
My Comm. Expires June 26, 2017
No. FF 31265

Personally Known to me: Commission Expires: _____
Stamp

Identification Taken: _____

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

An affirmative decision by the Special Magistrate shall be necessary to reverse the decision of the administration and grant a variance. The Special Magistrate, during the review of your petition, shall take note of the following:

- (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.
- (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 specified in subsection (a) shall the special magistrate grant a variance to allow a use not generally or by special exception use permitted in the applicable zoning district of the city land development regulations. A nonconforming use of neighborhood lands, structures or buildings in the same zoning district shall not be considered grounds for the authorization of a variance. Financial loss standing alone is not sufficient justification for a variance.

The hearing will be conducted in the following manner:

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

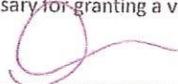
All variances granted by the Special Magistrate and not acted on within one (1) year of being granted will automatically expire.

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.

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.

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.

X



Signature of Applicant

5-25-16

Date

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

An affirmative decision by the Special Magistrate shall be necessary to reverse the decision of the administration and grant a variance. The Special Magistrate, during the review of your petition, shall take note of the following:

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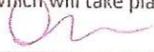
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I have received a copy of the Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance and the procedure, which will take place at the Public Hearing.

APPLICANT'S COPY


Initials of Receipt

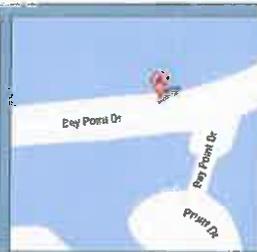
5-25-14
Date

PREPARED BY:

EXACTA

Land Surveyors, Inc.

www.exactland.com
Toll Free 866-735-1916 • F 866-744-2882



PROPERTY ADDRESS: 840 BAY POINT DRIVE MADEIRA BEACH, FLORIDA 33708

SURVEY NUMBER: 1306.2527

FIELD WORK DATE: 7/2/2013

REVISION DATE(S): (REV.0 7/3/2013)

1306.2527
BOUNDARY SURVEY
PINELLAS COUNTY

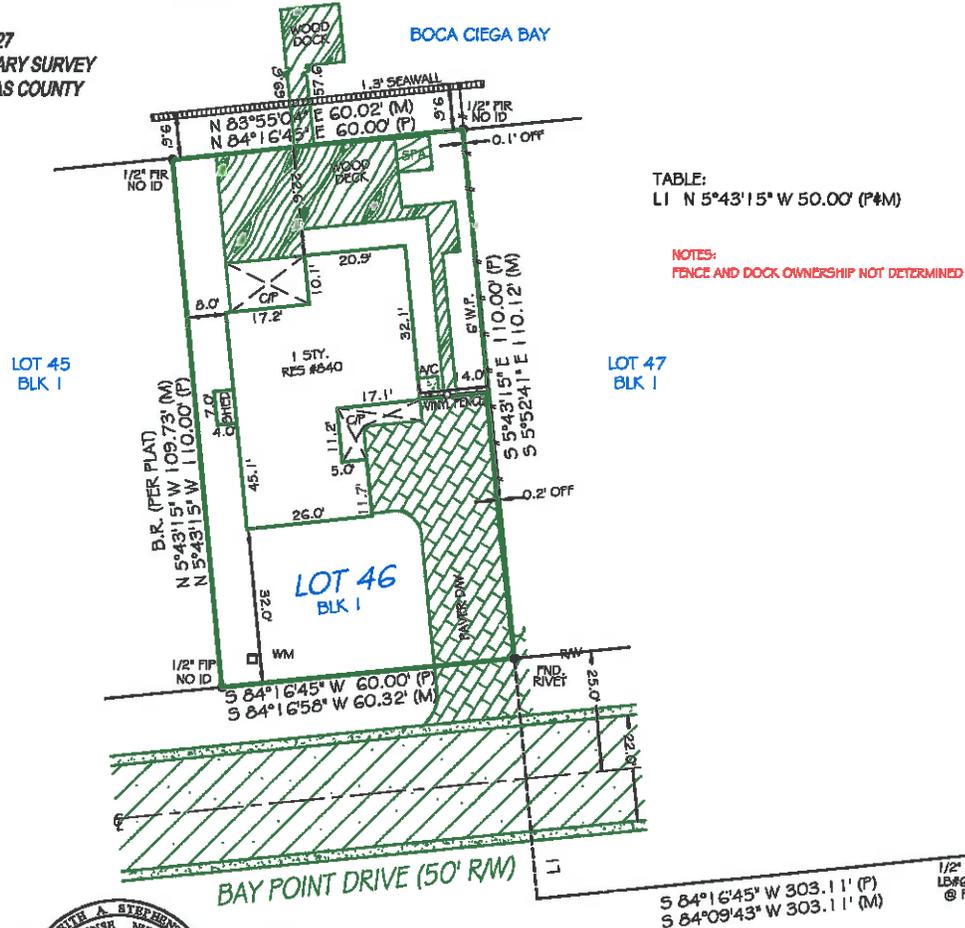
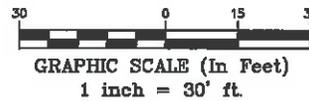


TABLE:
LI N 5°43'15" W 50.00' (P4M)

NOTES:
FENCE AND DOCK OWNERSHIP NOT DETERMINED

I hereby certify that this Sketch and Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of the survey that meets the minimum technical standards set forth by the Florida Board Of Professional Land Surveyors as prescribed in Chapter 5J-17 of the Florida Administrative Code.

KEITH A. STEPHENSON
State of Florida Professional Surveyor and Mapper
License No. 8621



Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

FLOOD INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 11). THIS PROPERTY WAS FOUND IN THE CITY OF MADEIRA BEACH, COMMUNITY NUMBER 125127, DATED 09/03/03.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: _____ DATE: 7/3/2013

BUYER: RICK JULIANO

SELLER: THOMPSON

CERTIFIED TO: RICK JULIANO; SEMINOLE TITLE COMPANY;
HOMEBANC N.A



AFFILIATE MEMBERS

EXACTA

Land Surveyors, Inc.

www.exactland.com
P866-735-1916 • F.866-744-2882
11940 Fairway Lakes Drive, Suite 1-Pt. Myers, FL 33913

LEGAL DESCRIPTION:

LOT 46, BLOCK 1, BAY POINTE ESTATES 2ND ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 72

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 5 DEGREES 43 MINUTES 15 SECONDS WEST IS BASED ON THE WESTERLY PROPERTY LINE OF LOT 46, BLOCK 1, LOCATED WITHIN BAY POINTE ESTATES 2ND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 72 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
- This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
- If there is a septic tank, or drain field shown on this survey, the location is approximate, and was determined by visual above ground inspection only, and cannot be relied on for accuracy.
- This survey is exclusively for the use of the parties to whom it is certified.
- Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Dimensions are in feet and decimals thereof.
- Due to varying construction standards, house dimensions are approximate.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
- All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#7337.
- If you are reading this survey in an electronic format, the information contained on this document is not valid if this document is electronically signed as specified in Chapter 5A-17.062 (3) of the Florida Administrative Code. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
- Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.

LEGEND:

SURVEYOR'S LEGEND

<p>BOUNDARY LINE</p> <p>STRUCTURE</p> <p>CONCRETE BLOCK WALL</p> <p>CHAIN-LINK or WIRE FENCE</p> <p>WOOD FENCE</p> <p>IRON FENCE</p> <p>BASEMENT</p> <p>EDGE OF WATER</p> <p>WOOD</p> <p>CONCRETE</p> <p>ASPHALT</p> <p>BRICK or TILE</p> <p>WATER</p> <p>COVERED AREA</p> <p>BENCH MARK</p> <p>CALC. PNT.</p> <p>CALCULATED POINT</p> <p>CENTRAL ANGLE or DELTA</p> <p>CONTROL POINT</p> <p>CONCRETE MONUMENT</p> <p>CATCH BASIN</p> <p>ELEVATION</p> <p>FIRE HYDRANT</p> <p>MANHOLE</p> <p>TREE</p> <p>UTILITY OR LIGHT POLE</p> <p>WELL</p> <p>COMMON OWNERSHIP</p>	<p>AC AIR CONDITIONING</p> <p>B.R. BEARING REFERENCE</p> <p>BLK. BLOCK</p> <p>B.C. BLOCK CORNER</p> <p>B.R.L. BUILDING RESTRICTION LINE</p> <p>BSMT. BASEMENT</p> <p>BW BAYBOX WINDOW</p> <p>(C) CALCULATED</p> <p>C CURVE</p> <p>CATV CABLE TV RISER</p> <p>C.B. CONCRETE BLOCK</p> <p>CHIM. CHIMNEY</p> <p>C.L.F. CHAIN LINK FENCE</p> <p>C.D. CLEAN DIRT</p> <p>CONC. CONCRETE</p> <p>C.V.G. CONCRETE VALLEY GUTTER</p> <p>CL CENTER LINE</p> <p>CS CONCRETE SLAB</p> <p>C.P. COVERED PORCH</p> <p>CSW CONCRETE SIDEWALK</p> <p>COR. CORNER</p> <p>(D) DEAD</p> <p>DW DRIVEWAY</p> <p>D.F. DRAIN FIELD</p> <p>E.L.B. ELECTRIC UTILITY BOX</p> <p>ENCL. ENCLOSURE</p> <p>ENT. ENTRANCE</p> <p>E.O.P. EDGE OF PAVEMENT</p> <p>E.O.W. EDGE OF WATER</p> <p>FL FENCE LINE</p> <p>F.P. FENCE POST</p> <p>(F) FIELD</p> <p>F.F. FINISHED FLOOR</p> <p>FL FLORIDA POWER & LIGHT</p> <p>FCH FOUND DRILL HOLE</p> <p>FIFC FOUND IRON PIPE & CAP</p> <p>FIRC FOUND IRON ROD & CAP</p> <p>FIR FOUND IRON ROD</p> <p>FP FOUND IRON PIPE</p> <p>FCM FND. CONCRETE MONUMENT</p> <p>FN FOUND NAIL</p> <p>FNHD FOUND NAIL & DISC</p> <p>FND. FOUND</p> <p>GAR. GARAGE</p> <p>GM GAS METER</p> <p>ID. IDENTIFICATION</p> <p>INT. INTERSECTION</p> <p>IR IRON ROD</p> <p>IP IRON PIPE</p> <p>L LENGTH</p> <p>LD# LICENSE # - BUSINESS</p> <p>LS# LICENSE # - SURVEYOR</p> <p>(M) MEASURED</p> <p>N.R. NON RADIAL</p> <p>N.T.S. NOT TO SCALE</p> <p>O.C.S. ON CONCRETE SLAB</p> <p>O.G. ON GROUND</p> <p>O.H.L. OVERHEAD LINE</p> <p>O.R.B. OFFICIAL RECORDED BOOK</p> <p>OH OVERHANG</p> <p>OIA OVERALL</p> <p>OS OFFSET</p> <p>PKN PARKER-RALON NAIL</p> <p>PSM PROFESSIONAL SURVEYOR AND MAPPER</p> <p>P.L.S PROFESSIONAL LAND SURVEYOR</p> <p>(P) PLAT</p> <p>P/E POOL EQUIPMENT</p> <p>PLT PLANTER</p> <p>PP FINISHED PIPE</p> <p>P.B. PLAT BOOK</p> <p>P.I. POINT OF INTERSECTION</p> <p>P.O.B. POINT OF BEGINNING</p> <p>P.O.C. POINT OF COMMENCEMENT</p> <p>P.T. POINT OF TANGENCY</p> <p>P.C. POINT OF CURVATURE</p> <p>P.C.C. POINT OF COMPOUND CURVATURE</p> <p>P.R.C. POINT OF REVERSE CURVATURE</p> <p>P.C.P. PERMANENT CONTROL POINT</p> <p>P.F.M. PERMANENT REFERENCE MONUMENT</p> <p>R RADIUS or RADIAL</p> <p>(R) RECORD</p> <p>RES. RESIDENCE</p> <p>R.O.W. RIGHT OF WAY</p> <p>(S) SURVEY</p> <p>S.B.L. SETBACK LINE</p> <p>S.C.L. SURVEY CLOSURE LINE</p> <p>SCR. SCREEN</p> <p>SDH SET DRILL HOLE</p> <p>SEP. SEPTIC TANK</p> <p>SEW. SEWER</p> <p>S.F. SQUARE FEET</p> <p>SDH SET DRILL HOLE</p> <p>SDRC SET IRON ROD & CAP</p> <p>SH SET NAIL</p> <p>SNID SET NAIL & DISC</p> <p>STY. STORY</p> <p>S.T.L. SURVEY TIE LINE</p> <p>SV SEWER VALVE</p> <p>SW SIDEWALK</p> <p>S.W. SEAWALL</p> <p>TCL TELEPHONE FACILITIES</p> <p>T.O.B. TOP OF BANK</p> <p>TR TRANSFORMER</p> <p>TP. TYPICAL</p> <p>WC WITNESS CORNER</p> <p>WF WATER FILTER</p> <p>W.P. WOODEN FENCE</p> <p>WM WATER METER/VALVE BOX</p> <p>WW WATER WALL</p> <p>V.F. VINYL FENCE</p> <p>A.E. ANCHOR EASEMENT</p> <p>C.M.E. CANAL MAINTENANCE ESMT.</p> <p>C.U.E. COUNTY UTILITY ESMT.</p> <p>D.E. DRAINAGE EASEMENT</p> <p>E.SMT. EASEMENT</p> <p>I.E.E.E. INGRESS/EGRESS ESMT.</p> <p>IRR.E. IRRIGATION EASEMENT</p> <p>L.A.E. LIMITED ACCESS ESMT.</p> <p>L.S.E. LANDSCAPE BUFFER ESMT.</p> <p>L.M.E. LANE OR LANDSCAPE MAINTENANCE EASEMENT</p> <p>M.E. MAINTENANCE EASEMENT</p> <p>P.U.E. PUBLIC UTILITY EASEMENT</p> <p>R.O.E. ROOF OVERHANG ESMT.</p> <p>S.W.E. SIDEWALK EASEMENT</p> <p>S.W.M.E. STORM WATER MANAGEMENT ESMT.</p> <p>T.U.E. TECHNOLOGICAL UTILITY ESMT.</p> <p>U.E. UTILITY EASEMENT</p>
--	--

ELECTRONIC SIGNATURE:

In order to "electronically sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>

To Electronically Sign any survey PDF:

- Save the PDF onto your computer.
- Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer.
- Select the Hash Method as SHA.
- Click Submit.

Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

- While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
 - Select a printer with legal sized paper.
 - Under "Print Range", click select the "All" toggle.
 - Under the "Page Handling" section, select the number of copies that you would like to print.
 - Under the "Page Scaling" selection drop down menu, select "None."
 - Uncheck the "Auto Rotate and Center" checkbox.
 - Check the "Choose Paper size by PDF" checkbox.
 - Click OK to print.
- TO PRINT IN BLACK+WHITE**
- In the main print screen, choose "Properties".
 - Choose "Quality" from the options.
 - Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR:

RICK JULIANO

EXACTA
POOL • FENCE • ADDITION

25% off
(UP TO \$500)

ANY FUTURE SURVEYING SERVICES ON THIS PROPERTY

THIS OFFER IS VALID FOR THE FIRST SURVEYING SERVICE ORDERED BY 12/31/2011. SEE US FOR DETAILS.



Exacta Land Surveyors, Inc.

LB# 7337

www.exactalands.com
 P866-735-1916 • F866-744-2882
 11940 Fairway Lakes Drive, Suite 1 • Ft. Myers, FL 33913

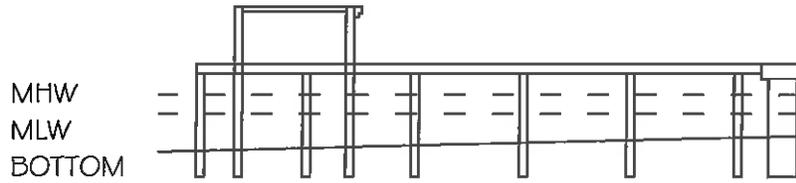
PRIVATE DOCK

Application # _____

(OFFICIAL USE ONLY)

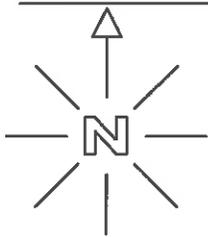
NAME: Juliano, Rick

840 Bay Point Dr. Madeira Beach, FL. 33708



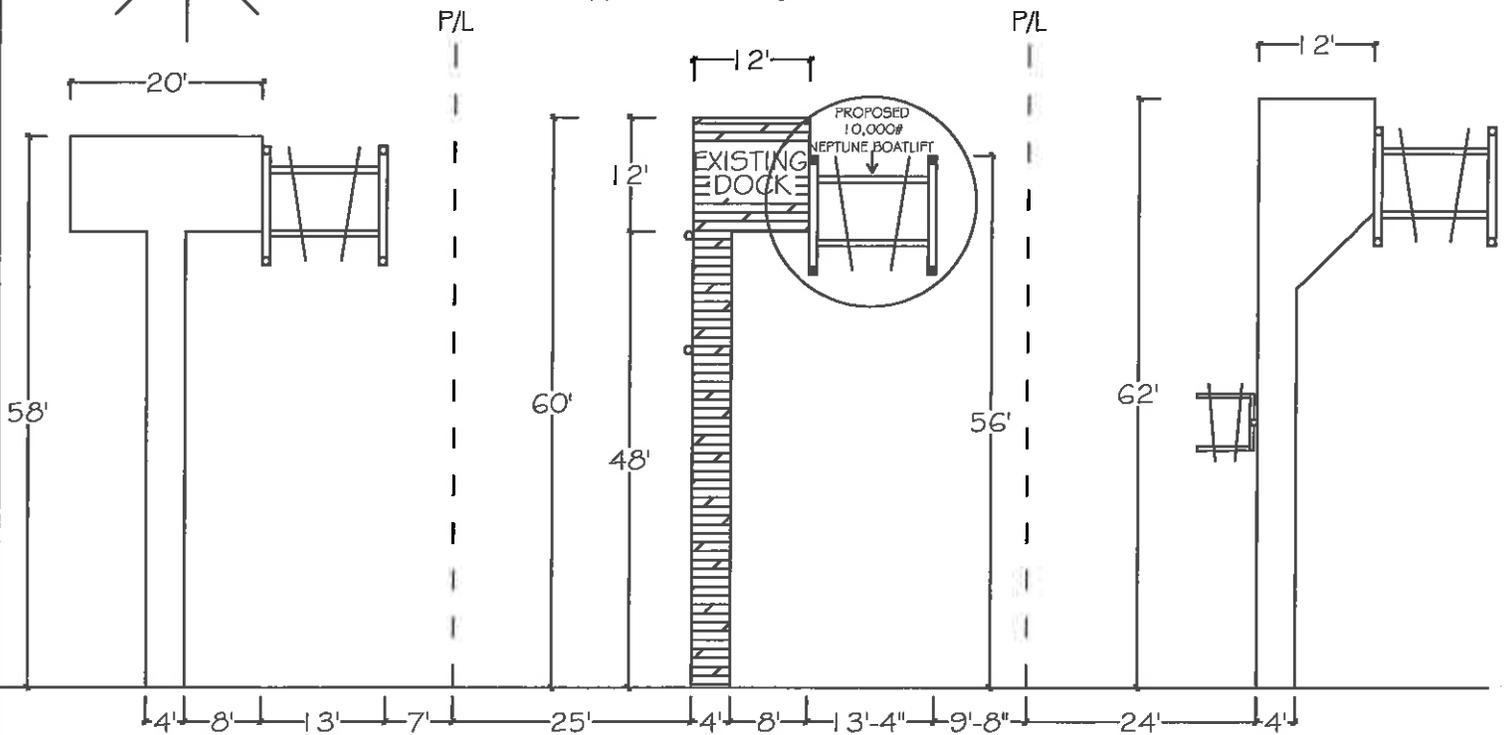
Profile View

ENG. SCALE: 1" = 20'



TOTAL SQUARE FEET	336'
NEW SQUARE FEET	0'
WATERWAY WIDTH	Over 400'
WATERFRONT WIDTH	60'

Plan View
(applicant and adjacent docks)



The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner: N/A		Right Owner: N/A	
Signature	Date	Signature	Date
Municipality Approval		Water and Navigation Approval	

194
\$10.00
3150.00

This Instrument Prepared By/Return To:
Seminole Title Company
8640 Seminole Boulevard
Seminole, FL 33772
13-462
Parcel Identification Number: 10-31-15-04500-001-0460

WARRANTY DEED

THIS INDENTURE, made this 13th day of July, 2013, between John S. Thompson, Jr., a single person Grantor, and Richard M. Juliano and Kristi J. Juliano, Trustees of the Richard M. Juliano and Kristi J. Juliano Family Declaration of Trust dated September 30, 2005, with full power and authority to either protect, conserve and to sell, lease, or to encumber, or otherwise manage and dispose of the real property described herein in accordance with Florida Statute 689.071 whose address is 10396 County Road 115A, Oxford, FL 34484, Grantee.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has GRANTED, BARGAINED AND SOLD to Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida,

Lot 46, Block 1, Second Addition to Bay Point Estates, according to the map or plat thereof, as recorded in Plat Book 27, Page(s) 72 and 73, inclusive, of the Public Records of Pinellas County, Florida.

