



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

Design Freedom, inc.

Cathy Svercl, Architect

2160 Victoria Drive, Clearwater, FL 33763

Telephone: (727) 688-6643

Email: architect@designfreedominc.com

*Property Owner: Name and Address

Longline Investments LLC

Mike Nagy, Manager

8025 12th Ave S, St Petersburg, FL 33707-2708

Telephone: (727) 871-1061

Email: mnagy@bayforce.com

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

13212 Boca Ciega Ave, Madeira Beach, FL

Legal Description: Page's Replat of Mitchell's Beach Blk I, Lot 4

Lot Area: 3,251.25

Width: 40.405 ft.

Depth: 83.25 ft.

Zoning District: Low Density Multifamily Residential (R-2)

Present Structures on Property: 1-Story Frame Duplex

Present Use of Property: Long-term (annual) rentals

Date Building Permit Request denied: N/A

Variance(s) needed from the zoning requirements:

Side Setback Variance from 15' total to 5' on each side, Rear Setback Variance from 25' to 12', Front Setback Variance from 20' to 15', Structures Coverage Variance from 0.40 to 0.50

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

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.



Special Magistrate Case #: VAR 2025-06

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

Fee: _____ ☐ Check # _____ ☐ Cash ☐ Receipt # _____

Date Received: 05 / 20 / 25

Received by: _____

Special Magistrate Case # Assigned: 2025-06

Special Magistrate Hearing Date: 07 / 07 / 25 ☐ Approved ☐ Denied

☒ Zoning Variance for Residential Dwelling Units (One, Two or Three Units) \$1,800.00 per Variance
____ Zoning Variance for Multi-Family, Tourist Dwellings or Commercial \$2,000.00 per Variance
____ After-the-fact Variance \$3,600.00 per Variance

X _____
Jenny Rowan, Community Development Director

Date: _____ / _____ / _____

X _____
Robin Gomez, City Manager

Date: _____ / _____ / _____

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APPLICATION (Must submit the following analysis)

This application to the Special Magistrate is requesting permission to: _____

Side Setback Variance from 15' total to 5' on each side, Rear Setback Variance from 25' to 12', Front Setback Variance from 20' to 15', Structures Coverage Variance from 0.40 to 0.50

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.

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: 05 / 19 / 25
Property Owner's Signature

STATE OF Florida

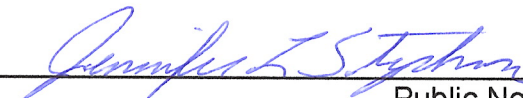
COUNTY OF Pinellas

Before me this 19 day of May, 2022, Michael Nagy
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 FDOL as identification.

[SEAL]



JENNIFER L. STEPHENS
Notary Public
State of Florida
Comm# HH226608
Expires 4/4/2026


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.

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.

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 _____ Date: ____ / ____ / ____
Property Owner's Signature (If other than the property owner)

STATE OF _____

COUNTY OF _____

Before me this _____ day of _____, 2022, _____
 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.

[SEAL]

 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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May 18, 2025

Revised June 12, 2025

Variance Application for the Property Located at: 13212 Boca Ciega Ave, Madeira Beach, FL

Question 1: Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district.

Part A: Substandard or Irregular-Shaped Lot

The lot at 13212 Boca Ciega Ave is substandard in multiple respects. It has a total area of only 3,251.25 square feet, which is significantly below the 6,000 square feet minimum lot size required for duplex development in this zoning district.

The lot's width of 40.0 feet (south side) and 40.81 feet (north side) is also below the minimum 60-foot lot width requirement. In addition, the lot depth of 73.00 feet on the east side is less than the minimum 80-foot depth required by code.

With a maximum Floor Area Ratio (FAR) of 0.80, only approximately 2,601 SF of building area is permitted—compared to the 4,800 SF that could be built on a standard 6,000 SF lot. However, we are not requesting a variance for the FAR.

Part B: N/A

Part C: Residential neighborhood character.

