



CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE + MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 255 + FAX (727) 399-1131
Email to: planning@madeirabeachfl.gov



REDEVELOPMENT PLAN APPLICATION

Application #: RDV 2023-01

Date: 2/27/23

Applicant:

Michael Kamenoff
119 S. Clyde Avenue
Kissimmee, FL 34741

Telephone: 407 832 9500

Email Address: mikekamenoff@yahoo.com

Property Owner:

321 Boca Ciega, LLC
119 S. Clyde Avenue
Kissimmee, FL 34741

Telephone: same

Email Address: same

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

321 Boca Ciega Drive
Madeira Beach, FL 33708

15 31 15 65322 026 0210

Legal

Description: Z Block 21 Lot(s) Mitchell's Beach No. 2 Subdivision

Approx. Lot Area 4000 sq. ft. Lot width: 40 ft. Lot Depth: 100 ft.

Zoning District: R-2

Present Structure on Property: Duplex 2-story

Present Use of Property: Duplex

\*FILING FEE\*

Redevelopment Plan

Filing Fee: \$300.00

**\*\*\*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:

*For complete demolition and to rebuild on the existing R-2 duplex non-conforming lot a 3-story, maintaining the 5' side setbacks that are existing now on the duplex, and to maintain existing density.*

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.	<b>Existing dwelling unit verification.</b> The verification of the number of existing legal dwelling units and their type shall be through the City Manager or designee.
a.2.	<b>Preliminary Site Plan Review of Redevelopment Plan.</b> 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.	<b>Single-Family.</b> 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.	<b>Duplexes and triplexes on a Nonconforming Lot.</b> 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.	<b>Multifamily on a Nonconforming Lot.</b> 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.	<b>Multifamily, hotel, motel, motor lodges.</b> 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.	<b>Commercial.</b> 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.	<b>Business Tax Receipt Required.</b> 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.

**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: *Paul Kauf* Date: *2/27/23*

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, *27* day of *February*, 20*23*, appeared in person

*Michael Kamenoff* 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 \_\_\_\_\_ as identification.

*[Signature]*  
(notary signature)

Commission Expires: \_\_\_\_\_  
Stamp



**JOHN C. BILYK, JR.**  
Commission # HH 097409  
Expires February 25, 2025  
Bonded Thru Budget Notary Services

**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: \_\_\_\_\_

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

3/13/2023

STATE OF FLORIDA

COUNTY OF PINEHILLS

Before me, this 13<sup>th</sup> day of March, 2023, appeared in person

John C. Bilyk Jr.  
John C. Bilyk Jr.  
(name of applicant)

who, being sworn, deposes and says that the forgoing

is true and correct certification and who is \_\_\_\_\_ personally know to me or has produced DRIVERS LICENSE as identification. 8420 463 59 247 0

(notary signature)

Commission Expires: \_\_\_\_\_

6/26/2025



**NOTICE:** Persons are advised that, if they decide to appeal a final administrative order of the Board of Commissioners to the circuit court, 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 based.

## 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.
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- (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.

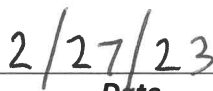
**Appeals.** (City Code, Sec.2-109). An aggrieved party, including the local governing authority, may appeal a final administrative order of the Board of Commissioners to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before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

<input type="checkbox"/>	Yes
<input checked="" type="checkbox"/>	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*



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LAWRENCE E. POWERS

# MAP OF SURVEY

SUBJECT ADDRESS:

**321 BOCA CIEGA DR  
MADEIRA BEACH, FL 33708**

LEGAL DESCRIPTION SUPPLIED:

LOT 21 BLOCK Z PAGE'S REPLAT  
OF MITCHELL'S BEACH NO. 2 AS  
PER MAP OR PLAT THEREOF AS  
RECORDED IN PLAT BOOK 23 PAGE  
66 OF THE PUBLIC RECORDS OF  
PINELLAS COUNTY FLORIDA.

TYPE OF SURVEY: AS-BUILT  
PREPARED FOR: BILYK, JOHN C JR

CERTIFIED TO:  
A) BILYK, JOHN C JR  
B)  
C)

PROJECT #: 321BC  
FIELD SURVEYED: FEB. 10, 2023  
DATE DRAWN: FEB. 10, 2023  
DATE SIGNED: FEB. 13, 2023  
FLOOD ZONE: AE BASE FLOOD ELEV. 10.0'  
FEMA FIRM MAP # 12103C0191H  
DATED AUG. 24, 2021  
PANEL # 0191 SUFFIX H  
COMMUNITY #: 125127

LAT: 27.78912°N LONG: -82.78278°W  
YEAR BUILT: 1959  
SUBD. PLAT DATE: 1946  
FOLIO #: 15-31-15-65322-026-0210  
LOT SIZE: 4000.00 +/- SQFT  
LAND USE: DUPLEX  
SECTION: 15 T31S R15E

BEARING STRUCTURE PER PLAT BOOK  
23 PAGE 66

**GENERAL NOTES:**

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN CONSENT FROM THE ENTITY IN WHICH IT WAS PREPARED FOR, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SIGNING SURVEYORS OR ITS FIRM.

NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE WHOM THE SURVEY WAS PREPARED FOR.

THIS MAP CONSIST OF 2 SHEETS. WHEN MULTIPLE SHEETS COMPRISE THE PLAT OR MAP OF SURVEY NO SINGLE SHEET SHALL BE CONSIDERED FULL AND COMPLETE WITHOUT THE OTHER/S.

LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEYOR FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

THIS IS AN ABOVE GROUND SURVEY AND LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL ABOVE GROUND AND/OR UNDERGROUND UTILITIES / IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

THE EXISTING MONUMENTATION AS SHOWN HEREON HAS BEEN HELD TO DEFINE THE PLAT AND RECORD BOUNDARY TITLE DESCRIPTIONS. SAID MONUMENTATION HAS BEEN DETERMINED TO BE THE BEST ACCEPTABLE EVIDENCE OF THE DEEDING INTENT OF THOSE AREAS INVOLVED. SAID EXISTING MONUMENTATION MAY OR MAY NOT HARMONIZE WITH STANDARD SECTIONALIZED LANDS LINES, OTHER RECORD PLAT BOUNDARIES OR LIMITS AND OTHER FEE TITLE DESCRIPTIONS ADJACENT TO THE AREA SHOWN HEREON.

THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE TERM CERTIFIED AS USED ON THIS PLAT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE AND INFORMATION, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

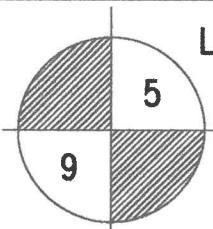
**LEGEND:**

- (FM) FIELD MEASURES
- (D) DEED
- (P) PLAT
- (R/W) RIGHT-OF-WAY
- (NR) NON RADIAL LINE
- (IP) IRON PIPE
- (I/R) IRON ROD
- (CM) CONCRETE MONUMENT
- E- ELECTRIC LINE
- (4.53) DENOTES ELEVATION
- T- TELEPHONE LINE
- X- FENCE
- (FH) FIRE HYDRANT
- ENC ENCROACHMENT
- (WV) WATER VAVLE
- (WM) WATER METER
- (CLF) CHAIN LINK FENCE
- " SECONDS SYMBOL
- (WPP) WOOD POWER POLE
- (CPP) CONCRETE POWER POLE
- FP&L FLORIDA POWER & LIGHT
- ESM\*<sup>T</sup> EASEMENT
- ' MINUTE SYMBOL
- ° DEGREES SYMBOL
- W WEST
- ← GUY ANCHOR
- E EAST
- S SOUTH
- BLDG BUILDING
- N NORTH
- (FD) FOUND
- SET IRON ROD
- FOUND #5 REBAR
- SET CONCRETE MONUMENT
- FOUND CONCRETE MONUMENT
- (PC) POINT OF CURVATURE
- (PT) POINT OF TANGENCY

A 1 INCH IRON PIPE OR  
5/8 INCH REBAR WITH A  
PLASTIC CAP LABELED LS  
5505 IS SET WHERE SET IS  
INDICATED ON THIS PLAT.

## LAWRENCE E. POWERS

P. O. BOX 48026  
ST. PETERSBURG, FL 33743-8026  
P: 727-537-9895  
E: SURVEYINGSTPETE@GMAIL.COM  
WWW.SURVEYINGSTPETE.COM



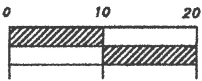
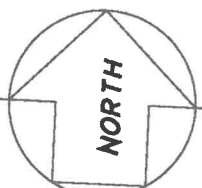
I THE UNDERSIGNED HEREBY CERTIFY THAT THE SURVEY MADE  
A TRUE REPRESENTATION OF A FIELD SURVEY MADE  
UNDER MY DIRECTION AND SUPERVISION AND MEETS  
OR EXCEEDS THE STANDARDS OF PRACTICE  
FOR SURVEYS IN THE STATE OF FLORIDA AS PER  
5J-17, FLORIDA ADMINISTRATIVE CODE.  
SUBJECT TO ALL NOTES SHOWN HEREON.  
NOT VALID  
STATEWIDE  
ELECTRONIC  
LAWRENCE E. POWERS LS # 5505