Subject to: Easements, limitations restrictions, and zoning regulations of record.
Subject to: ad valorem taxes for the year 2013 and all subsequent years.
Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Witness #1 Signature [Signature]
John S. Thompson, Jr.
338 Bay Point Drive
Madeira Beach, FL 33708

Witness #1 Printed Name
Witness #2 Signature [Signature]
ANN FRENCH
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared John S. Thompson, Jr., who produced Drivers License as identification, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me that same was duly executed.
WITNESS MY HAND AND OFFICIAL SEAL in the State and County aforesaid this 12 day of July, 2013.



[Signature]
Notary Signature
Printed Notary Signature
My Commission Expires:

COOPY

Exhibit D

Pinellas County Property Appraiser's Database

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) **WM**

10-31-15-04500-001-0460

Compact Property Record Card

[Portability Calculator](#)

**Data Current as of June
16,2016**

[Email](#) [Print](#) [Radius Search](#)

[Improvement Value per F.S. 553.844](#)

Ownership/Mailing Address Change Mailing Address	Site Address
JULIANO, RICHARD M & KRISTI J FAMILY TRUST JULIANO, RICHARD M TRE JULIANO, KRISTI J TRE C/O JULIANO, RICHARD M & KRISTI J FAMILY TRUST 831 HAWK LNDG FRUITLAND PARK FL 34731-6536	840 BAY POINT DR MADEIRA BEACH



[Property Use:](#) 0110 (Single Family Home)

Living Units:
1

[click here to hide] **Legal Description**

BAY POINT ESTATES 2ND ADD BLK 1, LOT 46 & RIP RTS

Mortgage Letter File for Homestead Exemption			2016 Parcel Use
Exemption	2015	2016	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	No	

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Plat Book/Page
18107/1406	\$395,100 Sales Query	121030278022	A	027/072

2015 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	\$341,490	\$336,733	\$336,733	\$341,490	\$336,733

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

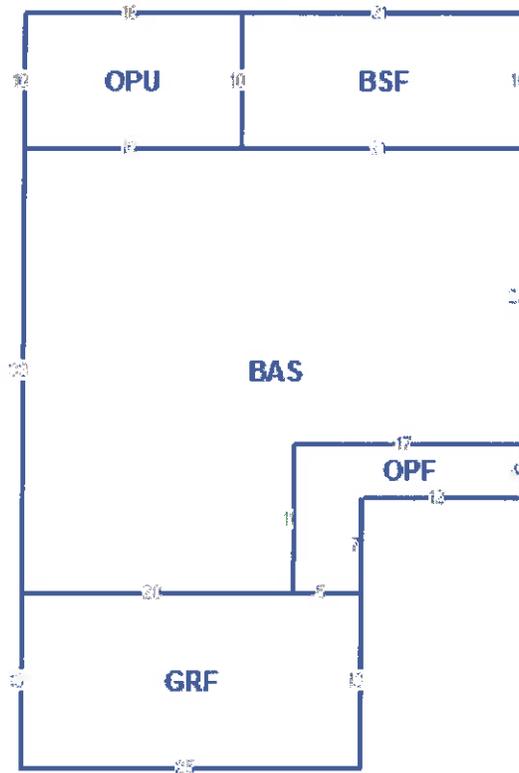
Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	No	\$341,490	\$336,733	\$336,733	\$341,490	\$336,733
2014	No	\$306,121	\$306,121	\$306,121	\$306,121	\$306,121
2013	No	\$286,659	\$286,659	\$286,659	\$286,659	\$286,659
2012	Yes	\$265,011	\$260,738	\$210,738	\$235,738	\$210,738
2011	Yes	\$253,144	\$253,144	\$203,144	\$228,144	\$203,144
2010	Yes	\$273,504	\$273,504	\$223,504	\$248,504	\$223,504
2009	Yes	\$351,013	\$351,013	\$301,013	\$326,013	\$301,013
2008	Yes	\$448,300	\$448,300	\$398,300	\$423,300	\$398,300
2007	Yes	\$521,500	\$463,474	\$438,474	N/A	\$438,474
2006	Yes	\$568,300	\$452,170	\$427,170	N/A	\$427,170
2005	Yes	\$439,000	\$439,000	\$414,000	N/A	\$414,000
2004	Yes	\$372,400	\$212,100	\$187,100	N/A	\$187,100
2003	Yes	\$318,600	\$208,200	\$183,200	N/A	\$183,200
2002	Yes	\$276,000	\$203,300	\$178,300	N/A	\$178,300
2001	Yes	\$200,100	\$200,100	\$175,100	N/A	\$175,100
2000	No	\$157,300	\$157,300	\$157,300	N/A	\$157,300
1999	No	\$132,500	\$132,500	\$132,500	N/A	\$132,500
1998	No	\$134,700	\$134,700	\$134,700	N/A	\$134,700
1997	No	\$120,100	\$120,100	\$120,100	N/A	\$120,100
1996	No	\$118,000	\$118,000	\$118,000	N/A	\$118,000

2015 Tax Information	Ranked Sales <small>(What are Ranked Sales?)</small> See all transactions																									
Click Here for 2015 Tax Bill Tax Collector Mails 2015 Tax Bills October 31 Tax District: MB 2015 Final Millage Rate 18.2169 2015 Est Taxes w/o Cap or Exemptions \$6,220.89 A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.	<table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>V/I</th> </tr> </thead> <tbody> <tr> <td>12 Jul 2013</td> <td>18107 / 1406 </td> <td>\$450,000</td> <td>Q</td> <td>I</td> </tr> <tr> <td>24 Mar 2004</td> <td>13454 / 2568 </td> <td>\$406,300</td> <td>U</td> <td>I</td> </tr> <tr> <td>30 Jun 2000</td> <td>10964 / 1725 </td> <td>\$155,000</td> <td>U</td> <td>I</td> </tr> <tr> <td></td> <td>03527 / 0391 </td> <td>\$25,000</td> <td>Q</td> <td></td> </tr> </tbody> </table>	Sale Date	Book/Page	Price	Q/U	V/I	12 Jul 2013	18107 / 1406	\$450,000	Q	I	24 Mar 2004	13454 / 2568	\$406,300	U	I	30 Jun 2000	10964 / 1725	\$155,000	U	I		03527 / 0391	\$25,000	Q	
Sale Date	Book/Page	Price	Q/U	V/I																						
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24 Mar 2004	13454 / 2568	\$406,300	U	I																						
30 Jun 2000	10964 / 1725	\$155,000	U	I																						
	03527 / 0391	\$25,000	Q																							

2015 Land Information						
Seawall: Yes	Frontage: Bay		View:			
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	60x110	4900.00	60.0000	1.0400	\$305,760	FF

[click here to hide] 2015 Building 1 Structural Elements [Back to Top](#)
 Site Address: 840 BAY POINT DR

Quality: Average
 Square Footage: 1832.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Cb Stucco/Cb Reclad
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 1
 Floor Finish: Carpet/Hardtile/Hardwood
 Interior Finish: Upgrade
 Fixtures: 7
 Year Built: 1953
 Effective Age: 28
 Heating: Central Duct
 Cooling: Cooling (Central)



[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area Ft ²	Gross Area Ft ²	Factor
Open Porch	0	103	0.20
Garage	0	325	0.35
Base Semi-finished	210	210	0.80
Base	1,034	1,034	1.00
Open Porch Unfinished	0	160	0.15
Total Living SF: 1,244		Total Gross SF: 1,832	Total Effec

[click here to hide] 2015 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated
SPA/JAC/HT	\$0.00	1.00	\$0.00	
PATIO/DECK	\$0.00	1.00	\$0.00	
PATIO/DECK	\$9.00	684.00	\$6,156.00	\$3,6
DOCK	\$45.00	336.00	\$15,120.00	\$6,9

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include

unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
201211445	RESIDENTIAL ADD	13 Dec 2012	\$12,000
CB06-04807	ROOF	22 Mar 2006	\$6,735



[Interactive Map of this parcel](#)
[Legend](#)

[Map](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

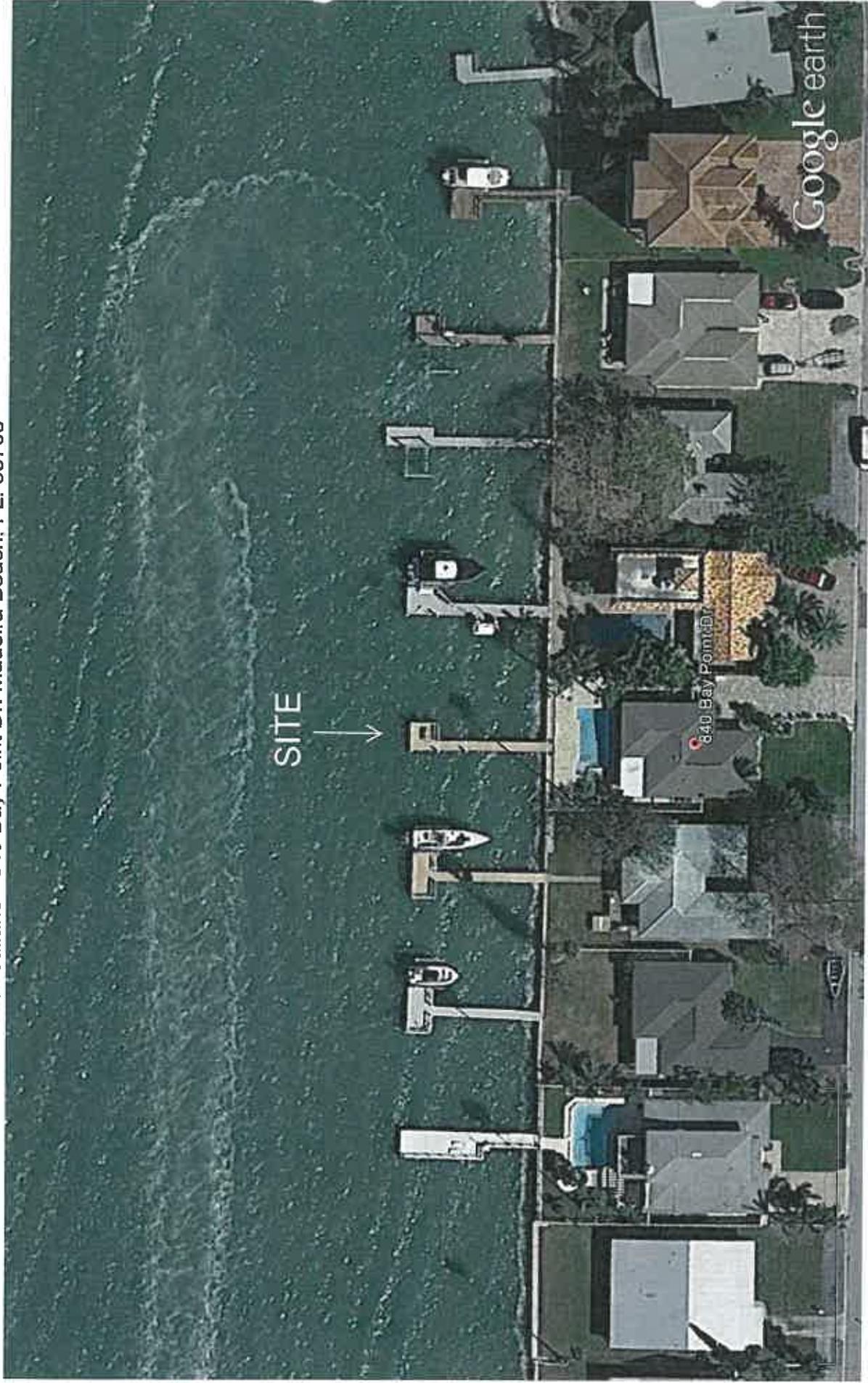
****APPLICANT'S DOCK****



****APPLICANT'S DOCK****



Rick Juliano - 840 Bay Point Dr. Madeira Beach, FL. 33708



SITE



Google earth

feet
meters

300

100

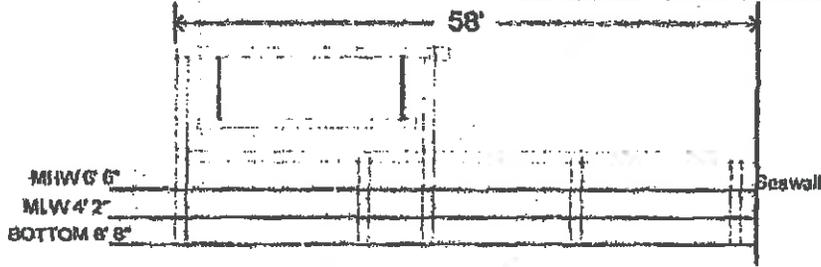


PRIVATE DOCK

LEFT ADJACENT PREVIOUS PERMIT **

438 Key Point Dr
N. Dunedin, FL 33708

Application: 2036178-05
(OFFICIAL USE ONLY)



Profile View

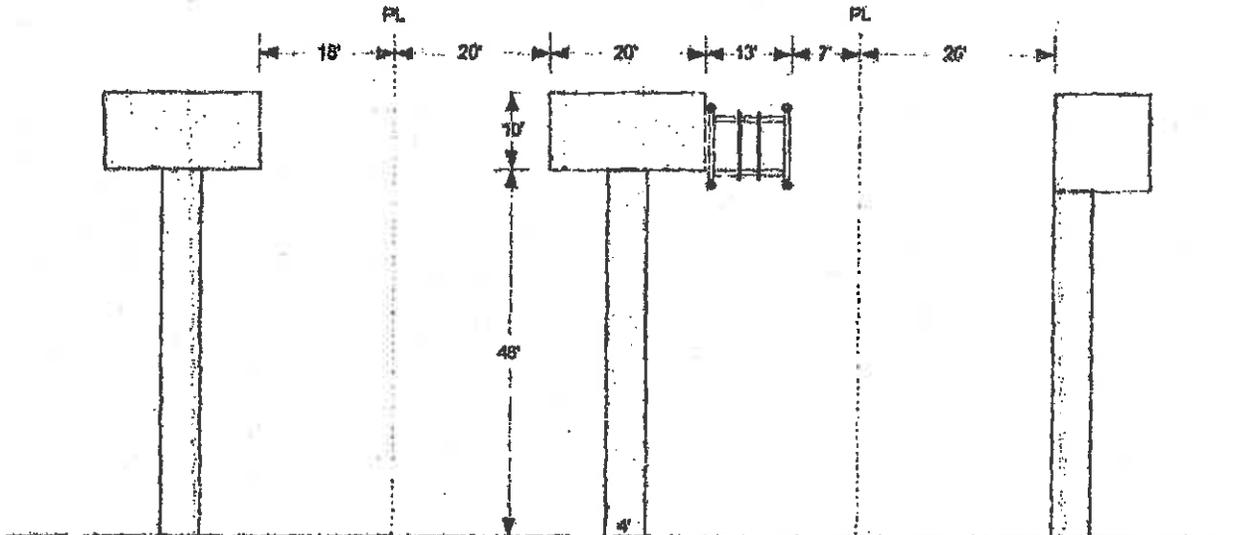
ENG. SCALE: 1" = NTS



TOTAL SQUARE FEET	392
NEW SQUARE FEET	-0-
WATERWAY WIDTH	600'+
WATERFRONT WIDTH	60'

This project may require approvals from the Florida Dept of Environmental Protection (813-744-6100) and the U.S. Army Corps of Engineers (813-769-7060).

