



SPECIAL MAGISTRATE – VARIANCE REQUEST

VAR 2024-04

Staff Report and Recommendation Special Magistrate Meeting – April 22, 2024

Application: VAR 2024-04
Applicant: David Greene / Cecelia Donovan
Property Owner(s): David Greene / Cecelia Donovan
Property Address: 13510 1ST ST E MADEIRA BEACH, FL 33708
Parcel ID: 15-31-15-58320-009-0070
Legal Description: MITCHELL'S BEACH REVISED BLK 9, LOT 7 & NE'LY
1/2 OF VAC ALLEY ON SW PER DEED BK 1558 PG 368
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential
Medium

Request: Reduce side yard setback by 0.5' to allow for 3' wide utility deck.

Specific Code Provisions: Sec. 110-206. – (3) Side yard: a. Single-family lots less than 50 feet wide may reduce the total side setback to ten feet with a minimum of five feet on either side. & Sec. 110-206. – (4) For only those dwelling units with the lowest habitable space elevated at or above the elevation designated on the flood insurance rate map (FIRM); exterior stairs, platforms for mechanical equipment, and chimneys shall be allowed to extend into the side-yard setback, but only to a depth of no more than one-half of the required setback. Such equipment shall be located in the middle one-third of the structure. All mechanical equipment must be appropriately shielded from public view with materials including, but not limited to, louvers, lattice and the like.

I. Background

The structure was built in 2016 under a variance (VAR 2014-16) which granted 13510 1st St (amongst other addresses within eco-village) a five-foot side setback on both sides of the house (which is now allowed by right) and the ability to add an additional 1.00 foot to the 50% encroachment permitted for platforms and mechanical equipment. Under Sec. 110-93(3)a. any addition, alteration or renovation to a nonconforming structure cannot increase the degree of nonconformity, therefore the applicant cannot extend the existing

platform by right. The City Clerk was not able to locate the order granting the variance to verify if any expiration date was given and Sec. 2-503(f) states that all variances granted by the special magistrate and not acted upon within one year of being granted shall automatically expire. City Staff recommended to the applicant that they should apply for this additional variance. In this variance, the applicant is only requesting an additional 0.5-foot encroachment into the side setback to extend the existing utility deck and allow for access to accompanying electrical components to two Tesla power walls which is half of the 1.00-foot additional encroachment approved from the previous variance. Duke requires such platforms to be 3 feet wide however city land development regulations only allow for a 2.5 foot encroachment into the setback for mechanical equipment and platforms (50% of allowable five-foot setback).

II. Variance Criteria (Sec. 2-507(b)) and Analysis

(1) Special conditions and circumstances exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to the lands, building, or other structures in the same district. Special conditions to be considered shall include, but are not limited to, the following circumstances:

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.

Findings:

c. Residential neighborhood character. Many houses in eco-village (including 13510 1st St) already have utility decks that encroach into the side yard setback by more than 50%.

e. *Architectural and/or engineering considerations.* The purpose of the proposed utility deck is to install modern energy storage units and related equipment elevated above Base Flood Elevation (BFE) to support additional solar panels to power the home without a generator during a power outage.

(2) *The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a variance.*

Findings: This is not a self-created hardship because the applicant does not have enough existing side yard space to add a compliant platform without encroaching more than 50%. The applicant has not yet begun work and has been researching how to complete this project while complying with all applicable codes.

(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.*

Findings: Other properties located in the eco-village were granted the same variance in 2016 and would also be able to install the same power walls being proposed by this applicant.

(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.*

Findings: Literal interpretation of the setbacks would deny the homeowner the ability to extend their utility deck while other property owners located in the R-2 Zoning District would be able to build one by right.

(5) *The variance granted is the minimum variance that will make possible the reasonable use of the land.*

Findings: Three feet is the minimum width of such utility decks allowed by duke on other codes, therefore the additional 0.5 feet being requested by the applicant is the minimum allowable to install such equipment which is a reasonable use of the land. Additionally, it is worth noting that the applicant has reviewed other options as to locations for such equipment before settling on the side yard.

(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.*

Findings: The proposed variance is in harmony with the general intent and purpose of the city land development regulations and will not negatively affect the character or the neighborhood. As previously stated, many other homes located in the eco-village including 13510 1st Street already have utility decks that encroach into the required side yard setback. The harmony of the neighborhood and the general scheme of development of the neighborhood will be unchanged.