The existing duplex, built in 1938, reflects the historic development pattern of the surrounding neighborhood. Its front setback of approximately 3.56', side setbacks ranging from 3.53' to 8.58', and a rear setback of about 8.0' are consistent with other dwellings on the block. Refer to the "Sketch of Nearby Streets Area Map" attachment showing the approximate location of the 50' street Right of Way (ROW). The proximity of nearby buildings to the right-of-way, as well as to front and rear property lines, demonstrates a consistent neighborhood character. Nearby addresses include:

- 13230 Boca Ciega Ave & 13210 Boca Ciega Ave on either side of the property
- 13206, 13246, 13248, and 13250 4th St E at the rear of the property
- 13200 Boca Ciega Ave & 13201 4th St E at the end of the block
- 13203 and 13255 Boca Ciega Ave across the street, waterside
- 13119 Boca Ciega Ave farther down the street

The proposed replacement structure aims to preserve this established character, maintaining a similar relationship to the street and neighboring properties.

Part D: N/A

Part E: Architectural and/or Engineering Considerations

The current structure is a wood-frame, stucco-clad duplex built on a crawlspace in 1938, with a finished floor elevation of approximately 24 inches above grade. During Hurricane Helene in September 2024, the building sustained about 28 inches of flood damage.

Any substantial renovation would trigger the FEMA 50% Rule, requiring full compliance with floodplain regulations. Therefore, the proposed structure will be designed to current FEMA and Florida Building Code standards, with parking and entry at ground level and all habitable space elevated above Base Flood Elevation. This approach provides safer, more resilient housing while bringing the structure into alignment with modern code requirements.

Question 2: Demonstrate that special condition(s) and circumstance(s) do not result from the actions of the applicant.

The existing lot was legally platted decades ago. Its substandard dimensions predate current zoning regulations. The hardship is not self-created but is the result of subsequent zoning amendments that imposed new minimum standards on older, established lots.

Per Sec. 110-96(b)(2) of the Zoning Ordinance, duplexes on nonconforming lots may be rebuilt to match existing nonconforming conditions. While we intend to meet current requirements for height, parking, and floodplain compliance, the current code's reduced setbacks would make it impossible to reconstruct a comparable duplex footprint without a variance.

Absent the variance, the allowable building footprint would be limited to approximately 883.75 square feet, which is not functionally or economically viable for a two-unit structure.

Question 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.

The requested variance aligns with the established development pattern in this area, where many dwellings were built prior to current zoning regulations. These dwellings maintain nonconforming setbacks and footprints similar to the existing structure.

The requested variance is consistent with what has been granted to other properties in the district with similar historic, nonconforming lots. Many nearby dwellings were built before current zoning requirements and maintain setbacks, densities, and building footprints that would not be allowed under today's code. The applicant is seeking to maintain the established development pattern and ensure reasonable use of the property by replacing a two-unit structure with another of comparable size and use. Granting the variance for dimensional requirements would not confer a special privilege, but rather allow the continuation of a long-standing residential use that is typical of the surrounding neighborhood.

Question 4: Demonstrate that the literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would work unnecessary and undue hardship.

Strict application of current setback and lot standards would effectively prohibit the rebuilding of a functional duplex on this site. The lot has long supported two residential units, and denying a variance would prevent the applicant from continuing that established use, despite similar allowances made for neighboring nonconforming properties.

The hardship is not self-imposed and is unnecessary, especially considering that the zoning code (Sec. 110-96(b)(2)) explicitly allows for the continuation of nonconforming use and form under certain circumstances. Without a variance, the remaining buildable footprint would not support reasonable redevelopment of the site.

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

The variance request is limited to only those elements necessary to reconstruct a code-compliant, resilient duplex with a comparable footprint to the existing building. The proposed structure will slightly exceed the 0.40 maximum lot coverage permitted by code (1,300.5 SF on a 3,251.25 SF lot), but no additional variances for height, parking, or ISR are being sought.

The design is compact and efficient, adhering to all other applicable development standards while reflecting the intent of the zoning code and the character of surrounding properties.

Question 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.

13212 Boca Ciega (Lot 4)

The project supports the City's goals for resilient and compatible redevelopment. It removes a vulnerable, flood-damaged structure and replaces it with a modern, elevated duplex that meets current safety, floodplain, and construction standards.

The proposal maintains the scale, massing, and density of the original structure and the neighborhood. Granting the variance will promote public welfare by enabling a safer, more durable housing option without negatively impacting neighboring properties or the community as a whole. This aligns with the historic use of the property and supports the City's goals for sustainable, infill redevelopment. The replacement duplex continues the long-standing residential pattern on this street and ensures the property remains viable and functional despite modern zoning constraints.