Plan View
(applicant and adjacent docks)



SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner		Right Owner	
Signature	Date	Signature	Date
Municipality Approval		Municipality Approval	
	OK JT 7-13-05	APPROVED PINELLAS COUNTY ENVIRONMENTAL MANAGEMENT <u>William M. Davis</u> 7-14-05 FOR WILLIAM M. DAVIS, DIRECTOR	

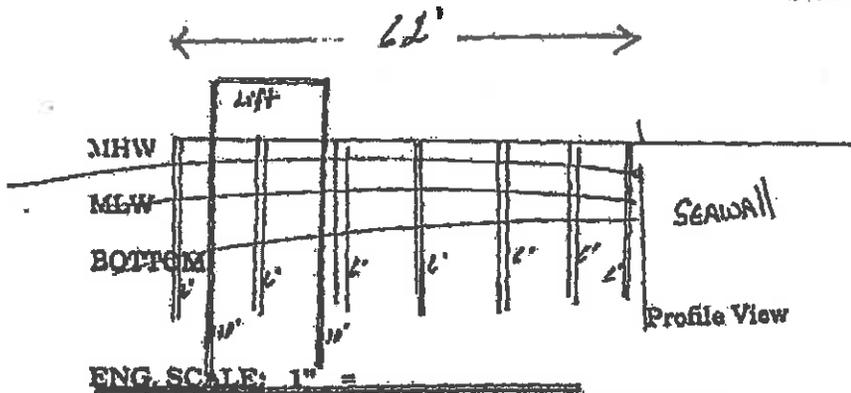
****LEFT ADJACENT DOCK****



842 Bay Point Dr
 Madeira Beach
PRIVATE DOCK

****RIGHT ADJACENT PREVIOUS PERMIT****

Application # P-316435-05 REV
 (OFFICIAL USE ONLY)

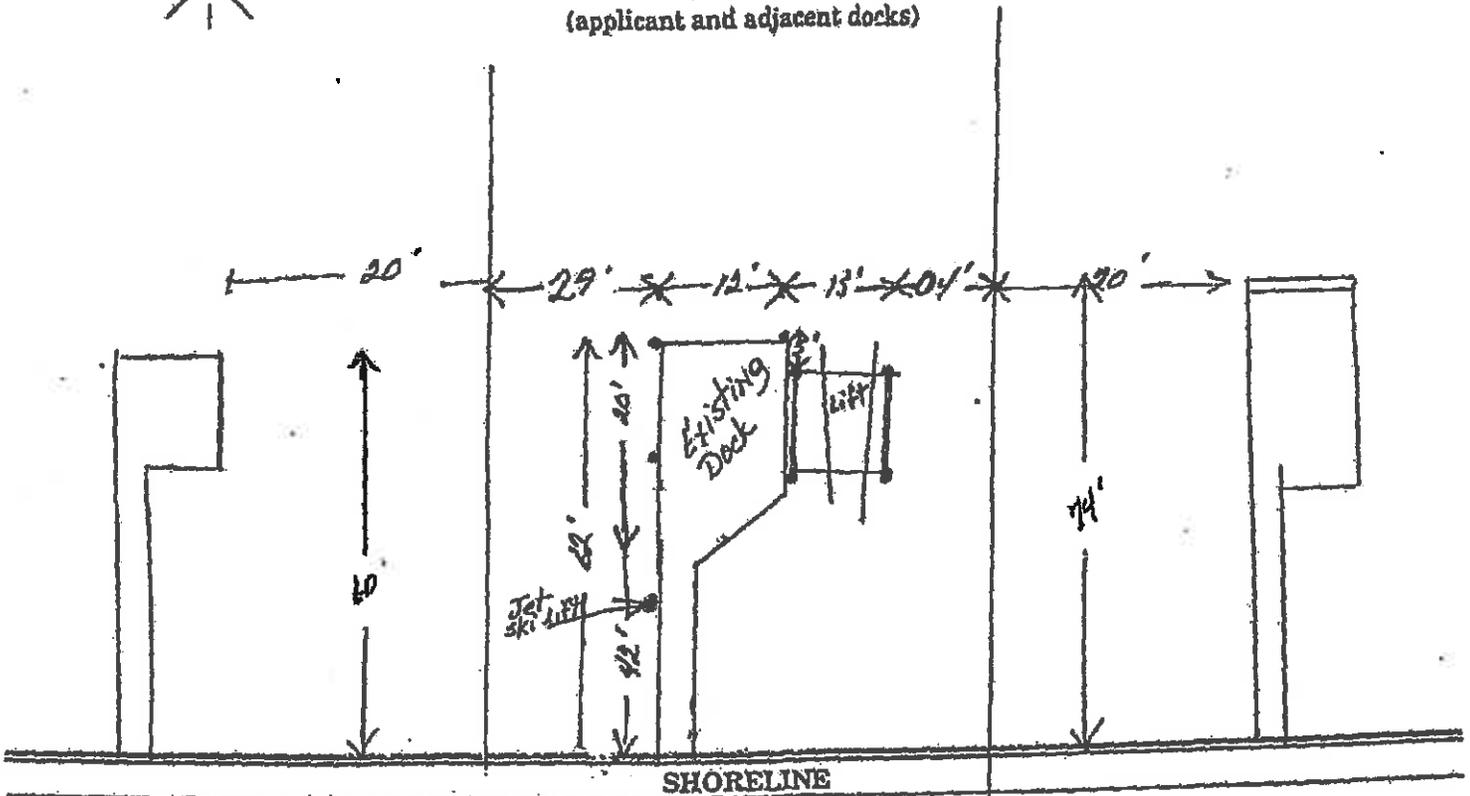


ENG. SCALE: 1" =



TOTAL SQUARE FEET _____
 NEW SQUARE FEET 0
 WATERWAY WIDTH OPEN
 WATERFRONT WIDTH 60

Plan View
 (applicant and adjacent docks)



The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner
 Signature [Signature] Date 9-2-05
 Municipality Approval

Right Owner
 Signature [Signature] Date 8-25-05
 Water and Navigation Approval

16-2-05
[Signature]
 [Stamp]

APPROVED 05
 PINELLAS COUNTY
 ENVIRONMENTAL MANAGEMENT
 UPR
 Program 10-3-05
 FOR WILLIAM M. DAVIS, DIRECTOR

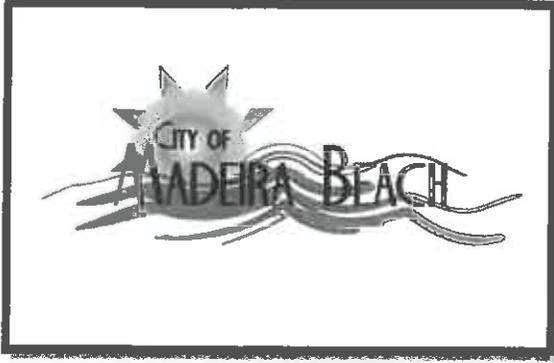
****RIGHT ADJACENT DOCK****



Variance Hearing

Proof of Notification

mailed 6-15-16



**THE CITY OF MADEIRA BEACH
PUBLIC NOTICE**

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held at the Madeira Beach City Centre in the Commission Chambers, located at 300 Municipal Drive, Florida 33708 to discuss the agenda items of City Business listed below.

**SPECIAL MAGISTRATE
VARIANCE/SPECIAL EXCEPTION USE
AGENDA**

2:00 P.M.

MONDAY, JUNE 27, 2016

COMMISSION CHAMBERS

- A. CALL TO ORDER
- B. SPECIAL MAGISTRATE STATEMENT
- C. ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES
- D. NEW BUSINESS

1. APPLICATION 2016.07

Property Owner: Richard M. and Kristi J. Juliano Family Trust
831 Hawk Landing
Fruitland Park, FL 34731

Applicant: Speeler Foundations, Inc.
6111 142nd Avenue N
Clearwater, FL 33760

Property Address: 840 Bay Point Drive

Parcel I.D. #: 10-31-15-04500-001-0460

Land Use/Zoning: Residential Urban (RU)/
Single Family Residential (R-1)

Request: **Section 14-205 Design criteria for private docks.**
The applicant is requesting a variance to the setback requirements, to allow for a boat lift outside of the center one-third of the applicant's property.

Required: 20 feet - The center one-third of the applicant's waterfront property or 50 feet from the adjacent property, whichever is less restrictive. (60' x 1/3 = middle 20')

Requested: 10 feet 4 inches

Variance: 9 feet 8 inches

2. APPLICATION 2016.08

Property Owner: Fikor, LLC
PO Box 8544
Madeira Beach, FL 33708

Any person who decides to appeal any decision at this Public Hearing 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 Clerk 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 Address: 14910 N Bayshore Drive
Parcel I.D. #: 09-31-15-60858-000-1010 – Lot 101
Land Use/Zoning: Residential Medium (RM)/
Low Density Multifamily Residential (R-2)

Request: **Section 110-26 Setback Requirements**
The applicant is requesting to reduce the minimum rear yard setback in an R-2 zoning district from 25 feet to 10 feet and to reduce the minimum side yard setback from 12 feet to 10 feet for a single-family dwelling unit.

Rear Yard Required:	25 feet	Side Yard Required:	12 feet
Rear Yard Requested:	10 feet	Side Yard Requested:	10 feet
Rear Yard Variance:	15 feet	Side Yard Variance:	2 feet

5. APPLICATION 2016.11

Property Owner: Fikor, LLC
PO Box 8544
Madeira Beach, FL 33708

Applicant: BLP LLC, vanSchaik/Beggins
PO Box 66313
St. Pete Beach, FL 33706

Property Address: 14910 N Bayshore Drive
Parcel I.D. #: 09-31-15-60858-000-1080 – Lot 108
Land Use/Zoning: Residential Medium (RM)/
Low Density Multifamily Residential (R-2)

Request: **Section 110-26 Setback Requirements**
The applicant is requesting to reduce the minimum rear yard setback in an R-2 zoning district from 25 feet to 10 feet and to reduce the minimum side yard setback from 12 feet to 10 feet for a single-family dwelling unit.

Rear Yard Required:	25 feet	Side Yard Required:	12 feet
Rear Yard Requested:	10 feet	Side Yard Requested:	10 feet
Rear Yard Variance:	15 feet	Side Yard Variance:	2 feet

6. APPLICATION 2016.12

Property Owner: Fikor, LLC
PO Box 8544
Madeira Beach, FL 33708

Applicant: BLP LLC, vanSchaik/Beggins
PO Box 66313
St. Pete Beach, FL 33706

Property Address: 14910 N Bayshore Drive
Parcel I.D. #: 09-31-15-60858-000-1090 – Lot 109

Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City Clerk 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.



PAM DUBOV, CFA, CAE

Pinellas County Property Appraiser

www.pcpao.org

pam@pcpao.org

Run Date: 13 Jun 2016

Subject Parcel: 10-31-15-04500-001-0460

Radius: 200 feet

Parcel Count: 19

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

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.

MAIN BRANCH- COURTHOUSE

315 Court St. – 2nd Floor
Clearwater, FL33756
MAIL: PO Box 1957
Clearwater, FL33757
TEL: (727) 464-3207
FAX: (727) 464-3448
HEARING IMPAIRED: (727) 464-3370

EXEMPTIONS:

TEL: (727) 464-3294
FAX: (727) 464-3408
COMMERCIAL APPRAISALS:
TEL: (727) 464-3284
RESIDENTIAL APPRAISALS:
TEL: (727) 464-3643 (C/P)
TANGIBLE PERSONAL PROPERTY
TEL: (727) 464-8484
FAX: (727) 464-8488

NORTH COUNTY

29269 US Highway 19 N
Clearwater, FL33761
TEL: (727) 464-8780
FAX: (727) 464-8794

TYRONE (SOUTH)

1800 66TH St. N
St. Petersburg, FL33710
TEL: (727) 582-7652
FAX: (727) 582-7610

MID-COUNTY

CUSTOMER SERVICE CENTER – WALK-IN
13025 Starkey Rd., Largo (Tax Collector)
TEL: (727) 464-3207
FAX: (727) 464-8488
MAIL: PO Box 1957 – Clearwater, FL33757

GERSON, RONALD L
841 BAY POINT DR
MADEIRA BEACH FL 33708-2316

~~GERSON, RONALD L
841 BAY POINT DR
MADEIRA BEACH FL 33708-2316~~

GROOMS, WESLEY N
GROOMS, ROBYN M
13330 GOLF CREST CIR
TAMPA FL 33618-8649

BOOTH, JASON
BOOTH, JANICE
836 BAY POINT DR
MADEIRA BEACH FL 33708-2317

THOMPSON, JOHN S III
838 BAY POINT DR
MADEIRA BEACH FL 33708-2317

SPILDE, MYRON L
846 BAY POINT DR
MADEIRA BEACH FL 33708-2317

TAYLOR, ROCHELLE
CHRIMES, BARBARA LOPEZ
847 BAY POINT DR
MADEIRA BEACH FL 33708-2316

VON STEIN, OFIRA
835 BAY POINT DR
MADEIRA BEACH FL 33708-2316

SMITH, NICOLE
843 BAY POINT DR
MADEIRA BEACH FL 33708-2316

GORDON, GLEN S
GORDON, MARGARET B
848 BAY POINT DR
MADEIRA BEACH FL 33708-2317

LEE, WALTER
839 BAY POINT DR
MADEIRA BEACH FL 33708-2316

ZUKELMAN FAMILY REV TRUST
ZUKELMAN, ROBERTO TRE
845 BAY POINT DR
MADEIRA BEACH FL 33708-2316

HOPKINS, CLAYTON W
HOPKINS, PATRICIA ANN
834 BAY POINT DR
MADEIRA BEACH FL 33708-2317

KIRCHENDORFER, CARL C
KIRCHENDORFER, HALINA
602 S MELVILLE AVE
TAMPA FL 33606-2403

JULIANO, RICHARD M & KRISTI J FAMILY
TRUST
JULIANO, RICHARD M TRE
C/O JULIANO, RICHARD M & KRISTI J FAMIL
TRUST
831 HAWK LNDG
FRUITLAND PARK FL 34731-6536

WILLIAMS, TERRY W
837 BAY POINT DR
MADEIRA BEACH FL 33708-2316

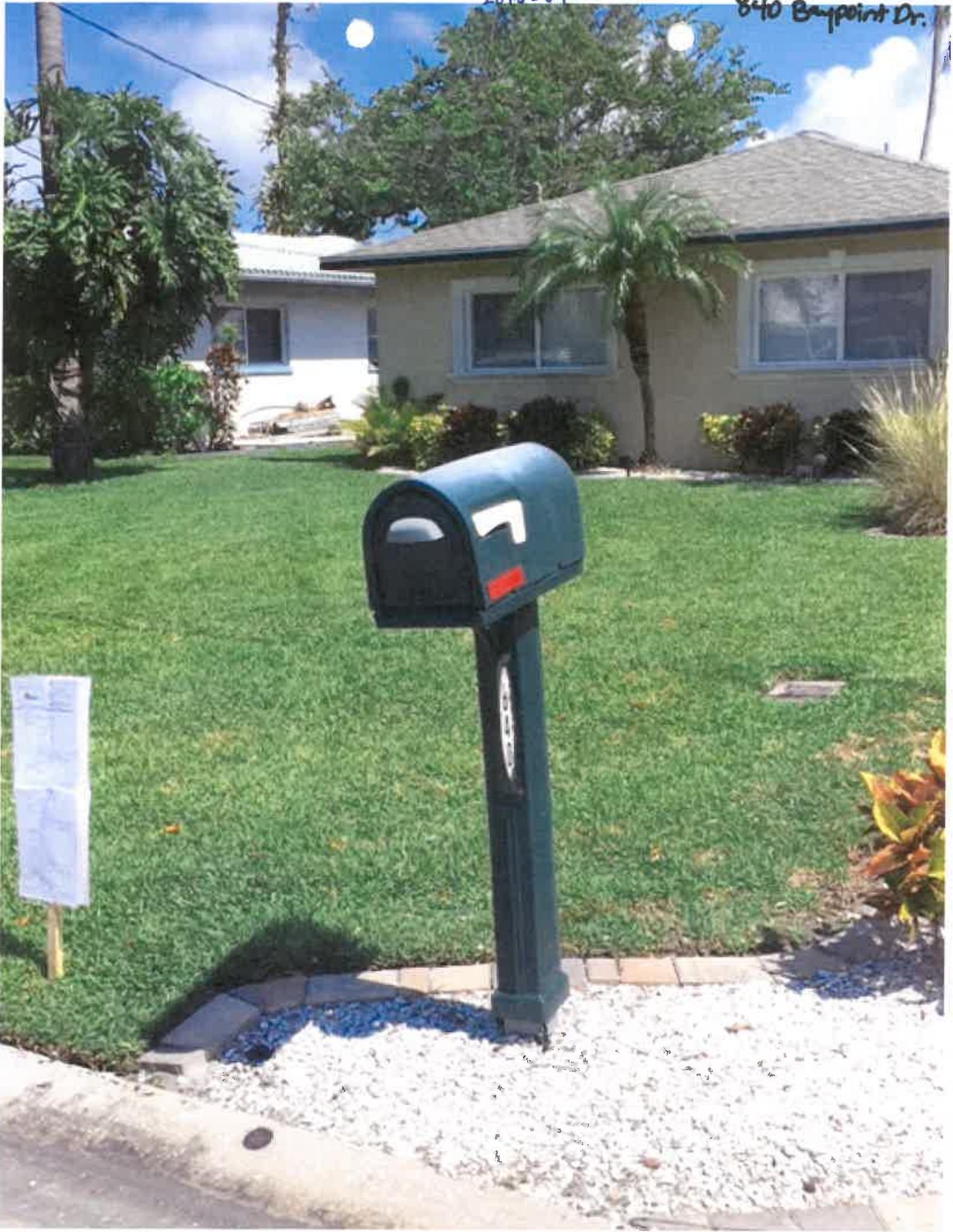
PENSA, ROBERT A
PENSA, NATALIE F
5422 CYRIL DR
RIDGE MANOR FL 33523-9010

FAY, JOHANNA
831 BAY POINT DR
MADEIRA BEACH FL 33708-2316

BYUN, SUNG TAE
BYUN, ASSAMI
223 SAND KEY ESTATES DR
CLEARWATER FL 33767-2979

2014-07

840 Baypoint Dr.



2016-07

840 Baypoint Dr.





Variance Hearing

Case No. 2016-08

June 27, 2016

2:00 p.m.



SPECIAL MAGISTRATE – VARIANCE REQUEST

June 27, 2016

Application 2016-08

I. GENERAL INFORMATION

Request: The applicant is requesting a variance to the rear and side yard building setbacks for Lot 99 to allow a new single family structure.

Property Owner

Fikor, LLC
PO Box 8544
Madeira Beach, FL 33708

Applicant

BLP, LLC
Van Scheik/Beggins
PO Box 66313
St. Petersburg, FL 33736

Property Address

14910 N Bayshore Drive

Parcel I.D. #

09-31-15-60858-000-0990

Land Use/Zoning

Residential Medium/
Low Density Multifamily Residential (R-2)

Year Built

1930

Variance Request: Section 110-206(2) and (3) rear and Side Yard Setback Requirements

Required Rear: 25 feet	Required Side: 12 feet total and 5 feet minimum Side
Requested Rear: 10 feet	Required Side: 10 feet
Variance Rear: 15 feet	Variance Side: 2 feet

II. BACKGROUND

The applicant is requesting a variance to Section 110-206, Setback Requirements, (subsections 2 and 3) of the R-2 zoning district requirements in order to construct a single family structure.

