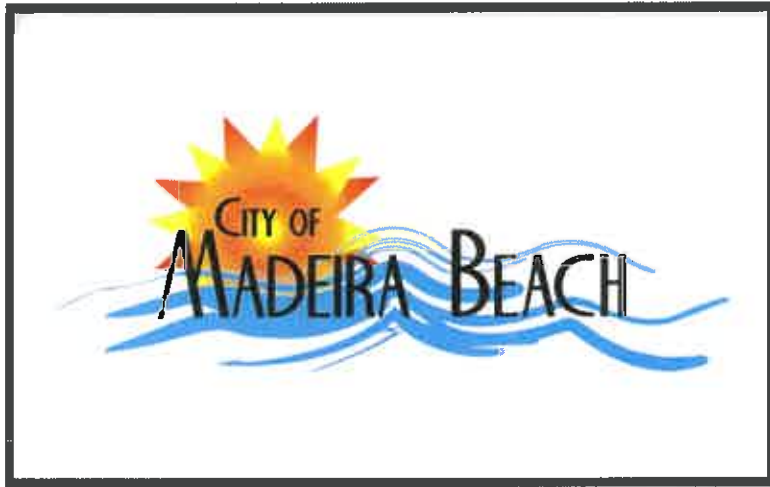




Acting Clerk
Gwen Sinkfield

**LOCAL PLANNING AGENCY/
PLANNING COMMISSION**
Regular Meeting

January 8, 2018
6:00PM



THE CITY OF MADEIRA BEACH, FLORIDA PUBLIC NOTICE

LOCAL PLANNING AGENCY/ PLANNING COMMISSION

The Planning Commission, serving as the Local Planning Agency of the City of Madeira Beach, Florida will meet at the Madeira Beach Patricia Shontz Commission Chambers located at 300 Municipal Drive, Madeira Beach, FL 33708, to conduct Public Hearings on the following City business.

6:00 PM

MONDAY, JANUARY 8, 2018

COMMISSION CHAMBERS

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF THE MINUTES – October 2, 2017**
- IV. NEW BUSINESS**

**A. TO CONSIDER A SPECIAL EXCEPTION USE FOR PROPERTY LOCATED AT
325 140th AVENUE EAST**

THE APPLICANT IS SEEKING TO CONSTRUCT A NEW CABANA ON THIS PROPERTY.
THE PROPERTY IS ZONED R-M/ R-2 (Low Density Multi-Family Residential) And HAS A
ZONING DESIGNATION OF RM (Residential Medium)

B. CODE OF ORDINANCES

REQUESTING A TEXT CHANGE TO CODE OF ORDINANCES; LAND DEVELOPMENT
REGULATIONS; DIVISION 3.-WALLS, FENCES, HEDGES, AND SAND FENCES
SECTION 110-447.-REAR YARDS FACING WATER

- V. PLANNING COMMISSION DISCUSSION**
- VI. OLD BUSINESS – N/A**
- VII. REPORTS**
 - **ACTING CITY MANAGER – N/A**
 - **CITY ATTORNEY – N/A**
 - **PLANNING AND ZONING DEPARTMENT -**
- VIII. NEXT MEETING : FEBRUARY 5, 2018**
- IX. ADJOURNMENT**

Any person who decides to appeal any decision of Planning Commission serving as the Local Planning Agency 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.

POSTED DECEMBER 28, 2017



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
January 8, 2018

I. CALL TO ORDER



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
January 8, 2018

II. ROLL CALL



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
January 8, 2018

III. APPROVAL OF THE MINUTES – OCTOBER 2, 2017



THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE

LOCAL PLANNING AGENCY
PLANNING COMMISSION
MINUTES

The Planning Commission, serving as the Local Planning Agency of the City of Madeira Beach, Florida will meet at the City of Madeira Beach Patricia Shontz Commission Chambers located at 300 Municipal Drive, Madeira Beach, FL 33708, to conduct Public Hearings on the following City business.

6:00 P.M.

MONDAY, OCTOBER 2, 2017

COMMISSION CHAMBERS

I. **CALL TO ORDER** The meeting was called to order at 6:18pm by Chairman Mike Noble

II. **ROLL CALL**

Commissioner Mary Ann Hearn (Present)
Commissioner Michael Wyckoff (Absent)
Commissioner Gerri Clyatt (Present)
Commissioner Dennis Carr (Absent)

1st Vice-Chair Robin Biloski (Present)
Chairman Mike Noble (Present)

Staff Representatives:

Derryl O'Neal, Acting City Manager
Linda Portal, Planning & Zoning Director
Luis Serna, Planning Consultant

John Schaefer, Interim City Attorney
Gwen Sinkfield, Acting Clerk

III. **SWEARING IN OF NEW MEMBERS – Mary Ann Hearn and Gerri Clyatt**

IV. **APPROVAL OF THE MINUTES – JULY 31, 2017**

Commissioner Biloski provided a motion to approve minutes for July 31, 2017.

Commissioner Clyatt provided the second to the motion. The vote was 4-0 with all members voting "aye".

V. **NEW BUSINESS**

A. **To Consider A Redevelopment Plan**

For Property Located At 374 145th Ave E

Commissioner Biloski provided a motion to recommend approval for
Redevelopment Application

Commissioner Hearn provided the second to the motion. The vote was 4-0 with all members voting "aye".

