



Memorandum

Meeting Details: April 1, 2024, Planning Commission Meeting
Prepared For: Planning Commission
Staff Contact: Joseph Petraglia, Planning Tech
Subject: Redevelopment Planning Application RDV 2024-02

Applicant: Steve Stalba

Property Owner: Steve Stalba

Property Address: 13117 4th St E Madeira Beach, Florida 33708

Parcel Number: 15-31-15-65304-017-0020

Zoning/Land Use: R-2, Low Density Multifamily Residential Zoning District/ Residential Medium

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 2

Nature of Request: Redevelopment Planning Application RDV 2024-02 requests authority to replace an existing legally nonconforming duplex with a new duplex. The Redevelopment planning process (Sec. 110-97) allows for property owners to apply to replace an existing legally nonconforming residential structure with a new structure at the same density and nonconformity with an approved Redevelopment Planning Application. RDV 2024-02 is located at 13117 4th St E Madeira Beach, Florida 33708.

Background and Discussion:

There is a legally nonconforming duplex located at 13117 4th St E. The existing duplex, built in 1947, does not meet the currently required minimum lot size for a duplex and is considered legally nonconforming since the construction of the duplex predates the establishment of the current zoning requirements. The duplex may be built back to the same density and nonconformity through the approval of a Redevelopment Plan (Sec. 110-97). The Redevelopment Plan is heard at the Local Planning Agency (the Planning Commission) and the Board of Commissioners. The Board of Commissioners can approve, approve with conditions, deny, or change a redevelopment plan.

The Redevelopment planning process allows for duplexes on nonconforming lots to be rebuilt to existing density and nonconformity if the new structure complies with required front setback, height, parking requirements, and floodplain regulations effective at the time of building permit application. An approved Redevelopment Plan allows the new structure to be built within the existing nonconforming side and rear setbacks.

The applicant included a survey of the previous structure as well as a preliminary site plan of the proposed duplex. The original duplex does not meet current FEMA flood regulations or required front or side setbacks on the southeast side. The proposed duplex meets the required front and rear setbacks in the R-2 zoning district. The proposed duplex would have 5-foot side setbacks on both sides of the structure. In the R-2 zoning district, five-foot side setbacks are allowed for single-family homes on 40-foot-wide lots. The land development regulations do not define what the required side setbacks would be for a duplex on a 40-foot-wide lot. The proposed side setbacks would be closer to being conforming than the existing nonconforming side setbacks. The proposed duplex will be required to meet the restrictions related to building surface lot coverage and the impervious surface ratio. The proposed duplex would also be required to meet the height restrictions in the R-2 Zoning District as well as all applicable floodplain regulations. The preliminary site plan submitted does not represent what the final site plan will look like for the duplex as the applicants for the proposed duplex will still need to apply for a building permit which will be thoroughly reviewed for all applicable building codes and regulations. Finally, similarly to the previous structure, this new duplex would be used for long-term rentals of no less than three months as defined in the Madeira Beach Code of Ordinances.

Fiscal Impact:

N/A

Recommendation(s):

Staff recommends the approval of RDV 2024-02.

Attachments/Corresponding Documents

- RDV 2024-02 Application
- Preliminary Site Plan
- 13117 4TH ST Property Appraiser Information Unit Verification
- Public Notice Posting and Mailing



CITY OF MADEIRA BEACH

COMMUNITY DEVELOPMENT DEPARTMENT
300 MUNICIPAL DRIVE + MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 255

planning@madeirabeachfl.gov



REDEVELOPMENT PLAN APPLICATION

Minor Fee\$300.00

Intermediate Fee\$1000.00

Major\$2000.00

Applicant:

Steve STAUBA

7957 2nd ave S.

St. Pete Fl 33707

Telephone: 727-647-3812

Email Address: Steve@STAUBAConstruction.com

Property Owner:

Steve STAUBA

13117 4th St E

Mediero Beach 33708

Telephone: 727-647-3812

Email Address: Steve@STAUBAConstruction.com

Application for Property located at
(Street address or location of vacant lot)

13117 4th St E

Mediero Beach Fl 33708

Legal

Description:

9 Block 2 Lot(s) Mitchell's Beach Subdivision

Approx. Lot Area 4,160 sq. ft. Lot width: 40 ft. Lot Depth: 104 ft.

Zoning District:

Present Structure on Property:

Yes

Present Use of Property:

Doplex / condemned due to flooding

Redevelopment Plan

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person.

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

This application to the Planning Commission/Board of Commissioners is requesting permission to be allowed:

