



CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT

300 MUNICIPAL DRIVE ♦ MADEIRA BEACH FLORIDA 33708

(727) 391-9951 EXT. 255 ♦ FAX (727) 399-1131



SPECIAL MAGISTRATE – VARIANCE APPLICATION

\*Applicant: Name and Address

\*Property Owner: Name and Address

Curtis Wilson
400 Virginia Ave.
Madiera Beach, Fla. 33708

Curtis Wilson & Lois Rapp
400 Virginia Ave.
Madiera Beach, Fla. 33708

Telephone: (727) 415-2328

Telephone: (727) 415-2328

Email: cawilson623@yahoo.com

Email: cawilson623@yahoo.com

Application for the property located at: (Street Address or Location of the Vacant Lot)

400 Virginia Ave, Madiera Beach, Fla. 33708

Legal Description: Gulf Shores 4th ADD BLK Q, LOT 2

Lot Area: ?

Width: 88' ft. w.
63' e.

Depth: 36' ft. N.
50' S.

Zoning District:

Present Structures on Property: house

Present Use of Property: single family home

Date Building Permit Request denied: N/A

Variance (s) need from the zoning requirements are: extend front 2' into setback

PLEASE ATTACH REQUIRED SUPPORTING MATERIALS:

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

A request B. Lot Description C. City Plan D. Elevation Certificate E. Exterior Pictures

DISCLAIMER: According to Florida Statues, 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.



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

Fee: \$1730.00  Check # 727  Cash  Receipt # 30871

Date Received: 8 / 15 / 22 Received by: B. Scott

Special Magistrate Case # Assigned: VAR 2022-04

Special Magistrate Hearing Date: 9 / 26 / 22  Approved  Denied

- Zoning Variance for Residential Dwelling Units (One, Two or Three Units) \$1,730.00 per Variance
- Zoning Variance for Multi-Family, Tourist Dwellings or Commercial \$1,735.00 per Variance
- After-the-fact Variance \$3,460.00 per Variance

X \_\_\_\_\_  
Linda Portal, Community Development Director

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

X \_\_\_\_\_  
~~Robert Daniels~~, City Manager  
Robin Gomez

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

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**APPLICATION (Must submit the following analysis)**

This application to the Special Magistrate is requesting permission to: 1. extend front  
bedroom 9 FT., add a handicap accessible bathroom 2,  
enlarge shed 3 FT. forward and 3 FT. into side yard  
to accommodate garage and garage door.

The special magistrate shall authorize, upon application to appeal, after public notice has been given and public hearing held, such variance 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, subpart B of this Code will result in unnecessary and undue hardship. In order to authorize any variance from the terms of the city land development regulations, the special magistrate shall consider the following criteria and shall find that the criteria has been satisfied in full and that a hardship exists.

**On a separate attached page, explain in detail how your request meets City Code Sec. 2-507 by complying with the following rules. Please note that your explanation demonstrate that your request meets one or more of the conditions listed under criteria #1 below and that it also meets in full criteria 2 through 6 below:**

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

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2. Demonstrate that special condition (s) and circumstance (s) do not result from the actions of the applicant. A self-created hardship shall not justify a variance.
3. Demonstrate that the granting of 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. Demonstrate that the 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 the code and would work unnecessary and undue hardship on the applicant.
5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land.
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.

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**OWNER CERTIFICATION**

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

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

It is hereby acknowledged that the filing of the 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.***

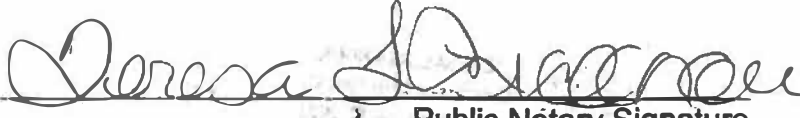
**Appeals.** (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before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

X  Date: 8 / 15 / 22  
Property Owner's Signature

STATE OF Florida  
COUNTY OF Pineles

Before me this 15 day of Aug, 2022, Curtis Wilson appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is  personally known to me or  has produced \_\_\_\_\_ as identification.



  
Public Notary Signature

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

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**NON-OWNER (AGENT) CERTIFICATION**

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

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

It is hereby acknowledged that the filing of the 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.

X *Alovia A. Ridenaar* Date: 08 / 15 / 22  
Property Owner's Signature (If other than the property owner)

STATE OF Florida

COUNTY OF Pinellas

Before me this 15 day of Aug, 2022, *Gloria Ridenaar*  
appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is  personally known to me or  has produced \_\_\_\_\_ as identification.



*Teresa L. Ridenaar*  
Public Notary Signature

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

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

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

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August 15, 2022

Subject: Construction Variance Request

To Whom It May Concern:

I am requesting a construction variance for my home at 400 Virginia Ave., Madeira Beach. My wife and I have owned and renovated two homes in Madeira Beach over the past 13 years. We have turned two run-down houses into very nice homes that are an asset to the community.