VI. **PLANNING COMMISSION DISCUSSION - None**

VII. **OLD BUSINESS - None**

VIII. REPORTS

- **ACTING CITY MANAGER – None**
- **CITY ATTORNEY – John Schaefer** asked the Planning Board if they had any questions regarding the Memorandum that was provided to them by Interim City Attorney Erica Augello. One Planning Board member Gerry Clyatt had questions.
- **PLANNING AND ZONING DIRECTOR – Planning and Zoning Director** discussed procedures, elections of officers, training for the Planning Commissioners and Calendar Schedule
Mike Noble was nominated and then declared as the elected Chairman.
The vote was 4-0 with all members voting “aye”.
Robin was nominated and then declared as the elected 1st Vice Chairman.
The vote was 4-0 with all members voting “aye”.
Dennis Carr was nominated and then declared as the 2nd Vice Chairman.
The vote was 4-0 with all members voting “aye”.
- **PLANNING AND ZONING CONSULTANT - None**

IX. NEXT MEETING – November 6, 2017 at 6:00PM (Tentatively)

X. ADJOURNMENT - Meeting adjourned at 7:08 PM

Date Approved: January 8, 2018

Respectfully submitted:

Mike Noble, Chairman

Date

Gwen Sinkfield, Assistant to Planning/Zoning

Date



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
January 8, 2018

IV. NEW BUSINESS

- A. APPLICATION SUBMITTAL DOCUMENT TO CONSIDER A SPECIAL EXCEPTION USE
FOR PROPERTY LOCATED AT 325 140TH AVENUE EAST
SITE PHOTOGRAPHS
PINELLAS COUNTY PROPERTY APPRAISER'S DATA

- B. CODE OF ORDINANCES REQUESTING A TEXT CHANGE TO CODE OF
ORDINANCES; LAND DEVELOPMENT REGULATIONS; DIVISION 3.-
WALLS, FENCES, HEDGES, AND SAND FENCES
SECTION 110-447(a) AND (b) - REAR YARDS FACING WATER



**SPECIAL MAGISTRATE-SPECIAL EXCEPTION
Application 2018-01**

Request for Special Exception
Staff Report and Recommendation
January 8, 2018

Petitioner/Property Owner: Peter Denman

Property Address: 325 140th Ave. E.

Parcel Number: 10-31-15-34362-014-0170

Land Use/Zoning Designations: RM/R-2

Legal Description: GULF SHORES 3RD ADD REPLAT BLK N, LOTS 16 & 17 & W'LY 1/2 OF LOT 18

Nature of Request: Requesting a Special Exception Use under the zoning requirements of the Madeira Beach Land Development Regulations, Chapter 110 (Zoning), Article V (Districts), Division 3 (R-2, low density multifamily residential district), Section 110-204 (5) allowing cabanas as a special exception uses. (After the fact request)

Special Exception Criteria and Analysis

(1) *The use must be a permitted special use.*

Sec. 110-204. - Special exception uses.

Upon application for a special exception to the board of adjustment (special magistrate) and favorable action thereon, the following uses may be permitted in the R-2, low density multifamily residential district:

(1) Churches, synagogues or other houses of worship. (2) Publicly owned or operated parks or recreation areas. (3) Private schools. (4) Public service facilities. (5) Cabanas used as bathhouses.

(2) *The use must be designed, located and proposed to be operated that the public health, safety, welfare and convenience will be protected.*

The use is sited on an expanded single family lot in an open garden area. It poses no threat to health, safety or convenience of the community and contributes in a positive manner to the landscaping and open space in the neighborhood thus potentially enhancing public welfare and property

value. The structure was constructed without permit and has not been the subject of public complaint.

- (3) ***The use must not cause substantial injury to the value of other property in the neighborhood where it is to be located.***

The structure is an element of a formally landscaped park-like side yard which enhances the open space area of the neighborhood. Use of this portion of the property as landscaped area serves to preserve the view to the water from the street and neighbors across the street. It is an existing structure and has not been the subject of public complaint.

- (4) ***The use must be compatible with adjoining development and the proposed character of the district where it is to be located.***

Adjoining property to the east is the merged R-2 single family home of the property owner. The west is a single-family home that benefits from the lot being developed as landscaped open space instead of a single family home as could be permitted.

The intent of the district as stated in Section 110-201, is that "Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use." As cabanas are an identified special exception use, they can be permitted as contributing to the character of the residential district if meeting all the criteria here listed.

- (5) ***Adequate landscaping and screening must be provided as required in the land development regulations, or otherwise required.***

The lot is heavily planted and the cabana serves as a design element in the park-like landscaping. Cabanas by definition perform as bathhouses. Water service is to be extended to the structure and screens are to be installed. All activities within the cabana can be screened by way of curtains installed on all six faces of the structure. The use of curtains was chosen so that, when not in use for showering or dressing, the structure can be opened to enhance the view across the property.

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

The cabana is not a stand-alone commercial function. The lots are merged and the subject area serves as the expanded yard of the single-family home to its east. No parking of vehicular access is to be provided or allowed specifically for the cabana, nor will it generate any additional

traffic. The driveway to the single-family home does cross the front portion of the lot but will do so whether the cabana is present or not.

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

The cabana will meet all permitting requirements including all setbacks for the district. As stated above the structure will have a significantly lower impact and footprint than would a home or duplex were they to be built on the lot as permitted. There are no specific square footage limitations established for cabanas.

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

No variance is required.

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

The request is for a use that is of far less impact in every respect than permitted uses for the district.

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

All fees and fines have been paid.

Staff Recommendation: Approval based on the application meeting all criteria for special exception.



TCH 2018-01

Amendment to Land Development Regulations Staff Report and Recommendation December 27, 2017

Petitioner/Property Owner: Planning Commission

Area of Impact: City wide

Category of Regulations: Fences

Nature of Request:

Requesting a Text Change to Code of Ordinances; Land Development Regulations; Division 3. - Walls, Fences, Hedges, and Sand Fences; Section 110-447(a) and (b)- Rear yards facing water, to amend rear yard setback to accord with building setback in keeping with traditional development patterns and to provide for equal and consistency in the exercise of privacy and property use rights among neighbors.

Proposed Amendment:

Sec. 110-447. - Rear yards facing water.