III. Staff Recommendation:

Staff recommends approval.

Submitted by: Joe Petraglia

Attachments: 1) Application with existing survey, images of utility deck, markup of proposed utility deck extension and equipment
2) Public Notice mailing and posting



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

DAVID J. GREENE / Cecelia L. DONOVAN
13510 1st St. E.
MADEIRA BEACH, FL 33708

Telephone: (443) 994-8074

Email: cece.dave@gmail.com

*Property Owner: Name and Address

Same
[Blank lines]

Telephone: () 11

Email: ''

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

13510 1st St. E MADEIRA BEACH FL 33708

Legal Description: MITCHELLS BEACH REVISED, BLK 9, Lot 7, and
1/2 of NE 1/4 1/2 of VAC ALLEY ON SW per deed BK
1558 368

Lot Area: 4460 ft^2

Width: 40 ft.

Depth: 111.5 ft.

Zoning District: R-2

Present Structures on Property: Single family home

Present Use of Property: Primary Residence

Date Building Permit Request denied: N/A

Variance(s) needed from the zoning requirements: Side Setbacks

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 #: _____

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

Fee: 1800⁰⁰ ~~Cash~~ Check # 816 Cash Receipt # _____

Date Received: ___/___/___ Received by: _____

Special Magistrate Case # Assigned: _____

Special Magistrate Hearing Date: ___/___/___ 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: Construct a 3'x23'
extension utility deck as required by code for electrical
access. Connected to the existing utility deck, and to the house to
allow for access to 2 energy storage units + accompanying components

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.

See Attached #1

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 David Greene
Property Owner's Signature

Date: 3 / 22 / 2024

STATE OF Florida

COUNTY OF Pinellas

Before me this 22nd day of March, 2022, David Greene 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 FL IDK as identification.



Shariha Smith
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.

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X N/A 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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1

City of Madeira Beach

Variance Application Meeting City Code 2-507

We are requesting a variance to allow for the installation of two energy storage units (Tesla Powerwalls) on the front porch of our house, well above Base Flood Elevation (BFE) and the accompanying electrical conduit, cutoff switches, combiner and inverter to be installed on the east side of our home. We are also installing 6 additional solar panels on the roof. We currently have 16 functional solar panels. The installation of the new solar panels and the energy storage units will allow us to power our home during extended power outages, without a generator, utilizing solar energy.

The fire and building code require that electrical components installed on the home, above a certain height, and consequently above BFE, have a 36" wide deck, with access steps. We have designed the deck to be attached to the existing utility deck which was constructed with a variance, when the homes in our block were all completed. The deck is the minimum required width and the minimum length to allow for access to the requested deck extension, inverter, cutoffs and combiner. The homes in our EcoVillage, were constructed with minimum setbacks allowed by the aforementioned variance. Therefore, there's 10 feet in between our homes. Minimum setback is 5 feet. A 36 inch wide deck requires a new variance as it will be more than the allowable 30 inch, half of the minimum setback. There was, as mentioned, a previously approved variance for side set backs for the existing deck. but the City Planning office could not locate any expiration date or continuance on it and therefore requested us to file a new variance.

There is an existing deck (pictures attached) which was constructed under the previous variance for the existing meter and inverter. The existing deck is in need of repairs as it was constructed very poorly. Consequently, we plan to replace the railing and a stringer and any other existing components on the existing deck and stairs, then add a 13 foot long, 3 foot wide utility deck to meet Code for the new electrical equipment. The new utility deck will have railings and decking and will meet all required code.

The location of the existing deck and the extension are in between the houses which is gravel and used only for stormwater percolation from the roofing stormwater runoff. There is no vegetation and the decks are barely visible due to landscaping vegetation in the front and the back of the homes

Joseph Petraglia

From: Cece Donovan & David Greene <cece.dave@gmail.com>
Sent: Friday, March 22, 2024 4:44 PM
To: Joseph Petraglia
Cc: Morris, Andrew
Subject: Re: VAR 2024-04 13510 1st St E Comments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

2. We did not create the setback rule and didn't even realize until this project that a previous variance for setback existed. We are following required Fire and electrical code in having to construct this utility deck. We have worked repeatedly with City Planning and Building to get this done as easily as possible. Code requires a 36" wide deck which is 6" past allowable setbacks

3. We would prefer not to build any type of additional platform or infringe on the setback requirement but must construct according to Code, and therefore we must request a variance

4. Homes in Madeira Beach vary tremendously. Our "FEMA" home is built up so that living space is above BFE. The downside to this is the electrical components require access via code constructed utility deck meeting code requirements. The code requires 36" wide access platform to allow access to electrical components which is 6" over setbacks.

