



THE CITY OF MADEIRA BEACH

PUBLIC NOTICE

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

SPECIAL MAGISTRATE VARIANCE/SPECIAL EXCEPTION USE AGENDA

2:00 P.M.

MONDAY, AUGUST 27, 2018

COMMISSION CHAMBERS

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

1. Application 2018.02

**Property Owner/
Applicant:** Thomas M. Schaefer
850 Bay Point Dr.
Madeira Beach, FL 33708

Property Address: 850 Bay Point Dr.

Parcel I.D. #: 10-31-15-04500-001-0510

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

Request: Section 110-179. Special exceptions uses (4) Amateur/marine radio antennas.

Variance Request: The applicant is requesting a Special Exception Use under Madeira Beach Land Development Regulations, Chapter 110, Article V, Division 2 (R-12, single family residential district), Sec 110-179.- Special exception uses. (4) Amateur/marine radio antenna's not exceeding 50 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.

Posted: August 17, 2018



Special Exception Hearing

Case No. 2018-02

August 27, 2018

2:00 p.m.



**SPECIAL MAGISTRATE-SPECIAL EXCEPTION
Application 2018-02**

**Request for Special Exception
Staff Report and Recommendation
August 27, 2018**

Petitioner/Property Owner: Thomas M. Schaefer

Property Address: 850 Bay Point Dr.

Parcel Number: 10-31-15-04500-001-0510

Land Use/Zoning Designations: RU/R-1

Legal Description: BAY POINT ESTATES 2ND ADD BLK 1, LOT 51

Nature of Request: Requesting a Special Exception Use under Madeira Beach Land Development Regulations, Chapter 110, Article V, Division 2 (R-12, single family residential district), Sec.110-179.- Special exception uses. (4) Amateur/marine radio antenna's not exceeding 50 feet.

Special Exception Criteria and Analysis

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.

Radio towers are allowed as a Special Exceptions in the R-1 district per Division 2.- R-1, Single Family residential; Section 110-179 - Special exceptions uses (4) Amateur/marine radio antennas. The City's code requires the Magistrate to review towers in R-1 zoning and limits their height to 50 feet. The Magistrates decision must be made based on the recommendation of the Land Planning Agency.

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

According to Florida Statute 166.0435 "...local regulations which involve placement, screening, or height of antennas based on health, safety, or aesthetic considerations must be crafted to reasonably accommodate amateur communications, and to represent the minimum practicable regulation to accomplish the local authority's legitimate purpose." The use is to be installed in the notch of the home providing screening from the front and blending in with the home generally. It will be in scale with other structural elements such as other antennas currently allowed for structures. The petitioner has provided specifications for anchoring adequate to ensure public safety.

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

The screening is adequate that the tower will not be easily visible and radio towers are common accessory structures in single family areas.

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

Towers are common accessory structures in single family areas.

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

The screening is adequate that the tower will not be easily visible. There is no code indicating the exact landscaping requirement because the decision is based on each tower's location and impact.

- (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.

This petition does not include a requirement for parking.

- (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 use is proposed to conform to the height of under 50 feet although it is exempt from that consideration due to licensing. Further, safety and screening conditions contained in the code for the district will be met per designed placement and anchoring.

- (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 requested.

- (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 tower is an accessory 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.

Fees have been paid for this Special Exception review process and the applicant has no outstanding charges.

Staff Recommendation:

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

Submitted by:


Linda Portal, MPA, CFM,
Planning and Zoning Director

Attachments: 1) Application and attached backup material,
2) Amateur Radio License
3) Site Plan and Anchoring Specifications,
4) Locational Map

Planning Commission meetings 8/13/18 6:00am
Special Magistrate Hearing 8/27/18 2:00pm

RECEIVED

JUL 03 2018

BY: Gwen S.