*Replace existing Duplex with a new structure
Duplex Per new Building code.*

| | |
|--|--|
| A Redevelopment Plan granted by the Board of Commissioners shall be consistent with Section 110-97, Redevelopment Planning Process, pertaining to providing provisions for the redevelopment of existing grandfathered and nonconforming uses (Ordinances 2012-14; Section 110-97, of the Code). | |
| a.1. | Existing dwelling unit verification. The verification of the number of existing legal dwelling units and their type shall be through the City Manager or designee. |
| a.2. | Preliminary Site Plan Review of Redevelopment Plan. Preparation by the applicant of a redevelopment site plan for preliminary redevelopment site plan review by the City Manager or designee. It must be demonstrated that the site can adequately accommodate the requested number of units by meeting the rebuilding regulations outlined in the process of this section of the Code. The applicant will meet the existing code to the maximum extent possible. This redevelopment site plan shall comply with the site plan requirements of Chapter 110, Article II, Site Plans, of the Code of Ordinances. In addition to the standard site plan review requirements, all redevelopment site plans shall include the dimensions and floor area in square feet of all rooms and units. |
| b.1. | Single-Family. May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land redevelopment regulations. <i>(Please note that these regulations do not apply to properties located in the R-1, single family, zoning district).</i> |
| b.2. | Duplexes and triplexes on a Nonconforming Lot. Duplexes [and triplexes] on a nonconforming lot may be rebuilt to existing nonconformity if the new structure complies with required front setback, height, parking requirements, and floodplain regulations effective at the time of building permit application. |
| b.3. | Multifamily on a Nonconforming Lot. Multifamily in R-1 and R-2, except for those in an R-1 Zoning District, on a nonconforming lot shall be the same as duplexes and triplexes, except they must comply with the parking regulations as contained in their pre-demolition certificate of occupancy. |
| b.4. | Multifamily, hotel, motel, motor lodges. Multifamily, hotel, motel, and motor lodges may be rebuilt to same density, height, and side setbacks, but must comply with the front setback, the county coast construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application. |
| b.5. | Commercial. Commercial may be rebuilt within the same footprint and having the same parking spaces available at the time a redevelopment plan is sought, but would have to meet minimum FEMA regulations for elevated structures and/or flood proofing to the required height per the National Flood Rate Insurance Map for its commercial location. |
| b.6. | Business Tax Receipt Required. Failure to be current with respect to full payment of the required annual Business Tax at the time a redevelopment plan is sought will prevent this section form applying to that property. |

OWNER CERTIFICATION

I hereby authorize permission for the Planning Commission, Board of Commissioners, 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 fact 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 fee 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 Redevelopment Plan Requirements and Procedures (attached), read and understand the reasons necessary for granting a Redevelopment Plan 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 Board of Commissioners 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 Board of Commissioners. An appeal shall be filed within 30 days of the execution of the order to be appealed.

Property Owner's Signature: *Steven Stalwa* Date: *1-18-24*

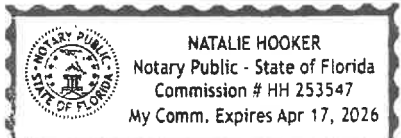
STATE OF *Florida*
COUNTY OF *Pinellas*

Before me, this *18th* day of *January*, 20*24*, appeared in person

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

is true and correct certification and who is ___ personally know to me or has produced *Florida Drivers License* as identification.

Natalie Hooker Commission Expires: *04/17/2024*
(notary signature) Stamp



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

CERTIFICATION

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

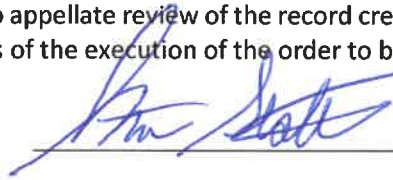
I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the fact concerning this request; that this application is made with my approval, as owner and applicant, as evidenced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

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

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Applicant's Signature: _____



Date: _____

1-18-24

STATE OF Florida
COUNTY OF PineHos

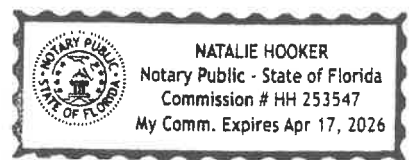
Before me, this 18th day of January, 2024, appeared in person

Steven Staiba who, being sworn, deposes and says that the forgoing
(name of applicant)

is true and correct certification and who is _____ personally know to me or has produced Florida Drivers Licence as identification.

Natalie Hooker
(notary signature)

Commission Expires: 04/17/2024
Stamp



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REDEVELOPMENT PLANNING PROCESS, CODE SECTION 110-97 REQUIREMENTS AND PROCEDURES

(a) Purpose and Intent

- (1) *Existing Dwelling Unit Verification.* The verification of the number of existing legal dwelling units and their type shall be through the City Manager or designee.
- (2) *Preliminary Site Plan Review of Redevelopment Plan.* Preparation by the applicant of a redevelopment site plan for preliminary redevelopment site plan review by the City Manager or designee. It must be demonstrated that the site can adequately accommodate the requested number of units by meeting the rebuilding regulations outlined in the process of this section of the Code. The applicant will meet the existing code to the maximum extent possible. This redevelopment site plan shall comply with the site plan requirements of Chapter 110, Article II, Site Plans, of the Code of Ordinances. In addition to the standard site plan review requirements, all redevelopment site plans shall include the dimensions and floor area in square feet of all rooms and units.
- (3) *Fee.* The application fee shall be the same as the regular site plan review fee found in Article III, Community Development, Section D, Site Plan, Numbers 2 and 3, as adopted in the most recent edition of the City's *Fees and Collection Procedure Manual*.
- (4) *Plan Review.* The review of the Redevelopment Plan shall be through the quasi-judicial public hearing process outlined in Chapter 2, *Administration*, Article 1, *In General*, Division 2, *Quasi-Judicial Proceedings* before the Board of Commissioners. The notification procedure shall follow Sec. 2-503(c) *Notification*, found in Chapter 2, Article VIII, *Special Magistrate*, of the Code.
- (5) *Changes in the Redevelopment Plan.* The redevelopment plan may be amended by mutual consent of the City and applicant, provided the notification and public hearing process of this Article are followed.