- (a) In rear yards facing Boca Ciega Bay, between the rear building setback and the back property line or seawall (whichever is a greater distance), garden walls, solid fences and hedges shall not exceed three feet in height, except six-foot fences are permitted adjacent to sewage lift stations and along property lines adjacent to parking associated with non-residential uses. A chain link or an open fence with openings not less than three inches between vertical members which are not greater than one and one-half inch in width may extend up to four feet in height. Openings in any fence shall not allow passage of a four-inch diameter (102 mm) sphere.
- (b) In rear yards facing the Gulf of Mexico, between the rear building setback and the back property line or seawall (whichever is a greater distance), garden walls, solid fences, and hedges shall not exceed three feet in height, except six-foot fences are permitted adjacent to sewage lift stations and along property lines adjacent to parking associated with non-residential uses. Open wire and chain link fences with a minimum of three-inch openings between all vertical members, and sand screens (manufactured for this purpose) shall not exceed four feet in height or be placed closer than 18 feet from a seawall. Fencing which is wrought iron in appearance, with a minimum of three-inch openings between all vertical members shall not exceed six feet in height. Openings in any fence, wall, or screen shall not allow passage of a four-inch diameter (102 mm) sphere. All walls, fences, and screens must be installed landward of the county coastal construction control line.

(Code 1983, § 20-504(A); Ord. No. 918, § 2, 12-7-99; Ord. No. 1149, § 1, 4-14-09)

Staff Analysis:

Historically staff has implemented the land development code to require that in rear yards facing the bay or gulf drop the height of fencing from 6 to 3 feet solid or 4 feet open at the rear building setback. This is the common method of providing for view protection while allowing for privacy and safety and is consistent with the permitted siting of accessory structures as demonstrated by the following code:

Sec. 110-474. - R-3, medium density multifamily residential zones.

Accessory structures may not be located in front yards in R-3, medium density multifamily residential zones.

(1) Lots not on water. For lots not on water in R-3, medium density multifamily residential zones, accessory structures may be located in side yard, but must provide a five-foot minimum side setback. If the accessory structure is located in the rear yard, a minimum of 2½-foot setback must be provided to allow for vegetation control.

(2) Lots on water. Accessory structures on lots on water in R-3, medium density multifamily residential zones must provide the same setbacks as are required for the principal structure.

However, a recent challenge to this practice made it clear that because the rear yard is defined as the area between the property line and the back wall of the house, the exact language of the code required the drop in height to occur at the back wall of the main building, which is the house in residential districts. This interpretation was made based on the following code definitions:

Sec. 82-2. – Definitions:

Yard, rear means an open unoccupied space extending across the full width of the lot and measured between the rear line of the lot and the rear building line of the main building.

This definition was adopted in 2006 but shows in the definition section only and so staff was unaware of its effect on district regulations. Further, from a building perspective, the fence is treated as an accessory and was assumed to be regulated as other accessory structures. The discrepancy between the definition and the implementation of code continued for over 10 years because until the complaint received this year, no other complaint had ever been filed against the long standing tradition of fence regulation.

The result of the new interpretation is that hundreds of lots are now defined as non-conforming. This problem is usually addressed when homeowners make application to repair or replace their fence and are told they must now alter its dimensions to meet current code. Many have expressed displeasure at the change in what they perceive as a reduction in their right to privacy.

The use of the code as written also creates inconsistencies in that it more highly regulates fences than it regulates the more intrusive use of sheds and other accessory buildings. That is to say, it is useless to lower the fence from 6 feet to 3 or 4 feet in an area that can accommodate 8 foot high accessory buildings. In fact, some homeowners, upon being forced to lower their fences have chosen to erect a shed in the lowered fenced area to reclaim the privacy lost. Some homeowners have decided against replacing old and worn fencing in order to maintain their existing higher fence level.

The most obvious inconsistency is that the building setback area is the area in which the principle building, the house, can be located. Thus, the code lowers the fence to 3 or 4 feet in an area where a house of 30 or more feet in height could be located.

The current code language also creates inequality among neighbors. It deprives some of privacy and full use of property while providing others with a singular privilege that they themselves are not required to share. Since the area in question is the buildable area of the site, those who can afford larger homes are allowed to build up to 30 feet high in the location. Because they can afford a house that goes all the way to the setback, they can also have a 6 foot fence along that entire distance. People who can afford only a smaller home, and so use less of the buildable area, are not allowed to have a six foot fence for the same distance along their property. Thus, a lower cost or smaller home results in less privilege.

Additionally, the original complaint that brought this problem to our attention was based on the premise that a resident had a right to the view across the neighbor's property and that view was hindered by the higher fence. However, if the neighbor were to have a larger house or were to place a shed in the area, that view would be disturbed anyway. In fact, a neighbor expecting view rights across another's property has no obligation to provide the same rights across their own property. The expectation is, thus, that only those with smaller houses are obligated to provide views across their property.

Protection of the balance and the rhythm of development and even the openness along the water or in front yards is a common purpose for fence height restrictions. However, the reduced height should be enforced at a point where it can be universally applied and effective. If the restriction is not effective in accomplishing its intent because it cannot be evenly and fairly enforced, then there is not a clear relationship between the restriction and the accomplishment of the community goal. The regulation is thus a useless restriction and a taking to some extent. By setting the lower fence height at the setback line, the code can be assured of even application and the rhythm and openness of development can be adequately and consistently accomplished.

Finally, the amendment addressing fencing between residential use and parking for nonresidential use would resolve a problem of incompatibility and nuisance noise and trespassing that exists in several transition areas. The fabric of a neighborhood is weakest at its edges and demands additional protection from higher intensity uses and activities. Within the last 2 months 2 requests have been made for variances to allow higher fences between uses as described in the amendment. As opposed to addressing each conflict individually, it is appropriate and required by the Comprehensive Plan for the city to acknowledge the problem and address it clearly in code thus ensuring neighborhood stability and land use compatibility.

This amendment is not inconsistent with any part of the Comprehensive Plan and furthers several goals and objectives as follows:

Policy 1.7.2:

Residential developments designed to meet the housing needs of varying income level households shall be encouraged.

The proposed amendment eliminates a policy that favors owners of larger homes and penalizes those of smaller, less expensive homes by assuring the opportunity to full and equal use of property.

Policy 1.7.4:

Land development patterns shall recognize and support the preservation of neighborhoods.

The proposed amendment would render conforming 100s of properties that are now non-conforming based on the historic application of the fence height requirements. It would also encourage the repair and replacement of dilapidated fencing contributing to the preservation of neighborhood quality.