Special Magistrate Case #: 2018-02



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

Thomas M. Schaefer

850 Bay Point Dr.

Madeira Beach, FL 33708

Telephone: 727-437-2771

Email: thomasmachaefer@gmail.com

*Property Owner: Name and Address

Thomas M. Schaefer and Elizabeth K. Whidden

850 Bay Point Dr.

Madeira Beach, FL 33708

Telephone: 727-437-2771

Email: thomasmachaefer@gmail.com

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

850 Bay Point Dr., Madeira Beach, FL 33708

Legal Description: LOT 51, BLOCK 1, BAY POINT SECOND ADDITION TO BAY POINT ESTATES, A SUBDIVISION
ACCORDING TO THE PLAT

THEREOF RECORDED AT PLAT BOOK 27, PAGES 72 AND 73, IN THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

Lot Area: Width: ft. Depth: ft.

Zoning District:

Present Structures on Property: Single Family residential structure

Present use of property: Residential

Date Building Permit Request denied:

Variance(s) need from the zoning requirements are: Per Section 111-179, a special exemption for an amateur radio antenna installation. Note that per Madeira Beach Ordinance Section 110-762, antennas operated by a federally licensed Amateur Radio station operator are exempt from height requirements specified in subdivision II.

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

Special Magistrate Case #: 2018-02

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

Fee: \$450 ☒ Check # 8328 ☐ Cash ☐ Receipt # _____
Date Received: 7-2-2018 Received by: Gwen Simblid
Special Magistrate Case # Assigned: 2018-02
Special Magistrate Hearing Date: 8/27/2018 ☐ Approved ☐ Denied

Linda Portal, Planning & Zoning Director Date: _____

Jonathan Evans, City Manager Date: _____

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open to 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.

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.

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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.

[Signature]
Property Owner's Signature

7/3/2018
Date

STATE OF Florida
COUNTY OF Pinellas

Before me this 3rd day of July, 2018, Thomas Schaefer
appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☐ personally known to me or ☒ has produced FL Drivers License as identification.

[SEAL]



[Signature]
Public Notary Signature

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[Signature]
Applicant's Signature (If other than the property owner)

7-2-2018
Date

STATE OF Florida
COUNTY OF Pinellas

Before me this 2 day of July, 2018, Maynard Baker
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 B260-548-73-050-0 as identification.



Patricia Kordis
Public Notary Signature

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The 2018 Florida Statutes

[Title XII](#)
MUNICIPALITIES

[Chapter 166](#)
MUNICIPALITIES

[View Entire Chapter](#)

166.0435 Amateur radio antennas; construction in conformance with federal requirements.—

(1) No municipality shall enact or enforce any ordinance or regulation which fails to conform to the limited preemption entitled “Amateur Radio Preemption, 101 FCC 2d 952 (1985)” as issued by the Federal Communications Commission. Any ordinance or regulation adopted by a municipality with respect to amateur radio antennas shall conform to the above cited limited preemption, which states that local regulations which involve placement, screening, or height of antennas based on health, safety, or aesthetic considerations must be crafted to reasonably accommodate amateur communications, and to represent the minimum practicable regulation to accomplish the local authority’s legitimate purpose.

(2) Nothing in this section shall effect any applicable provisions of chapter 333.

History.—s. 2, ch. 91-28.

Ham Radio Antennas: What Does the Law Require of Localities or Municipalities?

By
Fred Hopengarten¹

A series of materials instruct states, localities and municipalities (hereafter “localities”) as to what the law requires when a radio ham applies for an antenna permit. This challenge of localities is that they must meet each and every element of these requirements. This paper is designed to be helpful to localities in drafting an ordinance, by offering a series of questions, with the answer that is necessary for the ordinance to withstand a court challenge.

FCC Materials

PRB-1. The full text of the FCC’s seminal 1985 Order, known as PRB-1, may be found at <http://www.fcc.gov/wtb/amateur/prb-1.html>. While characterized as a “Memorandum Opinion and Order”, it has the full force of a Federal regulation or statute, and may preempt state or local law. *Fidelity Federal Savings & Loan Ass’n v. de la Cuesta*, 458 U.S. 141 (1982).