Prepared by and return to:

Jessica Valind
Coastline Title of Pinellas
8550 Blind Pass Road
St. Pete Beach, FL 33706
(727) 363-1000
File No: SPB-2024-2345
Consideration: \$720,000.00
Parcel Identification No: Property 1:
15-31-15-65304-009-0040
Property 2:
15-31-15-65304-009-0050

(Space Above This Line For Recording Data)

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 31st day of January, 2024 between Ann Bunting, a single person, whose post office address is PO Box 413, Venice, FL 34284, Grantor, to Longline Investments, LLC, a Florida Limited Liability Company, whose post office address is 8025 12th Avenue South, St. Petersburg, FL 33707, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas, Florida, to-wit:

Parcel 1:

Lot 4, Block I, Page's Replat of Mitchell's Beach, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 69, of the Public Records of Pinellas County, Florida.

Parcel 2:

Lot 5, Block I, Page's Replat of Mitchell's Beach, according to the map or plat thereof, as recorded in Plat Book 20, Page(s) 69, of the Public Records of Pinellas County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS #1

Sign:

Print:

(Witness #1 Address)

Ann Bunting
Ann Bunting
PO Box 413
Venice, FL 34284

WITNESS #2

Sign:

Print:

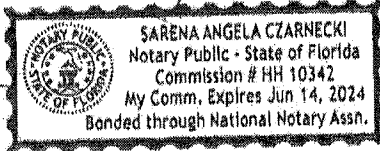
(Witness #2 Address)

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31 day of January, 2024, by Ann Bunting.

Signature of Notary Public

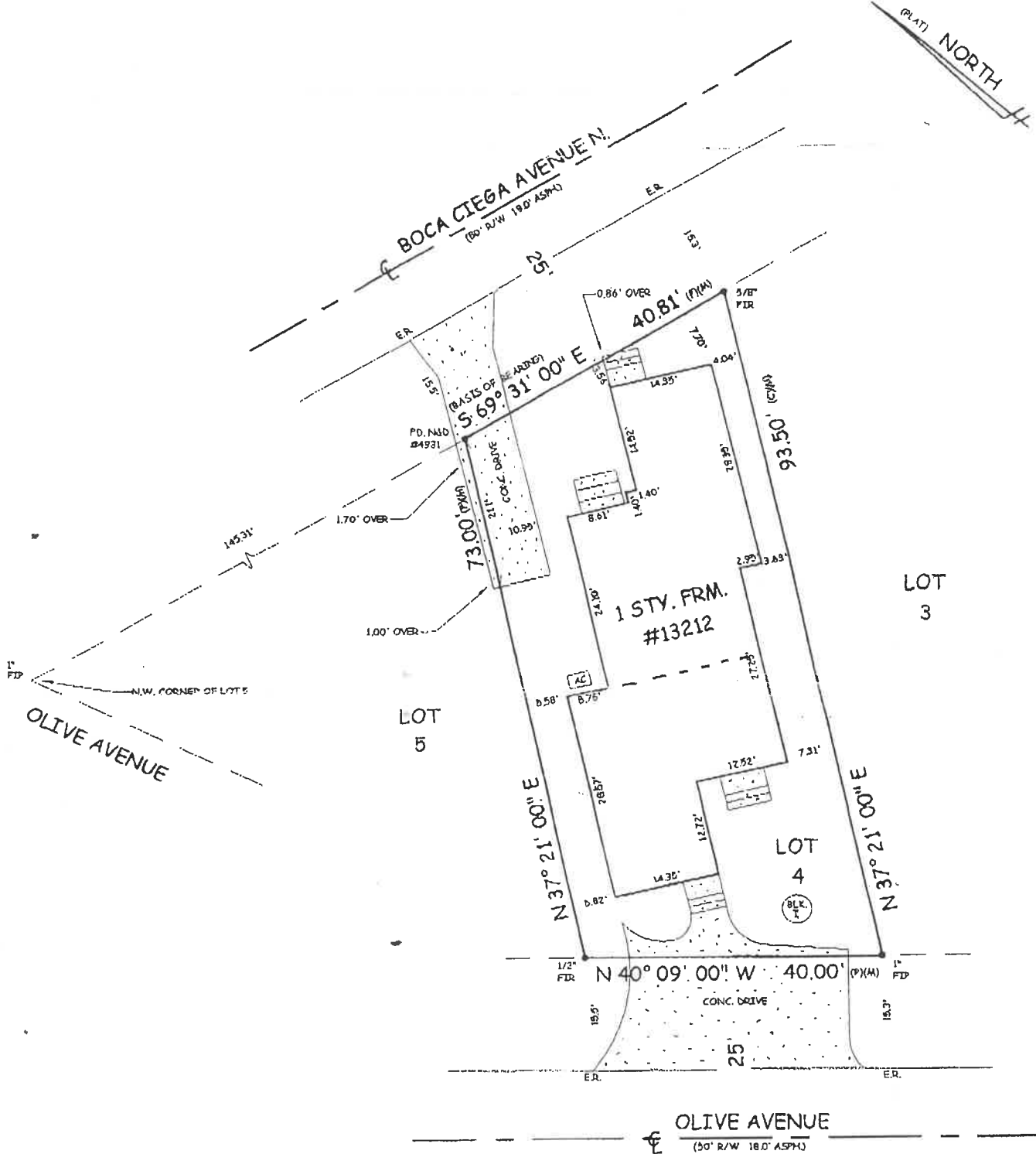
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: FIDL