Policy 1.7.5:

The City shall enforce provisions whereby residential land uses are located and designed to protect life and property from natural and manmade hazards such as flooding, excessive traffic, subsidence, noxious odors, noise, and deterioration of structures.

The proposed amendment, would encourage the replacement of deteriorating fence structures with new structures of like height and provide for greater and equal protection from nuisance neighbor intrusions.

Policy 1.7.6:

Residential land uses shall be compatible with the type and scale of surrounding land uses.

The proposed amendment would allow all residential lots to have equal scale, impact and use of property making them compatible.

Policy 1.7.7:

Buffering and open space requirements within residential land uses shall be required, as appropriate.

The proposed amendment implements Policy 1.7.7 by providing residential uses consistent buffering and protection from each other and from more intense uses.

Policy 1.7.8:

The City shall enforce procedures which enhance the quality of existing housing stock and neighborhoods and promote the revitalization of older areas where conditions warrant.

The proposed amendment encourages ongoing revitalization by way of maintenance and replacement of existing features and structures, as required for all city neighborhoods, by allowing homeowners to replace worn fencing with new structures of the same dimension. The proposed amendment ensures protection of existing neighborhoods and current residents by affording residents of older, often smaller, homes equal use and protection of their property as that available to newer, larger homes. The amendment would also protect residential lots at the neighborhood's edge from the impacts of higher intensity uses, preserving the residential character of those lots.

Housing Element

Objective 1.2:

The City shall maintain an opportunity for all citizens of the City and surrounding areas to purchase or rent decent, safe, and sanitary housing which they can afford, free from arbitrary discrimination because of race, sex, handicap, ethnic background, age, marital status, or household composition.

Policy 1.4.3:

The City shall continue code enforcement activities to ensure proper exterior maintenance of existing structures.

The proposed amendment would resolve an inconsistency in code intent that results in hundreds of properties being non-conforming. Because these are grandfathered, code will not be enforced upon them. The amendment would resolve these non-conformities while providing for the equal protection of property owners.

Staff Recommendation: Planning Commission forward Petition TCH 2017-01 as presented to Board of City Commissioners with a recommendation for approval.

(1) *The use must be a permitted special use.*

Sec. 110-204. - Special exception uses.

Upon application for a special exception to the board of adjustment (special magistrate) and favorable action thereon, the following uses may be permitted in the R-2, low density multifamily residential district:

(1) Churches, synagogues or other houses of worship. (2) Publicly owned or operated parks or recreation areas. (3) Private schools. (4) Public service facilities. (5) Cabanas used as bathhouses.

(2) *The use must be designed, located and proposed to be operated that the public health, safety, welfare and convenience will be protected.*

The use is sited on an expanded single family lot in an open garden area. It poses no threat to health, safety or convenience of the community and contributes in a positive manner to the landscaping and open space in the neighborhood thus potentially enhancing public welfare and property value. The structure was constructed without permit and has not been the subject of public complaint.

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

The structure is an element of a formally landscaped park-like side yard which enhances the open space area of the neighborhood. Use of this portion of the property as landscaped area serves to preserve the view to the water from the street and neighbors across the street. It is an existing structure and has not been the subject of public complaint.

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

Adjoining property to the east is the merged R-2 single family home of the property owner. The west is a single-family home that benefits from the lot being developed as landscaped open space instead of a single family home as could be permitted.

The intent of the district as stated in Section 110-201, is that "Any use which is not specifically identified as a permitted use, accessory use or

special exception use is a prohibited use.” As cabanas are an identified special exception use, they can be permitted as contributing to the character of the residential district if meeting all the criteria here listed.

- (5) ***Adequate landscaping and screening must be provided as required in the land development regulations, or otherwise required.***

The lot is heavily planted and the cabana serves as a design element in the park-like landscaping. Cabanas by definition perform as bathhouses. Water service is to be extended to the structure and screens are to be installed. All activities within the cabana can be screened by way of curtains installed on all six faces of the structure. The use of curtains was chosen so that, when not in use for showering or dressing, the structure can be opened to enhance the view across the property.

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

The cabana is not a stand-alone commercial function. The lots are merged and the subject area serves as the expanded yard of the single-family home to its east. No parking or vehicular access is to be provided or allowed specifically for the cabana, nor will it generate any additional traffic. The driveway to the single-family home does cross the front portion of the lot but will do so whether the cabana is present or not.

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

The cabana will meet all permitting requirements including all setbacks for the district. As stated above the structure will have a significantly lower impact and footprint than would a home or duplex were they to be built on the lot as permitted. There are no specific square footage limitations established for cabanas.

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

No variance is required.

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

The request is for a use that is of far less impact in every respect than permitted uses for the district.

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

All fees and fines have been paid.

Staff Recommendation: Approval based on the application meeting all criterial for special exception.

APPLICATION SUBMITTAL DOCUMENT



Special Magistrate Case #: 2018-01



CITY OF MADEIRA BEACH

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

SPECIAL MAGISTRATE – SPECIAL EXCEPTION USE APPLICATION

*Applicant: Name and Address

Precision Builders of Pinellas
7890 134th
Seminole, FL 33776

Telephone: 727-392-2525
Email: precisionbop@outlook.com

*Property Owner: Name and Address

Peter Denman
325 140th AVE East
Mad Beach FL

Telephone: 727-201-6925
Email: pubdenman1@gmail.com

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

LOT 16 TO THE WEST OF ADDRESS ABOVE
325 140th AVE EAST
Mad Beach, FL

Legal Description:

Lot Area: 9364 Width: 60 ft. Depth: 145.63 @ WEST SIDE
166.44 @ EAST SIDE

Zoning District:

Present Structures on Property: None

Present use of property: VACANT LOT CONVERTING TO Permitted
Garden

Date Building Permit Request denied: JULY, 2017

Variance(s) need from the zoning requirements are:

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

Special Magistrate Case #: 2018-01

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

Fee: \$ 350⁰⁰ ☐ Check # _____ ☐ Cash Credit Card ☒ Receipt # 16461

Date Received: 11-30-2017 Received by: _____

Special Magistrate Case # Assigned: 2018-01

Special Magistrate Hearing Date: _____ ☐ Approved ☐ Denied

~~Michelle Orton, Planning & Zoning Director~~

Linda Portal, Planning & Zoning Director

Date: _____

~~Shane B. Crawford, City Manager~~

Derryl O'Neal, Acting City Manager

Date: _____

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

In consideration of granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest. The local planning agency shall issue a written report within 30 days after consideration by the local planning agency. In granting any special exception use, the special magistrate in addition to the standards enumerated in this article may prescribe appropriate conditions and safeguards in conformity with the land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the special exception use is granted, shall be deemed a violation of the land development regulations. The special magistrate may prescribe a reasonable time limit within the action for which the special exception use if required shall commence, be completed or both.