III. VARIANCE CRITERIA

- (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.*

- (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.*

IV. ANALYSIS

Staff has reviewed this request with respect to the variance criteria. Based on this review, staff finds the following:

1. **Variance Criteria #1.** Special conditions exist which are relevant to this case. The lots are 45 feet by 75 feet and considered a nonconforming lot. The surrounding neighborhood consists of a number of older, Pre-FIRM buildings. Many of the structures were built between the 1940's and 1960's. The existing seven units were built in 1930 as vacation rentals. Currently, there are seven duplex structures that have caused blight for the surrounding neighborhood. The proposed single family structure utilizes architectural and engineering features that will create a fully land development code, building code, fire code, and FEMA compliant structure. In addition, the single family structure will be an environmentally sound, energy efficient house that represents state-of-the art technology with respect to project sustainability over time. Such may serve as an example for better future house design and resiliency.
2. **Variance Criteria #2.** The duplexes were built in 1930 and the property was platted in 1946. The size of the lots were not the applicants doing. Therefore, this is not a self-created hardship by the applicant.
3. **Variance Criteria #3.** The applicant is seeking to construct a single family structure in an R-2 zoning district. The subject property is located in one of Madeira Beach's older residential neighborhoods. Many of the neighborhood structures do not meet building setbacks due to development occurring before the City's current land development regulations were adopted. As shown below the rear setbacks are not met at the rear of the property. The rear setback is 25 feet with a building separation to the rear of 50 feet. It is evident in the aerial that the rear setback was not met. Granting a variance will not confer any special privileges but will allow for uniformity in the overall design of the neighborhood.



4. **Variance Criteria #4.** Staff finds that the proposed single family structure is a good economical use of the available land and one that will result in a desirable, sustainable concept for the future. Therefore, adhering to the stipulated setbacks would likely work an undue and unnecessary hardship on the applicant and the conceptual project.
5. **Variance Criteria #5.** Technically, the new residential structure could be constructed in a manner that meets the building requirement setbacks. However, the resulting product might not be as appealing as the structure currently being proposed. The developer's plans show one living level over parking. The narrowing of the homes would result in a need to go two living levels which might also interfere with the next zero energy concept. It would also likely force two living levels rather than the compact one living level currently shown on the plans. Therefore, staff finds that this is the minimum variance that will make possible the reasonable use of the land.
6. **Variance Criteria #6.** The granting of the proposed variance to allow the rear and side yard setback variance compatible with its neighbors and is not anticipated to be injurious to the surrounding neighborhood or otherwise detrimental to the public welfare.

V. RECOMMENDATION

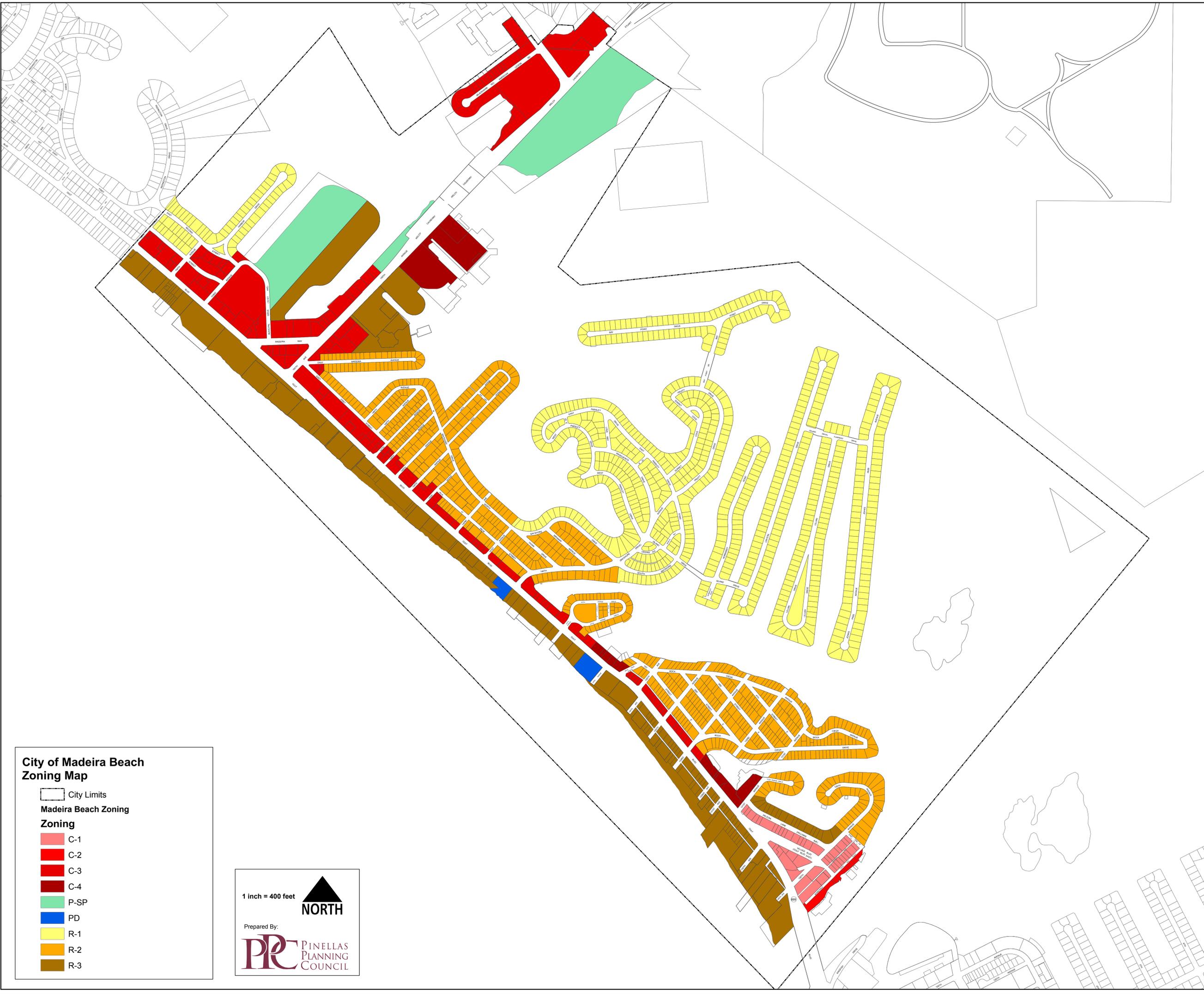
For the reasons outlined in this report, staff recommends **APPROVAL** of the requested variance to encroach into the side and rear setbacks. Please note that this single family structure must be fully compliant with all other Madeira Beach Land Development Regulations, the Florida Building Code, Fire Code, and FEMA/Floodplain regulations.

VI. EXHIBITS

- A. Zoning Map
- B. Code of Ordinances Section 110-206 (2) and (3)
- C. Application / Survey / Site Plan / Proof of Ownership
- D. Pinellas County Property Appraiser's Database
- E. Site and Aerial Photographs

Exhibit A

Zoning Map



**City of Madeira Beach
Zoning Map**

City Limits

Madeira Beach Zoning

Zoning

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

1 inch = 400 feet



Prepared By:



Exhibit B

Code of Ordinances Section 14-205
Design Criteria for Private Docks

Sec. 110-206. - Setback requirements.

The following minimum setbacks shall apply in the R-2, low density multifamily residential district:

- (1) Front yard: 20 feet.
- (2) Rear yard: 25 feet.
- (3) Side yard:
 - a. Single-family lots less than 50 feet wide may reduce the total side setback to 12 feet with a minimum of five feet on either side.
 - b. Single-family and duplex lots, the total side setback shall be 15 feet with a minimum of seven feet on either side for lots equal to 50 feet and less than 80 feet wide.
 - c. Single-family and duplex lots, the total side setback shall be 18 feet with a minimum of eight feet on either side for lots equal to 80 feet and less than 120 feet wide.
 - d. Single-family and duplex lots 120 feet in width or greater, the total side setback shall be 25 feet with a minimum of 12 feet on either side.
 - e. Triplex lots, the total side setback shall be 20 feet with a minimum of nine feet on either side.
 - f. Townhouses: A minimum of 15 feet between each row of townhouses and minimum of 25 feet on each side property line.
- (4) For only those dwelling units with the lowest habitable space elevated at or above the elevation designated on the flood insurance rate map (FIRM); exterior stairs, platforms for mechanical equipment, and chimneys shall be allowed to extend into the side-yard setback, but only to a depth of no more than one-half of the required setback. Such equipment shall be located in the middle one-third of the structure. All mechanical equipment must be appropriately shielded from public view with materials including, but not limited to louvers, lattice and the like.

(Code 1983, § 20-404; Ord. No. 1023, § 3, 11-30-04)

Exhibit C

Application / Survey / Site Plan / Proof of Ownership



CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708
PHONE (727) 391-9951 • FAX (727) 395-9361
www.madeirabeachfl.gov



SPECIAL MAGISTRATE – VARIANCE APPLICATION

APPLICATION _____ PAID _____ APPLICATION FEE _____ DATED: 5-26-16

Applicant:	Name and Address	Property Owner:	Name and Address
	<u>BLP LLC VAN SCHRIJK/BEGGINS</u>	<u>FIKOR LLC</u>	
	<u>PO BOX 663.3</u>	<u>PO BOX 8544</u>	
	<u>SPB FL 33736-6313</u>	<u>MADEIRA BCH FL 33738-8544</u>	
Telephone #:	<u>727-641-0440 727-251-8144</u>	Telephone #:	_____
Email Address:	<u>VA@BEGGINS@C213E.COM</u>	Email Address:	_____

Application for property located at (street address or location of vacant lot): 14910 N. BAYSHORE DR
N. MADEIRA SHORES LOT # 99 MADEIRA BCH FL 33708

Legal description: BK 23, PAGE 68 99 N. MADEIRA SHORES
Block Lot(s) Subdivision

Approx. lot area: 3375 sq. ft. **Lot width** 45 ft. **Lot depth** 75 ft.

Zoning district: R1

Present structures on property: 1

Present use of property: APARTMENTS RENTALS

The date my request for a Building Permit was denied: N/A

FILING FEES

- 1 Zoning Variance for Residential Dwelling Units (one, two or three units) \$350 per variance
- 1 Zoning Variance for Multi-Family, Tourist Dwellings or Commercial \$350 per variance
- 1 After-the-Fact Variance \$500

Variance(s) needed from the zoning requirements are: REAR YARD SET BACK 10'
SIDE YARD SET BACK 5' + 5' = 10" TOTAL SIDE YARD

PLEASE ATTACH REQUIRED SUPPORTING MATERIALS

SITE PLAN, SURVEY, PICTURES, DEED, SURVEYOR'S SKETCH, DRAWINGS, ETC.

- (A) SITE PLAN
- (B) SURVEY
- (C) PICTURES
- (D) DEED
- (E) SEE "B"
- (F) DRAWINGS

This application to the Special Magistrate is requesting permission to be allowed to:

For 1 ½ years this property was marketed without a sale because of dilapidated structures on the property. There are 14 substandard units violating all setback criteria on six platted R2 lots. We are asking to tear down 14 units and build 6 brand new FEMA compliant, energy efficient single family homes, 3 on No. Bayshore Drive and 3 on 148 av. Variances required are 5ft side setbacks and 10 ft rear setbacks similar to the recently complete Eco-village 1 in Madeira beach. We are downzoning from current use Apartments 10-49 units per acre to the original 6 platted R2 lots, further reduced to 6 single family homes. After variance is granted all setbacks will be greater than on the existing units.

A variance granted by the Special Magistrate shall be consistent with the public interest when owing to a special condition and literal enforcement of the provisions of the code will not result in an unnecessary and undue hardship to the applicant. Further, that the special condition or unique circumstance does not result from the intentional act of the applicant or the applicant's agents. In order to authorize any variance from the provisions of the City Code the Special Magistrate shall consider the following criteria and shall find if the criteria has been substantially satisfied and that a hardship exists:

EXPLAIN IN DETAIL HOW YOUR REQUEST COMPLES WITH THE FOLLOWING RULES:

1. Demonstrate that special conditions and circumstances exist which are peculiar to the land, 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;

1. a. thru e. The current structures have numerous code violations as well as complaints from neighbors about substandard property condition (trash), building construction and insect and rodent infestation.

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

The current structures have numerous code violations as well as complaints from neighbors about substandard property condition (trash), building construction and insect and rodent infestation.

- 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;

The current structures have numerous code violations as well as complaints from neighbors about substandard property condition (trash), building construction and insect and rodent infestation.

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

The current structures have numerous code violations as well as complaints from neighbors about substandard property condition (trash), building construction and insect and rodent infestation.

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

The current structures have numerous code violations as well as complaints from neighbors about substandard property condition (trash), building construction and insect and rodent infestation.

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

2. There are no self- created hardships. There are enough existing hardships and circumstances to justify removing these 14 eye- sore properties while drastically reducing density to only 6 homes.

3. Demonstrate that that 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.

3. Granting this variance is similar to variance granted recently to the recently completed Eco-village¹, in which this applicant was involved.

4. Demonstrate that 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.

4. Applicant is asking for only 2 feet shorter side setback on each lot and 15 feet shorter rear setback than standard. If variance is not granted the 6 homes will not be viable. The only lots affected by these variances are lots owned by the applicant.

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

5. Reasonable permitted use of the land is 14 units. In an effort to upgrade the image of Madeira Beach applicant is agreeing to demolish dangerous structures, upgrade quality and decrease density. This will increase property values city-wide.

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.

6. This property is a model of what can be done in Madeira beach to upgrade our image as the number 1 city to visit and live on our Pinellas barrier Islands.

CERTIFICATION

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

I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the 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.

Date: 6-13-16 Property owner's signature: 

Before me, this 13th day of June, 2016 appeared in person

Korhan Mutlu

who, being sworn, deposes and says that the forgoing

(name of property owner)

is true and correct certification.

STATE OF FLORIDA
COUNTY OF PINELLAS – NOTARY SIGNATURE



Personally Known to me: _____

Commission Expires: 2/27/2017

Stamp

Identification Taken: FL DRIVERS License



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

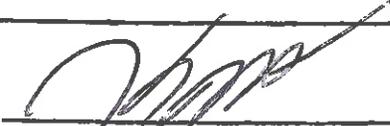
CERTIFICATION

I hereby 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 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.

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Date: 6-13-16 Applicant's signature, if other than Property owner: 

Before me, this 13th day of June, 2016 appeared in person Korhan Muthu who, being sworn, deposes and says that the foregoing (name of applicant, if other than property owner)

is true and correct certification.

STATE OF FLORIDA
COUNTY OF PINELLAS – NOTARY SIGNATURE



Personally Known to me: _____

Commission Expires: 2/27/2017
Stamp

Identification Taken: FL DRIVERS License



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.

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

An affirmative decision by the Special Magistrate shall be necessary to reverse the decision of the administration and grant a variance. The Special Magistrate, during the review of your petition, shall take note of the following:

- (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.
- (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 specified in subsection (a) shall the special magistrate grant a variance to allow a use not generally or by special exception use permitted in the applicable zoning district of the city land development regulations. A nonconforming use of neighborhood lands, structures or buildings in the same zoning district shall not be considered grounds for the authorization of a variance. Financial loss standing alone is not sufficient justification for a variance.

The hearing will be conducted in the following manner:

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

All variances granted by the Special Magistrate and not acted on within one (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.

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.

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.

APPLICANT'S COPY

Initials of Receipt

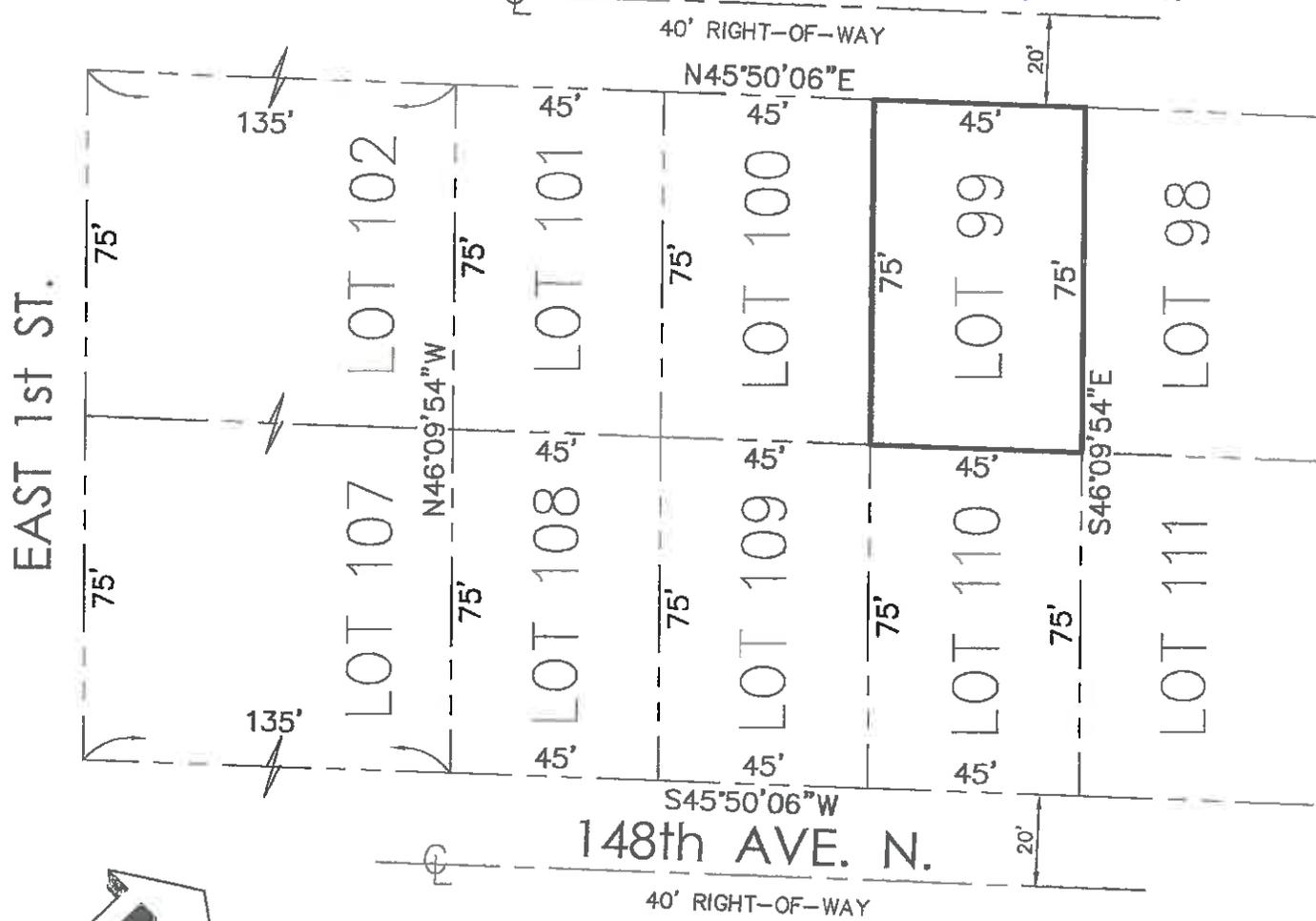
Date

SECTION 9, TOWNSHIP 31S, RANGE 15E

RECEIVED

JUN 09 2016

149th AVE. N. - BAYSHORE DR. PK



NORTH BASIS:
 PLAT
 SCALE: 1" = 40'

SKETCH AND LEGAL DESCRIPTION OF LOT 99

Lot 99, NORTH MADEIRA SHORES, according to the plat thereof, as recorded in Plat Book 23, Page 68 of the Public Records of Pinellas County, Florida

PREPARED FOR:
 WALTER VANS

DATE PREPARED
 JUNE 7, 2016

THIS IS NOT A SURVEY

This Sketch and Legal Description was prepared without the benefit of a title search and is subject to all easements, Rights-of-way, and other matters of record.