Localities must take heed of several provisions of PRB-1:

24. . . . [T]here is . . . a strong federal interest in promoting amateur communications.
25. Because amateur station communications are only as effective as the antennas employed, antenna height restrictions directly affect the effectiveness of amateur communications. Some amateur antenna configurations require more substantial installations than others if they are to provide the amateur operator with the communications that he/she desires to engage in. . . . [L]ocal regulations which involve placement, screening, or height of antennas based on health, safety, or aesthetic considerations must be crafted to accommodate reasonably amateur communications, and to represent the minimum practicable regulation to accomplish the local authority’s legitimate purpose.

Thus, the locality must answer “yes” to each of the following questions:

- Is the ordinance crafted to reasonably accommodate amateur communications? [Note: If the ordinance was crafted to restrict antenna systems in ways that prevent or inhibit amateur communications, presenting unusual hurdles to amateur radio applications not present in similar accessory uses, the answer would be no.]
- Does the ordinance represent the minimum practicable regulation to accomplish the authority’s legitimate purpose? [Note: If the ordinance is not the minimum necessary, the answer would be no.]

¹ Mr. Hopengarten is an attorney whose principal practice is antenna law. He has been a licensed radio amateur (K1VR) since 1956, and an attorney since 1972. He may be reached at hopengarten@post.harvard.edu, or through www.antennazoning.com.

Court Decisions

As with many statutes and rules, the Courts have been required to resolve controversies in which a locality acted badly. Here follows a discussion of those cases, detailing further requirements of the law of amateur radio antennas.

An Open Mind.

When Andy Bodony sought to erect an 86' tall antenna system in a town with a maximum height of 25', the Court found that the town had not approached the application with an open mind. In that case, the town sought out advice from counsel in advance of a hearing on just what would be necessary to deny a permit. *Bodony v. Sands Point, NY*, 681 F. Supp. 1009 (E.D. NY 1987), www.qsl.net/k3qk/bodony.html. In what was effectively a substantive due process case, it may interest local government officials that the amateur was awarded \$60,000 in damages.

No Fixed or Unvarying Height Limit.

The *Bodony* case, above, also stands for the proposition that an arbitrarily chosen height limitation, without the consideration of the applicant's need for height, is preempted. ("We base our ruling on PRB-1, in preempting the right of the Zoning Board to arbitrarily fix a limitation on the height of an antenna to 25 feet.")²

Similarly, *Izzo v. River Edge, NJ*, 843 F.2d 765 (3d Cir. 1988), upholds the preemptive effect of PRB-1 to a 35' height limitation: "The effectiveness of radio communication depends on the height of antennas." At p. 768. The Court awarded fees of \$10,000.

See also *Howard v. Burlingame, CA*, 937 F.2d 1376 (9th Cir. 1991), (a case in which the bylaw required special permit for heights over 25'): "[T]hose [ordinances] which establish absolute limitations on antenna height . . . are . . . facially inconsistent with PRB-1."

Furthermore, see *Brower v. Indian River County Code Enforcement Board, FL*, No. 91-0456 CA-25 (June 23, 1993), 1993 WL 228785 (Fla.Cir.Ct.). (This case involved an antenna support structure of 68.88 feet, plus antennas to total of 95.6 feet; 72.4 feet from neighbor's property line.) The ordinance had an absolute prohibition on towers over 70'. The ordinance was held facially void as an unvarying maximum height: "We agree with the *Evans* court's adoption of prior rulings in that case which concluded that flat

² "One factor in determining the range and effectiveness of radio communication is the height of the antenna. Measurement from the ground tells us little. A 25 foot antenna in a valley surrounded by hills might be useless, while that equipment on a mountain top might give optimum results. An antenna rising above the obstacles that interfere with radio signals obviously gives a greater range and better reception than an antenna of a lesser height."

The simplest restriction on a locality is that it cannot consider the potential of interference to home electronic equipment, public service communications, and so forth. The interference preemption cases are quite plain.