My wife works for the Department of Defense, and we are presently stationed in Okinawa, Japan. Upon her retirement, we will live permanently in our home on Virginia Ave. Currently we do not have a handicap-accessible bathroom. I am 71 years old, and believe the time will come when this will be needed so that we will be able to age in our home during our retirement. Additionally, due a shortage of storage, we would like to add another closet which would be needed to live in the house comfortably. We would also like to expand the attached shed/garage enough to install a standard garage door.

Due to the irregular shape of our lot, there is no room to build behind or to the side of our home. With FEMA guidelines governing the amount of money we can spend on renovation, it would not be possible to add a partial second floor. Housing costs have become prohibitive, and we cannot afford to move to a larger home in Madeira Beach. We are requesting only the minimum variance that would be needed for the new handicap-accessible bathroom and closet and installation of a standard garage door.

I am requesting:

- A. Moving the front bedroom 9 ft. forward to allow space for the handicap-accessible bathroom and closet.
- B. Moving the attached shed/garage walls approximately 3 ft. forward to be in line with the front of the house, and 3 ft. to the side in order to install a standard garage door.

I have seen several homes in the neighborhood that don't appear to conform to the setback guidelines. They include:

14830 North Bayshore

Corner of N. Bayshore and 145<sup>th</sup> Ave.

131 146<sup>th</sup> Avenue

Please see the attached preliminary plans for our request.

Sincerely,



Curtis A. Wilson



Front Set Back 27'  
 Side Set Back 11'

# Job Copy

PLANS REVIEWED FOR CODE COMPLIANCE  
 IN ACCORDANCE WITH THE BUILDING CODE  
 WITH EXCEPTIONS NOTED

AUG 19 2015

THE ISSUANCE OF THIS PERMIT SHALL NOT BE HELD  
 TO PERMIT OR APPROVE THE VIOLATION OF ANY CITY,  
 COUNTY, OR STATE LAW, CODE, REGULATION OR ORDINANCE

↑ O-DENOTES PALM TREE



SUBJECT TO FIELD  
 INSPECTION APPROVAL

CURVE TABLES

(PER PLAT)

(MEASURED)

(A)

(A)

R=204.41'  
 A=63.18'  
 C=62.93'  
 C.B.=N85°09'35"W  
 (BASIS OF BEARINGS)

R=204.41'  
 A=63.21'  
 C=62.96'  
 C.B.=N85°09'35"W  
 (BASIS OF BEARINGS)

(B)

(B)

R=25.00'  
 A=50.81'  
 C=42.51'  
 C.B.=N18°04'51"W

R=25.00'  
 A=50.81'  
 C=42.51'  
 C.B.=N18°08'14"W

(C)

(C)