(b) Rebuilding Regulations for the Redevelopment of Existing Dwelling Units

- (1) *Single-family.* May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land redevelopment regulations. *(Please note that these regulations do not apply to properties located in the R-1, single family, zoning district).*
- (2) *Duplexes and triplexes on a nonconforming lot.* Duplexes [and triplexes] on a nonconforming lot may be rebuilt to existing nonconformity if the new structure complies with required front setback, height, parking requirements, and floodplain regulations effective at the time of building permit application.
- (3) *Multifamily on a nonconforming lot.* Multifamily, hotel, motel, and motor lodges may be rebuilt to same density, height, and side setbacks, but must comply with the front setback, the county coast construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application.
- (4) *Multifamily, hotel, motel, motor lodges.* Multifamily, hotel, motel, and motor lodges may be rebuilt to same density, height, and side setbacks, but must comply with the front setback, the county coast construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application.
- (5) *Commercial.* Commercial may be rebuilt within the same footprint and having the same parking spaces available at the time a redevelopment plan is sought, but would have to meet minimum FEMA regulations for elevated structures and/or flood proofing to the required height per the National Flood Rate Insurance Map for its commercial location.
- (6) *Business Tax Receipt required.* Failure to be current with respect to full payment of the required annual Business Tax at the time a redevelopment plan is sought will prevent this section from applying to that property.

(c) **Planning Commission and Board of Commissioners Review.** The Planning Commission shall conduct one public hearing to consider any application to review or change a Redevelopment Plan. The Board of Commissioners shall conduct a second public hearing, the application to review or change a Redevelopment Plan, the recommendations of the City Manager or his/her designee, the recommendations of the Planning Commission and the testimony at the public hearings. The Board of Commissioners shall thereafter approve, approve with conditions, or deny the application to approve or change a Redevelopment Plan.

Appeals. (City Code, Sec.2-109). An aggrieved party, including the local governing authority, may appeal a final administrative order of the Board of Commissioners 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 Board of Commissioners. An appeal shall be filed within 30 days of the execution of the order to be appealed.

Is a variance or special exception required with this redevelopment application

Yes
 No

I have received a copy of the redevelopment requirements and procedures, read and understand the reasons necessary for granting the redevelopment and the procedure, which will take at the Public Hearing.

