

**THE CITY OF MADEIRA BEACH  
PUBLIC NOTICE**

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

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

2:00 P.M.

MONDAY, MARCH 28, 2016

COMMISSION CHAMBERS

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

**1. APPLICATION 2016.03**

**Property Owner:** Investors Warranty of America, Inc.  
4333 Edgewood Road NE  
Cedar rapids, IA 52499

**Applicant:** Colliers International Tampa Bay  
311 Park Place, Suite 600  
Clearwater, FL 33759

**Property Address:** 170, 179 and 184 Boardwalk Place, Madeira Beach  
**Parcel I.D. #:** 15-31-15-58320-002-0050

**Land Use/Zoning:** Johns Pass Marine Commercial Zone (C-2)  
**Request:** The applicant is requesting additional signage beyond current code.

**2. APPLICATION 2016.04**

**Property Owner:** Michael Grimes/David Timko  
235 Valley Circle Drive  
Charleroi PA 15022-1059

**Applicant:** Design Freedom Inc.  
2160 Victoria Drive  
Clearwater, FL 33763

**Property Address:** 14909 1<sup>st</sup> Street East, Madeira Beach  
**Parcel I.D. #:** 09-31-15-60858-000-0710  
**Land Use/Zoning:** Low Density Multi Family Residential (R-2)

**Request:** The applicant wants to allow addition to non-conforming building within setbacks of legal non-conforming lot

- E. OLD BUSINESS
- F. ADJOURNMENT

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

Property Posted: March 10, 2016

2016.03

RECEIVED  
FEB 26 2016  
BY: AS



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

SPECIAL MAGISTRATE -- VARIANCE APPLICATION

APPLICATION X PAID \_\_\_\_\_ APPLICATION FEE \_\_\_\_\_ DATED: 2/12/16

Applicant:	Name and Address	Property Owner:	Name and Address
	<u>COLLIERS INTERNATIONAL TAMPA BAY</u>		<u>INVESTORS WARRANTY OF AMERICA, INC</u>
	<u>311 PARK PLACE, SUITE 600</u>		<u>4333 EDGEWOOD ROAD NE</u>
	<u>CLEARWATER, FL 33759</u>		<u>CEDAR RAPIDS, IA 52499</u>
Telephone #:	<u>(727) 420-0606</u>	Telephone #:	<u>(319) 355-2244</u>
Email Address:	<u>michael.b.bonnette@colliers.com</u>	Email Address:	<u>tscheftee@aeonusa.com</u>

Application for property located at (street address or location of vacant lot):  
179-184-170 BOARDWALK PLACE 15-31-15-58320-

Legal description: MITCHELL'S BEACH REVENUE BLK 2 \* SEE BELOW 002-0050  
Block Lot(s) Subdivision

Approx. lot area: \_\_\_\_\_ sq. ft. Lot width \_\_\_\_\_ ft. Lot depth \_\_\_\_\_ ft.

Zoning district: \_\_\_\_\_

Present structures on property: RETAIL, RESTAURANT, PARKING GARAGE, BOARDWALK

Present use of property: RETAIL, RESTAURANT, PARKING, FISHING CHARTERS

The date my request for a Building Permit was denied: \_\_\_\_\_

FILING FEES

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

\* LOTS 5 THRU 11 LESS RD R/W FOR SR # 679 & LOTS 15 THRU 19 & LOT 21 LESS RD R/W ON W TOGETHER WITH VAC FISHERMAN'S ALLEY ADS TO SD LOTS IN BLK 2 PER OR 13798/5 & TOGETHER WITH UNPLATTED TRACT LYING SE OF BOARDWALK PL AND LOT 12 LESS GULF BLVD & VAC PT OF 128TH AVE & ADS LAND TO SEAWALL TOGETHER WITH TIF SLL # 520005673 O.R, 17285 PG 1789 EXP 04/01/2016

Variance(s) needed from the zoning requirements are: **ADDITIONAL SIGNAGE BEYOND  
CURRENT CODE.**

**PLEASE ATTACH REQUIRED SUPPORTING MATERIALS**

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



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

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

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



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

WE ARE ONLY SEEKING PERMISSION TO INSTALL  
AWNINGS SIGNS FOR 1<sup>ST</sup> & 2<sup>ND</sup> FLOOR TENANTS IN  
ADDITION TO THE MAIN SIGN FACING GULF BLVD.

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

VARIANCE WILL BE USED FOR ADDITIONAL SIGNS  
TO DRAW MORE VISITORS TO SCANS PASS.

CERTIFICATION

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

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

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

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

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

Date: 2/12/16 Property owner's signature: [Signature]

Before me, this 12<sup>th</sup> day of FEBRUARY, 2016 appeared in person

INVESTORS WARRANTY OF AMERICA, INC. who, being sworn, deposes and says that the forgoing (name of property owner)

is true and correct certification.

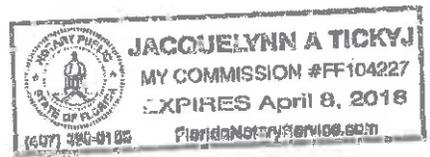
STATE OF FLORIDA  
COUNTY OF PINELLAS – NOTARY SIGNATURE

[Signature]  
Commission Expires: 04/08/2018  
Stamp

Personally Known to me:

Identification Taken:

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



CERTIFICATION

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

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

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Date: 2/12/16 Applicant's signature, if other than Property owner: [Signature]

Before me, this 12<sup>th</sup> day of FEBRUARY, 2016 appeared in person

COLLIERS INTERNATIONAL TAMPA BAY who, being sworn, deposes and says that the forgoing (name of applicant, if other than property owner)

is true and correct certification.

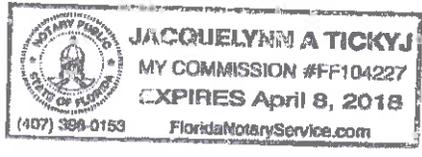
STATE OF FLORIDA  
COUNTY OF PIMELLAS - NOTARY SIGNATURE

[Signature]  
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Stamp

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

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

- (1) Special conditions and circumstances exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to the lands, building, or other structures in the same district. Special conditions to be considered shall include, but are not limited to, the following circumstances:
  - a. *Substandard or irregular-shaped lot.* If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations;
  - b. *Significant vegetation or natural features.* If the site contains significant native vegetation or other natural features;
  - c. *Residential Neighborhood character.* If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;
  - d. *Public facilities.* If the proposed project involves the development of public parks, public facilities, schools, or public utilities;
  - e. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.
- (2) The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a variance.
- (3) Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings or structures in the same zoning district.
- (4) Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code and would work unnecessary and undue hardship on the applicant.
- (5) The variance granted is the minimum variance that will make possible the reasonable use of the land.
- (6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

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

The hearing will be conducted in the following manner:

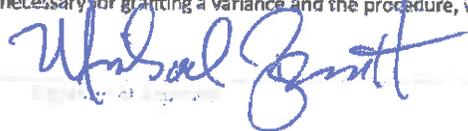
1. Public notice will be read along with correspondence received.
2. City presents its case, and the applicant may cross-examine.
3. The Applicant presents his or her case supported by witnesses and evidence; and the City has the right to cross-examine each witness.
4. Public comment will only be solicited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

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

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

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

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2/12/18

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APPLICANT'S COPY

Initials of Receipt

2/12/16  
Date



# PAM DUBOV, CFA, CAE

Pinellas County Property Appraiser

www.pcpao.org

pam@pcpao.org

Run Date: 09 Mar 2016

Subject Parcel: 15-31-15-58320-002-0050

Radius: 300 feet

Parcel Count: 151

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

Total pages: 7

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

MAIN BRANCH- COURTHOUSE

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

EXEMPTIONS:

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

NORTH COUNTY

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

TYRONE (SOUTH)

1800 66<sup>th</sup> St. N  
St. Petersburg, FL33710  
TEL: (727) 582-7652  
FAX: (727) 582-7610