SUCH USES SHALL BE FOUND BY THE SPECIAL MAGISTRATE TO COMPLY WITH THE FOLLOWING REQUIREMENTS AND OTHER APPLICABLE REQUIREMENTS. The Applicant must provide responses to these relevant considerations on an attached page.

1. That the use is a permitted special use.
2. That the use is so designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected.
3. That the use will not cause substantial injury to the value of the other property in the neighborhood where it is to be located.
4. That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.
5. That the adequate landscaping and screening is provided as required in the land development regulations or other required.
6. That the adequate off-street parking and loading is provided as egress is so designed as to cause minimum interference with traffic on abutting streets.
7. That the use conforms to all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.
8. If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.
9. Special exception use will not grant to the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.
10. No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines, or penalties owed to the City by the applicant or the owner or possessor of the property under any section of the Code.

CERTIFICATION

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

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

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

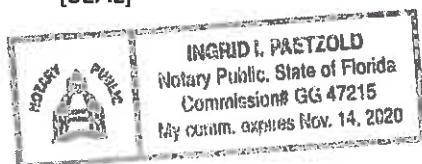
I have received a copy of the Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance and the procedure, which will take place at the Public Hearing.

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

 11-29-17
Property Owner's Signature Date

STATE OF Florida
COUNTY OF Pinellas
Before me this 29 day of November, 2017, PETER DENMAN
appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☐ personally known to me or ☒ has produced Driver License as identification.

[SEAL]




Public Notary Signature

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

CERTIFICATION

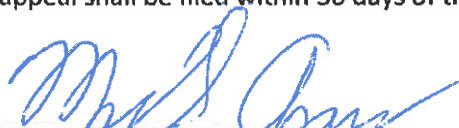
I hereby authorize permission for the Special Magistrate, Building Official and Planning & Zoning Director to enter upon the above referenced premises for purposes of inspection related to this petition.

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

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

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

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

 11-29-17
Applicant's Signature (If other than the property owner) Date

STATE OF Florida
COUNTY OF Pinellas

Before me this 29th day of November, 2017, Mark Asaro
appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☐ personally known to me or ☒ has produced FIDL as identification.

[SEAL]



Deborah A. Parrish
State of Florida
My Commission Expires 10/18/2020
Commission No. GG 27126


Public Notary Signature

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

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

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

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

Sec. 110-122. – Denial.

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

Sec. 110-123. – Reimbursement of expenses.

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

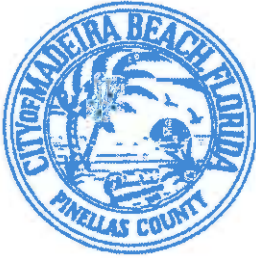
Expenses may include, but are not limited to, any technical, engineering, planning, landscaping, surveying, legal or architectural services, and advertising.

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

Sec. 110-124. – Standards and requirements.

- (a) In consideration of granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest. The local planning agency shall issue a written report within 30 days after consideration by the local planning agency. In granting any special exception use, the special magistrate, in addition to the standards enumerated in this article, may prescribe appropriate conditions and safeguards, when made a part of the terms under which the special exception use is granted, shall be deemed a violation of the land development regulations. The special magistrate may prescribe a reasonable time limit within which the action for which the special exception use is required shall commence, be completed, or both.
- (b) Such uses shall be found by the special magistrate to comply with the following requirements and other applicable requirements:
 - (1) That the use is a permitted special use.
 - (2) That the use is so designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected.
 - (3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
 - (4) That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.
 - (5) That adequate landscaping and screening is provided as required in the land development regulations, or otherwise required.
 - (6) That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.
 - (7) That the use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.
 - (8) If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.
 - (9) Special exception use will not grant to the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.
 - (10) No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines for penalties owed to the City by the applicant of the owner or possessor of the property under any section of the code.

C or R



CITY OF MADEIRA BEACH

BUILDING & PERMITTING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 246 ♦ FAX (727) 399-1131
Email to: buildingdept@madeirabeachfl.gov



BUILDING PERMIT APPLICATION

This is under the Florida Building Code 5 Edition 2014

<http://codes.iccsafe.org/Florida.html#2014>

Date of application: 11/28/17

Value of Job: \$ 10,000.00 Sq. Ft. _____ ft Parcel #: _____

Project/Job Site Address: _____

Madeira Beach, FL 33708

Homeowner Name: Peter Denman

Homeowner Address: 325 140th AVE

Contractor Company Name: Precision Builders of P.ellas

Company Address: 7890 134th

Seminole FL 33776

Contact Person: Mark Asaro

State License: CBC059521 PCCLB License: I-CBC059521

Telephone: 727-392-2525 Email: precisionbop@outlook.com

TYPE OF WORK

- ☒ New ☐ Addition ☐ Alteration ☐ Repair ☐ Move ☐ Demolition
☐ Building ☐ Electrical ☐ Plumbing ☐ Gas ☐ Fire ☐ Mechanical
☐ Other

Description of work:

Construct A new Cabana

Property Holder Name (if
other than Homeowner):

N/A

Property Owner Address:

Fee Simple Title Holder
(if other than owner):

Fee Simple Title Holder Address:

Telephone:

Email:

Architect/Engineer's Name:

BDI Structural Engineering

Architect/Engineer's Address:

1135 Pasadena Aves Suite 100
St. Pete, FL 33707

Contact Person:

Yevgeniya Fagerquist

License #:

56089

Telephone:

727-388-1344

Email:

Contact Address:

WARNINGS AND AFFIDAVIT

Warning to Owner: Your failure to record a Notice of Commencement shall result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.