Broyde v. Gotham Tower, 13 F.3d 994, 997 (6th Cir. 1994), <http://pacer.ca6.uscourts.gov/cgi-bin/getopn.pl?OPINION=94a0007p.06.html> (FL. Affirmed dismissal of nuisance suit regarding interference with home electronic equipment because interference falls within the FCC's exclusive jurisdiction over radio transmission technical matters).

Southwestern Bell Wireless Inc. v. Johnson County Board Of County Commissioners, 199 F.3d 1185, 1193 (10th Cir. 1999), cert. denied, 2000 WL 343599 (2000), U.S. S. Ct. Dkt. No. 99-1575, 529 U.S. ____ (2000), <http://lawdns.wuacc.edu/ca10/cases/1999/12/98-3264.htm>, <http://www.kscourt.org/ca10/cases/1999/12/98-3264.html>, <http://laws.findlaw.com/10th/983264.html> (KS. Allowing local zoning authorities to condition construction and use permits on any requirement to eliminate or remedy interference "stands as an obstacle to the accomplishment and execution of the full purposes and objectives of Congress.")

Freeman v. Burlington Broadcasters, 204 F. 3d 311 (2d Cir. 2000), cert. denied, 531 U.S. 917 (2000) <http://www.tourolaw.edu/2ndCircuit/February00/97-9141.html> (VT. Found that "given the FCC's pervasive regulation in this area", allowing local zoning authorities to condition construction and use permits on any requirement to eliminate or remedy RF interference to public service communications 'stands as an obstacle to the accomplishment and execution of the full purposes and objectives of Congress'")

For a review of the field, see "The Ghost in the Computer: Radio Frequency Interference and the Doctrine of Federal Preemption", Brock, Computer Law Review and Technology Journal (1999), pp. 17-36.

Summary

Pity the drafters of a local ordinance. The task is not simple when the meaning of "reasonable accommodation" is not plain. Nonetheless, it can be done.

Questions to the Locality

A locality must answer "yes" to each of the following questions:

- Is the ordinance crafted to reasonably accommodate amateur communications?
- Does the ordinance represent the minimum practicable regulation to accomplish the authority's legitimate purpose?
- Will the permit granting authority approach each application with an open

Cut Along This Line

491



UNITED STATES OF AMERICA
FEDERAL COMMUNICATIONS COMMISSION



AMATEUR RADIO LICENSE

NY4I

SCHAEFER, THOMAS M
323 OLD OAK CIRCLE
PALM HARBOR, FL 34683

Licensee: This is your radio authorization in sizes suitable for your wallet and for framing. Carefully cut the documents along the lines as indicated and sign immediately upon receipt. They are not valid until signed.

The Commission suggests that the wallet size version be laminated (or another similar document protection process) after signing. The Commission has found, under certain circumstances, laser print is subject to displacement.

FCC Registration Number (FRN): 0003529559

Special Conditions / Endorsements

NONE

Grant Date	Effective Date	Print Date	Expiration Date
03-21-2012	03-21-2012	03-21-2012	06-16-2022
File Number	Operator Privileges	Station Privileges	
0005123677	Amateur Extra	PRIMARY	

THIS LICENSE IS NOT TRANSFERABLE

Thomas M. Schaefer
(Licensee's Signature)