MID-COUNTY

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

CARBONARA, FRANK TRUST  
CARBONARA, FRANK TRE  
8041 W BRYN MAWR AVE  
CHICAGO IL 60631-2908

CARBONARA, FRANK TRUST  
CARBONARA, FRANK TRE  
8041 W BRYN MAWR AVE  
CHICAGO IL 60631-2908

ROBERTS, KEVIN T  
ROBERTS, KARLA R  
13924 7TH ST  
DADE CITY FL 33525-4904

HAGAN, THOMAS F  
HAGAN, MONICA E  
4203 W PLATT ST  
TAMPA FL 33609-3836

MILLS, DANNY R LIVING TRUST  
MILLS, DANNY R TRE  
3955 VERSAILLES DR  
TAMPA FL 33634-7492

BOARDWALK PLACE LLC  
3049 MOCKINGBIRD CT  
CLEARWATER FL 33762-3043

GUINDON, RICHARD  
GUINDON, SANDRA  
W339 N5341 RD 0  
NASHOTAH WI 53058

HUYSER, JACK M  
PO BOX 771161  
STEAMBOAT SPRINGS CO 80477-1161

HORNER, JOHN J  
HORNER, BETTYANN  
PO BOX 222  
PINE GROVE MILLS PA 16868-0222

PEART, THOM  
STAPLEY, PAT  
PO BOX 118  
LONGFORD MILLS ON L0K 1L0

LYCKLAMA HOLDINGS INC  
1005 SRIGLEY ST  
NEWMARKET ON L3Y 1Y4

R N J MADEIRA BEACH INC  
C/O IURILLO, CAMILLE  
9629 PARKVIEW AVE  
BOCA RATON FL 33428-2919

MC GOWAN, CRYSTAL  
12924 GULF BLVD # 108  
MADEIRA BEACH FL 33708-2637

ARATO, LISA M  
16155 MCARN TRL  
ODESSA FL 33556-3286

SANDY SHORES CONDO ASSN INC  
12924 GULF BLVD  
MADEIRA BEACH FL 33708-2637

BOARDWALK PLACE LLC  
3049 MOCKINGBIRD CT  
CLEARWATER FL 33762-3043

LUPER REAL ESTATE INC  
7262 SAWGRASS POINT DR  
PINELLAS PARK FL 33782-4202

SERRANO, DESIREE  
5314 E LONGBOAT BLVD  
TAMPA FL 33615-4234

JOHNSON, DAVID W  
JOHNSON, DEBORAH S  
6806 PARKE EAST BLVD  
TAMPA FL 33610-4141

SOTO, EDWIN  
SOTO, MARIA JUANA  
12901 GULF LN # 102  
MADEIRA BEACH FL 33708-2682

J E H INVESTMENTS LLC  
4200 4TH ST N STE 3  
ST PETERSBURG FL 33703-4735

N J E PROPERTIES INC  
C/O HAMUY  
PO BOX 1268  
HALLANDALE FL 33008-1268

TYLER, EDWARD  
TYLER, DOLORES M  
350 PEEL ST  
ACTON ON L7J 1N1

DAG BROS INC  
PO BOX 8491  
MADEIRA BEACH FL 33738-8491

ZIEGENFELDER PROPERTIES  
C/O LARSON, PAMELA E  
4185 RIDGE SIDE DR  
ROCHESTER MI 48306-4653

APRILE, JIMMIE V JENNIE FAMILY LTD  
PARTNERSHIP  
11004 THERESA ARBOR DR  
TEMPLE TERRACE FL 33617-3165

FRASER, BARBARA M  
RR1 STN MAIN  
NEW GLASGOW NS B2H 5C4

WEINDL, DENISE C  
6 ROYDON PL  
GEORGETOWN ON L7G 1A8

FREEMAN, CRAIG B  
FREEMAN, JEAN M  
7230 N SHADELAND AVE  
INDIANAPOLIS IN 46250-2022

JOBANPUTRA, ATUL K  
1025 CLEARWATER LARGO RD  
LARGO FL 33770-4166

BOARDWALK PLACE LLC  
C/O GILBERT, KATHLEEN  
3049 MOCKINGBIRD CT  
CLEARWATER FL 33762-3043

BOARDWALK PLACE LLC  
3049 MOCKINGBIRD CT  
CLEARWATER FL 33762-3043

ADVANTA IRA SERVICES LLC  
13191 STARKEY RD STE 9  
LARGO FL 33773-1438

APRILE, JOSEPH V  
APRILE, CYNTHIA E  
17932 CACHET ISLE DR  
TAMPA FL 33647-2702

SCONFIENZA, ROBERT L  
253 GREVE DR  
NEW MILFORD NJ 07646-2313

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

ROTHMAN, STEVEN I  
ROTHMAN, LYNDA W  
PO BOX 4302  
WHEATON IL 60189-4302

MARRO, DAVID GARY  
MARRO, ALLISON JOAN  
119 OLD MILL RD  
SHELTON CT 06484-4819

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

BREMER, FRANK W  
BREMER, BARBARA L  
124 ROCKLAND RD  
TONAWANDA NY 14150-7138

T J M JOHN'S PASS LLC  
5801 ULMERTON RD STE 200  
CLEARWATER FL 33706

ACKLEY, ELEANOR T LIVING TRUST  
ACKLEY, ELEANOR T TRE  
C/O ACKLEY, ELEANOR T LIVING TRUST  
26 SCOTLAND RD  
HATFIELD MA 01038-9787

T J M JOHN'S PASS LLC  
5801 ULMERTON RD STE 200  
CLEARWATER FL 33706

MYERS, RICHARD  
MYERS, HAZEL  
78 ELM DR  
WALLACEBURG ON N8A 3M8

SWAYKA, ROBERT A  
SWAYKA, DONNA M  
16 W 236 94TH ST  
BURR RIDGE IL 60527

JENKINS, RICHARD S  
JENKINS, VICKY M  
1845 US HIGHWAY 17 N  
FORT MEADE FL 33841-9614

BEACH PLACE CONDO ASSN  
C/O SUNHOST RESORTS  
12901 GULF LN UNIT 100  
MADEIRA BEACH FL 33708-2682

ROTHMAN, STEVEN I  
ROTHMAN, LUNDA W  
PO BOX 4302  
WHEATON IL 60189-4302

DI TOCCO, VINCENT  
DI TOCCO, LORENE  
16 MAYFLOWER RD  
BRAintree MA 02184-6001

ROTHMAN, STEVEN I  
ROTHMAN, LYNDA W  
PO BOX 4302  
WHEATON IL 60189-4302

ARMBRUSTER, WILLIAM E  
ARMBRUSTER, JOYCE M  
3966 SALMON DR  
ORLANDO FL 32835-2629

BEACH PLACE CONDO ASSN  
C/O SUNHOST RESORTS  
12901 GULF LN UNIT 100  
MADEIRA BEACH FL 33708-2682

ZIEGENFELDER, ROBERT C TRUST  
LARSON, PAMELA E TRE  
4185 RIDGE SIDE DR  
ROCHESTER MI 48306-4653

TESTA, JOHN F TESTAMENTARY TRUST  
17408 Gulf Blvd Apt 1302  
Saint Petersburg FL 33708-1309

ZIEGENFELDER, ROBERT C TRUST  
LARSON, PAMELA E TRE  
4185 RIDGE SIDE DR  
ROCHESTER MI 48306-4653

WANDEL, DAVID M JR  
WANDEL, DIANE K  
775 HOUSE WREN CIR  
PALM HARBOR FL 34683-6266

ROTHMAN, STEVEN I  
ROTHMAN, LYNDA W  
PO BOX 4302  
WHEATON IL 60189-4302

FIALKO, TIMOTHY J REVOCABLE TRUST  
FIALKO, CHERYL J REVOCABLE TRUST  
1240 CRESCENT MEADOW DR  
CLEMMONS NC 27012-9398

ZIEGENFELDER PROPERTIES LLC  
4185 RIDGE SIDE DR  
ROCHESTER MI 48306-4653

FERRACANE, GARY  
FERRACANE, JOANNA  
12924 GULF BLVD  
MADEIRA BEACH FL 33708-2637

KOBIL, GERALD M  
KOBIL, MARY S  
702 HEATHERMOOR LN  
PERRYSBURG OH 43551

BALD WOLF PROPERTIES LLC  
20640 DUXBURY TER  
ASHBURN VA 20147-3250

DE LOSAS PIZZA & RESTAURANT  
12800 VILLAGE BLVD  
MADEIRA BEACH FL 33708-2653

ZIEGENFELDER PROPERTIES  
C/O LARSON, PAMELA E  
4185 RIDGE SIDE DR  
ROCHESTER MI 48306-4653

LA BELL, RICHARD  
LA BELL, LINDA  
7184 DRIFTWOOD DR  
FENTON MI 48430-4304

SEAHOUSE INTNTL RLTY DEV CORP  
PO BOX 788  
N TONAWANDA NY 14120-0788

GOLDBERG, MARK S & MADELYN R JT REV  
LIVING TRUST  
GOLDBERG, MARK S TRE  
42 CENTRAL DR  
FARMINGDALE NY 11735-1202

APRILE, JIMMIE V & JENNIE F FAMILY LTD  
PTNSHP  
11004 THERESA ARBOR DR  
TEMPLE TERRACE FL 33617-3165

FERRACANE, GARY A  
FERRACANE, JOANNA L  
12924 GULF BLVD  
MADEIRA BEACH FL 33708-2637

FERRACANE, GARY  
FERRACANE, JOANNA  
12924 GULF BLVD #1  
MADEIRA BEACH FL 33708-2637

HIDEAWAY E4 LLC  
411 WALNUT ST APT 10323  
GREEN COVE SPRINGS FL 32043-3443

MARDIKOS, THEODOSI  
MARDIKOS, JAMES  
63 FORT HILL CIR  
STATEN ISLAND NY 10301-1716

ZIEGENFELDER PROPERTIES  
C/O LARSON, PAMELA E  
4185 RIDGE SIDE DR  
ROCHESTER MI 48306-4653

BIRKAS, MARTON  
BIRKAS, BARBARA J  
630 ELAINE DR  
WEST JEFFERSON OH 43162-1483

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

CUPOLI, BARRY  
CUPOLI, DENISE  
321 CHEYENNE RD  
LAFAYETTE NJ 07848-4042

CHIODO, LORETTA M  
CHIODO, GLORIA M  
1271 BRANDI DR  
NIAGARA FALLS NY 14304-5802

GALLO, BETTY W  
GALLO, ANTHONY  
8805 CLEARVIEW DR  
ORLAND PARK IL 60462-2771

ROURKE, BRIAN E  
ROURKE, BARBARA J  
102 FOXBERRY LN  
MURPHY NC 28906-4615

SPILLERS, BILLY H  
SPILLERS, MARGARET G  
12901 GULF LN # 201  
MADEIRA BEACH FL 33708-2682

VARLEY, CHRISTOPHER J  
12924 GULF BLVD UNIT 109  
MADEIRA BEACH FL 33708-2637

ZIEGENFELDER PROPERTIES  
C/O LARSON, PAMELA E  
4185 RIDGE SIDE DR  
ROCHESTER MI 48306-4653

FL INT IMP FUND TRE  
C/O GARDNER PROPERTIES INC  
555 SE ST LUCIE BLVD  
STUART FL 34996-1320

GARBE, MICHAELE J  
GARBE, DONALD J  
12924 GULF BLVD # 104  
MADEIRA BEACH FL 33708-2637

NORGEN, GLENN A  
NORGEN, MARTHA A  
1490 ALTA AVE  
UPLAND CA 91786-2813

MERMAID HOLDINGS LLC  
12831 VILLAGE BLVD  
MADEIRA BEACH FL 33708-2654

LUXON, R MURRAY  
LUXON, BARBARA A  
596 CONC GW  
MILLGROVE ON LOR 1V0

BEACH PLACE CONDO ASSN  
C/O SUNHOST RESORTS  
12901 GULF LN UNIT 100  
MADEIRA BEACH FL 33708-2682

HOUSTON, KEVIN  
HOUSTON, ROBBIN  
12901 GULF LN UNIT 504  
MADEIRA BEACH FL 33708

VETERANS OF FOREIGN WARS HOLIDAY ISL  
POST 4256  
12901 GULF BLVD  
MADEIRA BEACH FL 33708-2636

R T S PROPERTIES LLC  
PO BOX 2527  
BRANDON FL 33509-2527



**SPECIAL MAGISTRATE – VARIANCE REQUEST**  
**March 28, 2016**  
**Application 2016.04**

**I. GENERAL INFORMATION**

**Request:** The applicant is requesting a variance to increase the floor area of a nonconforming structure to allow the addition of a second story to an existing duplex.

**Property Owner**

Michael Grimes  
235 Valley Circle Drive  
Charleroi, Pennsylvania 15022

**Applicant**

Cathy Svercl, RA  
Design Freedom, Inc.  
2160 Victoria Drive  
Clearwater, Florida 33763

**Property Address**

14909 1<sup>st</sup> Street East, Madeira Beach

**Parcel I.D. #**

09-31-15-60858-000-0710

**Zoning/Land Use**

Low Density Multi-Family Residential (R-2)/  
Residential Medium (RM)

**Year Built**

1972

**Variance Request: For a second story addition to a nonconforming structure**

***Section 110-93(3), Nonconforming Structures. Where a lawful structure exists at the time of the passage or amendment of the land development regulations which could no longer be built under the terms of the land development regulations by reason of restrictions on area, lot coverage, height, or other characteristics of the structure or location on lot, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:***

- a. That any addition, alteration or renovation to the structure shall not increase the degree of nonconformity or result in the conversion of a nonconforming carport, garage, screen enclosure, patio roof, storage area or other nonhabitable area into a habitable area unless specifically approved by the special magistrate.***

The subject property is zoned R-2 and is non-conforming in regard to minimum lot size, maximum density, and minimum side yard.

**Section 11-205(1)(b), Minimum Lot Size:**

Required (duplex or triplex): 3,000 square feet per dwelling unit  
Existing: 2,387 square feet per dwelling unit

Section 11-205(4), Maximum Density:

Required:	15 dwelling units per acre
Existing:	18.24 dwelling units per acre

Section 110-206(b), Minimum Side Yard:

Required:	15 feet total and 7 feet minimum (Lots from 50 feet to less than 80 feet wide)
Existing:	20.5 feet total and 6 feet minimum
Proposed:	16.5 feet total and 6 feet minimum

## II. BACKGROUND

In October of 2015, this applicant was denied a variance for a second story addition to an existing, nonconforming structure that proposed an encroachment into the side yard setback, which would have increased the degree of non-conformity of this setback. A copy of the order denying the variance is included as an attachment.

The applicant is requesting a variance, in accordance with Section 110-93(3)(a), to allow the addition of a second story to an existing nonconforming duplex located in the R-2 zoning district. The proposed second story addition will primarily be located within the existing building footprint. The applicant has proposed a 103 square foot (4' x 25.8') increase in the building footprint. However, none of the existing nonconformities of the structure will be increased as a result of the proposed addition. The structure currently conforms, and if the variance is granted, will continue to conform to the other standards of the zoning district including the maximum building coverage and the maximum floor area ratio.