5. We have requested the minimal variance possible. We have worked with the City, with Contractors and with the Solar Company to design the minimalist utility deck possible to meet code. We have moved the location of the energy storage units (PowerWalls) to the front porch to reduce the length of the added utility deck from 23' to 13'.

6. There is currently a utility deck in the same location. That deck was installed, with a previous variance. We are extending off of one side, parallel and attached to the home, meeting Code, at a minimum size. We are repairing and replacing rotted and poorly constructed parts of the existing deck which is currently dangerous due to rot and railing issues. The utility access is in between houses in a rarely accessed space. It is a gravel area designed to be a pervious area for storm water percolation to avoid storm water runoff to the drains and bays. We have spoken with our immediate neighbors about the project and the plans. The area is barely visible due to landscaping and as stated rarely utilized for anything.

Please feel free to contact me if you have any questions

Dave Greene
443-994-8074 cell/text
Sent from my iPad

On Mar 22, 2024, at 3:06 PM, Joseph Petraglia <JPetraglia@madeirabeachfl.gov> wrote:

Hi David,

City staff has reviewed your variance application and your attached letter (labeled as attachment #1 on page 8 of your application) will suffice for answering item 1.e. from the variance criteria, however, we will require specific answers (a sentence or two each)

(N) 2 ESS AC DISCONNECTS

(N) LOAD CENTER
(N) TESLA ENERGY BACKUP GATEWAY 2

(E) UTILITY METER/MAIN COMBO
(E) SOLAR CITY INVERTER

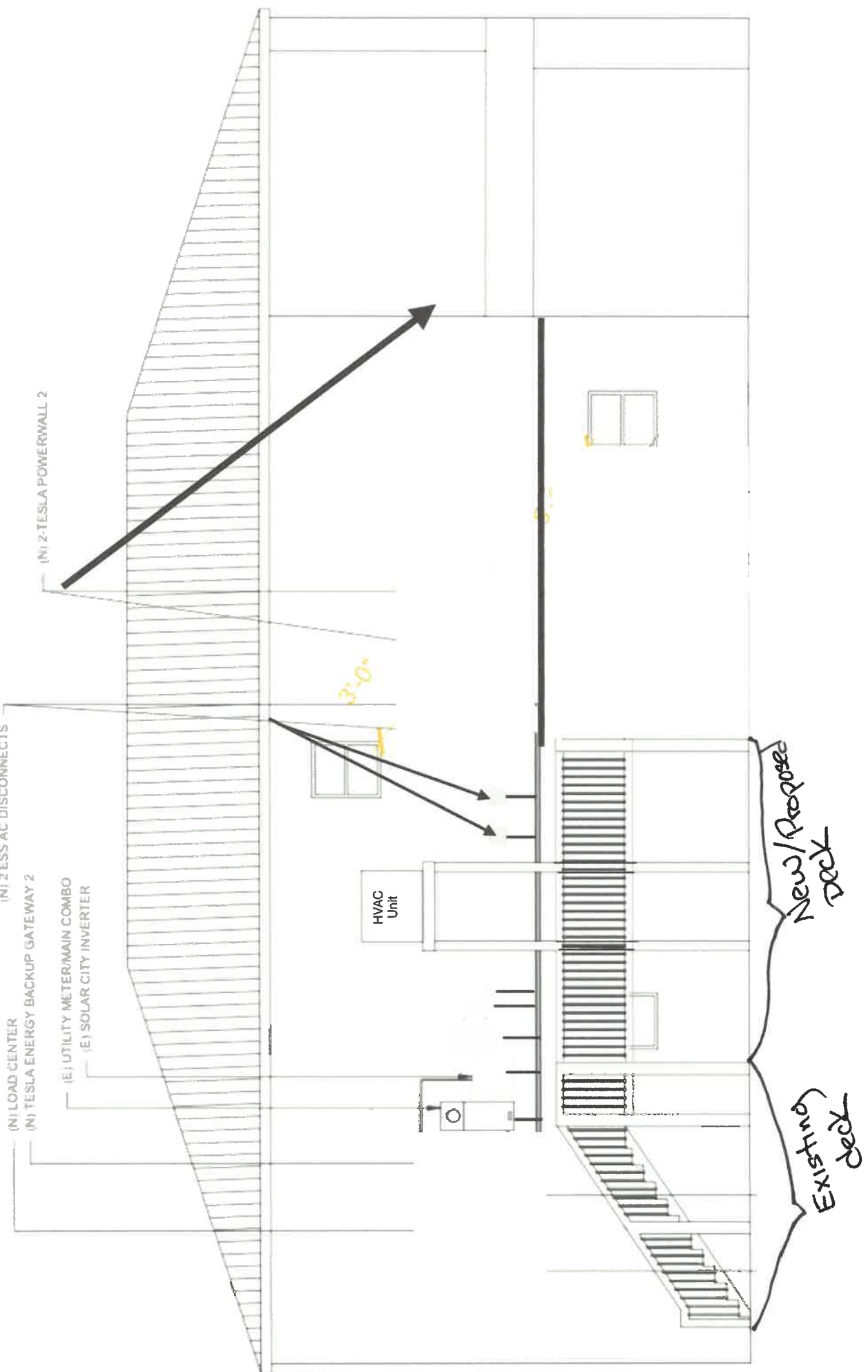
(N) 2 TESLA POWERWALL 2

3'-0"

HVAC Unit

New/Propose Deck

Existing Deck



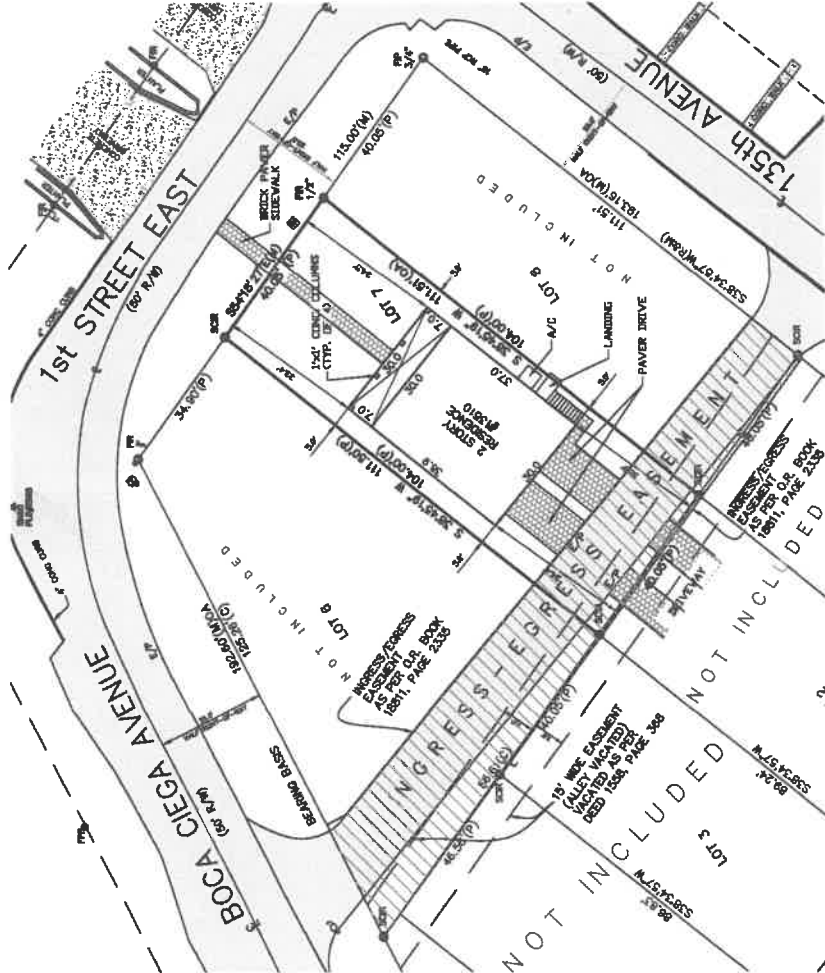
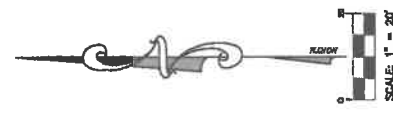
W.O. 5050.7

