



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:

Q

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:

Dopley / condemned due to flooding

Redevelopment Plan checkbox

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. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

**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*

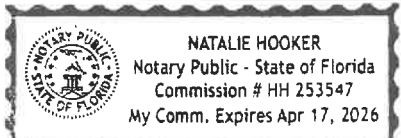
STATE OF *Florida*
COUNTY OF *Pinellas*

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.

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Applicant's Signature: _____

[Handwritten Signature]

Date: _____

1-18-24

STATE OF Florida
COUNTY OF PineHos

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

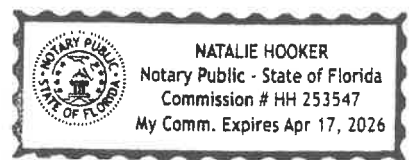
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(name of applicant)

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

Natalie
(notary signature)

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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.

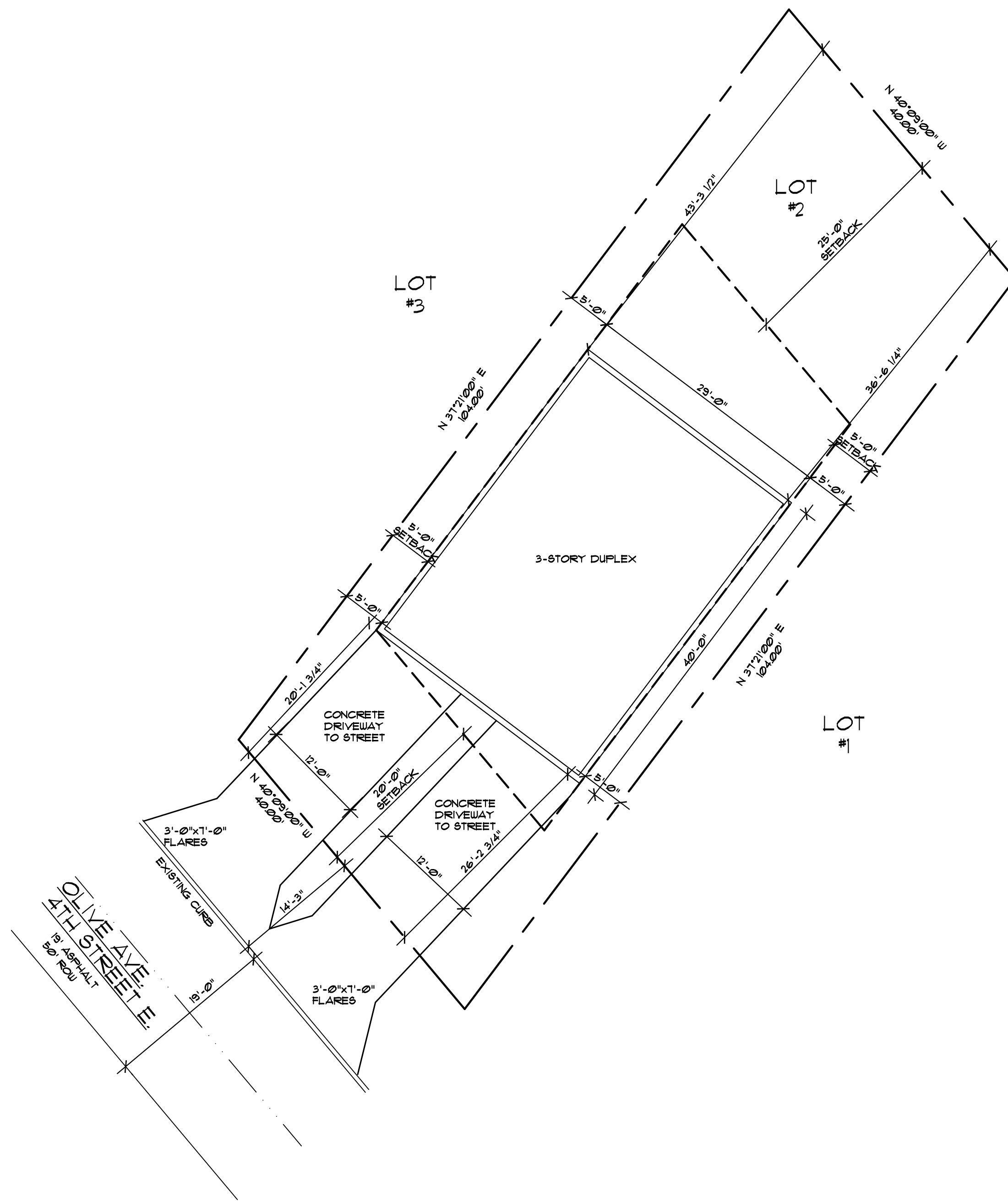


Signature of Applicant



Date

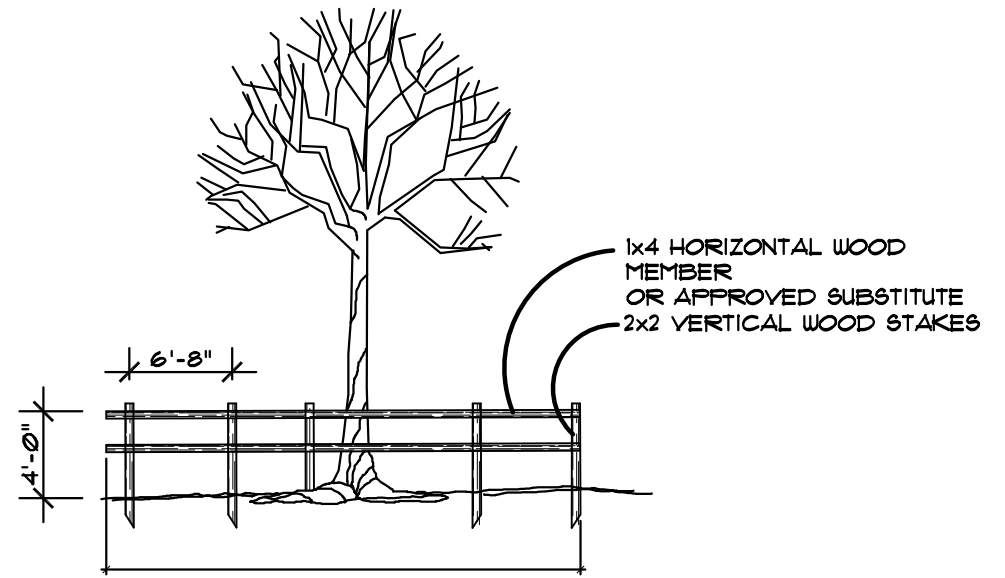
DATE: N/A



VEGETATIVE COVER OR SOD SHALL BE INSTALLED WITHIN ALL PERMEABLE AREAS OF THE PROPERTY AND ABUTTING RIGHT OF WAYS. 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: \times^{00}
 PROPOSED ELEVATIONS: \square^{00}
 SWALE:



BARRICADE DETAIL

SCALE: NTS

LANDSCAPE LEGEND

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

SITE WILL COMPLY WITH IRRIGATION REQUIREMENTS OF SECTION 16.42.06(2),1

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

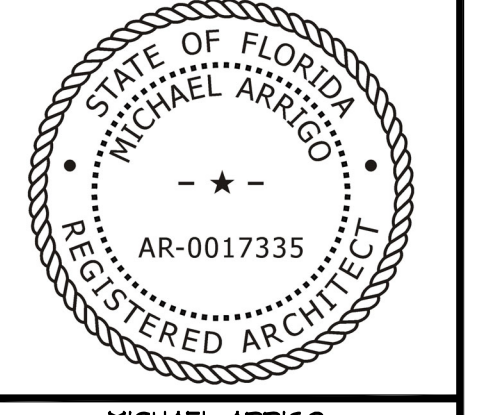
SCALE: 1"=10'-0" (IN FEET)
 0 10' 20'