## III. VARIANCE CRITERIA [Section 2-507(b)]

- (1) *Special conditions and circumstances exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to the lands, building, or other structures in the same district. Special conditions to be considered shall include, but are not limited to, the following circumstances:*
  - a. *Substandard or Irregular-shaped lot. If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations;*
  - b. *Significant vegetation or natural features. If the site contains significant native vegetation or other natural features;*
  - c. *Residential Neighborhood character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;*
  - d. *Public facilities. If the proposed project involves the development of public parks, public facilities, schools, or public utilities;*
  - e. *Architectural and/or engineering considerations. If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.*
- (2) *The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a variance.*
- (3) *Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings or structures in the same zoning district.*
- (4) *Literal Interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code and would work unnecessary and undue hardship on the applicant.*

- (5) *The variance granted is the minimum variance that will make possible the reasonable use of the land.*
- (6) *The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

#### **IV. ANALYSIS**

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

1. **Variance Criteria #1.** The existing duplex is a legal non-conforming structure in regard to the minimum lot size, maximum density, and the minimum side yard setback. Additionally, the subject parcel is a corner lot which requires two front yard setbacks, allowing less depth than other lots located along 1<sup>st</sup> Street East. The proposed second story addition is consistent with other structures in the immediate neighborhood. The proposed addition would allow the structure to become more disaster resistant by updating the construction standards to which it is built and adding habitable space at an increased elevation.
2. **Variance Criteria #2.** The current nonconforming status of the existing structure is not the result of any actions of the applicant. The structure was constructed in 1972 to the standards that existed at that time. The applicants purchased the property in 2011.
3. **Variance Criteria #3.** The proposed second story addition that would be allowed by approval of this variance application will permit development that is similar to and in character with other duplexes and single-family dwellings in the district. Granting the requested variance will not confer on the applicant any special privileges that are denied to other lands, buildings, or structures in this district.
4. **Variance Criteria #4.** Granting the requested variances will permit a second story addition to an existing duplex. The proposed development is similar to and in character with other duplexes and single-family dwellings in the district.
5. **Variance Criteria #5.** The second story addition permitted by the proposed variance would not increase any of the nonconformities of the existing structure. The proposed addition is consistent with other single, duplex, and multi-family structures in the zoning district.
6. **Variance Criteria #6.** The proposed construction appears compatible with the surrounding neighborhood and the request is not anticipated to adversely impact nearby properties. Staff finds that the granting of this variance will not be injurious to the surrounding area or otherwise detrimental to the public welfare.

#### **V. RECOMMENDATION**

For the reasons outlined in this report, staff recommends **APPROVAL** of the requested variance for the addition of a second story to an existing nonconforming duplex located in the R-2 zoning district.

#### **VI. EXHIBITS**

- A. Order Denying Variance
- B. Zoning Map
- C. R-2 Zoning District Standards
- D. Application / Survey / Site Plan / Proof of Ownership
- E. Pinellas County Property Appraiser's Database
- F. Site Photographs

**Exhibit A:**  
**Order Denying Variance**

LOCAL GOVERNMENT VARIANCES, SPECIAL EXCEPTION USES  
AND APPEALS OF ADMINISTRATIVE DECISIONS  
CITY OF MADEIRA BEACH, FLORIDA  
Application No. 2015.16

Cathy Svercl, RA  
for Michael Grimes  
for the property located at  
14909 1<sup>st</sup> St. East  
Madeira Beach, FL 33708,

Applicant.

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**ORDER DENYING VARIANCE**

Madeira Beach Land Development Regulations, Chapter 110 (Zoning), Article III (Nonconformance), Section 110-93 (Intent concerning nonconforming property, structures, and uses), (3) (Nonconforming structures), a. (Degree of nonconformity); Article V (Districts), Division 3 (R-2, Low Density Multifamily Residential), Section 110-206 (Setback requirements), (2) (Rear yard) & (3)(Side yard)

PARCEL IDENTIFICATION NUMBER: 09-31-15-60858-000-0710

Special Magistrate, Audrey Hildes Schechter, heard testimony and reviewed all evidence received at the Special Magistrate hearing held on October 28, 2015, and, based on the evidence, enters the following findings of fact, conclusions of law and order.

**FINDINGS OF FACT**

1. This application of Cathy Svercl, RA ("the applicant") presents the issue involving a variance from the zoning requirements of the above Madeira Beach Land Development Regulations, requesting to add a second story above an existing nonconforming duplex with an external staircase; and 1) to permit an addition or alteration of a nonconforming structure which increases the degree of nonconformity; and 2) to reduce the required rear yard setback from 25 feet to 10.75 feet; and 3) to reduce the required side yard setback from 7 feet on either side, to 5.9 feet on either side.

2. The applicant's property, if built according to the plans, will not conform to the requirements of the Code of Ordinances of the City of Madeira Beach ("the Code"), because: 1) Section 110-93 sets forth the intent concerning nonconforming property, structures, and uses; 2) Section 110-93(3)a. requires that any addition, alteration or renovation to a structure shall not increase the degree of nonconformity; 3) Section 110-206(2) requires a minimum rear yard setback of 25 feet; and 4) Section 110-206(3) requires a minimum side yard setback of 15 feet total with 7 foot minimum on either side.
3. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structure or buildings in the same zoning district. This lot lies within the R-2 zoning district. The existing structure already encroaches the rear and side yard setbacks. By this application, the applicant seeks to increase the encroachment and non-conformity. Also, because this corner lot has less depth than other nearby lots, any addition would require a variance.
4. The special conditions and circumstances do result from the actions of the applicant. The claimed hardship is self-imposed because the applicant wants to add a second story to this duplex rental with an external staircase. The applicant has a particular design in mind, but her ability to use the land is not impaired.
5. Granting the variance will confer on the applicant a special privilege that is denied to other lands, buildings or structures in the same zoning district. The Code proscribes setbacks, in part, to ensure that emergency and safety personnel can access the property if need be. Though the applicant indicated that neighbors had no objection to the request, their lack of objection does not control given that the variance runs with the land.
6. Literal interpretation would not deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code and would not work unnecessary and undue hardship on the applicant. There is no unnecessary and undue hardship. The applicant is using the land, and can continue to use or redevelop the property within existing land development regulations. Hardship issues address lot size, topography, or the land's configuration.
7. Granting the requested variance is not the minimum variance that will make possible the reasonable use of the land. As the evidence illustrates, a plausible plan within the current footprint exists. A different design may still require a variance,

but the applicant can suggest a less assertive minimum variance. Persons may differ on the propriety of a statutory provision, *e.g.*, the setback requirement. The decision is not a matter of whim nor preference, whether that of an applicant or a special magistrate, but a matter of ordinance. The special magistrate must follow the law, not create it. It is not appropriate for the variance process, nor this special magistrate, to usurp the City's legislative role, authority, and responsibility.

8. The granting of the requested variance would not be in harmony with the general intent and purpose of the city land development regulations, and that such variance will be injurious to the area involved or otherwise detrimental to the public welfare. One issue is the increased degree of nonconformity. Also, the applicant has not demonstrated similar encroachments in the neighborhood. A variance is reserved and warranted for the odd, unique situation that cannot otherwise be remedied. Enlarging a non-conforming structure increases the degree of nonconformity, and inversely relates to and affects the harmony and the neighborhood. Prudent land use requirements seek eventual compliance from noncompliant structures, lots, and uses. Reversing the process, *viz.*, allowing a variance for non-complying property to become further noncompliant, is neither the good nor general practice of the City, and undermines the long-term goal of overall compliance.
9. The variance is appropriate under the following condition(s): N/A

#### CONCLUSIONS OF LAW

10. Section 2-507 of the Madeira Beach Code of Ordinances authorizes variances from the terms of the city land development regulations as not being contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the land development regulations will result in unnecessary and undue hardship.
11. The applicant has the burden to establish the requirements for a variance. Here, the applicant does not meet the criteria for a variance as set forth in Section 2-507 of the Madeira Beach Code of Ordinances.

#### ORDER

It is ADJUDGED that the application is DENIED, specifically, disallowing a variance from the zoning requirements of the Madeira Beach Land Development Regulations, Chapter 110 (Zoning), Article III (Nonconformance), Section 110-93 (Intent concerning nonconforming property, structures, and uses), (3) (Nonconforming

Cathy Svercl, RA

Case No. 2015.16

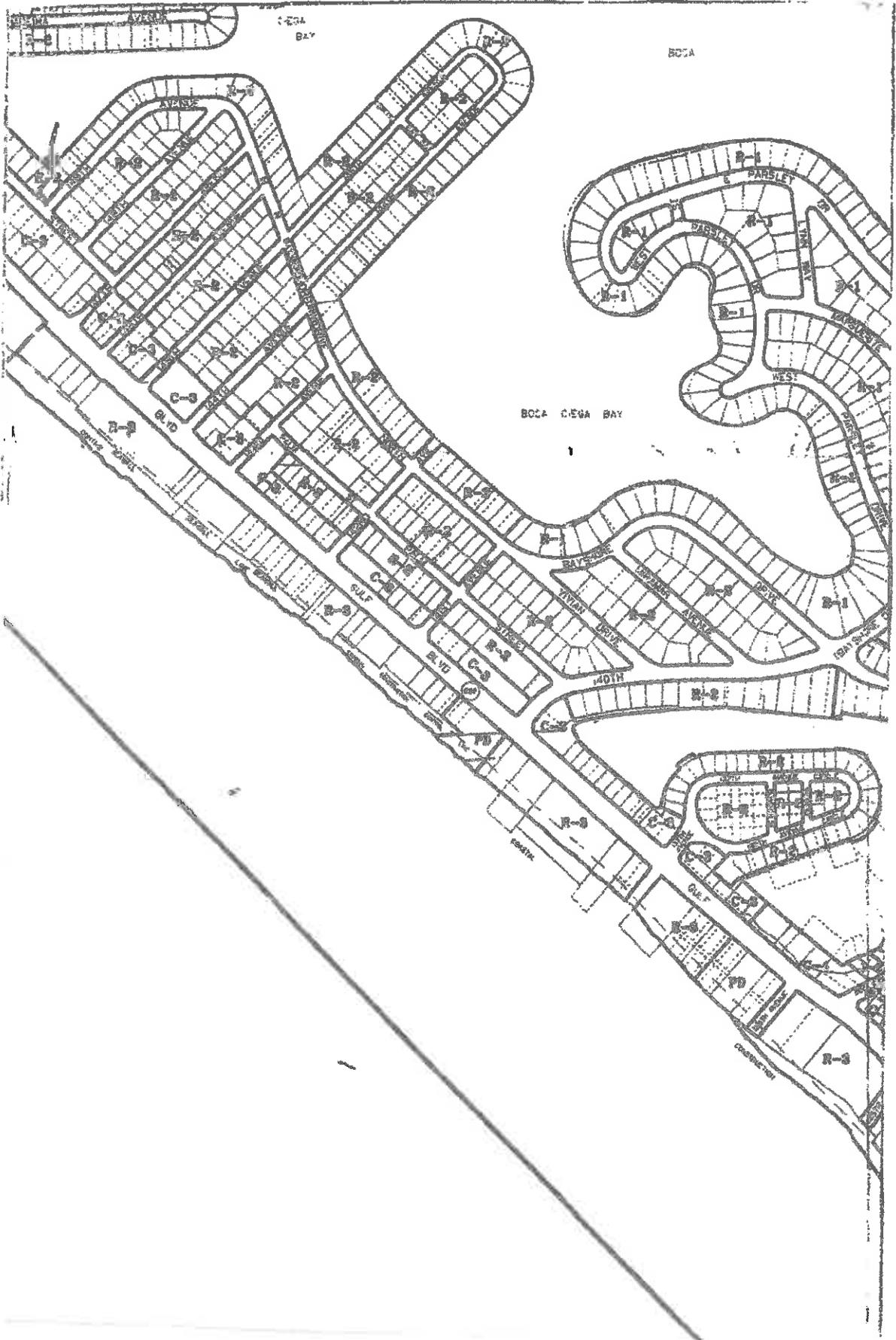
structures), a. (Degree of nonconformity); Article V (Districts), Division 3 (R-2, Low Density Multifamily Residential), Section 110-206 (Setback requirements), (2) (Rear yard) & (3)(Side yard), to add a second story above an existing non-conforming duplex with an external staircase; and 1) to permit an addition or alteration of a nonconforming structure which increases the degree of nonconformity; and 2) to reduce the required rear yard setback from 25 feet to 10.75 feet; and 3) to reduce the required side yard setback from 7 feet on either side, to 5.9 feet on either side.