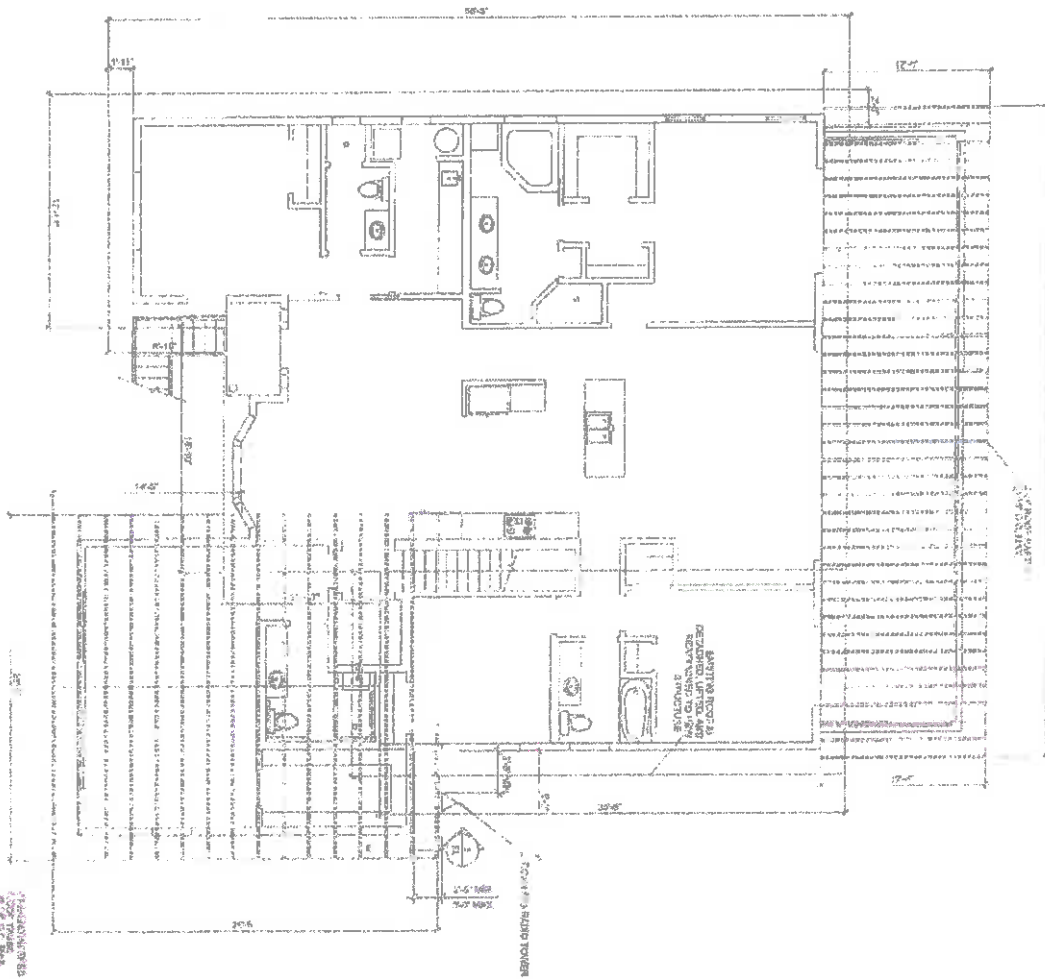
FCC 660 - May 2007

Cut Along This Line

Cut Along This Line

Call Sign / Number NY4I	Grant Date 03-21-2012	Expiration Date 06-16-2022	File Number 0005123677	Print Date 03-21-2012	Effective Date 03-21-2012
Operator Privileges Amateur Extra		Station Privileges PRIMARY		THIS LICENSE IS NOT TRANSFERABLE	
SCHAEFER, THOMAS M 323 OLD OAK CIRCLE PALM HARBOR, FL 34683		Special Conditions / Endorsements: NONE			
AMATEUR RADIO LICENSE FCC Registration Number (FRN): 0003529559 FCC 660 - May 2007			<i>Thomas M. Schaefer</i> (Licensee's Signature) FEDERAL COMMUNICATIONS COMMISSION		