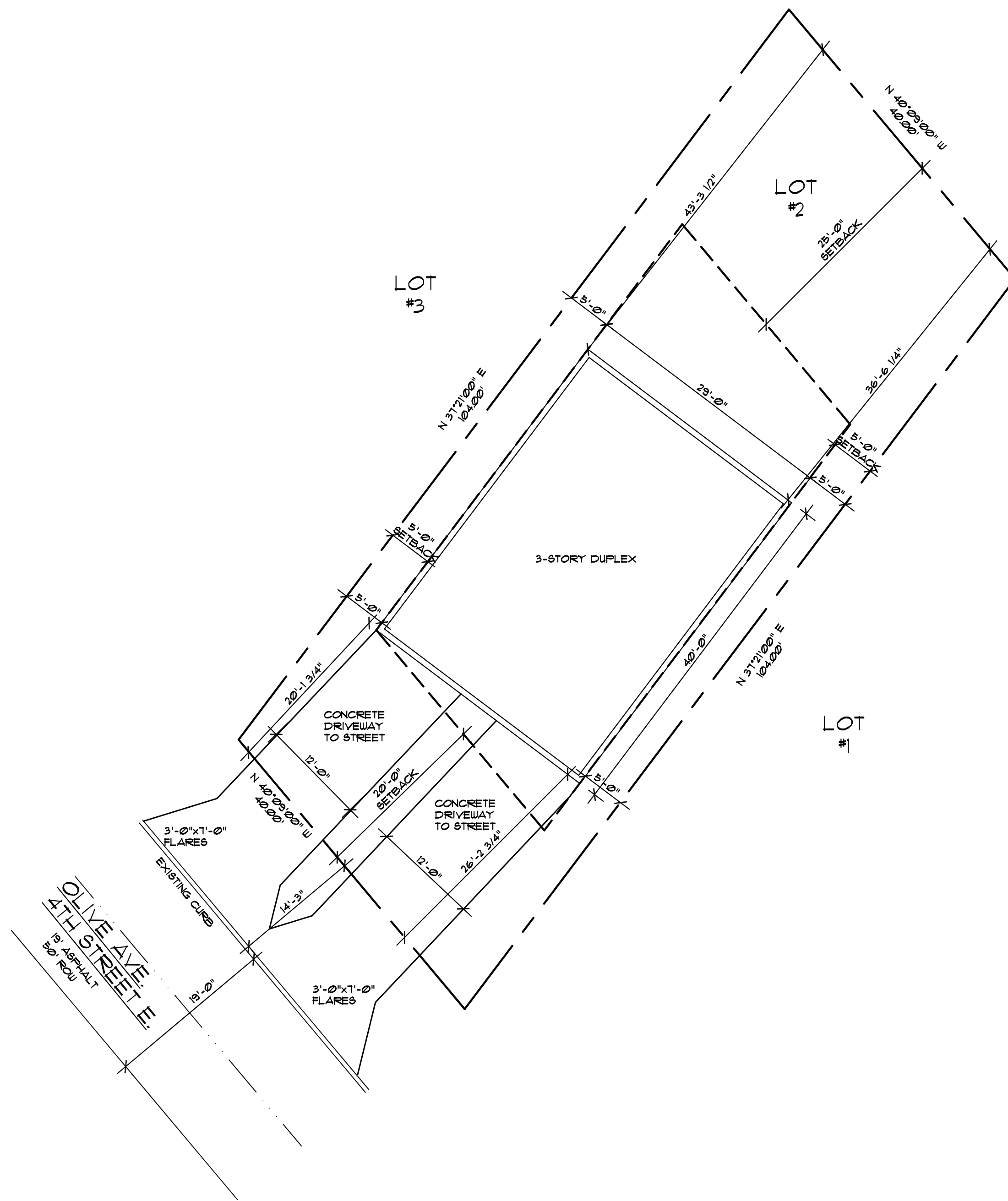


Signature of Applicant



Date

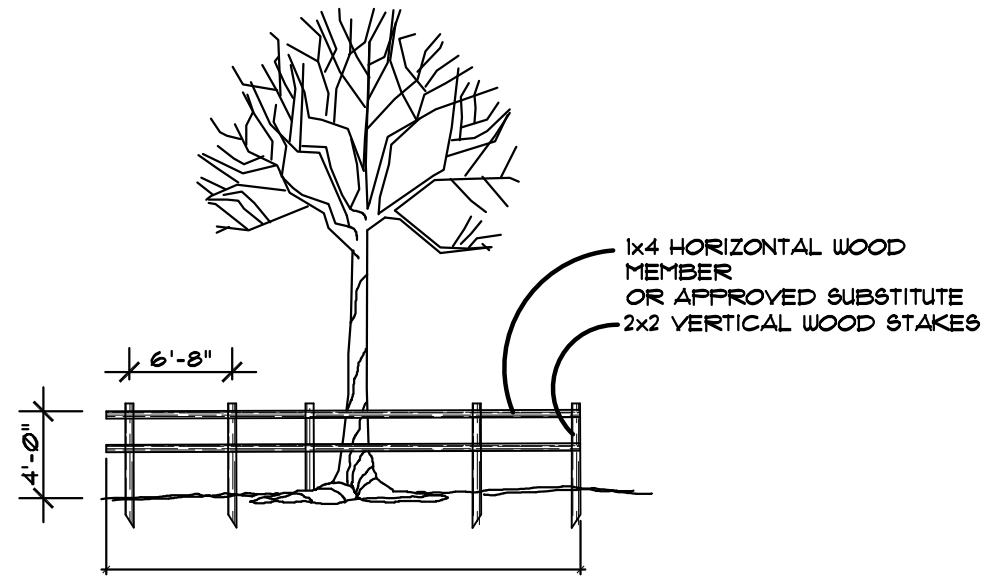
DATE: N/A



VEGETATIVE COVER OR SOD SHALL BE INSTALLED WITHIN ALL PERMEABLE AREAS OF THE PROPERTY AND ABUTTING RIGHT OF WAY. THE INSTALLATION OF ST. AUGUSTINE TURF(SOD) AT THE PROPERTY IS LIMITED TO 50% OF THE PERMEABLE AREA OF THE LOT. ALL SOD AND PLANTING AREAS REQUIRE A MEANS OF IRRIGATION.

ELEVATION KEY

EXISTING ELEVATIONS: X⁰⁰
 PROPOSED ELEVATIONS: [502]
 SWALE: [Symbol]



BARRICADE DETAIL

SCALE: NTS

LANDSCAPE LEGEND

- [Symbol] SCHEFFLERA ARBORESCENS - MIN 18" HIGH SHRUB
- [Symbol] FLORIDA ELM - MIN. 10" HT - 2" DIA AT BREAST HT / DBH

SITE WILL COMPLY WITH IRRIGATION REQUIREMENTS OF SECTION 16.42.06(2), 11

ST. AUGUSTINE TURF IS LIMITED TO A MAX. OF 50% OF THE PERMEABLE AREA OF THE LOT

DO NOT SCALE DRAWINGS. USE DIMENSIONS SHOWN ON THE DOCUMENTS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. NOTIFY THE ARCHITECT REGARDING ANY DISCREPANCIES.

SITE PLAN

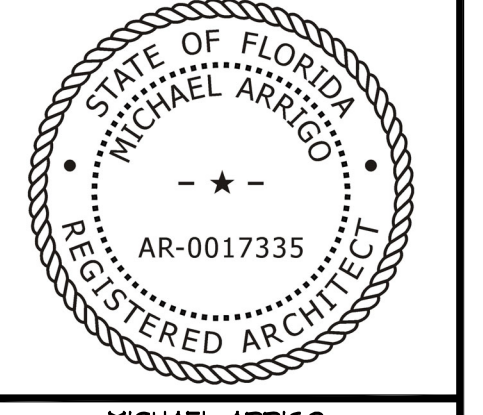
SCALE: 1"=10'-0" (IN FEET)
 0 10' 20'

ARCHITECT CERTIFIES, TO THE BEST OF HIS KNOWLEDGE, THAT ALL PLANS AND SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES.