SINCE 4996 MIRAMAR DR # 6207 ST PETERSBURG FL 33708

### Larry Powers

Digitally signed by Larry Powers  
Date: 2023.02.14 08:06:34 -05'00'

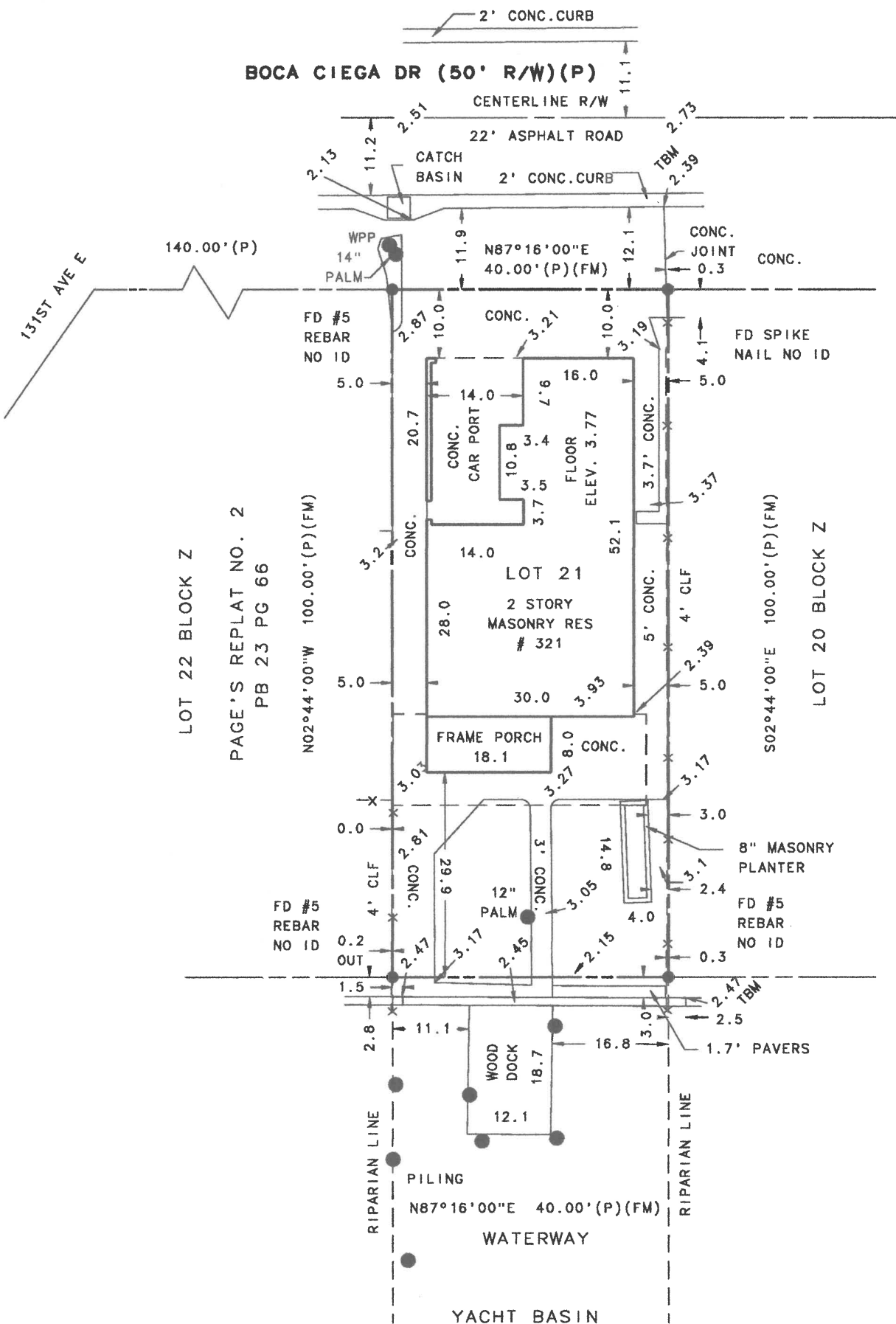
NORTH ALIGNMENT (P)



SCALE 1" = 20'

# MAP OF SURVEY

321 BOCA CIEGA DR  
MADEIRA BEACH, FL 33708



0.00 DENOTES ELEVATION IN FEET ABOVE MEAN SEA LEVEL NAVD 88 ORIGIN FDOT FPRN

AS-BUILT SURVEY

PREPARED BY: LAWRENCE E. POWERS LS # 5505

PO BOX 48026, ST PETERSBURG, FL 33743

P: 727-537-9895 E: SURVEYINGSTPETE@GMAIL.COM DATE: FEB. 10, 2023 PROJECT #: 321BC