Cut Along This Line



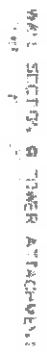
1. **What does the term "the human condition" mean?**
The human condition refers to the shared experiences, challenges, and aspirations of all people, encompassing aspects like mortality, suffering, love, and the search for meaning.
2. **How does the human condition manifest itself in literature?**
Literature explores the human condition by depicting characters facing universal struggles, such as love, loss, identity, and the quest for purpose, often using metaphor and symbolism to convey deeper truths.
3. **What role does suffering play in the human condition?**
Suffering is a central element of the human condition, often serving as a catalyst for growth, resilience, and a deeper understanding of oneself and the world.
4. **How does the human condition relate to the concept of the "hero's journey"?**
The hero's journey is a narrative structure that often explores the human condition, as the hero faces trials, confronts the unknown, and ultimately achieves a transformative experience that resonates with universal human themes.
5. **What are some common themes found in literature exploring the human condition?**
Common themes include the search for meaning and purpose, the struggle for identity, the experience of love and loss, the exploration of mortality, and the quest for redemption and forgiveness.
6. **How does the human condition influence our understanding of ourselves and the world?**
Exploring the human condition through literature allows us to gain insight into our own experiences, emotions, and choices, fostering empathy and a deeper understanding of the shared human experience.
7. **What are some examples of literary works that explore the human condition?**
Examples include Shakespeare's *Hamlet* (exploring mortality and the search for meaning), Dostoevsky's *The Idiot* (exploring suffering and redemption), and Camus' *The Stranger* (exploring the absurdity of life and the search for meaning).
8. **How does the human condition relate to the concept of the "Great Chain of Being"?**
The Great Chain of Being is a hierarchical model of the universe, often used to explore the human condition by contrasting the human position (often in the middle) with the divine and the animal world.
9. **What are some common criticisms of the concept of the human condition?**
Criticisms include the potential for oversimplification, the risk of ignoring individual differences and cultural contexts, and the possibility of using the concept to justify social inequalities.
10. **How does the human condition relate to the concept of the "self"?**
The human condition is deeply intertwined with the concept of the self, as it explores the complexities of identity, consciousness, and the individual's experience of the world.
11. **What are some common questions raised by the human condition?**
Common questions include: What is the meaning of life? What is the purpose of suffering? What is the nature of love and loss? What is the relationship between the individual and the world?
12. **How does the human condition relate to the concept of the "unconscious"?**
The unconscious mind plays a significant role in the human condition, often influencing our thoughts, emotions, and actions in ways we are not fully aware of, as explored in psychoanalytic theory.
13. **What are some common symbols used in literature to represent the human condition?**
Common symbols include the journey (representing the quest for meaning), the mirror (representing self-reflection), the garden (representing the human world and its fragility), and the clock (representing the passage of time and mortality).
14. **How does the human condition relate to the concept of the "divine"?**
The human condition often explores the relationship between the human and the divine, questioning the existence of God, the nature of faith, and the possibility of transcendence.
15. **What are some common questions raised by the human condition?**
Common questions include: What is the meaning of life? What is the purpose of suffering? What is the nature of love and loss? What is the relationship between the individual and the world?

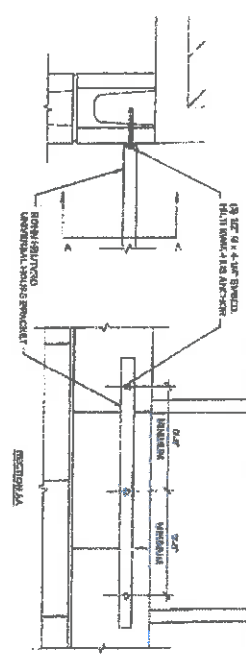


LCM Engineering, PLLC **MECHANICAL**

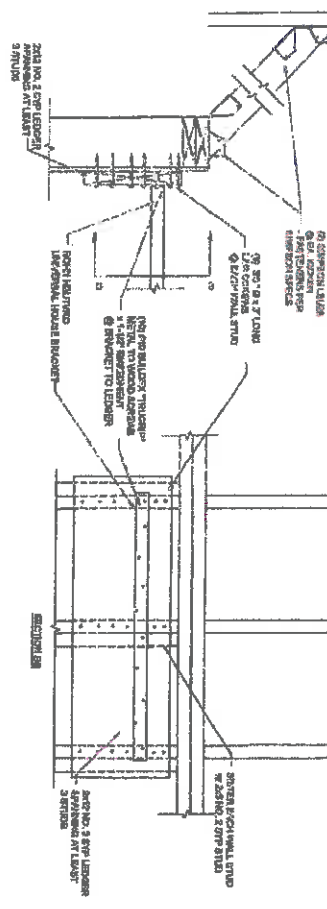
Schiff, Thomas

Location Plan

16



2 BRACKET @ WOOD FRAMING
01 ROADS SIGNS

[illegible]



mailed 8-17-18

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

Run Date: 14 Aug 2018

Subject Parcel: 10-31-15-04500-001-0510

Radius: 200 feet

Parcel Count: 18

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 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