NOTE: Sketch and Legal Description not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Job Number DWN
 1606-03-99 JM

I hereby certify that the sketch and Legal Description represented hereon meet the requirements of Chapter 61G17-6, Florida Administrative Code

[Signature]
 JOHN C. BRENDLA
 Florida Surveyor's Registration No. 1269
 Certificate of Authorization No. LB 760

Prepared by:
 JOHN C. BRENDLA & ASSOCIATES, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 4015 82nd Avenue North
 Pinellas Park, Florida 33781
 phone (727) 576-7546 ~ fax (727) 577-9932

99

14910 N Bayshore Drive City of Madeira Beach, Florida 33708

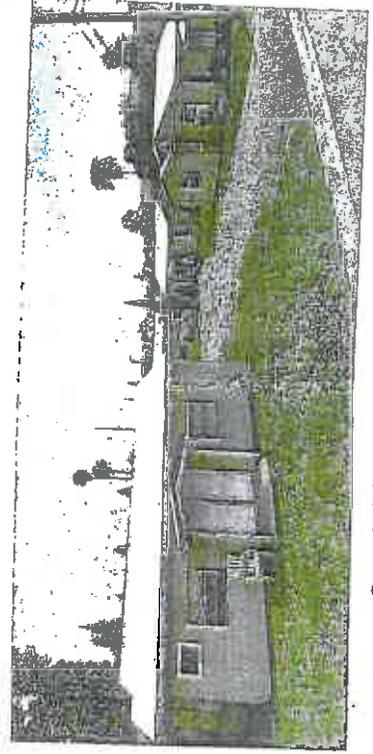
FEMA MAP PANEL NO 12103C-0191-G
FLOOD ZONE AE ELEV. 11

ZONING R 2 Low Density Multi Family Residential
FUTURE LAND USE - Single Family . Single Family Attached

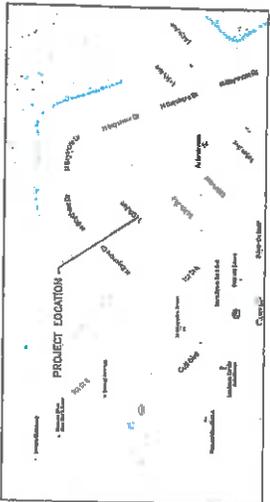
PRELIMINARY PLAN

Project Area = Approx. 20,251 Sq
Parcel ID 09-31-15-60856-000-0980

Legal Description
North Madeira Shores Lots 99, 100, 101,
108, 109, 110

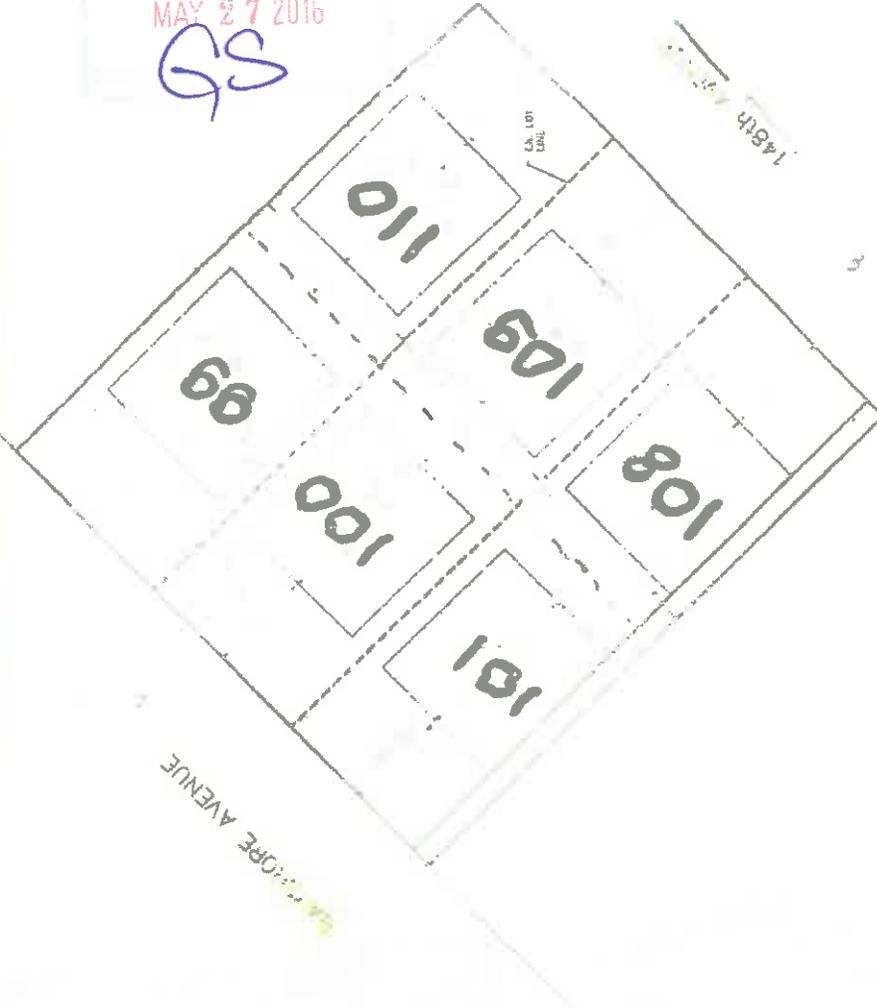


South View of Subject Property



MAY 27 2016

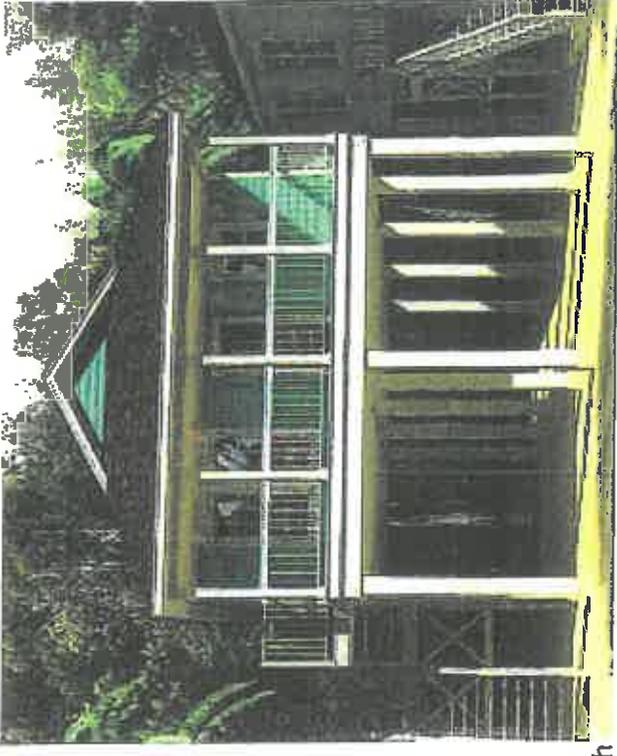
GS



Madeira Beach

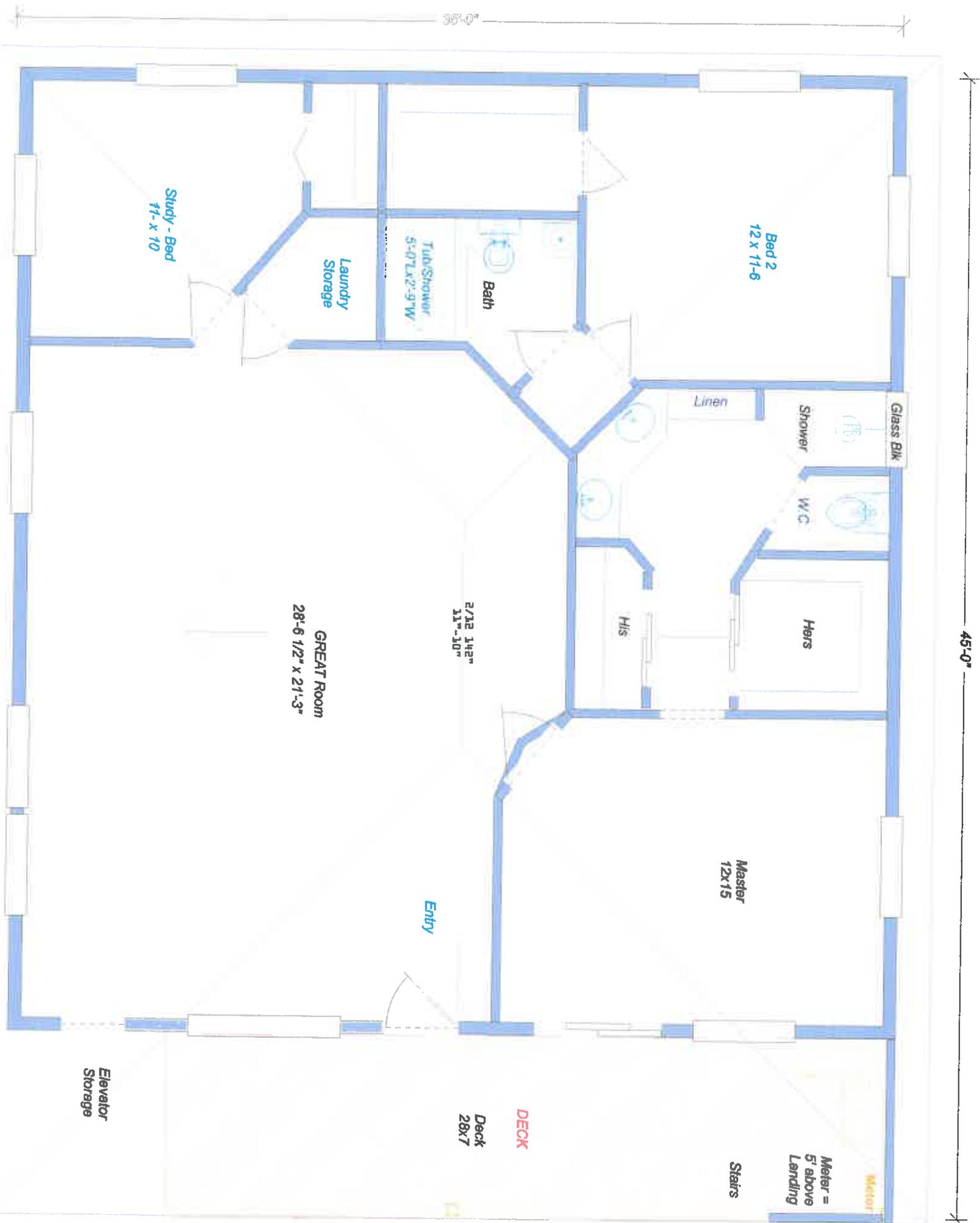


99
+00.



: Madeira Beach





149 N. BAYSHORE Dr.

10.50
5075.00

Prepared By:
Laura Cohen
Fidelity National Title Insurance Company of New York
9021 Oakhurst Road, Suite E
Seminole, FL 33776

File No. 04-020-1802004

Property Appraiser's Parcel I.D.(folio) Number(s)
09/31/15/60858/000/0990

RETURN TO: FIDELITY NATIONAL TITLE
5810 W. CYPRESS STREET, SUITE E
TAMPA, FL 33607

FILE #

LR

WARRANTY DEED

COPY

THIS WARRANTY DEED dated May 10, 2004, by Shaik Taher, hereinafter called the grantor*, to Fikor, LLC, whose post office address is 14977 1st Street Top Apt , Madeira Beach, Florida 33708, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Pinellas County, Florida, viz:

Lots 99, 100, 101, 108, 109 and 110, NORTH MADEIRA SHORES, according to the plat thereof, as recorded in Plat Book 23, Page 68 of the Public Records of Pinellas County, Florida

Subject to easements, restrictions, reservations, and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

***THE PROPERTY BEING CONVEYED IS NOT THE HOMESTEAD PROPERTY OF THE GRANTOR, NOR THE GRANTOR'S SPOUSE, IF ANY.**

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
(Witness Signature)

[Signature]
Shaik Taher

STEVE ROBERTSON
(Print Name of Witness)

[Signature]
(Witness Signature)

(Address and Phone Number)

LAURA COHEN
(Print Name of Witness)

STATE of Florida
COUNTY of Pinellas

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and the County aforesaid to take acknowledgements, personally appeared Shaik Taher
to me known to be the person(s) described in or who has/have produced DRIVERS LICENSE
as identification and who executed the foregoing instrument and he/she/they acknowledged before me that he/she/they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10 day of May, 2007.

[Signature]
Notary Signature
LAURA COHEN

Printed Notary Name

My commission expires: 

Exhibit D

Pinellas County Property Appraiser's Database

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) **WM**

09-31-15-60858-000-0990

Compact Property Record Card

[Portability Calculator](#)

Data Current as of June 17,2016

[Email](#) [Print](#) [Radius Search](#)

[Improvement Value per F.S. 553.844](#)

Ownership/Mailing Address Change Mailing Address	Site Address (First Building)
FIKOR LLC PO BOX 8544 MADEIRA BEACH FL 33738-8544	14910 N BAYSHORE DR MADEIRA BEACH
	Jump to building: (1) 14910 N BAYSHORE DR <input type="checkbox"/>



[Property Use:](#) 0311 (Apartments (10 units to 49 units))

Living Units:
14

[click here to hide] **Legal Description**

NORTH MADEIRA SHORES LOTS 99,100,101,108,109 AND 110

File for Homestead Exemption			2016 Parcel Use	
Exemption	2015	2016		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
13589/2401	Sales Query	121030278012	A	023/068

2015 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	No	\$475,000	\$475,000	\$475,000	\$475,000	\$475,000
2014	No	\$441,000	\$441,000	\$441,000	\$441,000	\$441,000

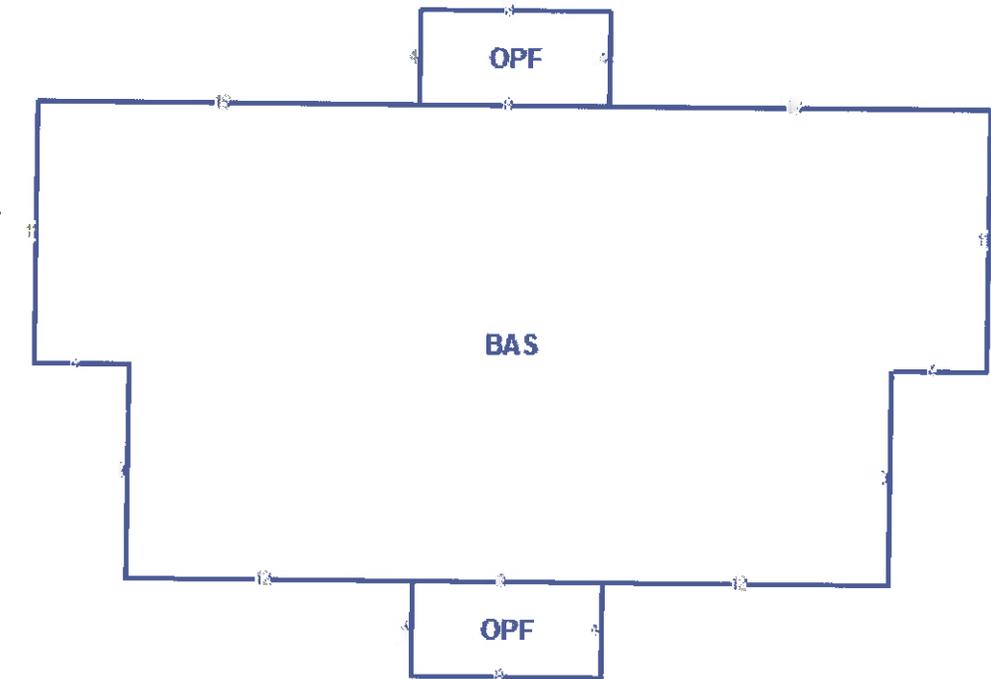
2013	No	\$430,000	\$430,000	\$430,000	\$430,000	\$430,000
2012	No	\$425,000	\$425,000	\$425,000	\$425,000	\$425,000
2011	No	\$425,000	\$425,000	\$425,000	\$425,000	\$425,000
2010	No	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
2009	No	\$555,000	\$555,000	\$555,000	\$555,000	\$555,000
2008	No	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000
2007	No	\$750,000	\$750,000	\$750,000	N/A	\$750,000
2006	No	\$838,600	\$838,600	\$838,600	N/A	\$838,600
2005	No	\$615,000	\$615,000	\$615,000	N/A	\$615,000
2004	No	\$540,000	\$540,000	\$540,000	N/A	\$540,000
2003	No	\$350,000	\$350,000	\$350,000	N/A	\$350,000
2002	No	\$245,000	\$245,000	\$245,000	N/A	\$245,000
2001	No	\$243,200	\$243,200	\$243,200	N/A	\$243,200
2000	No	\$212,000	\$212,000	\$212,000	N/A	\$212,000
1999	No	\$206,700	\$206,700	\$206,700	N/A	\$206,700
1998	No	\$259,300	\$259,300	\$259,300	N/A	\$259,300
1997	No	\$259,300	\$259,300	\$259,300	N/A	\$259,300
1996	No	\$259,300	\$259,300	\$259,300	N/A	\$259,300