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

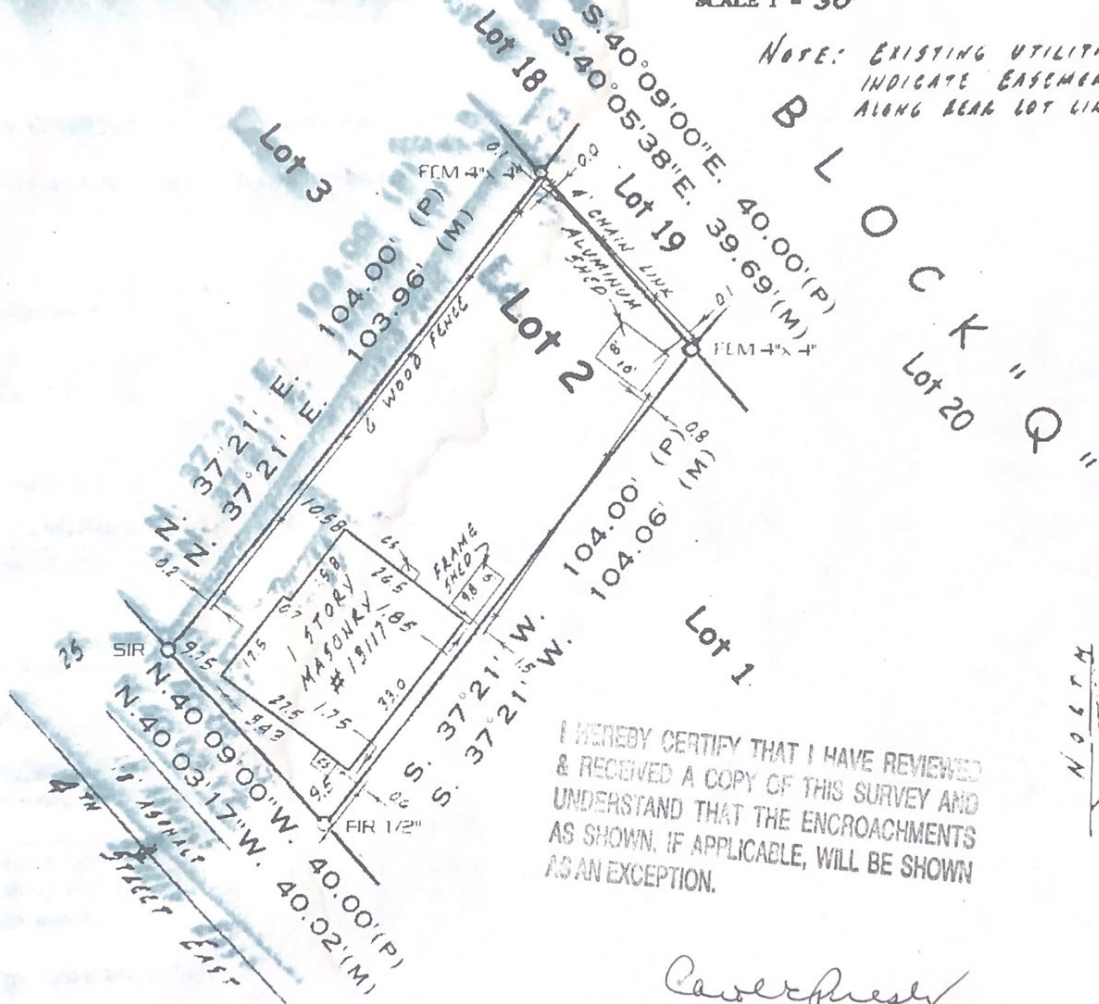
NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.

m - measured p - plat c - calculated d - deed SIR - set iron rod 5/8" FIR - found iron rod FFP - found platted 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.

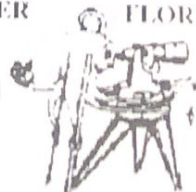
SURVEY CERTIFIED TO CAROL E. PRESLEY

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