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BYUN, SUNG TAE
BYUN, ASSAMI
C/O TNNW REALTY INVESTMENTS
25344 WESLEY CHAPEL BLVD STE 104
LUTZ FL 33559-7202

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

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

NELSON, YVONNE M
851 BAY POINT DR
MADEIRA BEACH FL 33708-2316

WALKER, KARA
878 BAY POINT DR
MADEIRA BEACH FL 33708-2374

858 BAY POINT DRIVE LLC
856 BAY POINT DR
MADEIRA BEACH FL 33708-2317

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

ARONSON, JACK
ARONSON, ANNETTE
856 BAY POINT DR
MADEIRA BEACH FL 33708-2317

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

HOLLINGSWORTH, FREDERICK RICHARD
874 BAY POINT DR
MADEIRA BEACH FL 33708-2378

SMITH, NICOLE
27817 PLEASURE RIDE LOOP
WESLEY CHAPEL FL 33544-1842

MC CULLERS, DAN J
MC CULLERS, CONSTANCE M
876 BAY POINT DR
MADEIRA BEACH FL 33708-2378

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

RAVEN, VINCENT L
RAVEN, ABIGAIL A
849 BAY POINT DR
MADEIRA BEACH FL 33708-2315

MUSGRAVE, JANEL
WAGNER, JEANETTE
5184 101ST ST N
ST PETERSBURG FL 33708-3451

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

JOHNSON, ROBERT A JR
EDWARDS, CHRISTIE BRAND
847 BAY POINT DR
MADEIRA BEACH FL 33708-2316

OPAL, JUNE BUSH
854 BAY POINT DR
MADEIRA BEACH FL 33708-2317

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WM

10-31-15-04500-001-0510[Compact Property Record Card](#)[Tax Estimator](#)**Updated August 17, 2018**[Email](#) [Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
SCHAEFER, THOMAS M WHIDDEN, ELIZABETH K 850 BAY POINT DR MADEIRA BEACH FL 33708-2317	850 BAY POINT DR MADEIRA BEACH

[Property Use:](#) 0110 (Single Family Home)Total Living: SF:
2,336

Total Gross SF: 2,962 Total Living Units: 1

[click here to hide] Legal Description
BAY POINT ESTATES 2ND ADD BLK 1, LOT 51

Mortgage Letter	File for Homestead Exemption	2018 Parcel Use
Exemption	2018	2019
Homestead:	Yes	Yes
Government:	No	No
Institutional:	No	No
Historic:	No	No
		*Assuming no ownership changes before Jan. 1
		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
19295/1814	\$672,900 Sales Query	121030278022	A	27/72

2018 Preliminary Value Information

Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	\$576,260	\$576,260	\$526,260	\$551,260	\$526,260