13117 4th St. E.
New Duplex Residence
Madeira, Florida

Site Plan

| | |
|-------------|------------------|
| Revisions: | |
| Project No. | 2024-014R |
| Date: | January 22, 2024 |



MICHAEL ARRIGO
 LIC. NO. AR0017335

sp1.1

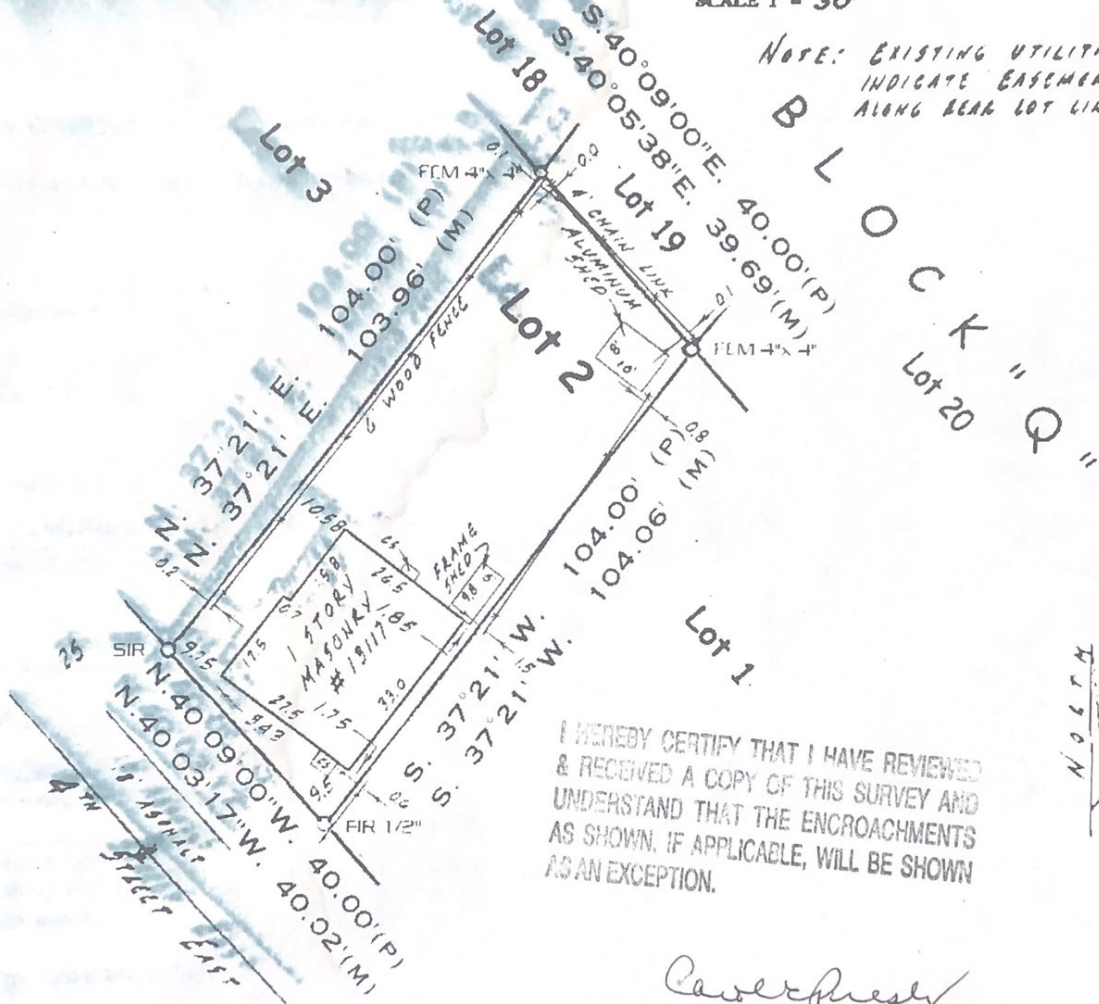
NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.

m - measured p - plat c - calculated d - deed SIR - set iron rod 5/8" FIR - found iron rod FFP - found placed pipe
 PCM - found concrete measurement CONC - concrete CS - concrete slab CP - covered patio SP - screened patio FIP - found iron pipe

BEING IN SECTION 15 TOWNSHIP 31 RANGE 15

FIELD BEARINGS BASED ON SE'RLY LOT LINE
 SCALE 1" = 30'

NOTE: EXISTING UTILITIES
 INDICATE EASEMENT
 ALONG BEAR LOT LINE.



I HEREBY CERTIFY THAT I HAVE REVIEWED
 & RECEIVED A COPY OF THIS SURVEY AND
 UNDERSTAND THAT THE ENCROACHMENTS
 AS SHOWN, IF APPLICABLE, WILL BE SHOWN
 AS AN EXCEPTION.

Carol E. Presley

LOT 2 BLOCK Q PAGE'S REPLAT OF MITCHELL'S BEACH

AS RECORDED IN PLAT BOOK 20 PAGE 69 PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.