R=660.00'  
 A=16.24'  
 C=16.24'  
 C.B.=N39°26'18"E

R=660.00'  
 A=16.24'  
 C=16.24'  
 C.B.=N39°06'49"E

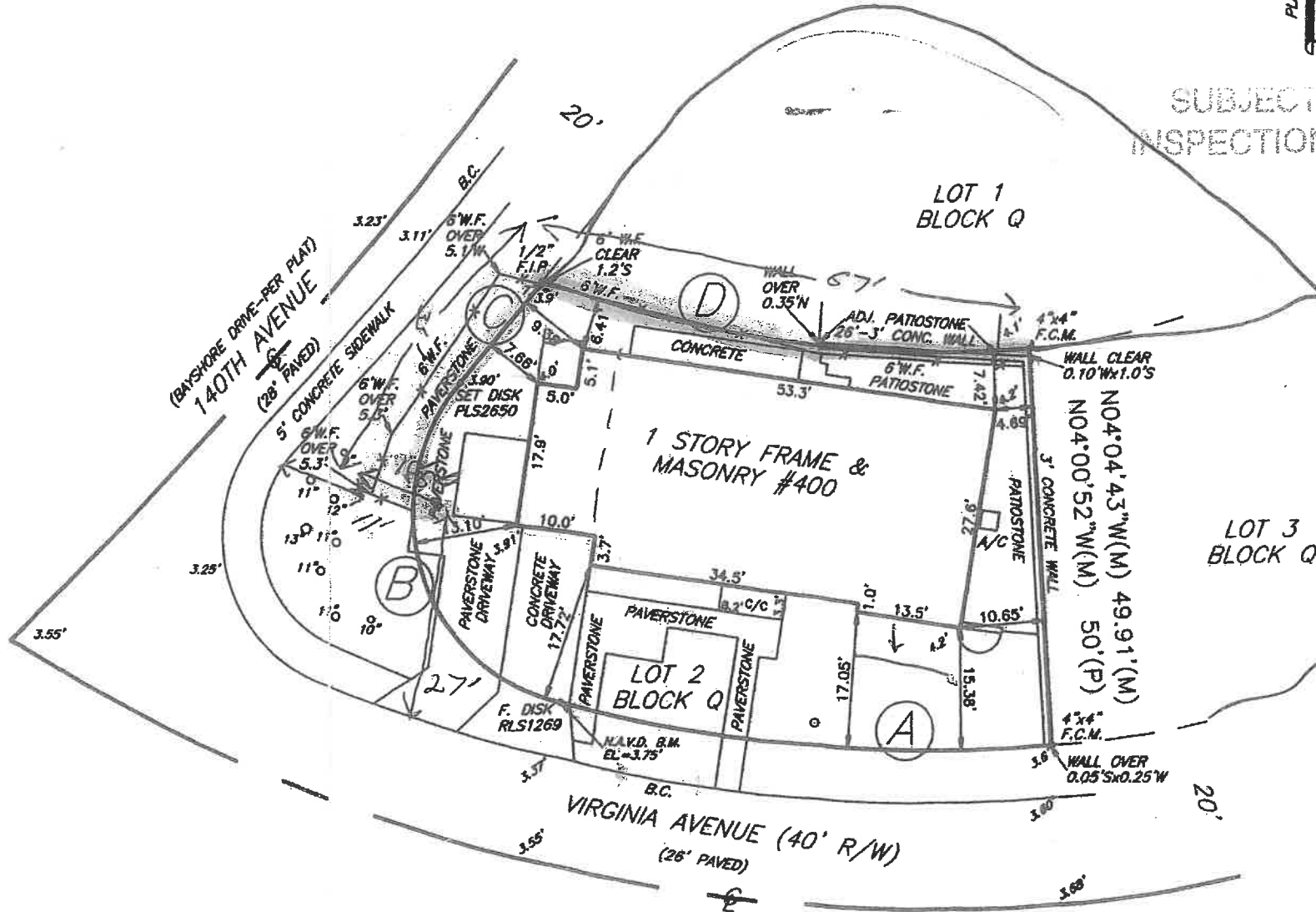
(D)

(D)

R=154.41'  
 A=63.08'  
 C=62.64'  
 C.B.=S82°18'40"E

R=154.41'  
 A=63.19'  
 C=62.75'  
 C.B.=S82°11'37"E

PAGE 2 OF 2 PAGES

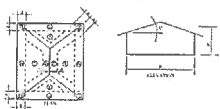


AUG 19 2015  
 PK

B.

# WILSON RESIDENCE

400 VIRGINIA AVENUE  
MADEIRA BEACH, FL. 33708

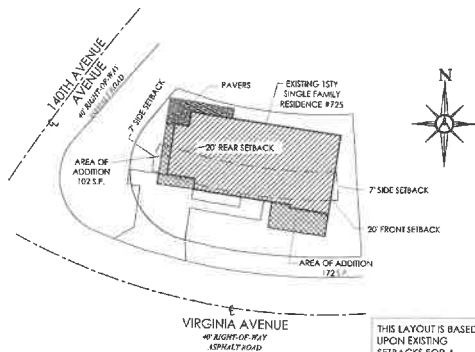


## HIP D - 2/12 TO 4/12

FLORIDA STRUCTURAL DESIGN CRITERIA 1626 - 2008	
MINOR LIFE LOAD: 40 PSF	
MINOR FLOOR LOAD: 30 PSF	
MINOR CEILING LOAD: 10 PSF	
WIND LOAD	YES
MINOR FLOOR DEBRIS AREA	12 PSF
WIND SPEED	15
SEA CATEGORY	B
WIND EXPOSURE	3
STRUCTURE CLASSIFICATION	II
WIND PRESSURE COEFFICIENT	+/- 0.18
COMPILED & CLASSIFIED - DESIGN PRESSURE PSF	
SLOPE = 17 TO 30 DEGREE HIP ROOF	
WIND WIND-UP	
ZONE 1	28.14 - 43.20
ZONE 2	19.84 - 30.20
ZONE 3	26.14 - 40.81
HEAD WIND	
ZONE 1	27.77 - 40.81
ZONE 2	20.77 - 30.14
GARAGE DOOR	
157	33.78 - 37.15
167	31.67 - 33.79
END ZONE WIDTH = 4'	
EOL IN FINISH PRESSURE = 1,500 PSF (AS10-HEC)	

"CONTRACTOR SHALL NOT ALTER EXISTING DRAINAGE PATTERN IN A MANNER THAT COULD CAUSE ADVERSE IMPACTS TO ADJOINING PROPERTIES"

"THIS LAYOUT IS BASED UPON CERTIFIED SURVEYS DONE BY OTHERS. THE ENGINEER OF RECORD DID NOT PERFORM THE SITE SURVEY. ALL SEIBACKS AND OTHER SITE PLAN DATA TO BE VERIFIED BY THE CONTRACTOR."