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

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	No	\$547,630	\$547,630	\$547,630	\$547,630	\$547,630
2016	Yes	\$462,586	\$385,383	\$335,383	\$360,383	\$335,383
2015	Yes	\$415,501	\$382,704	\$332,704	\$357,704	\$332,704
2014	Yes	\$379,667	\$379,667	\$329,667	\$354,667	\$329,667
2013	Yes	\$357,581	\$228,088	\$178,088	\$203,088	\$178,088
2012	Yes	\$329,840	\$224,275	\$174,275	\$199,275	\$174,275
2011	Yes	\$320,046	\$217,743	\$167,743	\$192,743	\$167,743
2010	Yes	\$339,070	\$214,525	\$164,525	\$189,525	\$164,525
2009	Yes	\$427,682	\$208,885	\$158,885	\$183,885	\$158,885
2008	Yes	\$547,800	\$208,676	\$158,676	\$183,676	\$158,676
2007	Yes	\$644,800	\$202,598	\$177,598	N/A	\$177,598
2006	Yes	\$702,600	\$197,657	\$172,657	N/A	\$172,657
2005	Yes	\$545,400	\$191,900	\$166,900	N/A	\$166,900
2004	Yes	\$467,400	\$179,500	\$154,500	N/A	\$154,500
2003	Yes	\$399,900	\$176,200	\$151,200	N/A	\$151,200
2002	Yes	\$334,500	\$172,100	\$147,100	N/A	\$147,100
2001	Yes	\$252,800	\$169,400	\$144,400	N/A	\$144,400
2000	Yes	\$202,700	\$164,500	\$139,500	N/A	\$139,500
1999	Yes	\$175,200	\$160,200	\$135,200	N/A	\$135,200
1998	Yes	\$180,500	\$157,700	\$132,700	N/A	\$132,700
1997	Yes	\$161,900	\$155,100	\$130,100	N/A	\$130,100
1996	Yes	\$157,900	\$150,600	\$125,600	N/A	\$125,600

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

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

Sale Date	Book/Page	Price	Q/U	V/I
04 Aug 2016	19295 / 1814	\$649,900	Q	I
12 Sep 2013	18168 / 1148	\$550,000	Q	I
	04602 / 0034	\$55,000	Q	

of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

04392 / 0542 ■
03013 / 0683 ■

\$45,000 Q
\$23,800 U

Amendment 1 - Will you Benefit?

[Check Estimated 3rd Homestead Exemption Benefit](#)

2018 Land Information

Seawall: Yes

Frontage: Bay

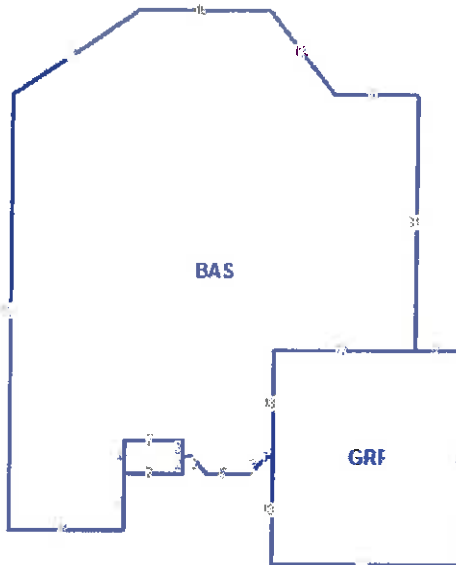
View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	65x113	7000.00	65.5000	1.0395	\$476,611	FF

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

Site Address: 850 BAY POINT DR

Building Type: Single Family
Quality: Average
Foundation: Continuous Footing
Floor System: Slab On Grade
Exterior Wall: Cb Stucco/Cb Reclad
Roof Frame: Flat Shed
Roof Cover: Bu Tar & Gravel Alt
Stories: 1
Living units: 1
Floor Finish:
Carpet/Hardtile/Hardwood
Interior Finish: Upgrade
Fixtures: 11
Year Built: 1956
Effective Age: 24
Heating: Central Duct
Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Open Porch	0	28
Garage	0	598
Base	2,336	2,336
Total Living SF: 2,336		Total Gross SF: 2,962

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

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$9.00	300.00	\$2,700.00	\$1,080.00	1975
DOCK	\$45.00	288.00	\$12,960.00	\$5,184.00	1988

[\[click here to hide\]](#) 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
BR2246	RESIDENTIAL ADD	18 Jan 2018	\$437,319
891	RESIDENTIAL ADD	12 Sep 2016	\$5,000
CB313092	ROOF	24 Feb 2005	\$9,160
CB208502	SEA WALL	03 Jan 2000	\$9,600





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Posted 8-17-10