DONE AND ORDERED on November 11, 2015.

  
Audrey Hildes Schechter  
Special Magistrate

Copies furnished to:  
Thomas J. Trask, Esquire, City Attorney  
Cathy Svercl, RA  
Design Freedom, Inc.  
2160 Victoria Drive  
Clearwater, Florida 33763

**Exhibit B:  
Zoning Map**



**Exhibit C:**  
**R-2 Zoning District Standards**

### DIVISION 3. - R-2, LOW DENSITY MULTIFAMILY RESIDENTIAL

#### Sec. 110-201. - Definition; purpose and intent.

The R-2, low density multifamily residential district provides for low density multifamily residential correlates with the residential medium (RM) category of the Countywide Plan and, which does allow for a variety of dwelling types.

Any use which is not specifically identified as a permitted use, accessory use or special exception use is a prohibited use. Prohibited uses shall include, but are not limited to, short term rentals of a housing unit. As used in this division, the term "short term rental" shall mean any rental of a dwelling unit, or portion thereof, for less than a three-month period.

(Code 1983, § 20-404; Ord. No. 1069, § 2, 2-28-06; Ord. No. 1138, § 3, 12-9-08)

~~Cross reference~~— Definitions generally, § 1-2

#### Sec. 110-202. - Permitted uses.

The permitted uses in the R-2, low density multifamily residential district are as follows:

- (1) Single-family.
- (2) Duplex.
- (3) Triplex.
- (4) Townhouse type construction.
- (5) Public education facilities of the school board.

(Code 1983, § 20-404; Ord. No. 1138, § 3, 12-9-08)

#### Sec. 110-203. - Accessory uses.

The accessory uses in the R-2, low density multifamily residential district are as follows:

- (1) Home occupations.
- (2) Private garages and carports.
- (3) Private swimming pools.
- (4) Residential signs.
- (5) Residential docks.
- (6) Essential services.
- (7) Other accessory uses customarily incident to permitted or approved special exception uses.

(Code 1983, § 20-404)

#### Sec. 110-204. - Special exception uses.

Upon application for a special exception to the board of adjustment 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.

(Code 1983, § 20-404)

**Sec. 110-205. - Minimum building site area requirements.**

The minimum building site area requirements in the R-2, low density multifamily residential district are as follows:

- (1) Lot size:
  - a. Single-family: 4,000 square feet.
  - b. Duplex and triplex: Minimum land area of 3,000 square feet per dwelling unit.
  - c. Townhouses: Minimum land area of 12,000 square feet (3,000 square feet per dwelling unit). (See article VI, division 10, subdivisions II and III of this chapter.)
  - d. Public service facilities: Shall not exceed a maximum area of three acres. Like uses or contiguous like uses in excess of this threshold shall require the parcel to be amended to the P-SP zoning district and the appropriate land use category.
- (2) Lot width:
  - a. Single-family: 40 feet.
  - b. Duplex: 60 feet.
  - c. Triplex: 80 feet.
  - d. Townhouses: 100 feet.
- (3) Lot depth: 80 feet.
- (4) The maximum density is 15 dwelling units per acre.

(Code 1983, § 20-404; Ord. No. 1138, § 3, 12-9-08)

**Sec. 110-206. - Setback requirements.**

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

- (1) Front yard: 20 feet.
- (2) Rear yard: 25 feet.
- (3) Side yard:
  - a. Single-family lots less than 50 feet wide may reduce the total side setback to 12 feet with a minimum of five feet on either side.
  - b. Single-family and duplex lots, the total side setback shall be 15 feet with a minimum of seven feet on either side for lots equal to 50 feet and less than 80 feet wide.
  - c. Single-family and duplex lots, the total side setback shall be 18 feet with a minimum of eight feet on either side for lots equal to 80 feet and less than 120 feet wide.
  - d. Single-family and duplex lots 120 feet in width or greater, the total side setback shall be 25 feet with a minimum of 12 feet on either side.
  - e. Triplex lots, the total side setback shall be 20 feet with a minimum of nine feet on either side.

f. Townhouses: A minimum of 15 feet between each row of townhouses and minimum of 25 feet on each side property line.

- (4) For only those dwelling units with the lowest habitable space elevated at or above the elevation designated on the flood insurance rate map (FIRM); exterior stairs, platforms for mechanical equipment, and chimneys shall be allowed to extend into the side-yard setback, but only to a depth of no more than one-half of the required setback. Such equipment shall be located in the middle one-third of the structure. All mechanical equipment must be appropriately shielded from public view with materials including, but not limited to louvers, lattice and the like.

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

**Sec. 110-207. - Maximum building height.**

No structure in the R-2, district shall exceed 30 feet in height measured from the designated base flood elevation on the flood insurance rate map (FIRM) to the eave line of the building; except as provided in the land development regulations.

In any case, the overall height of the building measured from the base flood elevation to the highest point shall not exceed 40 feet and the maximum roof pitch shall not exceed 6:12 pitch or 45 degrees.

(Code 1983, § 20-404; Ord. No. 1023, § 4, 11-30-04)

**Sec. 110-208. - Maximum lot coverage.**

The maximum lot coverage in the R-2, low density multifamily residential district is as follows:

- (1) Residential use: Floor area ratio (FAR) 0.80. The maximum area of a lot or parcel to be covered by structures shall be 40 percent of the total area except for townhouse dwelling units which shall be 50 percent of the total lot area.
- (2) Public owned parks and recreation facilities: Floor area ratio (FAR) 0.25.
- (3) Public service facilities:
  - a. Institutional: Floor area ratio (FAR) 0.50.
  - b. Transportation/utility: Floor area ratio (FAR) 0.50.

(Code 1983, § 20-404; Ord. No. 1138, § 3, 12-9-08)

**Sec. 110-209. - Impervious surface ratio (ISR).**

The impervious surface ratio (ISR) in the R-2, low density multifamily residential district for all uses is 0.70.

(Code 1983, § 20-404)

**Sec. 110-210. - Special requirement.**

Institutional, other than public educational facilities shall not exceed a maximum area of five acres. Transportation and/or utility uses shall not exceed a maximum area of three acres.

(Ord. No. 1138, § 3, 12-9-08)

Secs. 110-211—110-225. - Reserved.

**Exhibit D:**  
**Application/Applicants' Exhibits**



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



**SPECIAL MAGISTRATE – VARIANCE APPLICATION**

APPLICATION \_\_\_\_\_ PAID \_\_\_\_\_ APPLICATION FEE \_\_\_\_\_ DATED: \_\_\_\_\_

<b>Applicant:</b>	<i>Name and Address</i>	<b>Property Owner:</b>	<i>Name and Address</i>
	<u>Design Freedom, inc.</u>		<u>Michael Grimes</u>
	<u>2160 Victoria Drive</u>		<u>235 Valley Circle Dr</u>
	<u>Clearwater, FL 33763</u>		<u>Charleroi, PA 15022-1059</u>

<b>Telephone #:</b>	<u>727.735.9223</u>	<b>Telephone #:</b>	<u>724.350.6640</u>
<b>Email Address:</b>	<u>architect@designfreedominc.com</u>	<b>Email Address:</b>	<u>mrgimes@comcast.net</u>

**Application for property located at (street address or location of vacant lot):** \_\_\_\_\_  
14909 1st St E, Madeira Beach, FL 33708-2001

**Legal description:** North Madeira Shores Lot 71

<i>Block</i>	<i>Lot(s)</i>	<i>Subdivision</i>
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**Approx. lot area:** 4,773 sq. ft. **Lot width** 52.9 ft. **Lot depth** 90.23 ft.

**Zoning district:** R-2 Low Density Multifamily Residential

**Present structures on property:** Duplex - (2) 2 bed/1 bath

**Present use of property:** Rental property (Current license)

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

**FILING FEES**

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

Variance(s) needed from the zoning requirements are: \_\_\_\_\_

Allow addition to non-conforming building within setbacks of legal non-conforming lot

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**PLEASE ATTACH REQUIRED SUPPORTING MATERIALS**

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

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

Add interior stairs and a second floor to Unit B of the Duplex.

Both levels of the new addition would conform to the setbacks.

Existing Plan: 1,404 sf Conditioned, 36 sf Porch (Unit A)

Proposed Plan: 2,300 sf Conditioned, 36 sf Porch (Unit A)

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

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

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

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

This corner lot requires two front setbacks of 20 feet each along both streets. This pushes the building into the corner of the lot. Approximately 1/3 of the property is lost due to the two required front yard setbacks.

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

Owner to maintain current lawn with established palms and shrubs.

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

The adjacent and nearby properties along 1st St E and N Bayshore Dr contain 1- and 2-story multi-family buildings. Proposed addition to building will continue to maintain similar design style to neighbor buildings.

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

N/A

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

The new addition will be built to current codes, including stronger, hurricane-resistant materials and techniques. The second floor also allows space above the flood level for storage of valuables. Addition increases quality of a building in the flood structure without the cost of full mitigation.

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

The building was constructed in 1972 as a duplex and has never been remodeled or the conditioned area increased. The lot particulars and house layout were not the result of the current Owner.

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

Nearby buildings already have two stories, and have the more economically desired 3 bed/2 bath units.

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

Owner seeks to update, enlarge, and strengthen his property with modern construction. Demolishing the property and re-building would waste time, money, and materials.

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

Proposed design only requires using part of the area otherwise allowed by setbacks. (8'-0" setback allowed, 10'-6" setback designed.)

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

Surrounding buildings are both one and two stories with similar hip roofs and painted stucco elevations. Owner intends to add gutters and downspouts to the existing & new roofs to mitigate rainwater run-off to neighboring properties.

CERTIFICATION

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

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

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

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

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

Date: 9/2/15 Property owner's signature: Michael Grimes

Before me, this 2ND day of SEPTEMBER, 2015 appeared in person

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

is true and correct certification.

~~STATE OF FLORIDA~~ PENNSYLVANIA  
~~COUNTY OF PALM BEACH~~ WASHINGTON COUNTY - NOTARY SIGNATURE

Carolyn E. Santavicea

Personally Known to me: Yes Commission Expires: SEP 13, 2018

Identification Taken: N/A

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
Carolyn E. Santavicea, Notary Public  
Charlertal Boro, Washington County  
My Commission Expires Sep. 13, 2018  
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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.

together with ~~an~~ supplemental data and information, is a true representation of the facts concerning this request; that this application is made with my approval, as applicant, as evidenced by my signature below.