1 SITE PLAN  
SCALE: 1" = 20'-0"

## BUILDING CODES

- 2020 Florida Building Code, Seventh Edition
- 2020 Florida Building Code (Residential), Seventh Edition
- 2020 Florida Building Code (Plumbing), Seventh Edition
- 2020 Florida Building Code (Mechanical), Seventh Edition
- 2020 Florida Building Code (Fuel Gas), Seventh Edition
- 2020 Florida Building Code (Existing Bldg), Seventh Edition
- 2017 National Electric Code (NEC)
- 2020 Florida Fire Prevention Code and applicable codes and standards by reference, Seventh Edition
- 2020 Florida Accessibility Code, Seventh Edition

CONSTRUCTION: TYPE V-B  
OCCUPANCY: R60 - SINGLE FAMILY RESIDENTIAL  
OCCUPANT LOAD: 1 PERSON PER 200 SF

CLASSIFICATION  
ALTRATION LEVEL 2

## PROPERTY INFO

PIN: 10-31-15-34380-017-0020  
Tax District: MB  
Use Description: 0110 (Single Family)  
Building Type: Single Family  
Zoning Code: R-1  
Flood Zone: AREA OF WORK IS IN AN AE10 ZONE

## PERVIOUS/ IMPERVIOUS

LIST OF IMPERVIOUS ITEMS:  
EXISTING HOUSE, ADDITIONS GARAGE, DECK, PADS & DRIVEWAY  
2,387 S.F.

IMPERVIOUS AREA 2,387 S.F.  
DIVIDED BY LAND AREA 3,801 S.F.  
EQUALLY 62%

## SCOPE OF WORK

CREATE 2 ADDITIONS.  
1 TO BE AN EXPANSION OF AN EXISTING BEDROOM AND ADDITION OF A BATHROOM.  
2 TO BE REMODEL AND EXPANSION OF EXISTING GARAGE

## SHEET INDEX

001 C	SITE PLAN & GENERAL NOTES
002 A1	EXISTING FLOOR PLAN, DEMO AND PROPOSED
003 A2	
004 A3	
005 A4	
006 S1	
007 S2	
008 S3	
009 E1	

THESE PLANS ARE IN COMPLIANCE WITH  
FLORIDA BUILDING CODE 2020 Seventh Edition

## GENERAL NOTES

- 1) ALL EXISTING CONDITIONS TO BE VERIFIED BY THE CONTRACTOR AND SUB CONTRACTOR PRIOR TO CONSTRUCTION COMMENCEMENT.
- 2) ALL PROPOSED LAYOUTS, DIMENSIONS AND ELEVATIONS TO BE VERIFIED BY THE CONTRACTOR AND SUB CONTRACTOR PRIOR TO CONSTRUCTION COMMENCEMENT.  
ANY DISCREPANCIES ARE TO BE REPORTED TO ARCDDESIGN PRIOR TO CONSTRUCTION COMMENCEMENT.

NOTE: WINDOW & DOOR SIZES SHOWN ARE FINISHED DIMENSIONS. USE MFG'S OPENING SIZES TO DETERMINE R.O. DIMENSION.

## DIMENSIONING METHOD

- A) WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- B) UNLESS OTHERWISE NOTED, ALL DIMENSIONS OF WALLS ARE TO FACE OF CMU EXTERIOR WALL OR TO ONE SIDE OF THE WOOD STUDS OF INTERIOR PARTITIONS
- C) ELEVATIONS OF FLOOR HEIGHTS ARE TO THE PRIMARY SUB-FLOOR LINE.

SEE THE FOUNDATION AND MASONRY CONSTRUCTION PLAN IN THESE DRAWINGS FOR DETAILED CONCRETE MASONRY UNIT DIMENSIONS, INCLUDING DOOR AND WINDOW OPENINGS. THE MASONRY CONTRACTOR SHALL VERIFY THE SIZE OF THE DOOR AND WINDOW MASONRY OPENINGS PRIOR TO COMMENCING CONSTRUCTION.

PER FBC3308.4 VERIFY THAT ALL GLAZING IN HAZARDOUS AREAS, SHOWER, AND WINDOWS IN TUB AREA, M/BATH GLAZING WITHIN 24" OF DOOR SWING WILL BE SAFETY GLASS IN COMPLIANCE WITH CPSCS 16 CFR 1201 STANDARD OF ANSI Z97.1 2004

## ABBREVIATIONS

BOB	BOTTOM OF BEAM
CH	CEILING HEIGHT
D	DRYER
ELEC	ELECTRICAL BOX
EX	EXISTING
HW	HOT WATER HEATER
LP	CEILING LOW POINT
P.T.	PRESSURE TREATED
SH	SILL HEIGHT
T.O.	TOP OF
W	WASHER
WH	WINDOW HEIGHT
F.G.	FIXED GLASS WINDOW

THESE PLANS ARE ELECTRONICALLY SEALED. PHYSICAL PRINTING OF THIS PDF NEGATES THE LEGALITY OF THE SEAL.