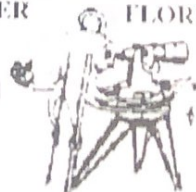
SURVEY CERTIFIED TO CAROL E. PRESLEY

FIDELITY NATIONAL TITLE
 SOUTHTRUST MORTGAGE CORPORATION

I HEREBY CERTIFY THAT THE ABOVE SURVEY MEETS MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

INVALID WITHOUT RAISED SEAL
 ROBERT D. LEHART
 R.L.S. # 2744
 7319 LEXINGTON LANE
 CLEARWATER FLORIDA
 33764
 727-531-6779
 FAX 536-7521

| TYPE OF SURVEY | JOB NUMBER | DATE | SIGNATURE |
|----------------|------------|----------|-------------------------|
| BOUNDARY | 10104 | 07/18/03 | <i>Carol E. Presley</i> |
| UPDATE | | | |
| REVISION | | | |





| Parcel Summary (as of 29-Jan-2024) | | | | Parcel Map |
|---|-----------------|---------------------|------------------|------------|
| Parcel Number 15-31-15-65304-017-0020 | | | | |
| Owner Name PRESLEY, CAROL | | | | |
| Property Use 0820 Duplex-Triplex-Fourplex | | | | |
| Site Address 13117 4TH ST E MADEIRA BEACH, FL 33708 | | | | |
| Mailing Address 13117 4TH ST E MADEIRA BEACH, FL 33708-2419 | | | | |
| Legal Description PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 2 | | | | |
| Current Tax District MADEIRA BEACH (MB) | | | | |
| Year Built 1947 | | | | |
| Heated SF | Gross SF | Living Units | Buildings | |
| 908 | 908 | 2 | 1 | |

| Exemptions | | | | Property Exemptions & Classifications No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here). |
|------------|-----------|-------|--|--|
| Year | Homestead | Use % | Status | |
| 2025 | Yes | 100% | Assuming no ownership changes before Jan. 1, 2025. | |
| 2024 | Yes | 100% | | |
| 2023 | Yes | 100% | | |

| Miscellaneous Parcel Info | | | | | | | |
|---------------------------|------------------|--------------|-----------------|-----------------------------------|------------------------------|------------|------------|
| Last Recorded Deed | Sales Comparison | Census Tract | Evacuation Zone | Flood Zone | Elevation Certificate | Zoning | Plat Bk/Pg |
| 12955/1060 | | 121030278021 | A | Current FEMA Maps | Check for EC | Zoning Map | 20/69 |

| 2023 Final Values | | | | | |
|-------------------|-------------------|------------------------|----------------------|----------------------|-------------------------|
| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
| 2023 | \$380,000 | \$78,894 | \$28,894 | \$53,894 | \$28,894 |

| Value History (yellow indicates corrected value) | | | | | | |
|--|---------------------|-------------------|------------------------|----------------------|----------------------|-------------------------|
| Year | Homestead Exemption | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
| 2022 | Y | \$326,000 | \$76,596 | \$26,596 | \$51,596 | \$26,596 |
| 2021 | Y | \$254,700 | \$74,365 | \$25,000 | \$49,365 | \$25,000 |
| 2020 | Y | \$199,177 | \$73,338 | \$25,000 | \$48,338 | \$25,000 |
| 2019 | Y | \$171,220 | \$71,689 | \$25,000 | \$46,689 | \$25,000 |
| 2018 | Y | \$157,615 | \$70,352 | \$25,000 | \$45,352 | \$25,000 |

2023 Tax Information



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

| Tax Bill | 2023 Millage Rate | Tax District |
|------------------------------------|-------------------|--------------|
| View 2023 Tax Bill | 16.1412 | (MB) |

Sales History

| Sale Date | Price | Qualified / Unqualified | Vacant / Improved | Grantor | Grantee | Book / Page |
|-------------|-----------|-------------------------|-------------------|------------------------|-------------------|-------------|
| 04-Aug-2003 | \$170,000 | Q | I | ANDERSON JOHN P | PRESLEY, CAROL | 12955/1060 |
| 21-Mar-2001 | \$0 | U | I | FORD SHANNON | ANDERSON, JOHN P | 11275/0236 |
| 21-Mar-2001 | \$71,000 | U | I | SMITH DREXEY | ANDERSON, JOHN P | 11275/0240 |
| 26-Oct-1992 | \$15,400 | U | I | BEVILACQUA NICHOLAS SR | FERGERSON, HOWARD | 08070/0045 |
| 26-Oct-1992 | \$45,900 | U | I | FERGERSON HOWARD | SMITH, DREXEY W. | 08070/0046 |

2023 Land Information

| Land Area: 0.0932 acres 4,060 sf | | Frontage and/or View: None | | | Seawall: No | |
|------------------------------------|-----------------|----------------------------|-------|--------|-------------------|----------------|
| Property Use | Land Dimensions | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
| Multi-Fam <10 Units | 40x104 | \$7,550 | 40.00 | FF | 1.1845 | \$357,719 |

2023 Building 1 Structural Elements and Sub Area Information

| Structural Elements | | Sub Area | Heated Area SF | Gross Area SF |
|---------------------|---------------------------|----------------------|----------------|---------------|
| Foundation | Continuous Footing Poured | Base (BAS) | 908 | 908 |
| Floor System | Slab On Grade | Total Area SF | 908 | 908 |
| Exterior Walls | Cb Stucco/Cb Reclad | | | |
| Unit Stories | 1 | | | |
| Living Units | 2 | | | |
| Roof Frame | Gable Or Hip | | | |
| Roof Cover | Shingle Composition | | | |
| Year Built | 1947 | | | |
| Building Type | Duplex - 4-Plex | | | |
| Quality | Average | | | |
| Floor Finish | Carpet/ Vinyl/Asphalt | | | |
| Interior Finish | Drywall/Plaster | | | |
| Heating | Unit/Space/Wall/Floor | | | |
| Cooling | None | | | |
| Fixtures | 6 | | | |
| Effective Age | 44 | | | |