BOUNDARY SURVEY

FINAL TIE IN

SECTION 15, TWP. 31 S., RGE. 15 E.
PINELLAS COUNTY, FLORIDA

LEGAL DESCRIPTION:
 LOT 7, BLOCK 9, MITCHELL'S BEACH AS RECORDED IN PLAT BOOK 3, PAGE 54, RECORDS OF PINELLAS COUNTY, FLORIDA.
 TOGETHER WITH 1/2 OF VACATED ALLEY, DEED BOOK 1558, PAGE 388, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
 SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS RECORDED IN OFFICIAL RECORDS BOOK 18811, PAGE 2335, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA



SURVEYOR'S NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO EASEMENTS, RIGHT-OF-WAY, AND OTHER MATTERS OF RECORD THAT A TITLE SEARCH MIGHT UNCOVER.
2. PLANNING FEATURES SHOWN HEREON WERE DETERMINED BY STANDARD FIELD SURVEYING METHODS.
3. BEARING BARS IN THE NEARLY HORIZONTAL RIGHT-OF-WAY OF BOCA CIEGA AVENUE BEING IN REVERSE FOR PLAY.
4. ALL UTILITIES SHOWN HEREON ARE OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.
5. NO UNDERGROUND UTILITIES SHOWN HEREON. NO EXCAVATION WAS PERFORMED FOR THE LOCATION OF SUCH UTILITIES.
6. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SURVEYOR IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEYING PARTY OR PARTIES.
7. THIS PARCEL APPEARS TO BE IN FLOOD ZONE "AL" (1:12), ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER 150000000A, MAP EFFECTIVE DATE: SEPTEMBER 3, 2005, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. THE 10 FOOT ALLEY SHOWN HERE IS VACATED PER THE DEED BOOK 1038 PAGE 208 ALSO CREATING EASEMENT FOR UTILITY PURPOSES.

SURVEYOR'S CERTIFICATION:

I, DENNIS J. EYRE, BE THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON AND THAT SAID ABOVE GROUND SURVEY AND SECTION ARE ACCURATE AND CORRECT AND THAT I AM A LICENSED SURVEYOR AND THAT I AM THE SIGNATURE AND ORIGINAL SEALED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DENNIS J. EYRE, P.L.L.C. P.L.A. REG. NO. 20660
 TITLE: SURVEYOR
 FIELD DATE: APRIL 08, 2010

DATE: APRIL 08, 2010	FIELD DATE: APRIL 08, 2010
DRAWN BY: J.A.	DATE: JUNE 16, 2010, ADDED DRAWINGS
CHECKED BY: J.A.	
SCALE: 1"=20'	
FIELD BOOK / NUMBER: B-174	
SHEET: 1 OF 1	

GEODATA SERVICES INC.
 1166 KAPP DRIVE
 CLEARWATER, FL 33765
 PHONE: (727) 447-1763

SYMBOL LEGEND

- Boundary/Property
- Circle Box
- Triangle
- Circle
- Rectangle
- Circle with X
- Circle with Y
- Circle with Z
- Circle with A
- Circle with B
- Circle with C
- Circle with D
- Circle with E
- Circle with F
- Circle with G
- Circle with H
- Circle with I
- Circle with J
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- Circle with CF
- Circle with CG
- Circle with CH
- Circle with CI
- Circle with CJ
- Circle with CK
- Circle with CL
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CERTIFIED TO:

- CECELIA L. DOMOVAN AND DAVID A. GREENE
- BRANCH BANKING AND TRUST COMPANY
- SOUND TITLE OF TAMPA BAY, INC.
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LB 7465

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NOTE: THAT THIS DRAWING MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION.