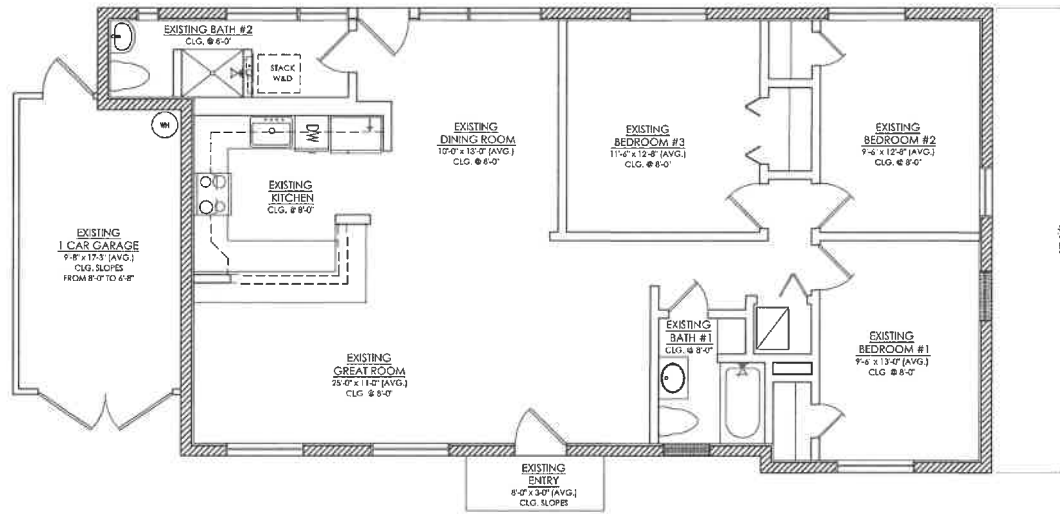
**Arcdesign**  
Design & Permit Drawings  
400 Virginia Ave  
Madisonville, TN 37355  
mad@arcdesign.com 615.272.4600  
727-446-8022

MEMBER  
**AI**  
**BD**  
AMERICAN INSTITUTE OF ARCHITECTS

WILSON RESIDENCE  
400 VIRGINIA AVENUE  
MADEIRA BEACH, FL. 33708

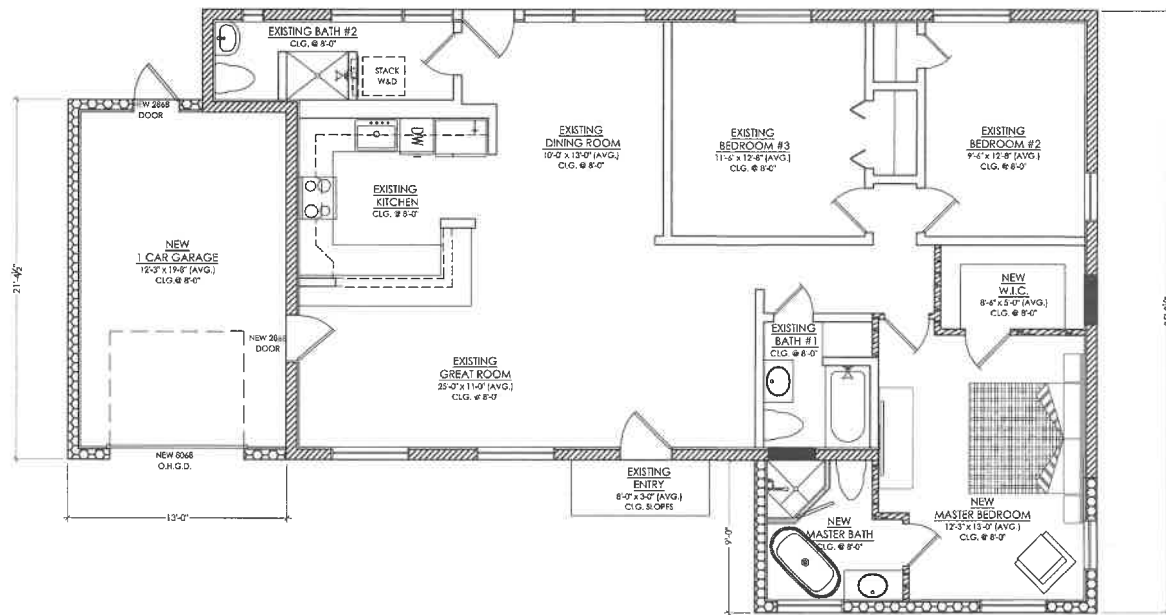
ISSUE DATE:		
REVISIONS		
MARK	DATE	DESCRIPTION