Application is hereby made to obtain to do the work and installation as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for all work not provided in this application.

Owner's Affidavit: I certify that all foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating zoning and construction:

105.1 Permit Application of the Florida Building Code

105.1 When required, any owner, authorized agent, or contractor who desires to construct, enlarge, alter, repair, move, demolish, or change the occupancy or occupant content of a building or structure, or any outside area being used as part of the building's designated occupancy (single or mixed) or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the installation of which is regulated by the technical codes, or to cause any such work to be done, shall first make application to the Building Official and obtain a permit for the work.

108.2 Permit Fees, on all buildings, structure, electrical, plumbing, mechanical, and gas systems or alterations requiring a permit, a fee for each permit shall be paid as required at the time of filing an application, in accordance with the schedule as established by the applicable governing body.

105.8 Notice of Commencement, as per s. 713.135 Florida Statutes

[Warning to Owner: Your failure to record a Notice of Commencement may result in your paying twice for improvements to your property. If you intend to obtain financing, consult with your lender or an attorney before recording your Notice of Commencement.]



Signature

11-29-17

Date

Printed Name:

Mark Asaro

SUBCONTRACTOR LIST

Drywall/Plaster/Stucco: N/A

License #'s: _____ Phone: _____

Frame and Trim: Precision Builder

License #'s: _____ Phone: _____

Masonry: N/A

License #'s: _____ Phone: _____

Cement Finisher: N/A

License #'s: _____ Phone: _____

Electrical: Precision Electric

License #'s: EC13005009 Phone: 727-392-2525

Mechanical: N/A

License #'s: _____ Phone: _____

Plumbing: N/A

License #'s: _____ Phone: _____

Gas: N/A

License #'s: _____ Phone: _____

Roofing: N/A

License #'s: _____ Phone: _____

Other: _____

License #'s: _____ Phone: _____

IF YOUR PROPERTY IS LOCATED IN A FLOOD ZONE, YOU WILL BE REQUIRED TO SUBMIT A SEALED SURVEY AND AN ELEVATION CERTIFICATE.

A SURVEY MAY BE REQUIRED FOR ALL FENCES, DRIVEWAYS, ADDITIONS, AND POOLS. AN ORIGINAL OR CERTIFIED COPY OF NOTICE OF COMMENCEMENT IS REQUIRED ON ALL JOBS OF \$2,500.00 OR GREATER IN VALUE WITH THE EXCEPTION OF MECHANICAL PERMITS \$7,500.00 OR GREATER, AND MUST BE PROVIDED AT THE TIME OF PERMIT ISSUANCE.

DEMOLITION/ASBESTOS REMOVAL – CALL (727) 464-4422

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in Public Records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies. F.S. 553.79(10), F.S. 553.79(11) requires notification to you and your responsibility, when applicable to comply with F.S. 469.003 to notify the Department of Environmental Protection of your intentions to remove asbestos, in conjunction with the demolition or renovation of your existing building, in accordance with State and Federal law.

I have read the notification and agree to comply as state and promise, in good faith, to deliver this statement to the person whose property is subject to attachment. I hereby certify that all statements made in this application are true and correct and that no construction has begun, except as other has been disclosed, before the permit for this work has been issued.

I have read, understand, and do hereby certify that the above-listed subcontractors are to be utilized on this project. Should there be any changes, I will notify the City of Madeira Beach Building Department, in writing, immediately. Failure to do so shall be cause for revocation of this building permit.



Signature of Owner/Agent

11-29-17
Date



Signature of Contractor

11-29-17
Date

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

EXIST RESIDENCE
325
2 1/2 ACRY
FRAMED W/ HONEY

EXIST. HOUSE LOCATION
SHOWN FOR REFERENCE
ONLY

62.00'

52'-0"

PUMP

20' x 12' WOODEN
DECK DECK ON
GRADE

4FT WIDE WOOD
DECK DECK ON
GRADE

WOOD HEXAGONAL
CASSIDA

3'-0" HIGH
WATER FALL
SUPPORTED BY
ROCK WITH STREAM

NEW
PLANTING

GRAVEL/AGGREGATE
DRIVEWAY
ON GRADE

LOT 16

166'-4"

145'-0"

12'-0"

PAVED
AREA

15'-0"

10'-0"

62.31'

SITE PHOTOGRAPHS

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

10/10/2018

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Google Maps

325 140th Ave E

Aerial View



Imagery ©2017 Google, Map data ©2017 Google, INEGI 1000 ft



325 140th Ave E

Madeira Beach, FL 33708





Imagery ©2017 Google, Map data ©2017 Google, INEGI 50 ft



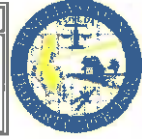
325 140th Ave E
Madeira Beach, FL 33708



**PINELLAS COUNTY PROPERTY APPRAISER'S DATA
MAILING LABELS & PHOTO OF PROPERTY POSTING**

10-31-15-34362-014-0170[Compact Property Record Card](#)[Tax Estimator](#)**Updated December 28, 2017**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
DENMAN, PETER DENMAN, TANYA 325 140TH AVE E MADEIRA BEACH FL 33708-2208	325 140TH AVE E MADEIRA BEACH

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

Living Units: 1

[\[click here to hide\] Legal Description](#)

GULF SHORES 3RD ADD REPLAT BLK N, LOTS 16 & 17 & W'LY 1/2 OF LOT 18

Mortgage Letter	File for Homestead Exemption	2018 Parcel Use
Exemption	2017	2018
Homestead:	Yes	Yes
Government:	No	No
Institutional:	No	No
Historic:	No	No
		Homestead Use Percentage: 100.00%
		Non-Homestead Use Percentage: 0.00%
		Classified Agricultural: 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
18407/0365	\$1,063,500 Sales Query	121030278022	A	21/32

[2017 Interim Value Information](#)

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	\$865,654	\$865,654	\$815,654	\$840,654	\$815,654