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

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

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

Date: 25 Aug 2015 Applicant's signature, if other than Property owner: Catherine Sverel

Before me, this 25th day of August, 2015, appeared in person

Catherine Sverel who, being sworn, deposes and says that the foregoing (name of applicant, if other than property owner)

is true and correct certification.

STATE OF FLORIDA  
COUNTY OF PINEHILLS - NOTARY SIGNATURE

Chris Bangs

Personally Known to me:

Commission Expires:

Identification Tabes: FDU



**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)**

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

- (1) Special conditions and circumstances exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to the lands, building, or other structures in the same district. Special conditions to be considered shall include, but are not limited to, the following circumstances:
  - a. **Substandard or irregular-shaped lot.** If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations;
  - b. **Significant vegetation or natural features.** If the site contains significant native vegetation or other natural features;
  - c. **Residential Neighborhood character.** If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;
  - d. **Public facilities.** If the proposed project involves the development of public parks, public facilities, schools, or public utilities;
  - e. **Architectural and/or engineering considerations.** If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.
- (2) The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a variance.
- (3) Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings or structures in the same zoning district.
- (4) Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code and would work unnecessary and undue hardship on the applicant.
- (5) The variance granted is the minimum variance that will make possible the reasonable use of the land.
- (6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

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

The hearing will be conducted in the following manner:

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

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

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

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

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

*Catherine Maynard, P.E., Design Architect, Inc.*  
Signature of Applicant Date *25 Aug 2015*



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

**09-31-15-60858-000-0710**

**Compact Property Record Card**

[Portability Calculator](#)

**Data Current as of**  
**March 9, 2016**

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

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

<b>Ownership/Mailing Address <a href="#">Change Mailing Address</a></b>	<b>Site Address</b>
GRIMES, MICHAEL TIMKO, DAVID 235 VALLEY CIRCLE DR CHARLEROI PA 15022-1059	14909 1ST ST E MADEIRA BEACH



[Property Use:](#) 0820 (Duplex-Triplex-Fourplex)

Living Units:  
2

[click here to hide] **Legal Description**  
NORTH MADEIRA SHORES LOT 71

<b><a href="#">Mortgage Letter Exemption</a></b>  <b><a href="#">File for Homestead</a></b>			<b>2016 Parcel Use</b>
<b>Exemption</b>	<b>2015</b>	<b>2016</b>	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	No	

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

<b>Most Recent Recording</b>	<b><a href="#">Sales Comparison</a></b>	<b><a href="#">Census Tract</a></b>	<b>Evacuation Zone (NOT the same as a FEMA Flood Zone)</b>	<b>Plat Book/Page</b>
17219/0064 	\$175,300 <a href="#">Sales Query</a>	121030278012	A	023/068

**2015 Interim Value Information**

<b>Year</b>	<b><a href="#">Just/Market Value</a></b>	<b><a href="#">Assessed Value/ SOH Cap</a></b>	<b><a href="#">County Taxable Value</a></b>	<b><a href="#">School Taxable Value</a></b>	<b><a href="#">Municipal Taxable Value</a></b>
2015	\$137,614	\$135,906	\$135,906	\$137,614	\$135,906

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

<b>Year</b>	<b><a href="#">Homestead Exemption</a></b>	<b><a href="#">Just/Market Value</a></b>	<b><a href="#">Assessed Value/ SOH Cap</a></b>	<b><a href="#">County Taxable Value</a></b>	<b><a href="#">School Taxable Value</a></b>	<b><a href="#">Municipal Taxable Value</a></b>
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2015	No	\$137,614	\$135,906	\$135,906	\$137,614	\$135,906
2014	No	\$125,939	\$123,551	\$123,551	\$125,939	\$123,551
2013	No	\$114,736	\$112,319	\$112,319	\$114,736	\$112,319
2012	No	\$102,108	\$102,108	\$102,108	\$102,108	\$102,108
2011	No	\$113,980	\$113,980	\$113,980	\$113,980	\$113,980
2010	No	\$104,950	\$104,950	\$104,950	\$104,950	\$104,950
2009	No	\$127,155	\$127,155	\$127,155	\$127,155	\$127,155
2008	No	\$161,300	\$161,300	\$161,300	\$161,300	\$161,300
2007	No	\$180,100	\$180,100	\$180,100	N/A	\$180,100
2006	No	\$206,000	\$206,000	\$206,000	N/A	\$206,000
2005	No	\$157,300	\$157,300	\$157,300	N/A	\$157,300
2004	No	\$128,900	\$128,900	\$128,900	N/A	\$128,900
2003	No	\$112,800	\$112,800	\$112,800	N/A	\$112,800
2002	No	\$95,500	\$95,500	\$95,500	N/A	\$95,500
2001	No	\$82,100	\$82,100	\$82,100	N/A	\$82,100
2000	No	\$78,300	\$78,300	\$78,300	N/A	\$78,300
1999	No	\$73,900	\$73,900	\$73,900	N/A	\$73,900
1998	No	\$78,800	\$78,800	\$78,800	N/A	\$78,800
1997	No	\$73,700	\$73,700	\$73,700	N/A	\$73,700
1996	No	\$73,200	\$73,200	\$73,200	N/A	\$73,200

<b>2015 Tax Information</b>	<b>Ranked Sales</b> <small>(What are Ranked Sales?)</small> <a href="#">See all transactions</a>										
<a href="#">Click Here for 2015 Tax Bill</a> Tax Collector Mails 2015 Tax Bills October 31 Tax District: <a href="#">MB</a> 2015 Final Millage Rate 18.2169 2015 Est Taxes w/o Cap or Exemptions \$2,506.90 <b>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></b>	<table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>V/I</th> </tr> </thead> <tbody> <tr> <td>06 Apr 2011</td> <td>17219 / 0064</td> <td>\$140,000</td> <td>Q</td> <td>I</td> </tr> </tbody> </table>	Sale Date	Book/Page	Price	Q/U	V/I	06 Apr 2011	17219 / 0064	\$140,000	Q	I
Sale Date	Book/Page	Price	Q/U	V/I							
06 Apr 2011	17219 / 0064	\$140,000	Q	I							

2015 Land Information						
Seawall: No	Frontage: None		View:			
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Multi-Fam <10 Units (08)	52x90	1900.00	52.0000	0.9500	\$93,860	FF

[click here to hide] 2015 Building 1 Structural Elements [Back to Top](#)

Site Address: 14909 1ST ST E

Quality: Average [Compare Proper](#)

Square Footage:  
1440.00

Foundation:  
Continuous Footing

Floor System:  
Slab On Grade

Exterior Wall:  
Concrete Block

Roof Frame:  
Gable Or Hip

Roof Cover:  
Shingle Composition

Stories: 1

Living units: 2

Floor Finish:  
Carpet/  
Vinyl/Asphalt

Interior Finish:  
Drywall/Plaster

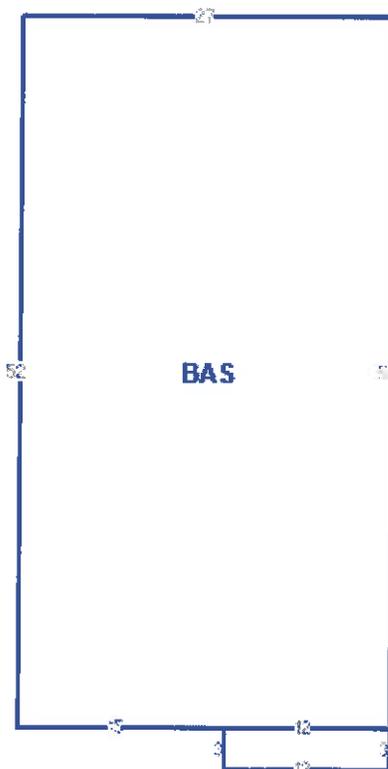
Fixtures: 6

Year Built:  
1972

Effective Age: 33

Heating:  
Central Duct

Cooling:  
Cooling (Central)



[Record Card](#)

[Open plot in New Window](#)

**Building 1 Sub Area Information**

Description	<u>Living Area Ft<sup>2</sup></u>	<u>Gross Area Ft<sup>2</sup></u>	<u>Factor</u>	<u>Effective SF</u>
<a href="#">Open Porch</a>	0	36	0.19	
<a href="#">Base</a>	1,404	1,404	1.00	1,404
Total Living SF: 1,404		Total Gross SF: 1,440		Total Effective SF: 1,404

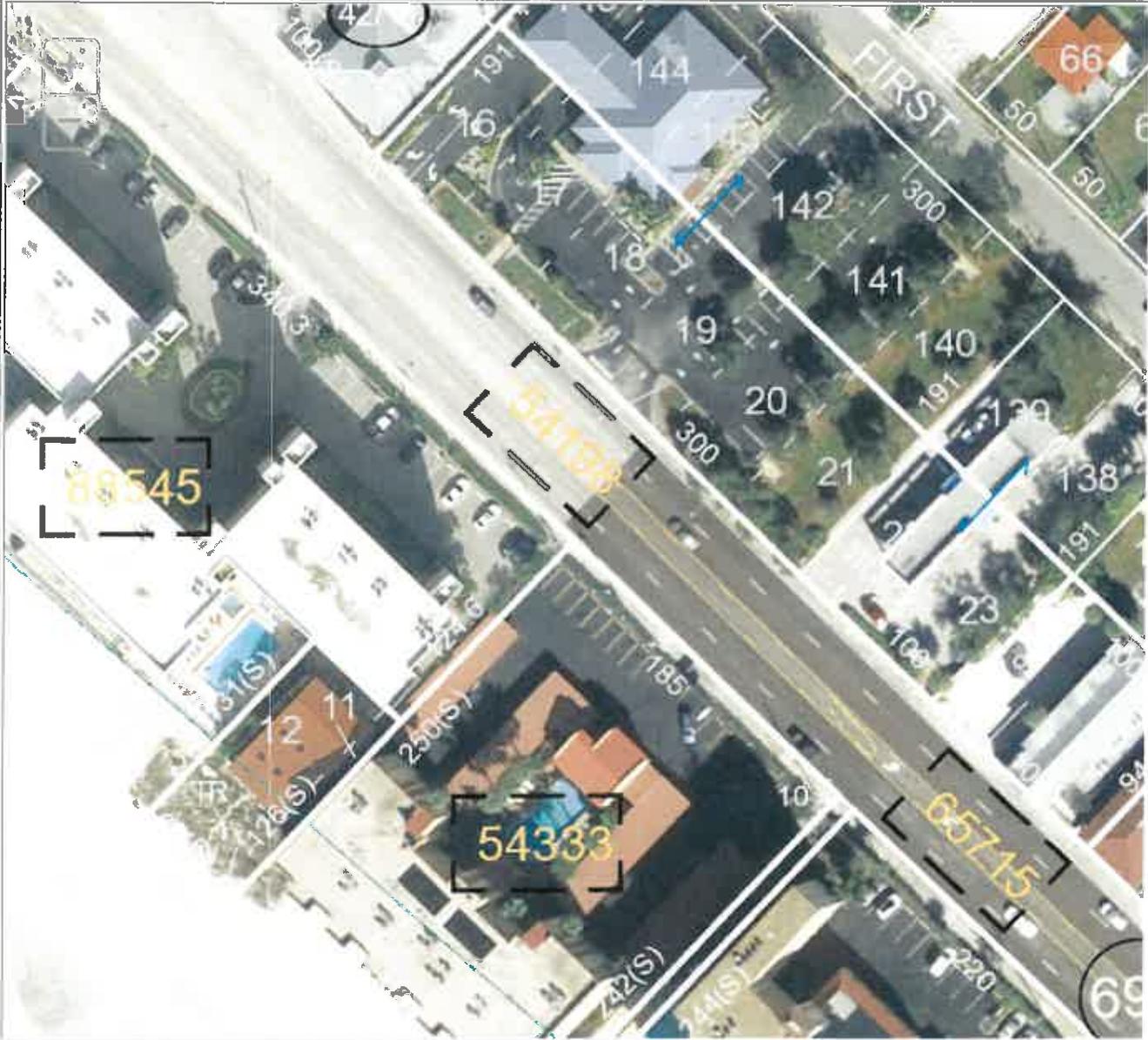
**[click here to hide] 2015 Extra Features**