SCALE	AS NOTED
CHECKED BY:	-
DRAWN BY:	JL
DATE:	08.04.22
PROJECT NUMBER:	223130
SHEET NUMBER:	001 C1



1 EXISTING FLOOR PLAN AND DEMO  
SCALE: 1/4" = 1'-0"

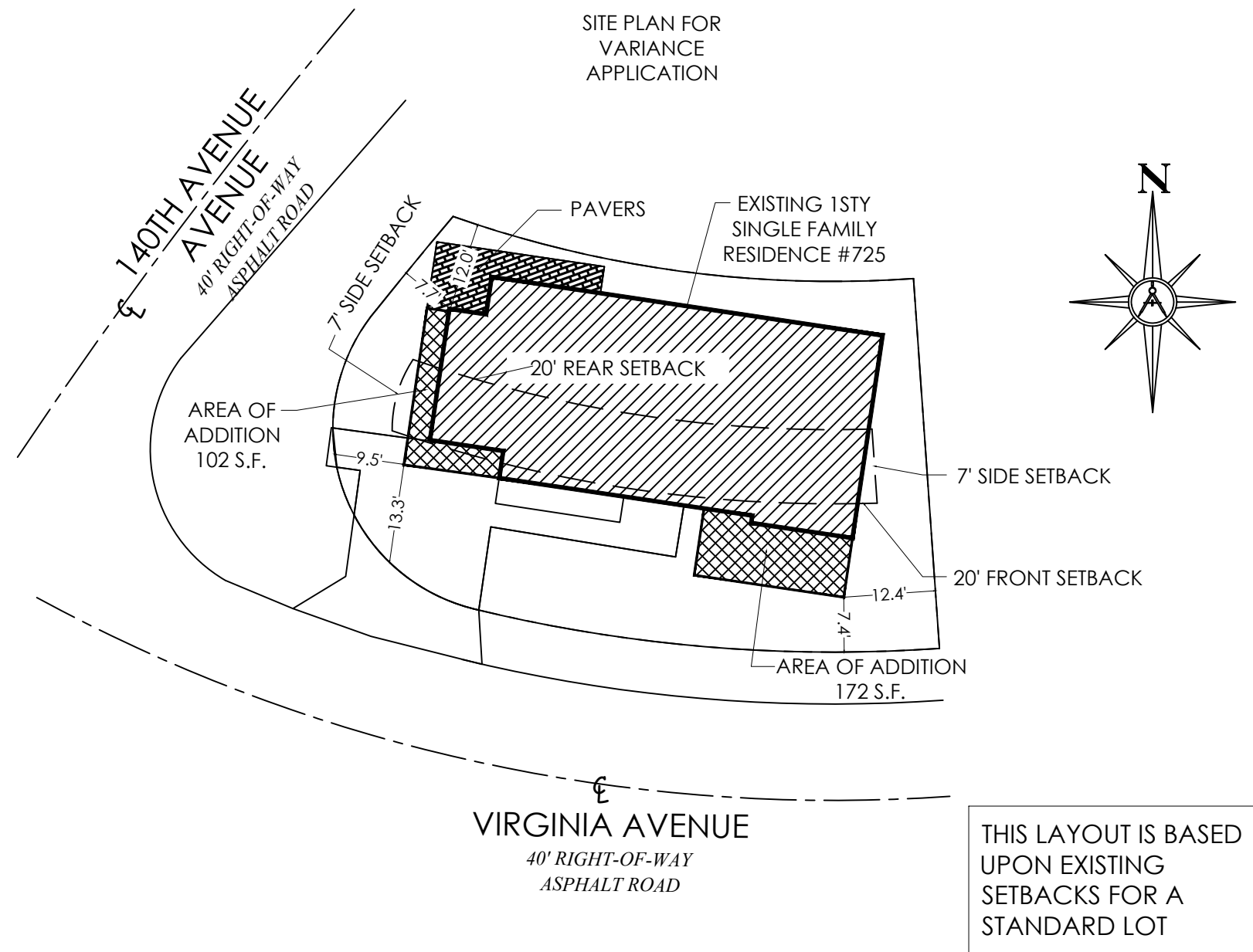
WALL LEGEND	
	EXISTING EXTERIOR BLOCK WALLS
	EXISTING INTERIOR NON-BRG. FRAME WALLS
	EXISTING EXTERIOR BRG. FRAME WALLS
	NEW EXTERIOR BRG. BLOCK WALLS
	NEW INTERIOR NON-BRG. FRAME WALLS
	EXISTING WALL, FIXTURE OR STRUCTURE TO BE REMOVED
	NO CHANGE IN THIS AREA
	NEW IN-FILL FRAMING