2015 Tax Information		Ranked Sales <small>(What are Ranked Sales?)</small> See all transactions	
Click Here for 2015 Tax Bill			
Tax Collector Mails 2015 Tax Bills October 31			
Tax District: MB			
2015 Final Millage Rate	18.2169	Sale Date	Book/Page
2015 Est Taxes w/o Cap or Exemptions	\$8,653.03	21 May 2004	13589 / 2401
A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.			Price
			\$725,000 Q I
			05272 / 1270
			\$211,000 Q
			04946 / 0185
			\$175,000 Q

2015 Land Information						
Seawall: No		Frontage: None			View:	
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Multi-Fam 10+ Units (03)	135x75	1900.00	135.0000	0.8700	\$223,155	FF
Multi-Fam 10+ Units (03)	135x75	1900.00	135.0000	0.8700	\$223,155	FF

[click here to hide] 2015 Building 1 Structural Elements [Back to Top](#)
 Site Address: 14910 N BAYSHORE DR
 Quality: Average

Square Footage:
792.00
Foundation:
Continuous Footing
Floor System: Slab
On Grade
Exterior Wall: Frame
Siding
Roof Frame: Gable Or
Hip
Roof Cover: Shingle
Composition
Stories: 1
Living units: 2
Floor Finish: Carpet/
Vinyl/Asphalt
Interior Finish:
Drywall/Plaster
Fixtures: 6
Year Built: 1930
Effective Age: 35
Heating:
Unit/Space/Wall/Floor
Cooling: None



[Open plot in New Window](#)

Building 1 Sub Area Information

Description	<u>Building Finished Ft²</u>	<u>Gross Area Ft²</u>	<u>Factor</u>	<u>Eff</u>
Open Porch	0	64	0.19	
Base	728	728	1.00	
Total Building finished SF: 728		Total Gross SF: 792	Total Effectiv	

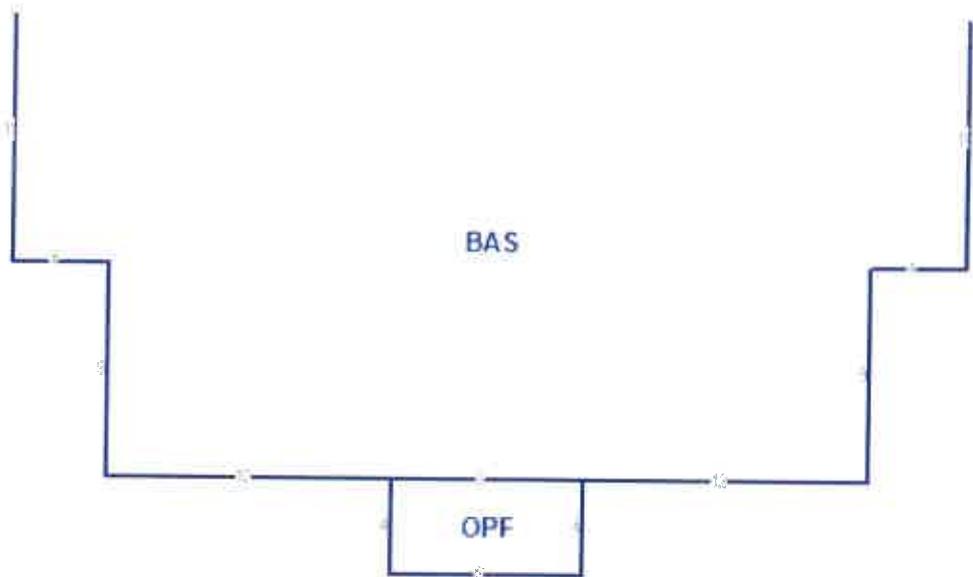
[click here to hide] 2015 Building 2 Structural Elements [Back to Top](#)

Site Address: 14910 N BAYSHORE DR

Quality: Average
Square Footage:
760.00
Foundation:
Continuous Footing
Floor System: Slab
On Grade
Exterior Wall: Frame
Siding
Roof Frame: Gable Or
Hip

C
I
C

Roof Cover: Shingle
 Composition
 Stories: 1
 Living units: 2
 Floor Finish: Carpet/
 Vinyl/Asphalt
 Interior Finish:
 Drywall/Plaster
 Fixtures: 6
 Year Built: 1930
 Effective Age: 35
 Heating:
 Unit/Space/Wall/Floor
 Cooling: None



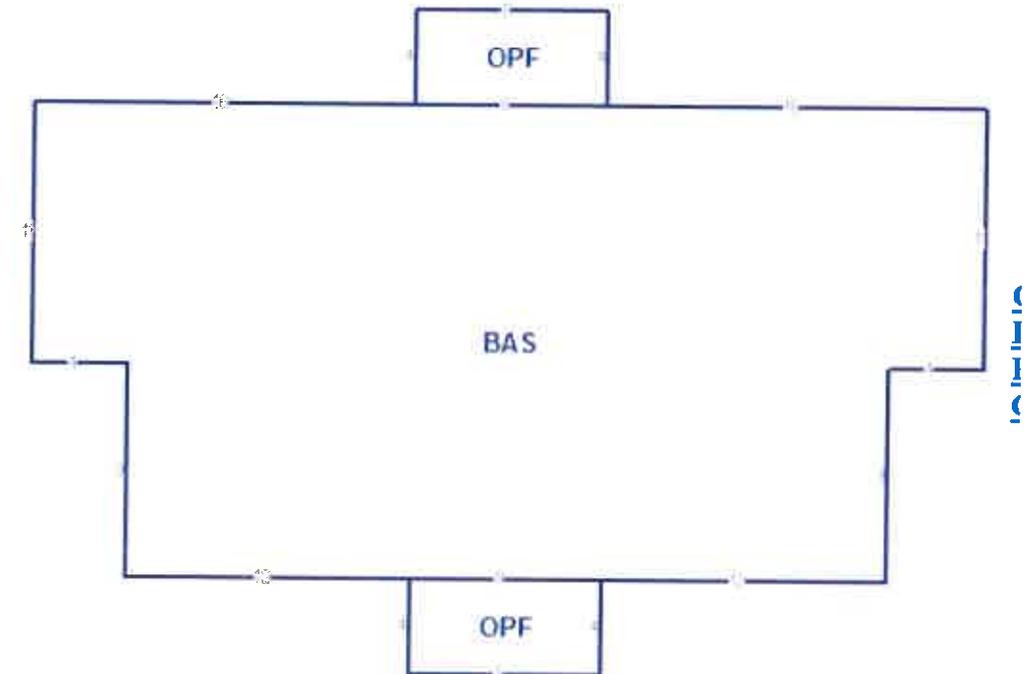
Building 2 Sub Area Information

Description	Building Finished Ft²	Gross Area Ft²	Factor	Effective Ft²
Open Porch	0	32	0.19	6
Base	728	728	1.00	728
Total Building finished SF: 728 Total Gross SF: 760 Total Effective SF: 734				

[click here to hide] 2015 Building 3 Structural Elements [Back to Top](#)

Site Address: 14910 N BAYSHORE DR

Quality: Average
 Square Footage:
 792.00
 Foundation:
 Continuous Footing
 Floor System: Slab
 On Grade
 Exterior Wall: Frame
 Siding
 Roof Frame: Gable Or
 Hip
 Roof Cover: Shingle
 Composition
 Stories: 1
 Living units: 2
 Floor Finish: Carpet/
 Vinyl/Asphalt
 Interior Finish:
 Drywall/Plaster
 Fixtures: 6
 Year Built: 1930



[Open plot in New Window](#)

Effective Age: 35
 Heating:
 Unit/Space/Wall/Floor
 Cooling: None

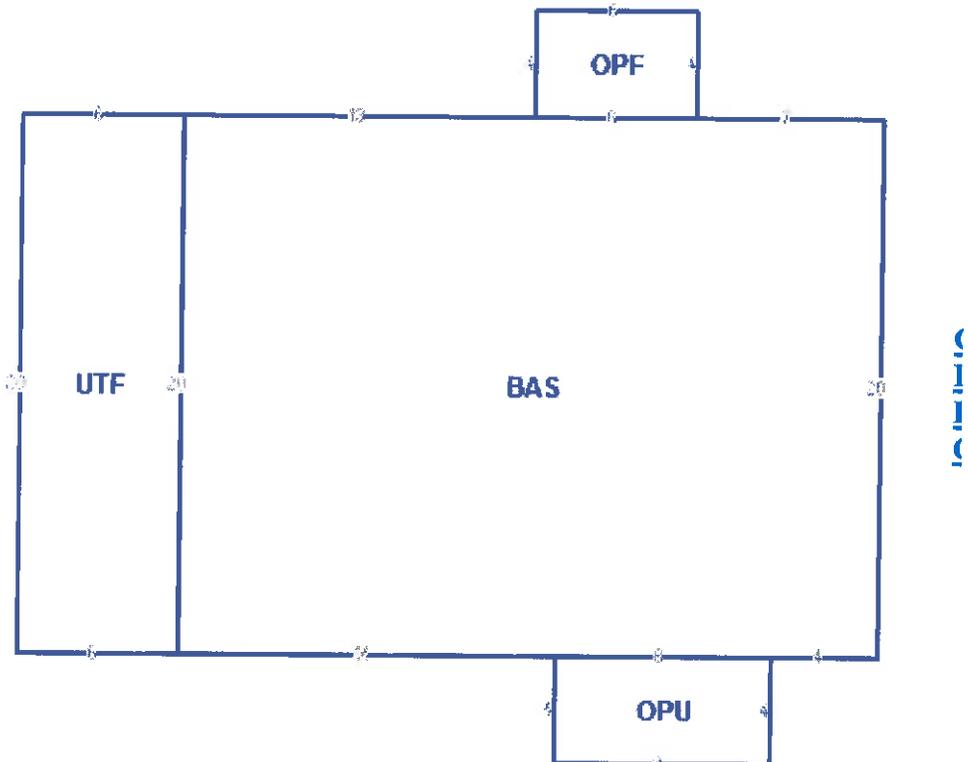
Building 3 Sub Area Information

Description	<u>Building Finished Ft²</u>	<u>Gross Area Ft²</u>	<u>Factor</u>	<u>Effective Ft²</u>
Base	728	728	1.00	728
Open Porch	0	64	0.19	12
Total Building finished SF: 728 Total Gross SF: 792 Total Effective SF: 740				

[\[click here to hide\] 2015 Building 4 Structural Elements](#) [Back to Top](#)

Site Address: 14910 N BAYSHORE DR

Quality: Average
 Square Footage:
 696.00
 Foundation:
 Continuous Footing
 Floor System: Slab
 On Grade
 Exterior Wall: Frame
 Siding
 Roof Frame: Gable Or
 Hip
 Roof Cover: Shingle
 Composition
 Stories: 1
 Living units: 2
 Floor Finish: Carpet/
 Vinyl/Asphalt
 Interior Finish:
 Drywall/Plaster
 Fixtures: 6
 Year Built: 1930
 Effective Age: 35
 Heating:
 Unit/Space/Wall/Floor
 Cooling: None



[Open plot in New Window](#)

Building 4 Sub Area Information

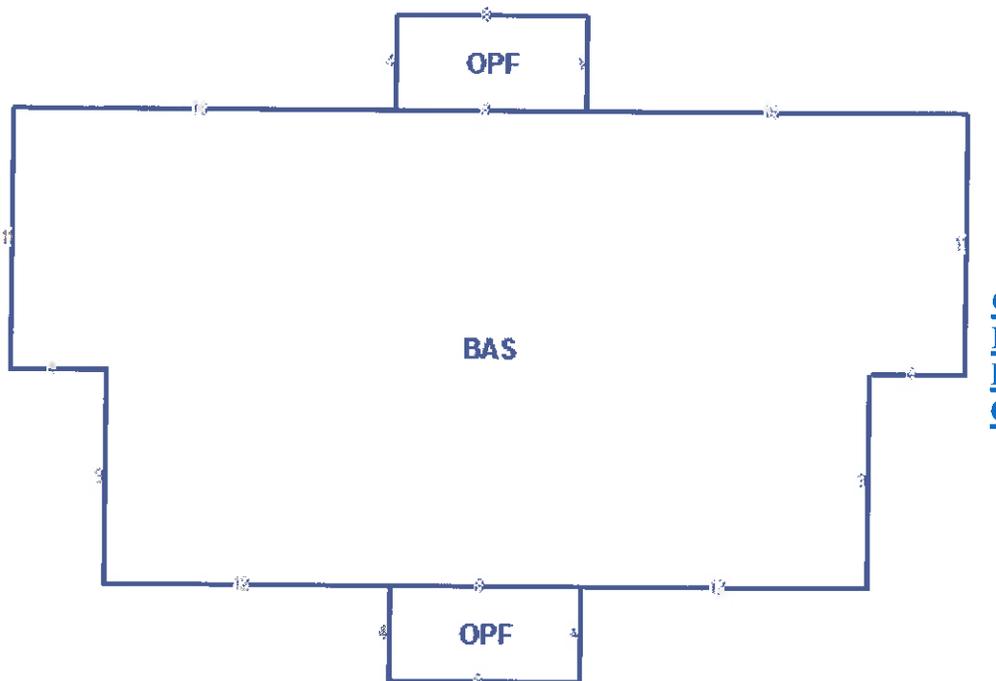
Description	<u>Building Finished Ft²</u>	<u>Gross Area Ft²</u>	<u>Factor</u>	<u>Effective Ft²</u>
Open Porch Unfinished	0	32	0.16	5
Open Porch	0	24	0.21	5
Utility	0	120	0.35	42

Base 520 520 1.00 520
 Total Building finished SF: 520 Total Gross SF: 696 Total Effective SF: 572

[click here to hide] 2015 Building 5 Structural Elements [Back to Top](#)

Site Address: 14910 N BAYSHORE DR

Quality: Average
 Square Footage:
 792.00
 Foundation:
 Continuous Footing
 Floor System: Slab
 On Grade
 Exterior Wall: Frame
 Siding
 Roof Frame: Gable Or
 Hip
 Roof Cover: Shingle
 Composition
 Stories: 1
 Living units: 2
 Floor Finish: Carpet/
 Vinyl/Asphalt
 Interior Finish:
 Drywall/Plaster
 Fixtures: 6
 Year Built: 1930
 Effective Age: 35
 Heating: [Open plot in New Window](#)
 Unit/Space/Wall/Floor
 Cooling: None



Building 5 Sub Area Information

Description	<u>Building Finished Ft²</u>	<u>Gross Area Ft²</u>	<u>Factor</u>	<u>Effective Ft²</u>
Open Porch	0	64	0.19	12
<u>Base</u>	728	728	1.00	728

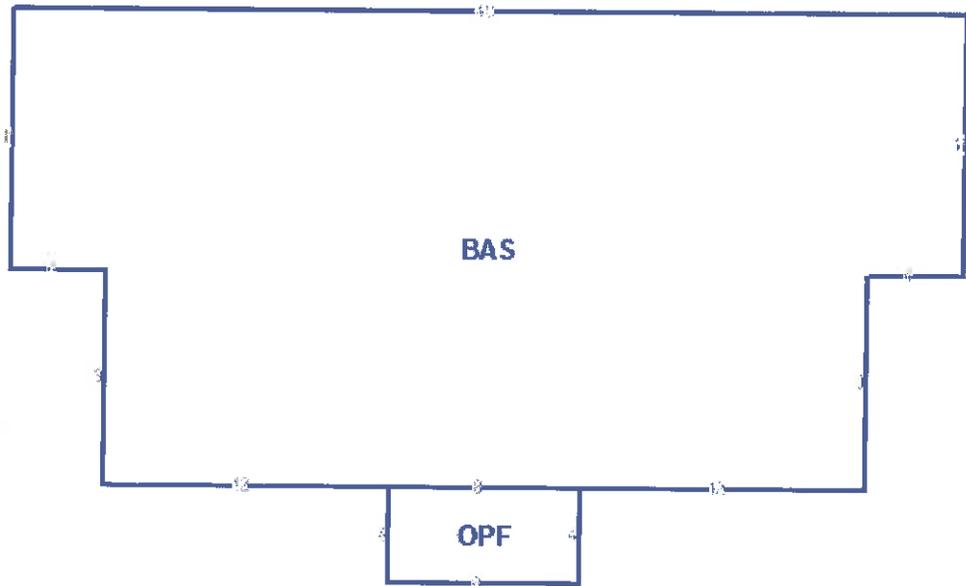
Total Building finished SF: 728 Total Gross SF: 792 Total Effective SF: 740

[click here to hide] 2015 Building 6 Structural Elements [Back to Top](#)

Site Address: 14910 N BAYSHORE DR

Quality: Average
 Square Footage:
 760.00
 Foundation:
 Continuous Footing

Floor System: Slab
 On Grade
 Exterior Wall: Frame Siding
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 2
 Floor Finish: Carpet/Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Fixtures: 6
 Year Built: 1930
 Effective Age: 35
 Heating: Unit/Space/Wall/Floor
 Cooling: None



[Open plot in New Window](#)

Building 6 Sub Area Information

Description	<u>Building Finished Ft²</u>	<u>Gross Area Ft²</u>	<u>Factor</u>	<u>Effective Ft²</u>
Open Porch	0	32	0.19	6
Base	728	728	1.00	728
Total Building finished SF: 728 Total Gross SF: 760 Total Effective SF: 734				

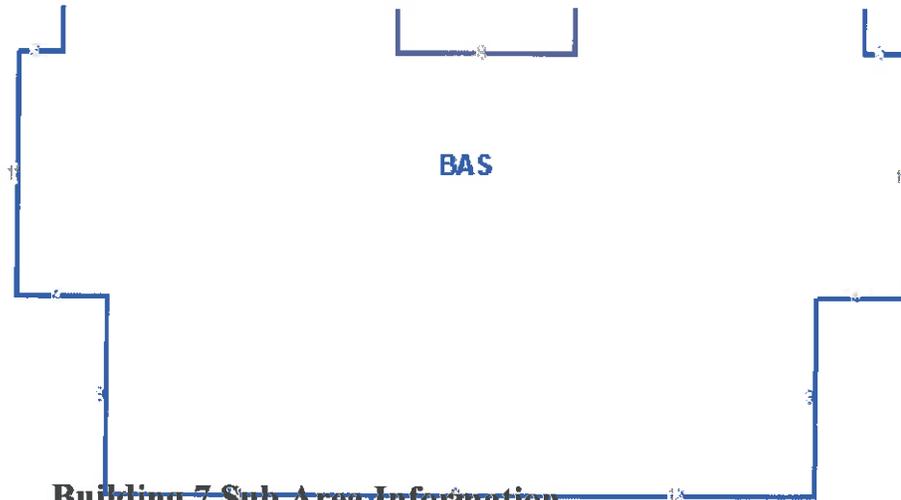
[click here to hide] 2015 Building 7 Structural Elements [Back to Top](#)