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

**[click here to hide] Permit Data**

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

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



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- [Legend](#)



# PAM DUBOV, CFA, CAE

Pinellas County Property Appraiser

www.pcpao.org

pam@pcpao.org

Run Date: 09 Mar 2016

Subject Parcel: 09-31-15-60858-000-0710

Radius: 300 feet

Parcel Count: 92

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

Total pages: 5

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

**MAIN BRANCH- COURTHOUSE**

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

EXEMPTIONS:

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

**NORTH COUNTY**

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

**TYRONE (SOUTH)**

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

**MID-COUNTY**

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

FREDERICK ROAD REALTY  
606 FREDERICK RD 2ND FL  
CATONSVILLE MD 21228-4856

FREDERICK ROAD REALTY  
606 FREDERICK RD 2ND FL  
CATONSVILLE MD 21228-4856

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

BANK OF AMERICA  
ATTN CORP REAL ESTATE ASSESSMENTS  
NC1-001-01-81  
101 N TRYON ST  
CHARLOTTE NC 28246-0100

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

SCHUGEL, RICHARD T  
6711 LAKE SHORE DR S UNIT 1206  
RICHFIELD MN 55423-5307

PECCIA, ANTONIO  
PECCIA, MARIO  
223 BRIDGELAND AVE  
TORONTO ON M6A 1Y7

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

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

TRUST # K-175 TRUST  
KNAUST, WARREN J TRE  
2400 S SHORE DR SE  
ST PETERSBURG FL 33705-3331

T J OF LAS BRISAS LLC  
2501 GREEN VALLEY RD  
DARIEN IL 60561-4385

GUARDIAN LIMITED PARTNERSHIP  
8660 PINE TREE DR  
SEMINOLE FL 33772-3339

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

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

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

SWIGER, JEREMY  
O'SULLIVAN, KATE  
8709 SUNRISE JOB WAY  
TAMPA FL 33615-5597

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

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

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

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

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

SCHOLL, MARY J  
2206 BEACH TRL # 9  
INDIAN ROCKS BEACH FL 33785-3863

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

GUARDIAN LTD PTNSHP  
8660 PINETREE DR  
SEMINOLE FL 33772-3339

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

LAS BRISAS OF MADEIRA CONDO ASSN  
5114 20TH AVE N  
ST PETERSBURG FL 33710-5218

STORZ, WOLFGANG  
STORZ, UTE  
1385 BELCHER RD S  
LARGO FL 33771-5229

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

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

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

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

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

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

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

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

FIKOR LLC  
PO BOX 8544  
MADEIRA BEACH FL 33738-8544

GUARDIAN LTD PTNSHP  
8660 PINETREE DR  
SEMINOLE FL 33772-3339

NIKOLOVA, MARIA  
14939 1ST ST E  
MADEIRA BEACH FL 33708-2001

PETRUCCI, GIOVANNA  
1307-R WINDLEAF DR  
RESTON VA 20194-2058

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

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

PARADISE NOW INVESTMENTS LLC  
5910 POST BLVD UNIT 110052  
BRADENTON FL 34211-0701

GIRSCH ASSET MGMT LLC  
2812 W AQUILLA ST  
TAMPA FL 33629-6118

RICARD, LINDA K  
8208 SPRINGDALE DR  
WHITE LAKE MI 48386-4544

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

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

GUARDIAN LTD PTNSHP  
8660 PINETREE DR  
SEMINOLE FL 33772-3339

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

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

HARPER, THOMAS E  
8660 PINETREE DR  
SEMINOLE FL 33772-3339

DALY, ANNE J  
DALY, MATTHEW  
82 ABBEY CLOSE  
ANCASTER ON L9G 4K9

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

ALTIERE, MICHAEL A  
KELLEY, LISA M  
PO BOX 627  
GILBERTS IL 60136

FURBEE, DOUGLAS D  
FURBEE, LUCINDA V  
8348 W FALL CREEK DR S  
PENDLETON IN 46064

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

RIGBY, RICHARD M  
RIGBY, CHRISTINE A  
18857 MAPLE LN  
SAEGERTOWN PA 16433-4449

MC ELROY, LARRY D TRUST  
MC ELROY, LARRY D TRE  
34152 SUMMERSET DR  
SOLON OH 44139-5649

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

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

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

L E INVEST  
4522 W VILLAGE DR STE 444  
TAMPA FL 33624-3429

GUARDIAN LTD PTNSHP  
8660 PINETREE DR  
SEMINOLE FL 33772-3339

KNAUST, WARREN J TRE  
TRUST NO A-111  
2400 SOUTH SHORE DR SE  
ST PETERSBURG FL 33705-3331

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

GEORGE FAMILY TRUST  
30 GARDENS DR  
WABASH IN 46992-7111

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

MANNINO, FRANCES  
9207 242ND ST  
BELLEROSE NY 11021

TURCABBITS LTD  
14711 GULF BLVD  
MADEIRA BEACH FL 33708-2151

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

APRILE, JIMMIE V JENNIE FAMILY LTD  
PARTNERSHIP  
11004 THERESA ARBOR DR  
TEMPLE TERRACE FL 33617-3165

BEACHFUND LLC  
8830 BAYWOOD PARK DR  
SEMINOLE FL 33777-4605

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

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

ABDELAAL, SALMA M  
ABDELHAMEED, MAGDY H  
9614 SHADOW WOOD DR  
VERONA WI 53593-7936

HOFMAN, ROSELLEN  
HOFMAN, LAWRENCE E  
23530 GRACEWOOD CIR  
LAND O LAKES FL 34639-4950

CONGDON, DOROTHY H TRE  
26 SHADOW FARM WAY  
WAKEFIELD RI 02879-3631

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

PEACH, JAMES E  
PEACH, LORI G  
PO BOX 20003 TAYLOR-KIDD  
KINGSTON ON K7P 2T6

MANNINO, FRANCES  
11755 1ST ST E  
TREASURE ISLAND FL 33706-5101

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

BOURDEAU, GEORGES  
BOURDEAU, MICHELLE  
7100 ULMERTON RD LOT 951  
LARGO FL 33771-5115

SANSONE, VINCENT  
14710 GULF BLVD UNIT 304  
MADEIRA BEACH FL 33708-2176

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

GUARDIAN LTD PTNSHP  
8660 PINETREE DR  
SEMINOLE FL 33772-3339

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

NELSON, HERBERT J  
NELSON, SANDRA A  
14710 GULF BLVD APT 201  
MADEIRA BEACH FL 33708-2176

BOVE, ANTHONY J III  
BOVE, SANDRA L  
9815 ANDREWS AVE  
ALLEN PARK MI 48101-1295

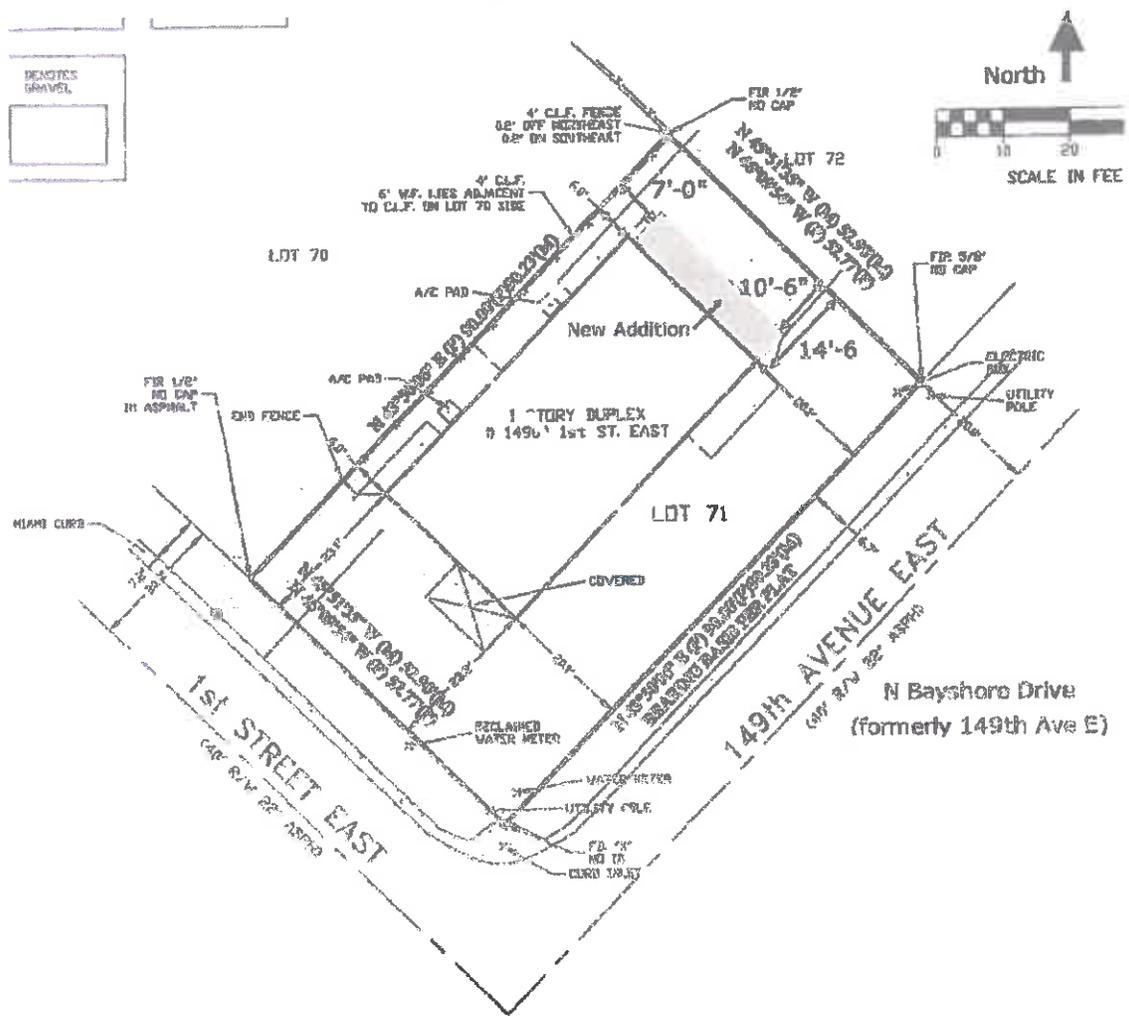
LAS BRISAS 308 LLC  
26 STOCKTON ST  
BLOOMFIELD NJ 07003-5016