2 PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"

# WILSON RESIDENCE

400 VIRGINIA AVENUE  
MADEIRA BEACH, FL. 33708



1 SITE PLAN  
SCALE: 1" = 20'-0"

# ELEVATION CERTIFICATE

73144EC

**Important:** Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name <b>CURTIS WILSON AND LOIS RAPP</b>				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 400 VIRGINIA AVENUE				Company NAIC Number:	
City MADEIRA BEACH		State FLORIDA		ZIP Code 33708	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 2, BLOCK "Q", FOURTH ADDITION TO GULF SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 61, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>27.79563332</u> Long. <u>-82.78836823</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A8.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>180</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number CITY OF MADEIRA BEACH 125127			B2. County Name PINELLAS		B3. State FLORIDA
B4. Map/Panel Number 12103C-0191	B5. Suffix H	B6. FIRM Index Date 8/24/2021	B7. FIRM Panel Effective/ Revised Date 08/24/2021	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 10'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

73144EC

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.
FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
400 VIRGINIA AVENUE
City State ZIP Code
MADEIRA BEACH FLORIDA 33708
Policy Number:
Company NAIC Number

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: [ ] Construction Drawings\* [ ] Building Under Construction\* [X] Finished Construction
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: GPS; TBM: 3.40 Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

[ ] NGVD 1929 [X] NAVD 1988 [ ] Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

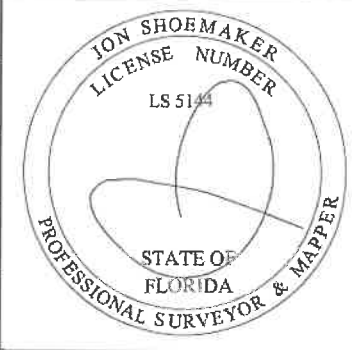
- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 4.32 [X] feet [ ] meters
b) Top of the next higher floor N/A [X] feet [ ] meters
c) Bottom of the lowest horizontal structural member (V Zones only) N/A [X] feet [ ] meters
d) Attached garage (top of slab) 3.75 [X] feet [ ] meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) 5.30 [X] feet [ ] meters
f) Lowest adjacent (finished) grade next to building (LAG) 3.62 [X] feet [ ] meters
g) Highest adjacent (finished) grade next to building (HAG) 4.00 [X] feet [ ] meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support N/A [X] feet [ ] meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? [X] Yes [ ] No [ ] Check here if attachments.

Certifier's Name License Number
JON SHOEMAKER 5144
Title
PROFESSIONAL SURVEYOR AND MAPPER
Company Name
FIRST CHOICE SURVEYING, INC.
Address
PO BOX 470978
City State ZIP Code
LAKE MONROE FLORIDA 32747
Signature Date Telephone
8/1/2022 P: (407)951-3425



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
NOTE: C2.E = AC UNIT PAD. NOTE: THIS ELEVATION CERTIFICATE IS ONLY VALID FOR THE PERSON OR PERSONS NAMED ON THIS CERTIFICATE. THIS CERTIFICATE IS FOR FLOOD INSURANCE PURPOSES ONLY. THE INFORMATION ON THIS CERTIFICATE SHOULD NOT BE USED FOR CONSTRUCTION OR PLANNING.

# ELEVATION CERTIFICATE

73144EC

OMB No. 1660-0008

Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 400 VIRGINIA AVENUE			Policy Number:
City MADEIRA BEACH	State FLORIDA	ZIP Code 33708	Company NAIC Number

## SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_ . \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

## SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments
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Check here if attachments.

# ELEVATION CERTIFICATE

73144EC

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 400 VIRGINIA AVENUE			Policy Number:
City MADEIRA BEACH	State FLORIDA	ZIP Code 33708	Company NAIC Number

## SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
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- G7. This permit has been issued for:       New Construction     Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters    Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters    Datum \_\_\_\_\_
- G10. Community's design flood elevation: \_\_\_\_\_  feet  meters    Datum \_\_\_\_\_

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.



**ELEVATION CERTIFICATE**

**BUILDING PHOTOGRAPHS**

See Instructions for Item A6. 73144EC

OMB No. 1660-0008  
Expiration Date: November 30, 2022

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City MADEIRA BEACH	State FLORIDA	ZIP Code 33708	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Front View



Rear View

Front View Date: 07/29/2022

Rear View Date: 07/29/2022



Right Side View



Left Side View

Right Side View: 07/29/2022

Left Side View: 07/29/2022

**ELEVATION CERTIFICATE**

**BUILDING PHOTOGRAPHS**

Continuation Page 73144EC

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 400 VIRGINIA AVENUE			Policy Number:
City MADEIRA BEACH	State FLORIDA	ZIP Code 33708	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo One	Photo Two
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Photo Three	Photo Four
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### Subject Exterior Photo Page

Borrower	N/A						
Property Address	400 Virginia Ave						
City	Madeira Beach	County	Pinellas	State	FL	Zip Code	33708
Lender/Client	Curtis A Wilson						