[\[click here to hide\] 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
2017	Yes	\$865,654	\$865,654	\$815,654	\$840,654	\$815,654
2016	No	\$376,402	\$363,829	\$363,829	\$376,402	\$363,829
2015	No	\$330,754	\$330,754	\$330,754	\$330,754	\$330,754
2014	No	\$324,740	\$291,993	\$291,993	\$324,740	\$291,993
2013	No	\$265,448	\$265,448	\$265,448	\$265,448	\$265,448
2012	No	\$244,058	\$244,058	\$244,058	\$244,058	\$244,058
2011	No	\$239,419	\$239,419	\$239,419	\$239,419	\$239,419
2010	No	\$248,373	\$248,373	\$248,373	\$248,373	\$248,373
2009	No	\$332,071	\$332,071	\$332,071	\$332,071	\$332,071
2008	No	\$416,300	\$416,300	\$416,300	\$416,300	\$416,300
2007	No	\$528,800	\$528,800	\$528,800	N/A	\$528,800
2006	No	\$529,000	\$529,000	\$529,000	N/A	\$529,000
2005	No	\$410,300	\$410,300	\$410,300	N/A	\$410,300
2004	No	\$325,900	\$325,900	\$325,900	N/A	\$325,900
2003	No	\$288,300	\$288,300	\$288,300	N/A	\$288,300
2002	No	\$233,900	\$233,900	\$233,900	N/A	\$233,900
2001	No	\$182,300	\$182,300	\$182,300	N/A	\$182,300
2000	No	\$151,000	\$151,000	\$151,000	N/A	\$151,000
1999	No	\$132,700	\$132,700	\$132,700	N/A	\$132,700
1998	Yes	\$135,500	\$121,300	\$95,800	N/A	\$95,800
1997	Yes	\$131,400	\$119,300	\$93,800	N/A	\$93,800
1996	Yes	\$115,900	\$115,900	\$90,400	N/A	\$90,400

[2017 Tax Information](#)[2017 Tax Bill](#)Tax District: [MB](#)

2017 Final Millage Rate 17.4600

Do not rely on current taxes as an estimate following a change in ownership.
A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market

[Ranked Sales \(What are Ranked Sales?\)](#) [See all transactions](#)

Sale Date	Book/Page	Price	O/U	V/I
14 May 2014	18407 / 0365	\$385,000	U	V
18 Jul 2000	10982 / 1107	\$170,000	Q	I
20 Jun 2000	10952 / 1412	\$125,000	U	I
06 Jul 1998	10156 / 1071	\$159,900	Q	I

conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

04372 / 1082

\$1,800 U

2017 Land Information

Seawall: Yes

Frontage: Canal/River

View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	90x175	5900.00	90.0000	1.0591	\$562,382	FF

[\[click here to hide\] 2018 Building 1 Structural Elements](#) [Back to Top](#)

Site Address:

Quality: Excellent

Square Footage: 5397.00

Foundation: Continuous Footing

Floor System: Slab On Grade

Exterior Wall: Cb Stucco/Cb Reclad

Roof Frame: Gable Or Hip

Roof Cover: Concrete Tile/Metal

Stories: 2

Living units: 1

Floor Finish: Hard Tile/Wood/Marble

Interior Finish: Custom

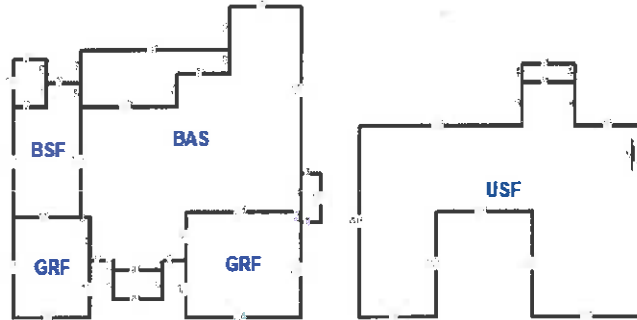
Fixtures: 15

Year Built: 2016

Effective Age: 2

Heating: Central Duct

Cooling: Cooling (Central)



[Compact Property Record Card](#)

Building 1 Sub Area Information

Description	Living Area Ft²	Gross Area Ft²	Factor	Effective Ft²
Upper Story	2,041	2,041	0.90	1,837
Open Porch	0	509	0.20	102
Garage	0	864	0.35	303
Base Semi-finished	357	357	0.80	286
Base	1,626	1,626	1.00	1,626
Total Living SF: 4,024		Total Gross SF: 5,397		Total Effective SF: 4,154

[\[click here to hide\] 2018 Extra Features](#)

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$25.00	288.00	\$7,200.00	\$5,760.00	2010
POOL	\$28,000.00	1.00	\$28,000.00	\$28,000.00	2017
BT LFT/DAV	\$8,000.00	1.00	\$8,000.00	\$8,000.00	2017
PATIO/DECK	\$12.00	64.00	\$768.00	\$768.00	2017

[\[click here to hide\] 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 jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
BR1808	RESIDENTIAL ADD	08 Aug 2017	\$42,000
1305	DOCK	01 Feb 2017	\$18,140
P46544-17	DOCK	31 Jan 2017	\$0
1165	SPECIAL USE	02 Dec 2016	\$275
799	FENCE	03 Aug 2016	\$12,657
187	POOL	06 Jan 2016	\$39,622
201400902	NEW RESIDENCE	15 Dec 2014	\$980,000
M3608605	DOCK	26 Jul 2006	\$0
DF164605	DOCK	02 Dec 2005	\$0
CB224561	DEMOLITION	19 Oct 2000	\$0

9800633

SIDING/EXTERIOR WALL

20 Nov 1998

\$3,850



[Interactive Map of this parcel](#)

[Map Legend](#)

[Sales Query](#)

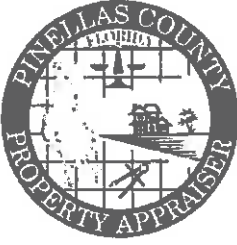
[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

Posted & mailed notices
12/28/17.