Type of Identification

Produced: _____



A BOUNDARY SURVEY OF: Lot 4, Block I, PAGE'S REPLAT OF MITCHELL'S BEACH, as recorded in Plat Book 20, Page 69 of the Public Records of Pinellas County, Florida.

According to the maps prepared by the U.S. Department of Housing and Urban Development, this property appears to be located in
 Flood zone: A-12 Comm. Panel No.: 125127 0001 B Map Date: 3/2/83 Base Flood Elev.: 11.0'

FOR THE EXCLUSIVE USE OF THE HEREON PARTY(IES), I HEREBY CERTIFY TO ITS ACCURACY (EXCEPT SUCH EASEMENTS, IF ANY, THAT MAY BE LOCATED BELOW THE SURFACE OF THE LANDS OR ON THE SURFACE OF THE LANDS AND NOT VISIBLE), AND THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM REQUIREMENTS OF CHAPTER 818.17-6, FLORIDA ADMINISTRATIVE CODE TO THE BEST OF MY KNOWLEDGE AND BELIEF. UNDERGROUND FOUNDATIONS AND/OR IMPROVEMENTS, IF ANY, ARE NOT SHOWN AND OTHER RESTRICTIONS AFFECTING THIS PROPERTY MAY EXIST IN THE PUBLIC RECORDS OF THIS COUNTY. (THIS SURVEY HAS BEEN DONE WITHOUT THE BENEFIT OF REVIEWING A CURRENT TITLE SEARCH). SURVEY NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL.
 BEARING SHOWN ARE BASED ON PLAT, UNLESS OTHERWISE NOTED.

EDWARD D. MURPHY REG. P.L.S. #333

LEGEND:

F.I.P. - FOUND IRON PIPE
 F.C.M. - FOUND CONCRETE MONUMENT
 F.I.R. - FOUND IRON ROD
 S.I.R. - SET IRON ROD 1/2" LB #200
 P.R.C. - POINT OF REVERSE CURVATURE
 P.C.C. - POINT OF COMPOUND CURVATURE
 P.M. - PINS PER M. LOOK ELEVATION
 N.S.D. - NAIL AND DISK
 N.G.V.D. - NATIONAL GEODETIC VERTICAL
 DATUM OF 1929

P.D. - FOUND
 P.O.L. - POINT ON LINE
 P.C. - POINT OF CURVATURE
 P.T. - POINT OF TANGENCY
 P.I. - POINT OF INTERSECTION
 J.X.X. - FENCE
 J.U.F. - ADJACENT FENCE
 C.L.F. - CHAIN LINK FENCE
 F.E. - FENCE
 ADJ. - ADJACENT

R. - RADIUS
 A. - ARC
 C. - CHORD
 Δ - DELTA
 R.W. - RIGHT OF WAY
 S. - NUMBER
 MAG. - MASONRY
 FRM. - FRAME
 G.I. - GRATE INLET
 C.B. - CATCH BASIN

ALUM. - ALUMINUM
 W.H. - WATER HEATER
 P.S. - PATIO STONES
 C.P. - GARPORT
 P.L. - PLANTER
 D.C. - BACK OF CURB
 E.P. - EDGE OF PAVEMENT
 E.R. - EDGE OF ROAD
 E.O.W. - EDGE OF WATER
 T.O.D. - TOP OF BANK