**Subject Front**



**Subject Rear**



**Subject Side**



**Subject Side**



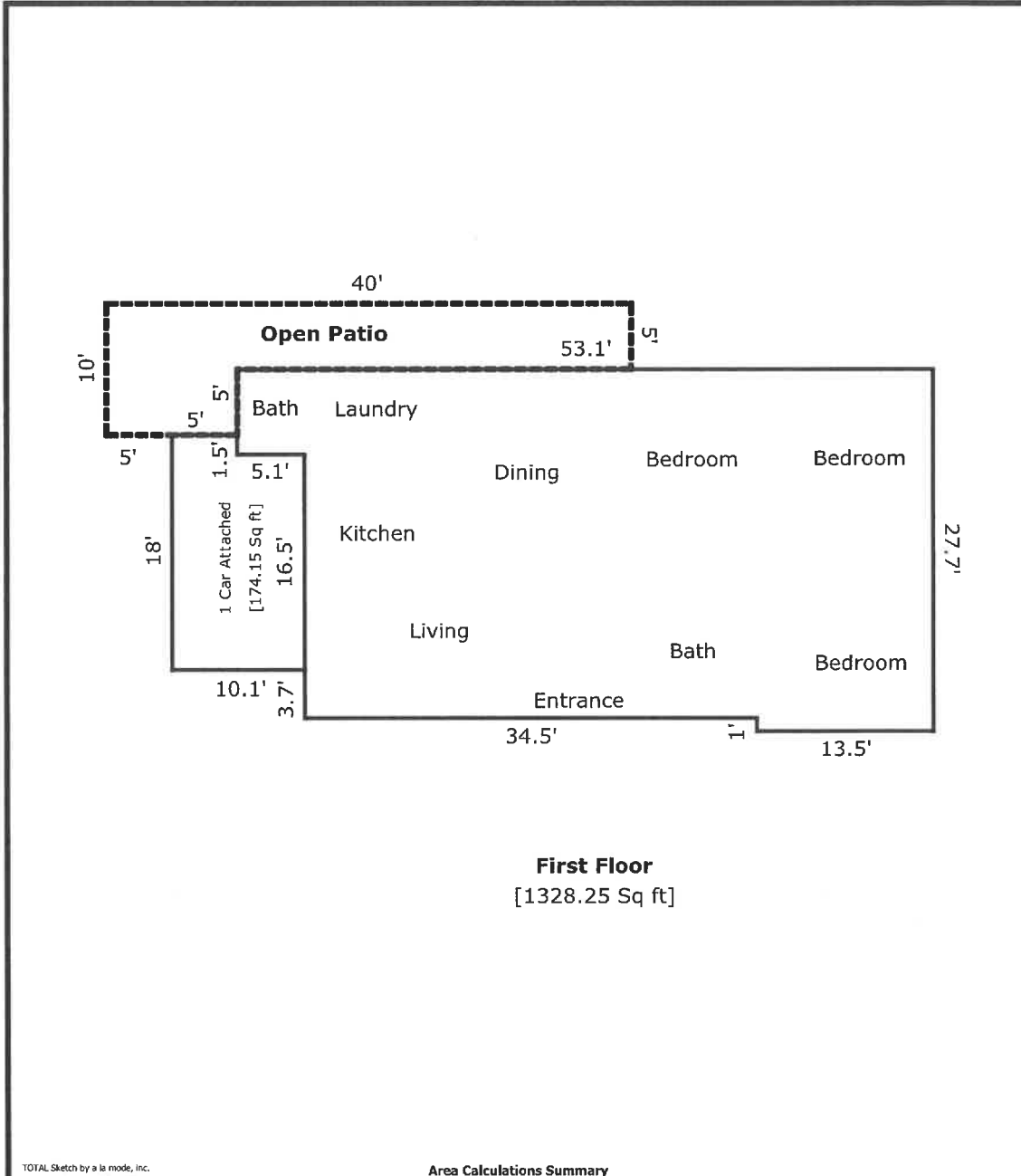
**Subject Street**



**Subject Street - Other Direction**

## Building Sketch

Borrower	N/A				
Property Address	400 Virginia Ave				
City	Madeira Beach	County	Pinellas	State	FL
Lender/Client	Curtis A Wilson	Zip Code	33708		



TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Area	Calculation Details
First Floor	1328.25 Sq ft	$6.5 \times 5.1 = 33.15$ $26.7 \times 34.5 = 921.15$ $13.5 \times 27.7 = 373.95$
<b>Total Living Area (Rounded):</b>	<b>1328 Sq ft</b>	
<b>Non-Living Area</b>		
Open Patio	250 Sq ft	$10 \times 10 = 100$ $5 \times 30 = 150$
1 Car Attached	174.15 Sq ft	$10.1 \times 16.5 = 166.65$ $1.5 \times 5 = 7.5$