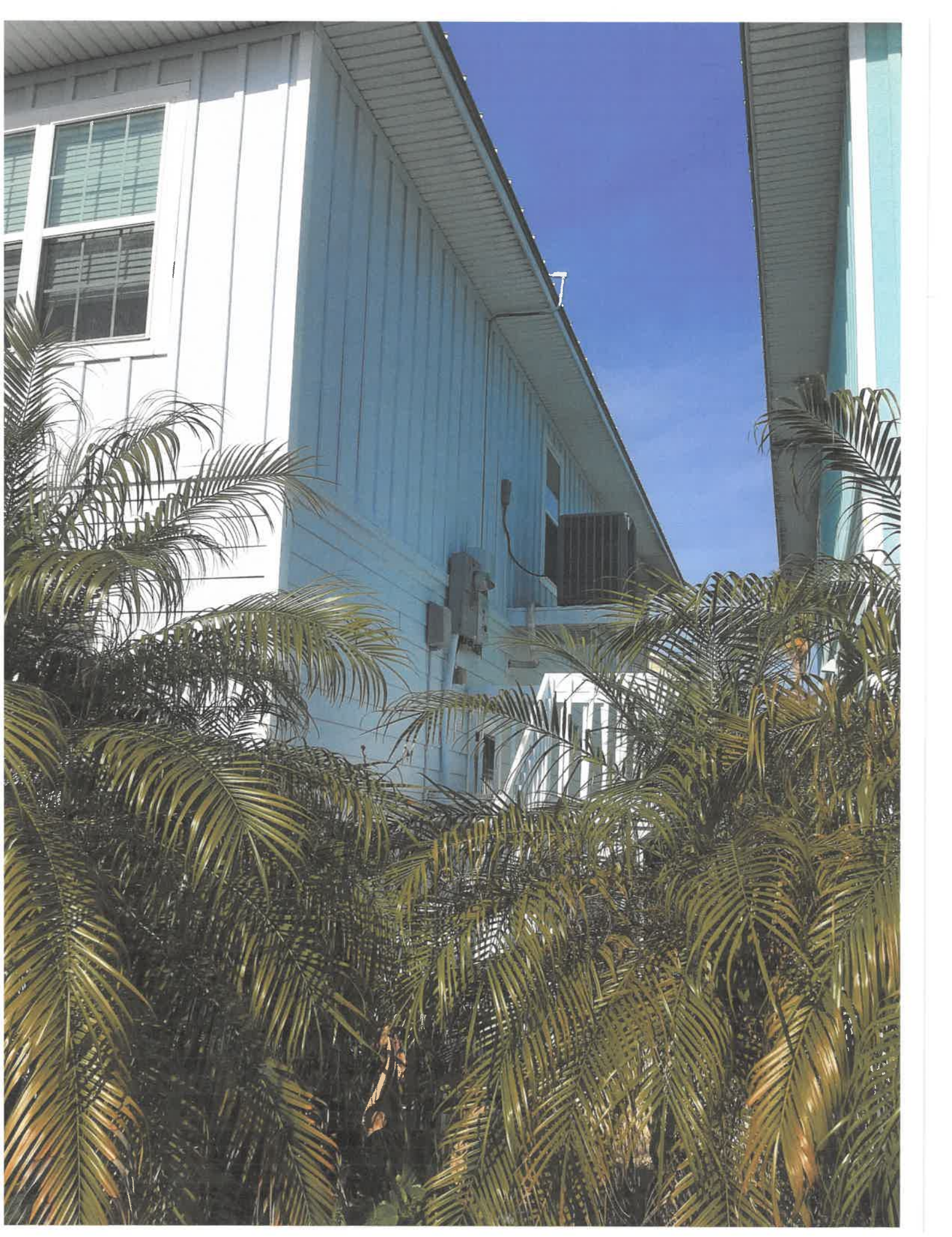


Repair/Rebuild

Replay







ELEVATION CERTIFICATE

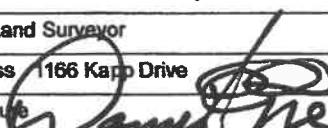
Important: Read the instructions on pages 1-9.