W.W. - WING WALL
 C. - CENTERLINE
 M.S. - METAL SHED
 (P) - PLAT
 (C) - CALCULATION
 (O) - DEED
 (H) - MEASURED
 N. - NORTH
 S. - SOUTH
 E. - EAST
 W. - WEST

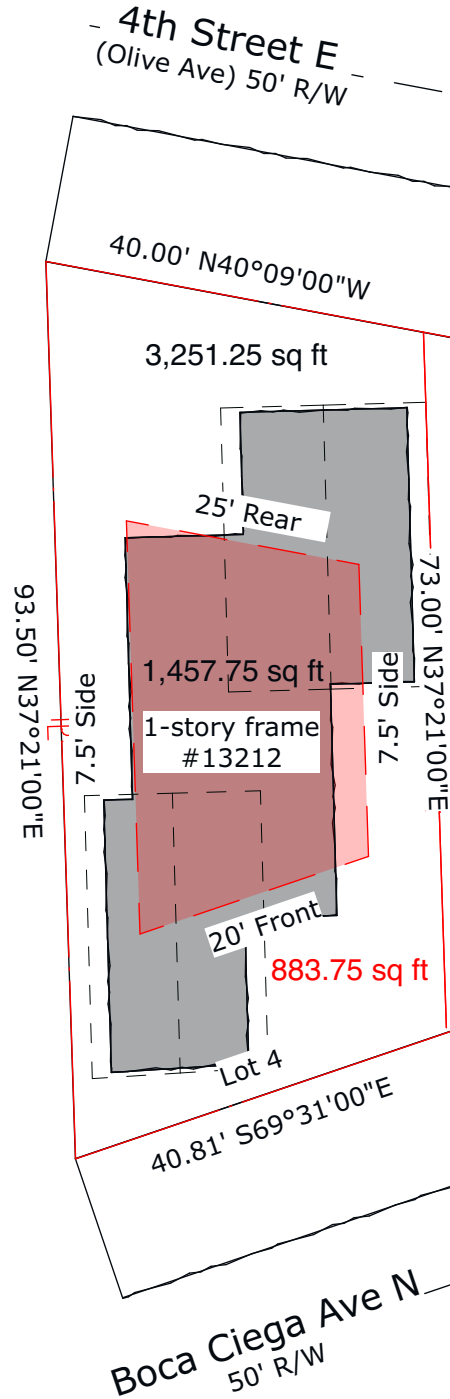
ESMT. - EASEMENT
 M.M. - MANHOLE
 CONC. - CONCRETE
 CLR. - CLEAR
 COL. - COLUMN
 WD. - WOOD
 BLK. - BLOCK
 SAW. - SAWALL
 ASPH. - ASPHALT
 UTIL. - UTILITY
 DR. - DRAINAGE

O.M. - OVERHANG
 GAR. - GARAGE
 C/WD. - COVERED WOOD
 C/P.S. - COVERED PATIO STONE
 C/C. - COVERED CONCRETE
 A/C. - AIR CONDITIONER
 O.P. - OVERHEAD PORCH
 O.P. - OVERHEAD POWER LINES
 T.T. - OVERHEAD TELEPHONE LINES
 P.P. - POWER POLE
 L.P. - LIGHT POLE

Variance - Zoning Chart for 13212 Boca Ciega Ave, Madeira Beach, FL

	Code	Existing	Proposed
Address		13212 Boca Ciega	13212 Boca Ciega
Legal (Partial)		Lot 4 (Thru Lot)	Lot 4 (Thru Lot)
District	R-2 Low-Density Multi-Family Residential		
Permitted Use	SFH, Duplex, Triplex, Townhouse	Duplex	Duplex
Lot Size	Duplex: 3,000 SF min. per dwelling unit = 6,000 SF	3251.25	3251.25
Lot Width	Duplex: 60' min.	40.405	40.405
Lot Depth	80' min	83.25	83.25
Density	15 DU/acre max	1.12	
	27 DU/acre		2.02
Setbacks (Principle)	Front 20', Rear 25', Side 15' Total (8'/7') for lots 50'-80' w	Front 20', Rear 25', Side 15' Total (8'/7') for lots 50'-80' w	Front 15', Rear 12', Side 10' Total (5'/5') for lots 50'-80' w
Setbacks (Principle)	Front 20', Rear 25', Side 25' Total (13'/ 12') for lots 120' or greater width		
FAR max	0.80	2601	2601
Structures coverage max	0.40	1300.5	
	0.50		1625.625
ISR max	0.70	2275.875	2275.875
Conforming/Non		Non-conforming	Non-conforming
Buildable Area (to setbacks/with variances)		883.75	1606.25
Floor Area per Level (existing/ proposed)		1457.75	1300.5
Floor Area for 2 Levels(proposed)		N/A	2601
FAR (excludes ground floor)	0.80	0.45	0.80
Parking Spaces	2 per unit	2/unit, 4 total	2/unit, 4 total

From Survey by Edward D
Murphy, undated (refers to
FIRM 3/2/83).