Site Address: 14910 N BAYSHORE DR

Quality: Average
 Square Footage: 1094.00
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Frame Siding
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 2

C
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C

Floor Finish: Carpet/
 Vinyl/Asphalt
 Interior Finish:
 Drywall/Plaster
 Fixtures: 6
 Year Built: 1930
 Effective Age: 35
 Heating:
 Unit/Space/Wall/Floor
 Cooling: None



Building 7 Sub Area Information

Description	Building Finished Ft ²	OPF Area Ft ²	Factor	Effective Ft ²
Open Porch	0	32	0.19	6
Utility	Open plot in New Window	80	0.35	28
Base	982	982	1.00	982

Total Building finished SF: **982** Total Gross SF: **1,094** Total Effective SF: **1,016**

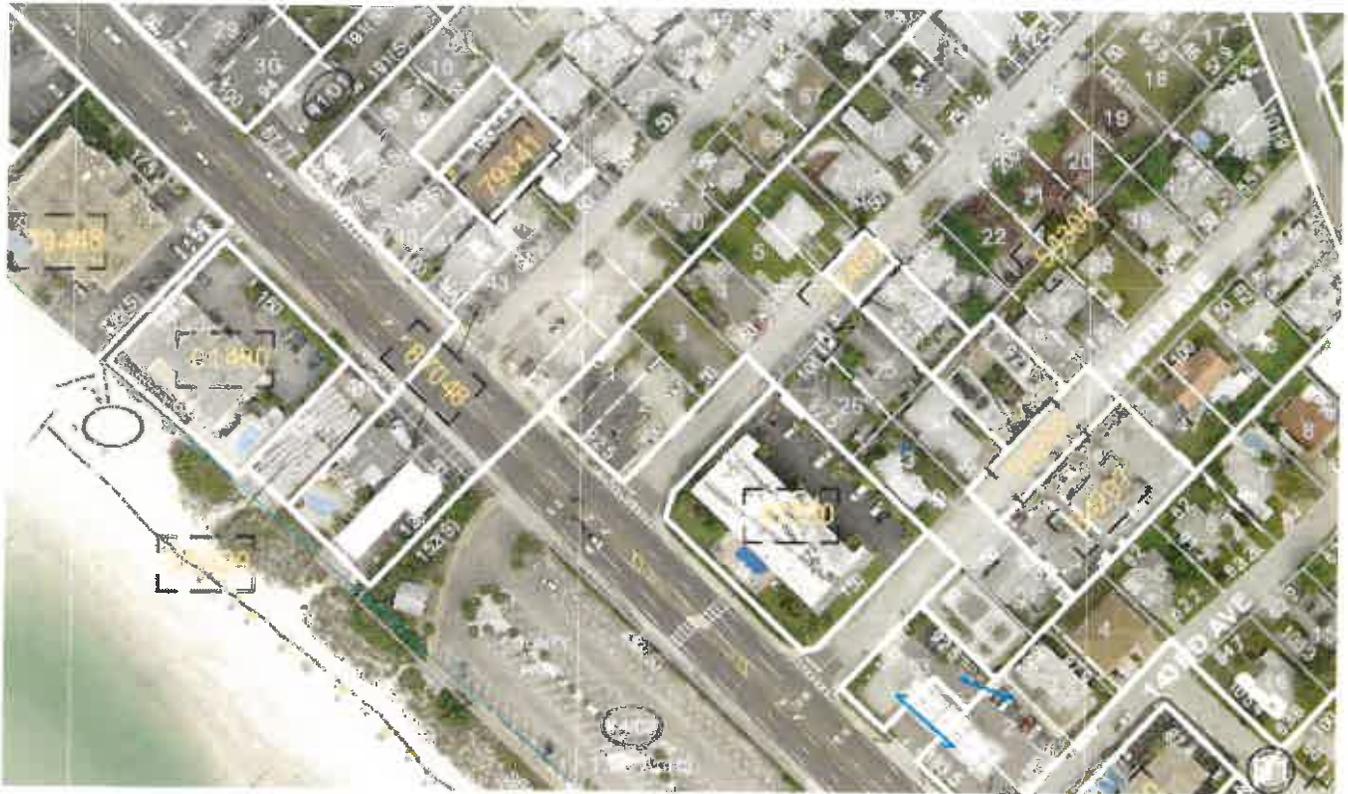
[click here to hide] 2015 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[click here to hide] Permit Data

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

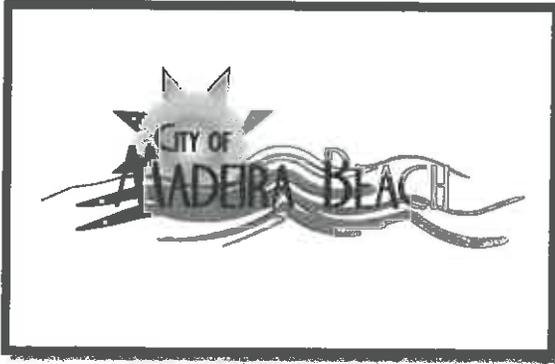




Variance Hearing

Proof of Notification

mailed 6-15-16



**THE CITY OF MADEIRA BEACH
PUBLIC NOTICE**

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held at the Madeira Beach City Centre in the Commission Chambers, located at 300 Municipal Drive, Florida 33708 to discuss the agenda items of City Business listed below.

**SPECIAL MAGISTRATE
VARIANCE/SPECIAL EXCEPTION USE
AGENDA**

2:00 P.M.

MONDAY, JUNE 27, 2016

COMMISSION CHAMBERS

- A. CALL TO ORDER
- B. SPECIAL MAGISTRATE STATEMENT
- C. ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES
- D. NEW BUSINESS

1. APPLICATION 2016.07

Property Owner: Richard M. and Kristi J. Juliano Family Trust
831 Hawk Landing
Fruitland Park, FL 34731

Applicant: Speeler Foundations, Inc.
6111 142nd Avenue N
Clearwater, FL 33760

Property Address: 840 Bay Point Drive

Parcel I.D. #: 10-31-15-04500-001-0460

Land Use/Zoning: Residential Urban (RU)/
Single Family Residential (R-1)

Request: **Section 14-205 Design criteria for private docks.**
The applicant is requesting a variance to the setback requirements, to allow for a boat lift outside of the center one-third of the applicant's property.

Required: 20 feet - The center one-third of the applicant's waterfront property or 50 feet from the adjacent property, whichever is less restrictive. (60' x 1/3 = middle 20')

Requested: 10 feet 4 inches

Variance: 9 feet 8 inches

2. APPLICATION 2016.08

Property Owner: Fikor, LLC
PO Box 8544
Madeira Beach, FL 33708

Any person who decides to appeal any decision at this Public Hearing 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 Clerk 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 727-399-9951 or fax a written request to 727-399-1131.

Property Posted: June 15, 2016

Property Address: 14910 N Bayshore Drive
Parcel I.D. #: 09-31-15-60858-000-1010 – Lot 101
Land Use/Zoning: Residential Medium (RM)/
Low Density Multifamily Residential (R-2)

Request: **Section 110-26 Setback Requirements**
The applicant is requesting to reduce the minimum rear yard setback in an R-2 zoning district from 25 feet to 10 feet and to reduce the minimum side yard setback from 12 feet to 10 feet for a single-family dwelling unit.

Rear Yard Required:	25 feet	Side Yard Required:	12 feet
Rear Yard Requested:	10 feet	Side Yard Requested:	10 feet
Rear Yard Variance:	15 feet	Side Yard Variance:	2 feet

5. APPLICATION 2016.11

Property Owner: Fikor, LLC
PO Box 8544
Madeira Beach, FL 33708

Applicant: BLP LLC, vanSchaik/Beggins
PO Box 66313
St. Pete Beach, FL 33706

Property Address: 14910 N Bayshore Drive

Parcel I.D. #: 09-31-15-60858-000-1080 – Lot 108

Land Use/Zoning: Residential Medium (RM)/
Low Density Multifamily Residential (R-2)

Request: **Section 110-26 Setback Requirements**
The applicant is requesting to reduce the minimum rear yard setback in an R-2 zoning district from 25 feet to 10 feet and to reduce the minimum side yard setback from 12 feet to 10 feet for a single-family dwelling unit.

Rear Yard Required:	25 feet	Side Yard Required:	12 feet
Rear Yard Requested:	10 feet	Side Yard Requested:	10 feet
Rear Yard Variance:	15 feet	Side Yard Variance:	2 feet

6. APPLICATION 2016.12

Property Owner: Fikor, LLC
PO Box 8544
Madeira Beach, FL 33708

Applicant: BLP LLC, vanSchaik/Beggins
PO Box 66313
St. Pete Beach, FL 33706

Property Address: 14910 N Bayshore Drive

Parcel I.D. #: 09-31-15-60858-000-1090 – Lot 109

Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City Clerk 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.



PAM DUBOV, CFA, CAE

Pinellas County Property Appraiser

www.pcpao.org

pam@pcpao.org

Run Date: 13 Jun 2016

Subject Parcel: 09-31-15-60858-000-0990

Radius: 200 feet

Parcel Count: 50

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

Total pages: 3

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

MAIN BRANCH- COURTHOUSE

315 Court St. - 2nd Floor

Clearwater, FL33756

MAIL: PO Box 1957

Clearwater, FL33757

TEL: (727) 464-3207

FAX: (727) 464-3448

HEARING IMPAIRED: (727) 464-3370

EXEMPTIONS:

TEL: (727) 464-3294

FAX: (727) 464-3408

COMMERCIAL APPRAISALS:

TEL: (727) 464-3284

RESIDENTIAL APPRAISALS:

TEL: (727) 464-3643 (CW)

TANGIBLE PERSONAL PROPERTY

TEL: (727) 464-8484

FAX: (727) 464-8488

NORTH COUNTY

29269 US Highway 19 N

Clearwater, FL33761

TEL: (727) 464-8780

FAX: (727) 464-8794

TYRONE (SOUTH)

1800 66TH St. N

St. Petersburg, FL33710

TEL: (727) 582-7652

FAX: (727) 582-7610

MID-COUNTY

CUSTOMER SERVICE CENTER - WALK-IN

13025 Starkey Rd., Largo (Tax Collector)

TEL: (727) 464-3207

FAX: (727) 464-8488

MAIL: PO Box 1957 - Clearwater, FL33757

LACKI, JOSEPH L
LACKI, EILEEN J
6447 FAIRWAY VIEW BLVD S
ST PETERSBURG FL 33707-3815

~~LACKI, JOSEPH L
LACKI, EILEEN J
6447 FAIRWAY VIEW BLVD S
ST PETERSBURG FL 33707-3815~~

ALCHIN, HARRY W
223 148TH AVE E
MADEIRA BEACH FL 33708-2131

CHASSIN, GREG
CHASSIN, NATALIYA
14080 W PARSLEY DR
MADEIRA BEACH FL 33708-2351

RUBEN, JON W
180 148TH AVE E
MADEIRA BEACH FL 33708-2130

KATZ, LOU TRE
SHORES FLORIDA LAND TRUST
PO BOX 8386
SEMINOLE FL 33775-8386

BUCHYNSKI, CHERYLL A
182 148TH AVE E
MADEIRA BEACH FL 33708-2130

KEENER, BENJAMIN D
KEENER, KATHERINE L
14871 N BAYSHORE DR
MADEIRA BEACH FL 33708-2141

BELTRANO, FABIOLA
111 148TH AVE E
MADEIRA BEACH FL 33708-2129

FOSTER, ROBERT L
VERBA-FOSTER, VIOLETA V
138 147TH AVE E
MADEIRA BEACH FL 33708-2126

ROBINSON-CRAIG, PATRICIA GAIL
ROBINSON, CAROLYN PATRICIA
17318 REGIONAL RD 50
PALGRAVE ON L7E 0L1

CHIVINGTON, JEAN L
14902 N BAYSHORE DR
MADEIRA BEACH FL 33708-2144

CROCKETT, MICHAEL FRANK SR
PO BOX 86127
MADEIRA BEACH FL 33738-6127

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

~~BELTRANO, FABIOLA
111 148TH AVE E
MADEIRA BEACH FL 33708-2129~~

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

PHILLIP, CHARLES
163 LAUREN LN
PANAMA CITY FL 32404-7520

ABBOTT, RONALD G
ABBOTT, DONNA L
14905 N BAYSHORE DR
MADEIRA BEACH FL 33708-2143

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

VENEZIO, FRANK W
11430 47TH AVE N
ST PETERSBURG FL 33708-2704

PARADISE NOW INVESTMENTS LLC
5910 POST BLVD UNIT 110052
BRADENTON FL 34211-0703

FIKOR LLC
PO BOX 8544
MADEIRA BEACH FL 33738-8544

HELTON, DOUGLAS E
12375 4TH ST E
TREASURE ISLAND FL 33706-4428

K & S J LLC
11455 GULF BLVD APT 201
TREASURE ISLAND FL 33706-4757

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

FUSICK, GARY
FUSICK, ANGELINE A
558 MILL ST
FEEDING HILLS MA 01030-2233

HYDE, ASA A TRE
HYDE, CAROLYN M TRE
510 MARLYN WAY
MADEIRA BEACH FL 33708-2342

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

SUPLEMEX USA LLC
14249 SW 62ND ST
MIAMI FL 33183-1903

D J M PROPERTIES FUND I LLC
4950 BUGGY LN
LEXINGTON KY 40516-9410

BEAUDOIN, ERIC
BELTRANO, FABIOLA
213 148TH AVE E
MADEIRA BEACH FL 33708-2131

WASIELEWSKI, JOSEPH S
WASIELEWSKI, MONIKA
304 CEDAR FALLS DR
APOLLO BEACH FL 33572-3117

VACCARO FAMILY LTD PTR
152 BARRINGTON DR
BRANDON FL 33511-6448

GRIMES, MICHAEL
TIMKO, DAVID
235 VALLEY CIRCLE DR
CHARLEROI PA 15022-1059

LIPE, PATRICIA V
2843 ORANGE GROVE WAY
PALM HARBOR FL 34684-4021

BARNUM, DEBRA L
13945 BONNIE BRAE DR
LARGO FL 33774-4506

MC LAUHLAN, JUDITHANNE S
MC LAUHLAN, D C RAMSAY
218 148TH AVE E
MADEIRA BEACH FL 33708-2132

CROCKETT, CYNTHIA DIANE
PO BOX 8073
ST PETERSBURG FL 33738-8073

SHERBACK, RONALD M
SHERBACK, KATHARINE C
2230 CATALONIA WAY S
ST PETERSBURG FL 33712-4104

TURCABBITS LTD
14711 GULF BLVD
MADEIRA BEACH FL 33708-2151

MC LAUHLIN, E J TRUST
14919 1ST ST E
MADEIRA BEACH FL 33708-2001

BLAZEJEWSKI, ARTHUR R
404 FEDERAL CITY RD
PENNINGTON NJ 08534-4207

ZEGIRI, MARIO
181 LINDEN AVE
MIDDLETOWN NY 10940-4734

BEACHFUND LLC
8830 BAYWOOD PARK DR
SEMINOLE FL 33777-4605

BAKER, GORDON
BAKER, PATRICIA
14909 N BAYSHORE DR
MADEIRA BEACH FL 33708-2143

POWELL, MARILYN J LIVING TRUST
POWELL, MARILYN J TRE
320 13TH AVE N
ST PETERSBURG FL 33701-1143

VENUTI, PAUL
903 BAY POINT DR
MADEIRA BEACH FL 33708-2318

GALLIMORE, CHRISTOPHER M
131 148TH AVE E
MADEIRA BEACH FL 33708-2129

LEE, YIHSYONG
LEE, YACHIH
3 FORT HILL LN
SCARSDALE NY 10583-2406

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

14910 N. Bayshore Dr.









Variance Hearing

Case No. 2016-09

June 27, 2016

2:00 p.m.



**SPECIAL MAGISTRATE – VARIANCE REQUEST
June 27, 2016
Application 2016-09**

I. GENERAL INFORMATION

Request: The applicant is requesting a variance to the rear and side yard building setbacks for Lot 100 to allow a new single family structure.

Property Owner

Fikor, LLC
PO Box 8544
Madeira Beach, FL 33708

Applicant

BLP, LLC
Van Scheik/Beggins
PO Box 66313
St. Petersburg, FL 33736

Property Address

14910 N Bayshore Drive

Parcel I.D. #

09-31-15-60858-000-1000

Land Use/Zoning

Residential Medium/
Low Density Multifamily Residential (R-2)

Year Built

1930

Variance Request: Section 110-206(2) and (3) rear and Side Yard Setback Requirements

Required Rear: 25 feet	Required Side: 12 feet total and 5 feet minimum Side
Requested Rear: 10 feet	Required Side: 10 feet
Variance Rear: 15 feet	Variance Side: 2 feet

II. BACKGROUND

The applicant is requesting a variance to Section 110-206, Setback Requirements, (subsections 2 and 3) of the R-2 zoning district requirements in order to construct a single family structure.

III. VARIANCE CRITERIA

- (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.*
- (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.*

IV. ANALYSIS

Staff has reviewed this request with respect to the variance criteria. Based on this review, staff finds the following:

1. **Variance Criteria #1.** Special conditions exist which are relevant to this case. The lots are 45 feet by 75 feet and considered a nonconforming lot. The surrounding neighborhood consists of a number of older, Pre-FIRM buildings. Many of the structures were built between the 1940's and 1960's. The existing seven units were built in 1930 as vacation rentals. Currently, there are seven duplex structures that have caused blight for the surrounding neighborhood. The proposed single family structure utilizes architectural and engineering features that will create a fully land development code, building code, fire code, and FEMA compliant structure. In addition, the single family structure will be an environmentally sound, energy efficient house that represents state-of-the art technology with respect to project sustainability over time. Such may serve as an example for better future house design and resiliency.
2. **Variance Criteria #2.** The duplexes were built in 1930 and the property was platted in 1946. The size of the lots were not the applicants doing. Therefore, this is not a self-created hardship by the applicant.
3. **Variance Criteria #3.** The applicant is seeking to construct a single family structure in an R-2 zoning district. The subject property is located in one of Madeira Beach's older residential neighborhoods. Many of the neighborhood structures do not meet building setbacks due to development occurring before the City's current land development regulations were adopted. As shown below the rear setbacks are not met at the rear of the property. The rear setback is 25 feet with a building separation to the rear of 50 feet. It is evident in the aerial that the rear setback was not met. Granting a variance will not confer any special privileges but will allow for uniformity in the overall design of the neighborhood.