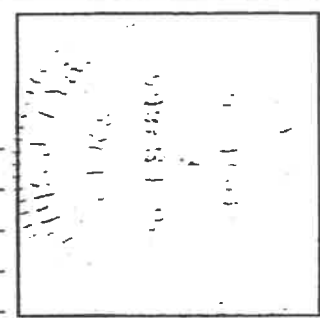
OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name <u>Ecovillage Madeira Beach LLC</u>		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>13510 1st St. E</u>		Company NAIC Number:
City <u>Madeira Beach</u>	State <u>FL</u>	ZIP Code <u>33708</u>
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>Mitchell's Beach Revised Blk 9, Lot 7 15-31-15-58320-009-0070</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>27°47'30.51" N</u> Long. <u>82°47'18.44" W</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>7</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>1225</u> sq ft		a) Square footage of attached garage _____ sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>6</u>		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____
c) Total net area of flood openings in A8.b <u>723.6</u> sq ft		c) Total net area of flood openings in A9.b _____ sq ft
d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number <u>City of Madeira Beach 125127</u>		B2. County Name <u>Pinellas</u>		B3. State <u>FL</u>	
B4. Map/Panel Number <u>12103C 0191</u>	B5. Suffix <u>G</u>	B6. FIRM Index Date <u>8/18/09</u>	B7. FIRM Panel Effective/Revised Date <u>9/3/03</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>12.00</u>
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: <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> 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: <u>Site BM</u> Vertical Datum: <u>NAVD 1988</u> Indicate elevation datum used for the elevations in items a) through h) below. <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> 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) <u>4.45</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor <u>16.65</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only) <u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab) <u>N/A</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <u>16.59</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG) <u>3.96</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG) <u>4.14</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <u>4.45</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> Check here if comments are provided on back of form.	Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<input checked="" type="checkbox"/> Check here if attachments.	
Certifier's Name <u>Dennis J Eyre</u>	License Number <u>2865</u>
Title <u>Land Surveyor</u>	Company Name <u>Geodata Services, Inc.</u>
Address <u>1166 Kamp Drive</u>	City <u>Clearwater</u> State <u>FL</u> ZIP Code <u>33765</u>
Signature 	Date <u>9/30/16</u> Telephone <u>727-447-1763</u>



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. 13510 1st St. E	Policy Number:
City Madeira Beach State FL ZIP Code 33708	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments C2 e) Lowest machinery servicing the building is the air condition
 C2 e) 1st floor is the garage
 A8 d) Engineered vents are Cooke Vents (see attached certificate).

Signature 

Date 9/30/16

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 8–9 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's or Owner's Authorized Representative's Name _____

Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	

Comments _____

Check here if attachments.

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 _____
-------------------------	------------------------------	---

- 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 _____

Check here if attachments.

Building Photographs

See Instructions for Item A6.

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.
13510 1st St. E

Policy Number:

City Madeira Beach

State FL

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



Back View

Engineered Flood Openings Certificate

To satisfy requirements of the National Flood Insurance Program

This certification must be submitted to, and kept on file by, the local jurisdiction's permit authority. A copy should be retained by the owner to demonstrate compliance in order to receive flood insurance rating.

The Cooke Vent is certified as meeting the flood openings requirements for engineering openings as set forth in the Federal Emergency Management Agency's National Flood Insurance Program regulations (44CFR 60.3(c)(5)) and ASCE 24-98, provided it is installed according to the references, as summarized below. Flood openings are required in enclosures below elevated buildings, attached and detached garages, and accessory structures that meet the required limitations.

I do hereby certify that the Cooke Flood Vent is designed for installation in buildings, will allow for the automatic equalizing of hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of flood water during floods up to and including the base (100-year) flood. One Cooke Vent for every 238 Sq.Ft. of enclosed area will provide sufficient hydrostatic pressure equalization during a flood provided the installation limitations and instructions are followed as listed below. To calculate the required number of Cooke Vents divide the Square Feet of enclosed area by 238.

***Required Fields**

Signature: Antonio Ancona (Antonio Ancona, P.E.)

Title: Consulting Engineer

Type of License: Professional Engineer

License Number MD PE 10894

*Project Name Ecovillage Madeira Beach

*Project Address 13500 1st St E.