2023 Extra Features

| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|-------------|------------|-------|--------------------|-------------------|------|
| PATIO/DECK | \$13.00 | 193.0 | \$2,509 | \$1,204 | 2003 |
| SHED | \$20.00 | 50.0 | \$1,000 | \$400 | 1992 |

Permit Data

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

| Permit Number | Description | Issue Date | Estimated Value |
|--------------------------------|-----------------------------|-------------------|------------------------|
| 2023-2527-DEMO | DEMOLITION | 12/07/2023 | \$10,000 |
| 20210068 | ADDITION/REMODEL/RENOVATION | 01/25/2021 | \$0 |
| 20210068A | ADDITION/REMODEL/RENOVATION | 01/25/2021 | \$0 |
| R4878 | ROOF | 08/05/2020 | \$4,750 |
| 201010053 | MISCELLANEOUS | 04/07/2010 | \$2,000 |
| 201010049 | MISCELLANEOUS | 04/05/2010 | \$1,000 |
| PER-H-CB213754 | ROOF | 04/07/2000 | \$2,400 |



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 04 Mar 2024

Subject Parcel: 15-31-15-65304-017-0020

Radius: 300 feet

Parcel Count: 66

Total pages: 4

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.

DICK FAMILY IRREVOCABLE TRUST
FRYC, KATHLEEN A TRE
2453 TOUAREUNA RD
AMSTERDAM, NY 12010-8537

LAMB, EDWARD B II TRE
LAMB, CYNTHIA TRE
4780 MASON RD NW
CANAL WINCHESTER, OH 43110-9229

LAPINSKI, ROSE MARIE REVOCABLE TRUST
LAPINSKI, ROSE MARIE TRE
637 DUCHESS BLVD
DUNEDIN, FL 34698-2555

HUYNH, KIM PHUOC
HUYNH, DIEU HUONG
2 CHEMIN DU LUSSEX
JOUXTENS-MEZERY 1008,
SWITZERLAND

MANFULL, CASANDRA
MANFULL, ERIC
10445 S 27TH AVE
LAVEEN, AZ 85339-1750

CAIN, KIMERLY TRE
CAIN, KIMERLY J LIV TRUST
499 HOPE RD
LINCOLNVILLE CENTER, MA 04850-5950

DANIELL, MICHAEL J TRE
DANIELL, MICHAEL J REVOCABLE TRUST
543 NORMANDY RD
MADEIRA BEACH, FL 33708-2315

SAFI, CAROLINE
SAFI, SABRE ANTHONY
13133 3RD ST E
MADEIRA BEACH, FL 33708-2413

ODUM, PAMELA ANN
ODUM, EDWARD F
13101 3RD ST E
MADEIRA BEACH, FL 33708-2413

KELLEY, BRIAN KEVIN
KELLEY, MARIA LUISA
13155 3RD ST E
MADEIRA BEACH, FL 33708-2413

GRAY, DONALD C
THOMAS, JOHN
13149 4TH ST E
MADEIRA BEACH, FL 33708-2419

LUKO, DEBORAH J
LUKO, JEFFREY S
13123 4TH ST E
MADEIRA BEACH, FL 33708-2419

SOUDERS, DANIEL DAVID
DUDA, MICHELLE A
13143 4TH ST E
MADEIRA BEACH, FL 33708-2419

COUGHLIN, JAMES B
COUGHLIN, TERRI D
13148 4TH ST E
MADEIRA BEACH, FL 33708-2420

COUGHLIN, JAMES B
COUGHLIN, TERRI D
13148 4TH ST E
MADEIRA BEACH, FL 33708-2420

OBIE, MICHAEL R
OBIE, MONICA
13120 4TH ST E
MADEIRA BEACH, FL 33708-2420

KALISEK, JORDAN LEE
KALISEK, KATHERINE MARIE
13027 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437

WEIDINGER, ALOIS
ELSTON, JULIE
13065 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437

PIFER, DOUGLAS R
PIFER, CHRISTINE F
13109 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

MULRY, JOHN
PASHA, MARIANNE
13155 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

HODGE, LISA
PEATROSS, PAUL
13107 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

LAIRD, ANNETTE
LAIRD, THOMAS C
13119 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

HELFRICH, MICHAEL S
HELFRICH, FRANCES A
13150 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2440

THOMPSON, MICAH BARRY
THOMPSON, COURTNEY ANKRUM
255 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2453

STOCKFISCH, JEROME R
STOCKFISCH, DARLYN A
319 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2455

SPENCE, GARY A
SPENCE, BETH
315 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2455

NEWBURY, NICHOLAS
NEWBURY, JAMES
311 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2455

LAPORTE, JOHN
LAPORTE, ROBERT
334 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2456

LISTER, TERRY W
LISTER, KATHY B
338 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2456

NELSON, WILLIAM H
HENKEL, GARY
301 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2590

HENKEL, GARY
NELSON, WILLIAM H
301 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2590