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

Run Date: 27 Dec 2017

Subject Parcel: 10-31-15-34362-014-0170

Radius: 200 feet

Parcel Count: 32

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 OFFICE – COUNTY COURTHOUSE

315 Court St - 2nd Floor
Clearwater, FL 33756

Office: (727) 464-3207
Fax: (727) 464-3448

Hearing Impaired:

Office: (727) 464-3370

Commercial Appraisals:

Office: (727) 464-3284

Exemptions:

Office: (727) 464-3294

Fax: (727) 464-3408

Residential Appraisals:

Office: (727) 464-3643

Tangible Personal Property:

Office: (727) 464-8484

Fax: (727) 464-8488

☐ NORTH COUNTY

29269 US Highway 19 N
Clearwater, FL 33761

Office: (727) 464-8780

Fax: (727) 464-8794

☐ MID COUNTY

13025 Starkey Road
Co-Located with Tax Collector
Largo, FL 33773

Office: (727) 464-3207

Fax: (727) 464-3448

☐ SOUTH COUNTY

1800 66th Street N
St. Petersburg, FL 33710

Office: (727) 582-7652

Fax: (727) 582-7610

ALL MAIL: PO Box 1957 – Clearwater, FL 33757

GRONCZEWSKI, HENRY J FAMILY TRUST
 GRONCZEWSKI, HENRY J TRE
 9222 134TH ST
 SEMINOLE FL 33776-2341

SANTOS, MERCEDES
 VOLPE, THERESA
 414 140TH AVE E
 MADEIRA BEACH FL 33708-2302

MOE, MICHELLE M
 MOE, AMUND C
 233 140TH AVE E
 MADEIRA BEACH FL 33708-2206

AGRI, JONATHAN SETH
 AGRI, MICHELE
 9854 INNISFREE DR
 JOHNS CREEK GA 30022-3223

MOBERLY, PAUL
 235 140TH AVE E
 MADEIRA BEACH FL 33708-2206

PLATITSA, MICHAEL
 PLATITSA, TALYANA
 14014 N BAYSHORE DR
 MADEIRA BEACH FL 33708-2211

KASEL, GREGORY K
 408 S BAYSHORE DR
 MADEIRA BEACH FL 33708-2306

BABICH, NICHOLAS G
 BABICH, KATHRYN S
 317 140TH AVE E
 MADEIRA BEACH FL 33708-2208

PRESTON, ROBERT D
 PRESTON, VICTORIA V
 425 S BAYSHORE DR
 MADEIRA BEACH FL 33708-2305

D J M PROPERTIES FUND I LLC
 1900 GULF BLVD
 BELLEAIR SHORES FL 33786-3439

SHIFFLETT, JAMES R
 SHIFFLETT, BETTY JANE
 483 S BAYSHORE DR
 MADEIRA BEACH FL 33708-2305

RIECK, ROBERT T
 BROOKS, LINDA G
 250 137TH AVE CIR
 MADEIRA BEACH FL 33708

GAROFALO, MARIO
 GAROFALO, NELLA
 315 140TH AVE E
 MADEIRA BEACH FL 33708-2208

ALVAREZ, RONALD S
 ALVAREZ, TENA M
 1703 BEACHWAY LN
 ODESSA FL 33556-5519

407 BAYSHORE LLC
 517 VINTAGE WAY
 BRANDON FL 33511-6365

GRZELKA, KEVIN THOMAS
 GRZELKA, HEATHER
 14009 N BAYSHORE DR
 MADEIRA BEACH FL 33708-2210

ZYLSTRA, KATHY L
 ZYLSTRA, JAMES S
 417 S BAYSHORE DR
 MADEIRA BEACH FL 33708

CABASSA, LUIS A
 CABASSA, ANGELA C
 330 137TH AVENUE CIR
 MADEIRA BEACH FL 33708-2510

FULLE, DOUGLAS D
 FULLE, MICHELLE L
 418 S BAYSHORE DR
 MADEIRA BEACH FL 33708-2306

PETERSEN, MARK
 PETERSEN, PATRICIA M
 14001 N BAYSHORE DR
 MADEIRA BEACH FL 33708-2210

MABARAK, PATRICK J
 MABARAK, LINDSEY R
 14000 N BAYSHORE DR
 MADEIRA BEACH FL 33708-2211

SWENSON, WILLIAM E
 SWENSON, TAMMY S
 9401 133RD ST
 SEMINOLE FL 33776-1647

MAZZILLO, PAUL J
 422 137TH AVENUE CIR
 MADEIRA BEACH FL 33708-2512

COLADO, JOHN C
 970 SHALLOWFORD ST
 ALTAMONTE SPRINGS FL 32701-7715

SALHUS, VICKI
 3438 SILVER MEADOW WAY
 PLANT CITY FL 33566-0724

MUI, WING HANG
 MUI, NIM FONG
 339 SOUTHAMPTON DR
 GENEVA IL 60134-2557

MATHIS, DONAJO LINDA
 MATHIS, JERRY
 420 137TH AVENUE CIR
 MADEIRA BEACH FL 33708-2512

RINNER, ERIN F
 FITZGERALD, KELLY
 14001 MIRAMAR AVE
 MADEIRA BEACH FL 33708-2214

MADEIRA BEACH, CITY OF
 300 MUNICIPAL DR
 MADEIRA BEACH FL 33708-1916

MALONEY, TIMOTHY
 316 137TH AVE CIR
 MADEIRA BEACH FL 33708-2510



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ST PETERSBURG FL 33736-6348



Posted 12-22-17



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
January 8, 2018

v. PLANNING COMMISSION DISCUSSION



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
January 8, 2018

vi. OLD BUSINESS – N/A



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
January 8, 2018

VII. REPORTS

- **ACTING CITY MANAGER – N/A**
- **CITY ATTORNEY – N/A**
- **PLANNING AND ZONING CONSULTANT – N/A**



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
January 8, 2018

VIII. NEXT MEETING - FEBRUARY 5, 2018



**LOCAL PLANNING AGENCY/
PLANNING COMMISSION MEETING**
January 8, 2018

ix. ADJOURNMENT