Legend

Preliminary Site Plan

Red property lines "PL"
Red dashed Setback Lines
Red = Buildable area
Gray = Building footprint

Driveway & apron not shown

Area Calculations

3,251.25 SF	Lot area
1,457.75 SF	Building footprint
883.75 SF	Buildable area with existing setbacks

x.4

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Existing Lot 4

date: 5/18/25

25-05 Variance Application

13212, 13230 Boca Ciega Ave N Madeira Beach FL 33708

design freedom inc
2160 Victoria Dr, Clearwater, FL 33763

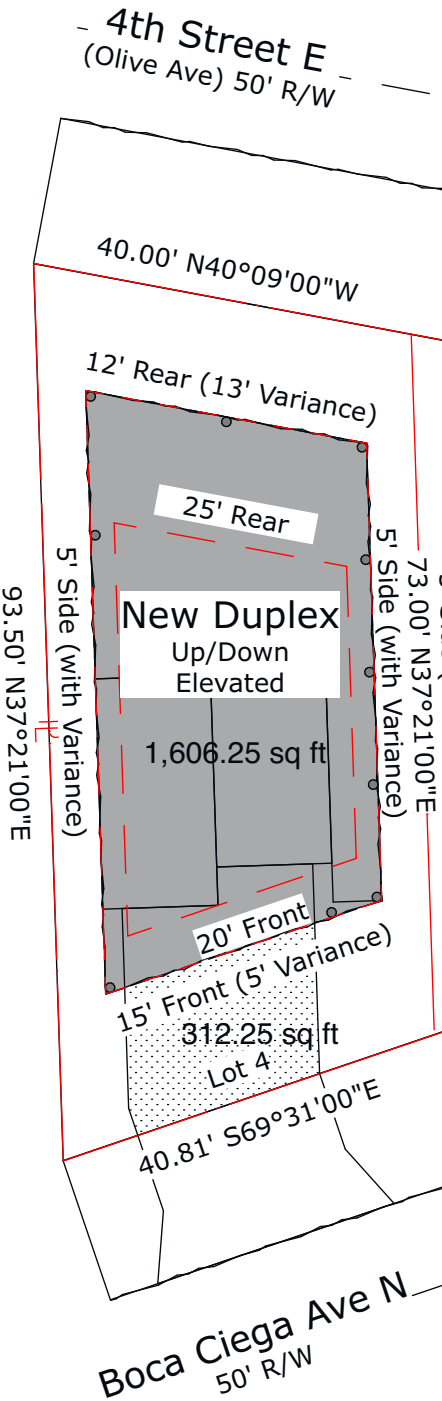


Legend

Preliminary Site Plan

From Survey by Edward D
Murphy, undated (refers to
FIRM 3/2/83).

Red property lines "PL"
Red dashed Setback Lines
Red dashed Variance Lines
Gray = Buildable area
Rectangular Garages (Placeholders)
24'x24' double garage or
12'x24' single garage
Driveway & apron



Area Calculations

3,251.25 SF Lot area
1,606.25 SF Building footprint
312.25 SF Driveway
1,918.50 SF Impervious area
ISR = 0.59 (preliminary)