ARGUELLO, HUMBERTO M
APPUHAMILLAGE, THISAL S NANAYAKKARA
JAYASURIYA
13115 3RD ST E UNIT 1A
MADEIRA BEACH, FL 33708-3022

STERN, ROBERT
LUNEBORG, KELLI
805 HILLS CREEK DR
MCKINNEY, TX 75072-5229

RADOSAVLJEVIC, MILOVAN
RADOSAVLJEVIC, JASMINA
610 WEST 142ND ST APT 6J
NEW YORK, NY 10031-6634

BUCKLEY, MARSHA FARRALL REV LIVING TRUST
BUCKLEY, MARSHA FARRALL TRE
4517 BECKETT CT
NORMAN, OK 73072-3411

ARMENIA, ROBERT W
ARMENIA, ERICKA
10970 TALLY FAWN LOOP
SAN ANTONIO, FL 33576-7278

HOLDEN, WILLIAM H
C/O ROBERTS, ELIZABETH H
3465 BEE RIDGE RD APT 322
SARASOTA, FL 34239-7232

CARTER, CLARENCE J JR
HAYNES, MELANIE
9494 SILVERTHORN RD
SEMINOLE, FL 33777-3165

NETTERFIELD, THEODORE A
HERRERO, ANA L
6325 6TH AVE N
ST PETERSBURG, FL 33710-6905

DAVIES, SANDRA
DAVIES, KENNETH O
4351 7TH AVE N
ST PETERSBURG, FL 33713-6213

CARRINGTON FAMILY TRUST
CARRINGTON, LAWRENCE W TRE
1210 E OAKWOOD ST
TARPOON SPRINGS, FL 34689-5534

EDWARD & KAREN SMITH LLC
PO BOX 3832
SEMINOLE, FL 33775-3832

TBMB PROPERTIES LLC
1804 W MORRISON AVE
TAMPA, FL 33606-2830

PUGH, CARL S III
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

FORTUNATO, MICHAEL DAVID
13063 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437

BARONCINI, DARRYL J
13031 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437

COLLIER, KATHERINE
13145 3RD ST E
MADEIRA BEACH, FL 33708-2413

HOLIDAY ISLES MARINE TRAINING
299 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2453

CREIGHTON, JOHN E
PO BOX 8186
MADEIRA BEACH, FL 33738-8186

UTIGER, JILLENE
320 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2473

JUDYS TROPICAL COTTAGES LLC
800 BAY POINT DR
MADEIRA BEACH, FL 33708-2317

321 BOCA CIEGA LLC
119 S CLYDE AVE
KISSIMMEE, FL 34741-5613

CLARK, VICKI L
13149 3RD ST E
MADERIA BEACH, FL 33708-2413

HART, HOWARD FRANCES
336 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2456

SIMMONS, WILLIAM D
13101 4TH ST E
MADEIRA BEACH, FL 33708-2419

VERTZ, ROBERT L
13117 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

SUAREZ HOLDINGS LLC
13650 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2545

KOLLCAKU LLC
1804 S VINE AVE
PARK RIDGE, IL 60068-5322

KEL PROPERTIES LLC
2288 EDYTHE DR
DUNEDIN, FL 34698-2522

CHURNS, ROSEMARY
818 MAIN ST UNIT 103
EL SEGUNDO, CA 90245-5203

BAKER, TRENT
735 5TH ST N
ST PETERSBURG, FL 33701-2313

BUIS, PRISCILLA
10127 PARADISE BLVD
TREASURE ISLAND, FL 33706-3116

HALL, JOHN W
7512 VERN PL
ORIENT, OH 43146-8201

MEDIA SOCIAL NETWORK LLC
637 S FAIRFAX AVE UNIT 502
LOS ANGELES, CA 90036-5048

GISTINGER, MICHAEL
16037 REDINGTON DR
REDINGTON BEACH, FL 33708-1662

MARTIN, ERIC
13035 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437



PUBLIC NOTICE

**PLANNING COMMISSION MEETING TO CONSIDER REDEVELOPMENT PLANNING
APPLICATION RDV 2024-02**

The Planning Commission of the City of Madeira Beach, Florida will meet in the Patricia Shontz Commission Chamber at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida to discuss the agenda item listed at the time indicated below.

| | | |
|------------------|------------------------------|----------------------------|
| 6:00 P.M. | Monday, April 1, 2024 | Commission Chambers |
|------------------|------------------------------|----------------------------|

Applicant: Steve Stalba

Property Owner: Steve Stalba

Property Address: 13117 4th St E Madeira Beach, Florida 33708

Parcel Number: 15-31-15-65304-017-0020

Zoning/Land Use: R-2, Low Density Multifamily Residential Zoning District/ Residential Medium

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 2

Nature of Request: Redevelopment Planning Application RDV 2024-02 is requesting authority to replace an existing nonconforming duplex with a new duplex. *Sec. 110-97. - Redevelopment planning process* allows for property owners to apply to replace an existing nonconforming residential structure with a new structure at the same density and nonconformity with an approved Redevelopment Planning Application. The application is available for review at <https://madeirabeachfl.gov/plan-review-documents/> . A physical copy of the application is located at the City of Madeira Beach Community Development Department, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida and is available to view from 8:30 a.m. to 4:00 p.m. Monday through Friday.

Public Notice: *Sec. 110-97. - Redevelopment planning process* requires the notification of property owners within 300 feet of the property where the redevelopment is proposed. Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the City Community Development Department not less than five days prior to the hearing.

This Notice was mailed to all property owners within 300 feet of the subject property and posted at City of Madeira Beach City Hall, at Gulf Beaches Public Library, on the City of Madeira Beach Website and at the property referenced above on March 22, 2024.

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



NOTICE OF INTENT TO BE AN AFFECTED PARTY

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

APPLICATION INFORMATION

Case No or Application No., whichever applies: _____

Applicant's Name: _____

Signature of Affected Person

Date

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