ORSINI, KIMBERLY L  
530 S 1ST ST  
WEST DUNDEE IL 60118-2904

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

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

CARRIERA, FRANCESCO PAOLO REV TRUST  
CARRIERA, FRANCESCO PAOLO TRE  
51 BAHAMA CIR  
TAMPA FL 33606-3317



DESCRIPTION: LOT 71, NORTH MAREIRA SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS SHOWN IN PLAT BOOK 23, PAGE 68, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

LEGEND:	
Marker	FCM= Found Copied Iron Rod
Iron	FCM= Found Concrete Monument
Iron	FR= Found Iron Rod
Iron	F, N/D= Found Nail & Disk
Iron	FND= Found
Iron	F, PK/D= Found PK Nail & Disk
Iron	(L)= Legal
Iron	LS= Licensee Survey
Iron	(M)= Measured
Iron	MM= Marked
Iron	MW= Monitoring Well
Iron	N= North
Iron	NCP= No Corner Found or Set
Iron	NE= Northeast
Iron	NTS= Not to Scale
Iron	NW= Northwest
Iron	OW= Overhead Wire
Iron	(P)= Plat
Iron	PS= Plat Book
Iron	PD= Page
Iron	PLS= Professional Land Surveyor
Iron	P.O.B.= Point of Beginning
Iron	P.O.C.= Point of Commencement
Iron	P.O.R.= Point of Reference
Iron	PSM= Professional Surveyor & Mapper
Iron	R= Radius
Iron	RES= Residence
Iron	RLS= Registered Land Surveyor
Iron	R/R= Rail Road
Iron	R/W= Right of Way
Iron	S= South
Iron	SCM= Set Copied Iron Rod PSM 3068
Iron	SE= Southeast
Iron	SEC= Section
Iron	S, PK/D= Set PK Nail & Disk
Iron	SW= Southwest
Iron	S/W= Sidewalk
Iron	TECO= Tampa Electrical Company
Iron	TOP= Top of Bank
Iron	(TYP)= TYPICAL
Iron	W= West
Iron	(WC)= Witness Corner
Iron	WC= Wood Fence

**SURVEYOR'S NOTES:**

- 1) NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
- 2) NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, AND/OR OWNERSHIP WERE FOUND BY THIS SURVEYOR EXCEPT AS SHOWN.
- 3) BEARINGS SHOWN HEREON REFER TO RECORD UNLESS OTHERWISE NOTED.
- 4) BUILDING TIES ARE NOT INTENDED FOR THE RE-ESTABLISHMENT OF DEED OR PROPERTY BOUNDARIES UNLESS OTHERWISE SHOWN (P) PLAT & (M) MARKER ARE THE SAME.

**CERTIFIED TO:**  
 MICHAEL GRIMES  
 DAVID TIMKO  
 WELLS FARGO BANK, N.A.  
 HARMONY TITLE SERVICES, INC.  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**VERIFICATION**  
 DESCRIBED PROPERTY APPEARS TO BE SITUATED IN ZONE " AE " AS DELINEATED IN INSURANCE RATE MAP PANEL NO. 1210300191G DATED 9/03/2003

**SURVEYOR'S CERTIFICATE**  
 I, the undersigned, do hereby certify that a survey of the above described property was made under my personal supervision and that the drawing is a true and accurate representation thereof.

*[Signature]*  
 Date of Signature: 3/10/2011  
 My Commission No. H. Rehfeld, P.S.M., No. 3566

**SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL.**

**C & J SURVEYING, I**  
 2030 BAYSHORE DRIVE - TAMPA, FLORIDA

PH: (813) 963-2250  
 Certificate of Authorization No. L27427

Project No. 11028 Date of Survey: \_\_\_\_\_  
 Section 8 Township 31 S Range \_\_\_\_\_

14909 1st St E, Madeira, Seach, FL



Satellite View showing Property at center, surrounded by 1- and 2-story multi-family buildings with similar design styles.

Map Data Courtesy of Google Maps. Copyright 2016



**Baysshore Dr. Elevation (formerly 149th Ave N) - SE side of property**



**South corner of property with view of multi-story building & parking lot across the street - (Zoned C-3)**



**SE side of property with adjacent 2-story multi-family rental property to the NE**

**14909 1st St E, Madeline Beach**  
Map Data Courtesy of Google Maps, Copyright 2016



1st St E Front Elevation - SW side of property

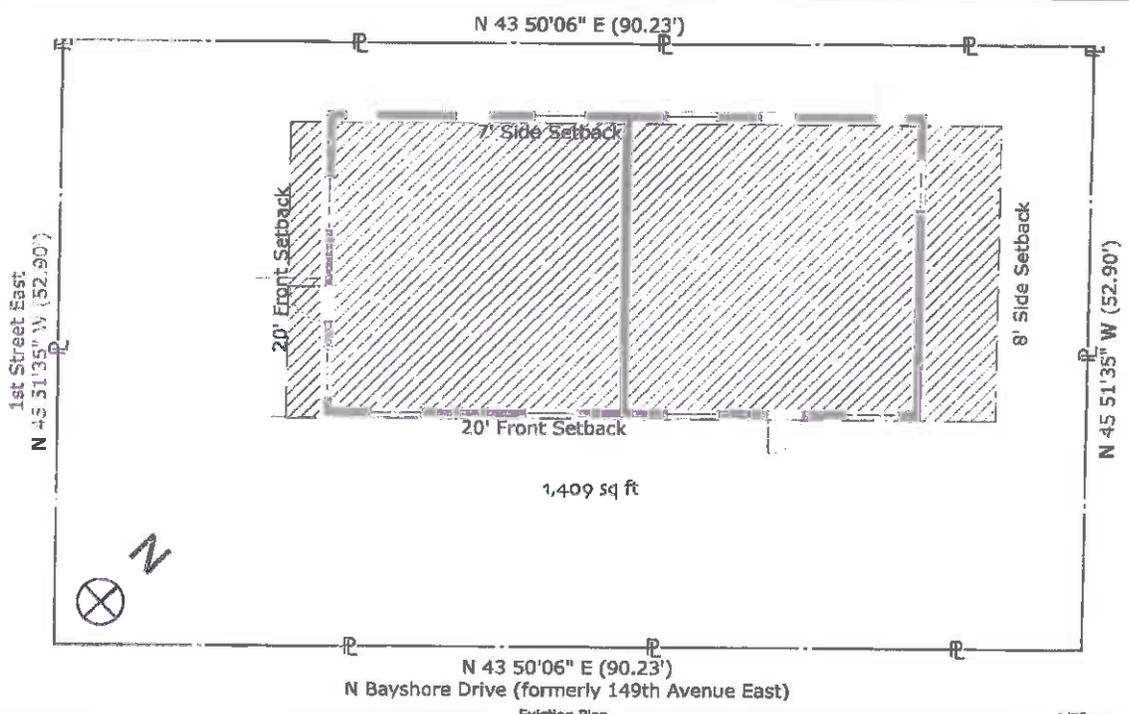
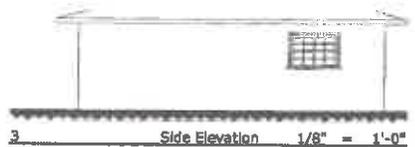
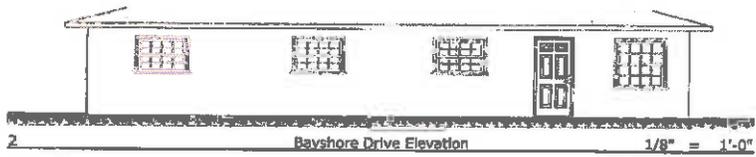


West corner of property with adjacent 1- and 2-story multi-family rental properties



South corner of property with 2-story apartment complex on opposite corner

- 2 of 2 - 14909 1st St E, Madeira Beach  
Also Done Courtesy of George Hays, Copyright 2014



**design freedom inc**  
 2400 Victoria Drive  
 Clearwater, FL 33763  
 Architect  
 designfreedominc.com  
 727.735.9743 FAX: 600.01283  
 8 3008 Design Freedom, Inc.

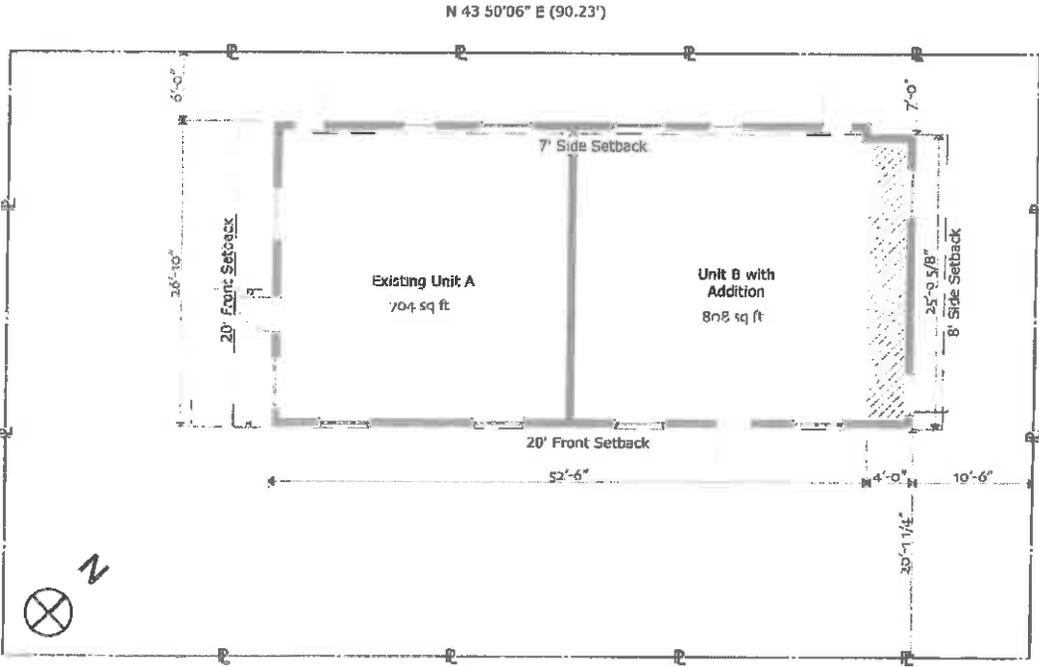
Not for construction  
 Not for construction  
 Not for construction  
 Not for construction  
 Catherine M. Svered  
 AB93497

**Duplex Addition**  
 Project Address:  
 14209 1st St. E  
 MacCellra Beach, FL 33708

DATE	DESCRIPTION
25 Feb 16	Plans Preliminary
16 Feb 15	Owner Review
05 Feb 15	Owner Review

PROJECT NO: 11-19  
**Existing**  
**X.1**

1st Street East  
N 45 51'35" W (52.90')



N 43 50'06" E (90.23')  
N Bayshore Drive (formerly 149th Avenue East)

N 45 51'35" W (52.90')

Variance Plan 1/8" = 1'-0"

**design freedom inc**  
 2160 Victoria Drive  
 Clearwater, FL 33743  
 727.735.9223  
 designfreedominc.com  
 Architect  
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For information only  
 not for construction  
 use for information only  
 not for construction