a.4

Conceptual Lot 4

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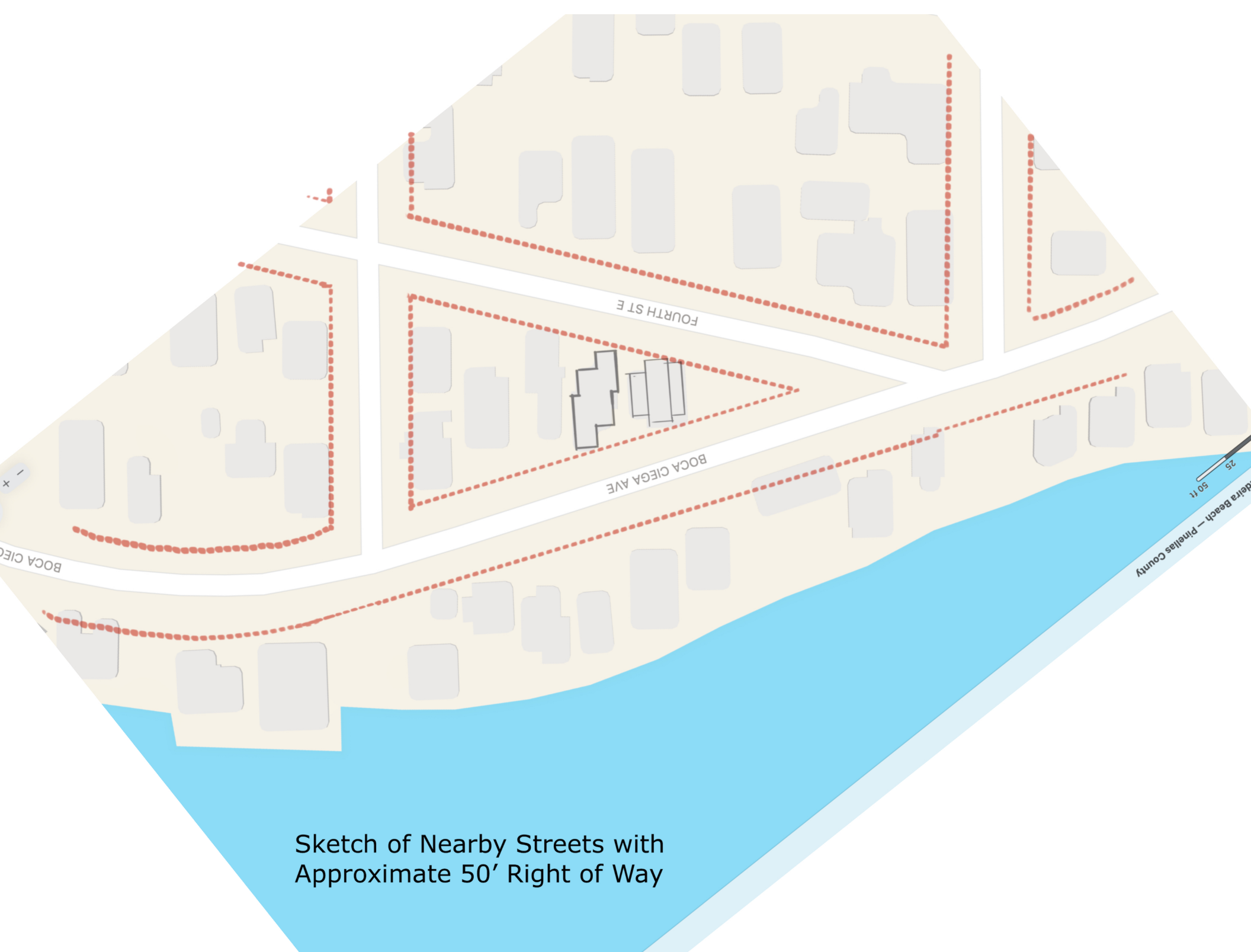
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Sketch of Nearby Streets with
Approximate 50' Right of Way

Photos of Existing Structure



Front View (Boca Ciega)



Rear View (4th Street)

Variance Application - 13212 Boca Ciega Ave

Photos of Street Views



Variance Application - 13212 Boca Ciega Ave

Photos of Neighboring Buildings



13230 Boca Ciega Ave (Rear)



13210 Boca Ciega Ave (Rear)



13230 Boca Ciega Ave (Front)



13210 Boca Ciega Ave (Front)

Variance Application - 13212 Boca Ciega Ave

Photos of Neighboring Buildings



13200 4th Street E



13206 4th Street E



13246 4th Street E



13248 4th Street E

Variance Application - 13212 Boca Ciega Ave

Photos of Neighboring Buildings



13201 4th Street E



13255 Boca Ciega Ave



13201 4th Street E (132nd Ave Side)(



13119 Boca Ciega Ave



13199 4th Street E (132nd Ave Side)(



13212 Boca Ciega Ave

13200 Boca Ciega (132nd Ave Side)(