4. **Variance Criteria #4.** Staff finds that the proposed single family structure is a good economical use of the available land and one that will result in a desirable, sustainable concept for the future. Therefore, adhering to the stipulated setbacks would likely work an undue and unnecessary hardship on the applicant and the conceptual project.
5. **Variance Criteria #5.** Technically, the new residential structure could be constructed in a manner that meets the building requirement setbacks. However, the resulting product might not be as appealing as the structure currently being proposed. The developer's plans show one living level over parking. The narrowing of the homes would result in a need to go two living levels which might also interfere with the next zero energy concept. It would also likely force two living levels rather than the compact one living level currently shown on the plans. Therefore, staff finds that this is the minimum variance that will make possible the reasonable use of the land.
6. **Variance Criteria #6.** The granting of the proposed variance to allow the rear and side yard setback variance compatible with its neighbors and is not anticipated to be injurious to the surrounding neighborhood or otherwise detrimental to the public welfare.

V. RECOMMENDATION

For the reasons outlined in this report, staff recommends **APPROVAL** of the requested variance to encroach into the side and rear setbacks. Please note that this single family structure must be fully compliant with all other Madeira Beach Land Development Regulations, the Florida Building Code, Fire Code, and FEMA/Floodplain regulations.

VI. EXHIBITS

- A. Zoning Map
- B. Code of Ordinances Section 110-206 (2) and (3)
- C. Application / Survey / Site Plan / Proof of Ownership
- D. Pinellas County Property Appraiser's Database
- E. Site and Aerial Photographs



Variance Hearing

Case No. 2016-10

June 27, 2016

2:00 p.m.



**SPECIAL MAGISTRATE – VARIANCE REQUEST
June 27, 2016
Application 2016-10**

I. GENERAL INFORMATION

Request: The applicant is requesting a variance to the rear and side yard building setbacks for Lot 101 to allow a new single family structure.

Property Owner

Fikor, LLC
PO Box 8544
Madeira Beach, FL 33708

Applicant

BLP, LLC
Van Scheik/Beggins
PO Box 66313
St. Petersburg, FL 33736

Property Address

14910 N Bayshore Drive

Parcel I.D. #

09-31-15-60858-000-1010

Land Use/Zoning

Residential Medium/
Low Density Multifamily Residential (R-2)

Year Built

1930

Variance Request: Section 110-206(2) and (3) rear and Side Yard Setback Requirements

Required Rear: 25 feet	Required Side: 12 feet total and 5 feet minimum Side
Requested Rear: 10 feet	Required Side: 10 feet
Variance Rear: 15 feet	Variance Side: 2 feet

II. BACKGROUND

The applicant is requesting a variance to Section 110-206, Setback Requirements, (subsections 2 and 3) of the R-2 zoning district requirements in order to construct a single family structure.

III. VARIANCE CRITERIA

- (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.*

- (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.*

IV. ANALYSIS

Staff has reviewed this request with respect to the variance criteria. Based on this review, staff finds the following:

1. **Variance Criteria #1.** Special conditions exist which are relevant to this case. The lots are 45 feet by 75 feet and considered a nonconforming lot. The surrounding neighborhood consists of a number of older, Pre-FIRM buildings. Many of the structures were built between the 1940's and 1960's. The existing seven units were built in 1930 as vacation rentals. Currently, there are seven duplex structures that have caused blight for the surrounding neighborhood. The proposed single family structure utilizes architectural and engineering features that will create a fully land development code, building code, fire code, and FEMA compliant structure. In addition, the single family structure will be an environmentally sound, energy efficient house that represents state-of-the art technology with respect to project sustainability over time. Such may serve as an example for better future house design and resiliency.
2. **Variance Criteria #2.** The duplexes were built in 1930 and the property was platted in 1946. The size of the lots were not the applicants doing. Therefore, this is not a self-created hardship by the applicant.
3. **Variance Criteria #3.** The applicant is seeking to construct a single family structure in an R-2 zoning district. The subject property is located in one of Madeira Beach's older residential neighborhoods. Many of the neighborhood structures do not meet building setbacks due to development occurring before the City's current land development regulations were adopted. As shown below the rear setbacks are not met at the rear of the property. The rear setback is 25 feet with a building separation to the rear of 50 feet. It is evident in the aerial that the rear setback was not met. Granting a variance will not confer any special privileges but will allow for uniformity in the overall design of the neighborhood.



4. **Variance Criteria #4.** Staff finds that the proposed single family structure is a good economical use of the available land and one that will result in a desirable, sustainable concept for the future. Therefore, adhering to the stipulated setbacks would likely work an undue and unnecessary hardship on the applicant and the conceptual project.
5. **Variance Criteria #5.** Technically, the new residential structure could be constructed in a manner that meets the building requirement setbacks. However, the resulting product might not be as appealing as the structure currently being proposed. The developer's plans show one living level over parking. The narrowing of the homes would result in a need to go two living levels which might also interfere with the next zero energy concept. It would also likely force two living levels rather than the compact one living level currently shown on the plans. Therefore, staff finds that this is the minimum variance that will make possible the reasonable use of the land.
6. **Variance Criteria #6.** The granting of the proposed variance to allow the rear and side yard setback variance compatible with its neighbors and is not anticipated to be injurious to the surrounding neighborhood or otherwise detrimental to the public welfare.

V. RECOMMENDATION

For the reasons outlined in this report, staff recommends **APPROVAL** of the requested variance to encroach into the side and rear setbacks. Please note that this single family structure must be fully compliant with all other Madeira Beach Land Development Regulations, the Florida Building Code, Fire Code, and FEMA/Floodplain regulations.

VI. EXHIBITS

- A. Zoning Map
- B. Code of Ordinances Section 110-206 (2) and (3)
- C. Application / Survey / Site Plan / Proof of Ownership
- D. Pinellas County Property Appraiser's Database
- E. Site and Aerial Photographs



Variance Hearing

Case No. 2016-11

June 27, 2016

2:00 p.m.



**SPECIAL MAGISTRATE – VARIANCE REQUEST
June 27, 2016
Application 2016-11**

I. GENERAL INFORMATION

Request: The applicant is requesting a variance to the rear and side yard building setbacks for Lot 108 to allow a new single family structure.

Property Owner

Fikor, LLC
PO Box 8544
Madeira Beach, FL 33708

Applicant

BLP, LLC
Van Scheik/Beggins
PO Box 66313
St. Petersburg, FL 33736

Property Address

14910 N Bayshore Drive

Parcel I.D. #

09-31-15-60858-000-1080

Land Use/Zoning

Residential Medium/
Low Density Multifamily Residential (R-2)

Year Built

1930

Variance Request: Section 110-206(2) and (3) rear and Side Yard Setback Requirements

Required Rear: 25 feet	Required Side: 12 feet total and 5 feet minimum Side
Requested Rear: 10 feet	Required Side: 10 feet
Variance Rear: 15 feet	Variance Side: 2 feet

II. BACKGROUND

The applicant is requesting a variance to Section 110-206, Setback Requirements, (subsections 2 and 3) of the R-2 zoning district requirements in order to construct a single family structure.

III. VARIANCE CRITERIA

- (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.*

- (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.*

IV. ANALYSIS

Staff has reviewed this request with respect to the variance criteria. Based on this review, staff finds the following:

1. **Variance Criteria #1.** Special conditions exist which are relevant to this case. The lots are 45 feet by 75 feet and considered a nonconforming lot. The surrounding neighborhood consists of a number of older, Pre-FIRM buildings. Many of the structures were built between the 1940's and 1960's. The existing seven units were built in 1930 as vacation rentals. Currently, there are seven duplex structures that have caused blight for the surrounding neighborhood. The proposed single family structure utilizes architectural and engineering features that will create a fully land development code, building code, fire code, and FEMA compliant structure. In addition, the single family structure will be an environmentally sound, energy efficient house that represents state-of-the art technology with respect to project sustainability over time. Such may serve as an example for better future house design and resiliency.
2. **Variance Criteria #2.** The duplexes were built in 1930 and the property was platted in 1946. The size of the lots were not the applicants doing. Therefore, this is not a self-created hardship by the applicant.
3. **Variance Criteria #3.** The applicant is seeking to construct a single family structure in an R-2 zoning district. The subject property is located in one of Madeira Beach's older residential neighborhoods. Many of the neighborhood structures do not meet building setbacks due to development occurring before the City's current land development regulations were adopted. As shown below the rear setbacks are not met at the rear of the property. The rear setback is 25 feet with a building separation to the rear of 50 feet. It is evident in the aerial that the rear setback was not met. Granting a variance will not confer any special privileges but will allow for uniformity in the overall design of the neighborhood.



4. **Variance Criteria #4.** Staff finds that the proposed single family structure is a good economical use of the available land and one that will result in a desirable, sustainable concept for the future. Therefore, adhering to the stipulated setbacks would likely work an undue and unnecessary hardship on the applicant and the conceptual project.
5. **Variance Criteria #5.** Technically, the new residential structure could be constructed in a manner that meets the building requirement setbacks. However, the resulting product might not be as appealing as the structure currently being proposed. The developer's plans show one living level over parking. The narrowing of the homes would result in a need to go two living levels which might also interfere with the next zero energy concept. It would also likely force two living levels rather than the compact one living level currently shown on the plans. Therefore, staff finds that this is the minimum variance that will make possible the reasonable use of the land.
6. **Variance Criteria #6.** The granting of the proposed variance to allow the rear and side yard setback variance compatible with its neighbors and is not anticipated to be injurious to the surrounding neighborhood or otherwise detrimental to the public welfare.

V. RECOMMENDATION

For the reasons outlined in this report, staff recommends **APPROVAL** of the requested variance to encroach into the side and rear setbacks. Please note that this single family structure must be fully compliant with all other Madeira Beach Land Development Regulations, the Florida Building Code, Fire Code, and FEMA/Floodplain regulations.

VI. EXHIBITS

- A. Zoning Map
- B. Code of Ordinances Section 110-206 (2) and (3)
- C. Application / Survey / Site Plan / Proof of Ownership
- D. Pinellas County Property Appraiser's Database
- E. Site and Aerial Photographs



Variance Hearing

Case No. 2016-12

June 27, 2016

2:00 p.m.



SPECIAL MAGISTRATE – VARIANCE REQUEST

June 27, 2016

Application 2016-12

I. GENERAL INFORMATION

Request: The applicant is requesting a variance to the rear and side yard building setbacks for Lot 109 to allow a new single family structure.

Property Owner

Fikor, LLC
PO Box 8544
Madeira Beach, FL 33708

Applicant

BLP, LLC
Van Scheik/Beggins
PO Box 66313
St. Petersburg, FL 33736

Property Address

14910 N Bayshore Drive

Parcel I.D. #

09-31-15-60858-000-1090

Land Use/Zoning

Residential Medium/
Low Density Multifamily Residential (R-2)

Year Built

1930

Variance Request: Section 110-206(2) and (3) rear and Side Yard Setback Requirements

Required Rear: 25 feet	Required Side: 12 feet total and 5 feet minimum Side
Requested Rear: 10 feet	Required Side: 10 feet
Variance Rear: 15 feet	Variance Side: 2 feet

II. BACKGROUND

The applicant is requesting a variance to Section 110-206, Setback Requirements, (subsections 2 and 3) of the R-2 zoning district requirements in order to construct a single family structure.

III. VARIANCE CRITERIA

- (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.*

- (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.*

IV. ANALYSIS

Staff has reviewed this request with respect to the variance criteria. Based on this review, staff finds the following:

1. **Variance Criteria #1.** Special conditions exist which are relevant to this case. The lots are 45 feet by 75 feet and considered a nonconforming lot. The surrounding neighborhood consists of a number of older, Pre-FIRM buildings. Many of the structures were built between the 1940's and 1960's. The existing seven units were built in 1930 as vacation rentals. Currently, there are seven duplex structures that have caused blight for the surrounding neighborhood. The proposed single family structure utilizes architectural and engineering features that will create a fully land development code, building code, fire code, and FEMA compliant structure. In addition, the single family structure will be an environmentally sound, energy efficient house that represents state-of-the art technology with respect to project sustainability over time. Such may serve as an example for better future house design and resiliency.
2. **Variance Criteria #2.** The duplexes were built in 1930 and the property was platted in 1946. The size of the lots were not the applicants doing. Therefore, this is not a self-created hardship by the applicant.
3. **Variance Criteria #3.** The applicant is seeking to construct a single family structure in an R-2 zoning district. The subject property is located in one of Madeira Beach's older residential neighborhoods. Many of the neighborhood structures do not meet building setbacks due to development occurring before the City's current land development regulations were adopted. As shown below the rear setbacks are not met at the rear of the property. The rear setback is 25 feet with a building separation to the rear of 50 feet. It is evident in the aerial that the rear setback was not met. Granting a variance will not confer any special privileges but will allow for uniformity in the overall design of the neighborhood.



4. **Variance Criteria #4.** Staff finds that the proposed single family structure is a good economical use of the available land and one that will result in a desirable, sustainable concept for the future. Therefore, adhering to the stipulated setbacks would likely work an undue and unnecessary hardship on the applicant and the conceptual project.
5. **Variance Criteria #5.** Technically, the new residential structure could be constructed in a manner that meets the building requirement setbacks. However, the resulting product might not be as appealing as the structure currently being proposed. The developer's plans show one living level over parking. The narrowing of the homes would result in a need to go two living levels which might also interfere with the next zero energy concept. It would also likely force two living levels rather than the compact one living level currently shown on the plans. Therefore, staff finds that this is the minimum variance that will make possible the reasonable use of the land.
6. **Variance Criteria #6.** The granting of the proposed variance to allow the rear and side yard setback variance compatible with its neighbors and is not anticipated to be injurious to the surrounding neighborhood or otherwise detrimental to the public welfare.

V. RECOMMENDATION

For the reasons outlined in this report, staff recommends **APPROVAL** of the requested variance to encroach into the side and rear setbacks. Please note that this single family structure must be fully compliant with all other Madeira Beach Land Development Regulations, the Florida Building Code, Fire Code, and FEMA/Floodplain regulations.

VI. EXHIBITS

- A. Zoning Map
- B. Code of Ordinances Section 110-206 (2) and (3)
- C. Application / Survey / Site Plan / Proof of Ownership
- D. Pinellas County Property Appraiser's Database
- E. Site and Aerial Photographs



Variance Hearing

Case No. 2016-13

June 27, 2016

2:00 p.m.



SPECIAL MAGISTRATE – VARIANCE REQUEST

June 27, 2016

Application 2016-13

I. GENERAL INFORMATION

Request: The applicant is requesting a variance to the rear and side yard building setbacks for Lot 110 to allow a new single family structure.

Property Owner

Fikor, LLC
PO Box 8544
Madeira Beach, FL 33708

Applicant

BLP, LLC
Van Scheik/Beggins
PO Box 66313
St. Petersburg, FL 33736

Property Address

14910 N Bayshore Drive

Parcel I.D. #

09-31-15-60858-000-1100

Land Use/Zoning

Residential Medium/
Low Density Multifamily Residential (R-2)

Year Built

1930

Variance Request: Section 110-206(2) and (3) rear and Side Yard Setback Requirements

Required Rear: 25 feet	Required Side: 12 feet total and 5 feet minimum Side
Requested Rear: 10 feet	Required Side: 10 feet
Variance Rear: 15 feet	Variance Side: 2 feet

II. BACKGROUND

The applicant is requesting a variance to Section 110-206, Setback Requirements, (subsections 2 and 3) of the R-2 zoning district requirements in order to construct a single family structure.

III. VARIANCE CRITERIA

- (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.*

- (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.*

IV. ANALYSIS

Staff has reviewed this request with respect to the variance criteria. Based on this review, staff finds the following:

1. **Variance Criteria #1.** Special conditions exist which are relevant to this case. The lots are 45 feet by 75 feet and considered a nonconforming lot. The surrounding neighborhood consists of a number of older, Pre-FIRM buildings. Many of the structures were built between the 1940's and 1960's. The existing seven units were built in 1930 as vacation rentals. Currently, there are seven duplex structures that have caused blight for the surrounding neighborhood. The proposed single family structure utilizes architectural and engineering features that will create a fully land development code, building code, fire code, and FEMA compliant structure. In addition, the single family structure will be an environmentally sound, energy efficient house that represents state-of-the art technology with respect to project sustainability over time. Such may serve as an example for better future house design and resiliency.
2. **Variance Criteria #2.** The duplexes were built in 1930 and the property was platted in 1946. The size of the lots were not the applicants doing. Therefore, this is not a self-created hardship by the applicant.
3. **Variance Criteria #3.** The applicant is seeking to construct a single family structure in an R-2 zoning district. The subject property is located in one of Madeira Beach's older residential neighborhoods. Many of the neighborhood structures do not meet building setbacks due to development occurring before the City's current land development regulations were adopted. As shown below the rear setbacks are not met at the rear of the property. The rear setback is 25 feet with a building separation to the rear of 50 feet. It is evident in the aerial that the rear setback was not met. Granting a variance will not confer any special privileges but will allow for uniformity in the overall design of the neighborhood.



4. **Variance Criteria #4.** Staff finds that the proposed single family structure is a good economical use of the available land and one that will result in a desirable, sustainable concept for the future. Therefore, adhering to the stipulated setbacks would likely work an undue and unnecessary hardship on the applicant and the conceptual project.
5. **Variance Criteria #5.** Technically, the new residential structure could be constructed in a manner that meets the building requirement setbacks. However, the resulting product might not be as appealing as the structure currently being proposed. The developer's plans show one living level over parking. The narrowing of the homes would result in a need to go two living levels which might also interfere with the next zero energy concept. It would also likely force two living levels rather than the compact one living level currently shown on the plans. Therefore, staff finds that this is the minimum variance that will make possible the reasonable use of the land.
6. **Variance Criteria #6.** The granting of the proposed variance to allow the rear and side yard setback variance compatible with its neighbors and is not anticipated to be injurious to the surrounding neighborhood or otherwise detrimental to the public welfare.

V. RECOMMENDATION

For the reasons outlined in this report, staff recommends **APPROVAL** of the requested variance to encroach into the side and rear setbacks. Please note that this single family structure must be fully compliant with all other Madeira Beach Land Development Regulations, the Florida Building Code, Fire Code, and FEMA/Floodplain regulations.

VI. EXHIBITS

- A. Zoning Map
- B. Code of Ordinances Section 110-206 (2) and (3)
- C. Application / Survey / Site Plan / Proof of Ownership
- D. Pinellas County Property Appraiser's Database
- E. Site and Aerial Photographs