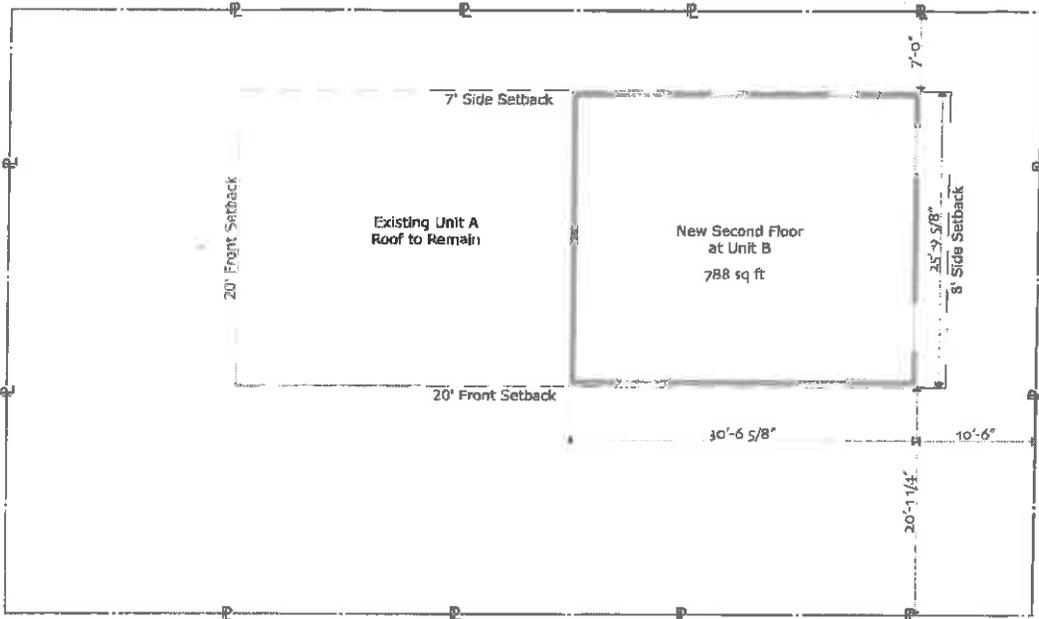
Catherine M. Sverd  
 AL93491

**Duplex Addition**  
 Project Address:  
 14406 1st St E  
 Madeira Beach, FL 33708

DATE	DESCRIPTION
25 Feb 16	Plan's Preview
16 Feb 16	Owner Review
05 Feb 16	Owner Review

PROJECT No: 15-12

**Floorplan**  
**a.1**



Upstairs Variance Plan 1/8" = 1'-0"

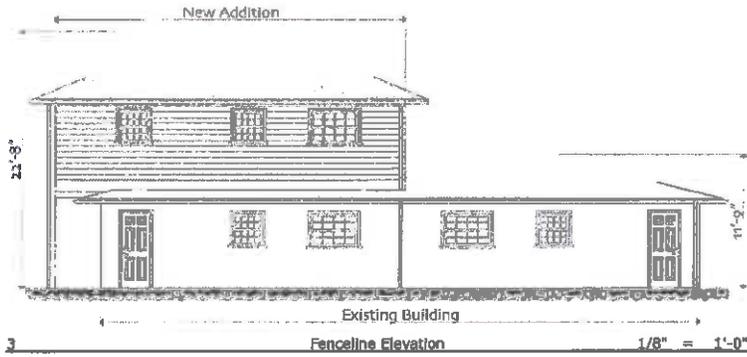
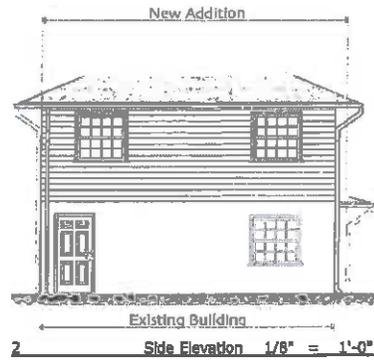
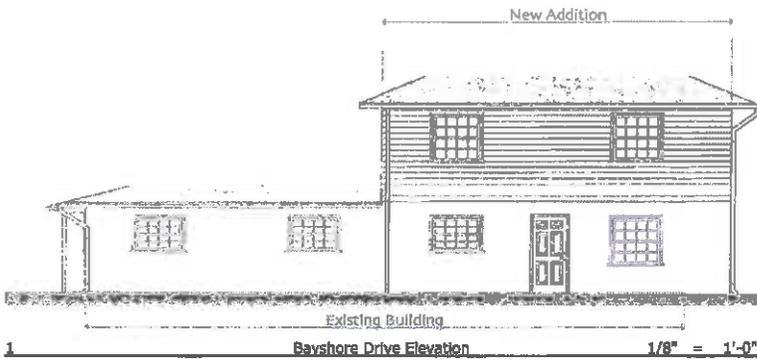
**design freedom inc**  
 2160 Victoria Drive  
 Clearwater, FL 33763  
 designfreedominc.com  
 727.235.8233  
 © 2016 Design Freedom, Inc.

Map for construction  
 Map for construction  
 Map for construction  
 Map for construction  
 Catherine M. Siverd  
 AS93497

**Duplex Addition**  
 Project Address:  
 14509 1st St E  
 Madeira Beach, FL 33708

DATE	DESCRIPTION
25 Feb 16	Planing Item 2/7
16 Feb 16	Owner Review
09 Feb 16	Owner Review

PROJECT NO: 1577  
**Upstairs**  
**a.2**



design freedom inc  
 2160 Victoria Drive  
 Clearwater, FL 33765  
 designfreedominc.com  
 727.735.9223 AA5609183  
 © 2016 Design Freedom, Inc.

Not for construction  
 use only for information  
 not to be construed as  
 part of construction  
 Catherine M. Sverci  
 AR03497

Duplex Addition  
 Project Address:  
 14909 1st St E  
 Madeira Beach, FL 33708

DATE	DESCRIPTION
25 Feb 16	Planing Preview
14 Feb 16	Owner Review
10 Feb 16	Owner Review

PROJECT NO: 15-1  
 Elevations  
 a.3

**Exhibit E:**

**Pinellas County Property Appraiser's Database**

**09-31-15-60858-000-0710**  
 Compact Property Record Card

[Portability Calculator](#)

**Data Current as of March 5, 2016**

[Email Print](#)

[Radius Search](#)

Improvement Value  
 per F.S. 553.844



<b>Ownership/Mailing Address Change Mailing Address</b> GRIMES, MICHAEL TIMKO, DAVID 235 VALLEY CIRCLE DR CHARLEROI PA 15022-1059	<b>Site Address</b> 14909 1ST ST E MADEIRA BEACH
---	--

Property Use: 0820 (Duplex-Triplex-Fourplex)

Living Units: 2

[\[click here to hide\]](#) Legal Description  
 NORTH MADEIRA SHORES LOT 71

<b>Mortgage Letter</b> <a href="#">File for Homestead Exemption</a>	<b>2016 Parcel Use</b>																
<table border="1"> <tr> <th>Exemption</th> <th>2015</th> <th>2016</th> </tr> <tr> <td>Homestead:</td> <td>No</td> <td>No</td> </tr> <tr> <td>Government:</td> <td>No</td> <td>No</td> </tr> <tr> <td>Institutional:</td> <td>No</td> <td>No</td> </tr> <tr> <td>Historic:</td> <td>No</td> <td>No</td> </tr> </table>	Exemption	2015	2016	Homestead:	No	No	Government:	No	No	Institutional:	No	No	Historic:	No	No	Homestead Use Percentage: 0.00% Non-Homestead Use Percentage: 100.00% Classified Agricultural: No	
Exemption	2015	2016															
Homestead:	No	No															
Government:	No	No															
Institutional:	No	No															
Historic:	No	No															

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

<b>Most Recent Recording</b> 17219/0064	<b>Sales Comparison</b> \$175,300 <a href="#">Sales Query</a>	<b>Census Tract</b> 121030278012	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone) A	<b>Plat Book/Page</b> 023/068
--	--	-------------------------------------	--	----------------------------------

**2015 Interim Value Information**

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	\$137,614	\$135,906	\$135,906	\$137,614	\$138,996

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	No	\$137,614	\$135,906	\$135,906	\$137,614	\$138,996
2014	No	\$125,939	\$123,551	\$123,551	\$125,939	\$123,551
2013	No	\$114,736	\$112,319	\$112,319	\$114,736	\$112,319
2012	No	\$102,108	\$102,108	\$102,108	\$102,108	\$102,108
2011	No	\$113,980	\$113,980	\$113,980	\$113,980	\$113,980
2010	No	\$104,950	\$104,950	\$104,950	\$104,950	\$104,950
2009	No	\$127,155	\$127,155	\$127,155	\$127,155	\$127,155
2008	No	\$161,300	\$161,300	\$161,300	\$161,300	\$161,300
2007	No	\$180,100	\$180,100	\$180,100	N/A	\$180,100
2006	No	\$206,000	\$206,000	\$206,000	N/A	\$206,000
2005	No	\$157,300	\$157,300	\$157,300	N/A	\$157,300
2004	No	\$128,900	\$128,900	\$128,900	N/A	\$128,900
2003	No	\$112,800	\$112,800	\$112,800	N/A	\$112,800
2002	No	\$95,500	\$95,500	\$95,500	N/A	\$95,500
2001	No	\$82,100	\$82,100	\$82,100	N/A	\$82,100
2000	No	\$78,300	\$78,300	\$78,300	N/A	\$78,300
1999	No	\$73,900	\$73,900	\$73,900	N/A	\$73,900
1998	No	\$78,800	\$78,800	\$78,800	N/A	\$78,800
1997	No	\$73,700	\$73,700	\$73,700	N/A	\$73,700
1996	No	\$73,200	\$73,200	\$73,200	N/A	\$73,200

**2015 Tax Information**

[Click Here for 2015 Tax Bill](#)

2015 Final Millage Rate: 18.2169

2015 Est. Taxes w/o Cap or Exemptions: \$2,505.90

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

**Recent Sales (What are Recent Sales? See all transactions)**

Sale Date	Book/Page	Price	O/U	V/I
06 Apr 2011	17219 / 0064	\$140,000	Q	I

**2015 Land Information**

Scawall: No	Frontage: None	View:				
<b>Land Use</b>	<b>Land Size</b>	<b>Unit Value</b>	<b>Units</b>	<b>Total Adjustments</b>	<b>Adjusted Value</b>	<b>Method</b>
Multi-Fam <10 Units (08)	52x90	1900.00	52.0000	0.9500	\$93,860	MC

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

Site Address: 14909 1ST ST E

Quality: Average  
 Square Footage: 1440.00  
 Foundation: Continuous Footing  
 Floor System: Slab On Grade  
 Exterior Wall: Concrete Block  
 Roof Frame: Gable Or Hip  
 Roof Cover: Shingle Composition  
 Stories: 1  
 Living units: 2  
 Floor Finish: Carpet/ Vinyl/Asphalt  
 Interior Finish: Drywall/Plaster  
 Fixtures: 6  
 Year Built: 1972  
 Effective Age: 33  
 Heating: Central Duct  
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

**Building 1 Sub Area Information**

Description	Living Area Ft <sup>2</sup>	Gross Area Ft <sup>2</sup>	Factor	Effective Ft <sup>2</sup>
Basement	0	36	0.19	7
Main	1,404	1,404	1.00	1,404
<b>Total Living SF: 1,404</b>		<b>Total Gross SF: 1,440</b>		<b>Total Effective SF: 1,411</b>

[\(click here to hide\) 2015 Extra Features](#)

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

[\(click here to hide\) Permit Data](#)

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

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



**Exhibit F:**  
**Site Photographs**