Madira Beach, FL

33708

*Date Submitted _____

Professional Seal

Installation Limitations and Instructions

1. The Cooke Vent_01 unit provides sufficient automatic equalization of hydrostatic pressure on walls and foundations of buildings located in flood hazard areas where the rate of rise is expected to be less than or approximately 5 feet per hour.
2. Enclosed areas below otherwise elevated buildings, non-elevated attached and detached garages, and certain non-elevated accessory structures located in flood hazard areas are to be used solely for parking of vehicles, building access, or storage.
3. Each enclosed area shall have at least two flood openings, installed on different sides of the enclosed area.
4. The bottom of the flood openings shall be no more than one foot above the adjacent finished ground level.
5. Installation must be in accordance with manufacturer's instructions.
6. Antonio Ancona and anybody or company associates with Antonio Ancona does not take any responsibility for any installation of the vents unless Antonio Ancona is retained and paid to inspect and verify the specific vents and vent installation.

Building Photographs

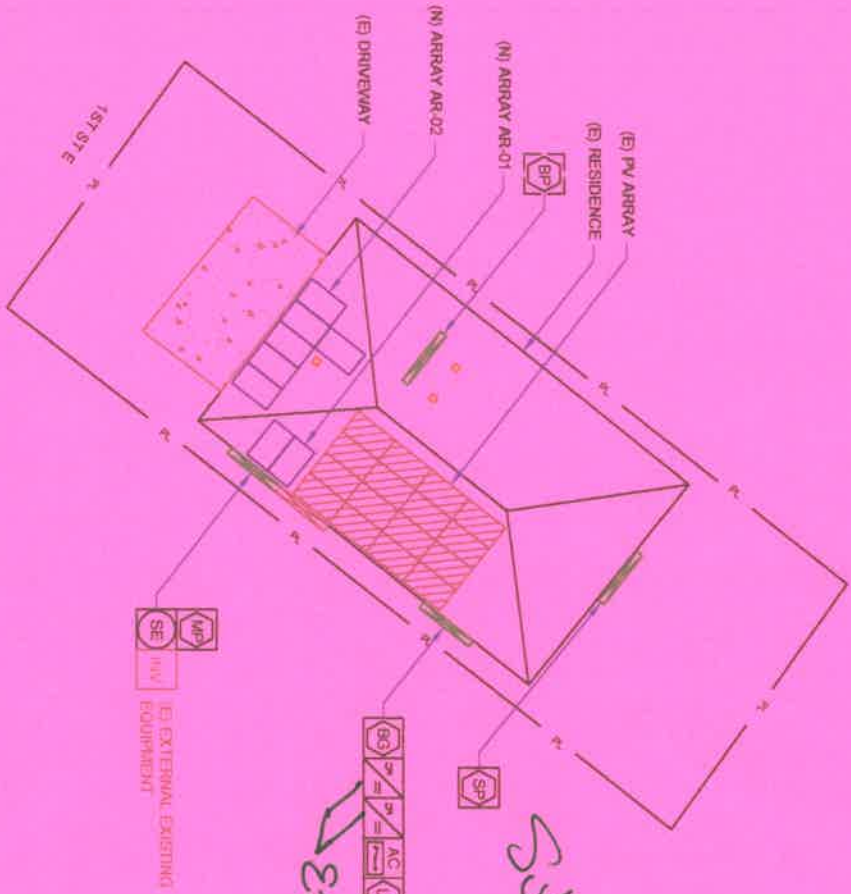
Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.			FOR INSURANCE COMPANY USE
City			Policy Number
State	ZIP Code		Company NAIC Number
<p>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.</p>			



SITE PLAN - SCALE = 1/16" = 1'-0"



Sub Panel & hose?

Exact location and mounting of PowerWalls

ARRAY	TRUE PITCH	TRUE AZIM	MWG AZIM	PV AREA (SQFT)
AR-01	19°	129°	138°	42.3
AR-02	19°	219°	228°	126.8

SUNRUN
 POWERWALL
 228 BOWEN BLVD
 SUITE 100
 WEST PALM BEACH, FL 33411
 TEL: 561-880-0800
 FAX: 561-880-0803

~~PROJECT NUMBER: ECH2007864~~
 PROJECT: 15-31-15-56320-006-0070
 ADDRESS: 13610 1ST ST E, MADEIRA BEACH, FL 33708

CUSTOMER RESIDENCE
 DAVID GREENE
 13610 1ST ST E, MADEIRA BEACH, FL 33708

TEL: (443) 994-0074
 APN: 15-31-15-56320-006-0070

~~PROJECT NUMBER: 8028-000064~~
 DESIGNER: CARLOS BRACAMONTES (419) 550-6920 ext 3
 CARLOS BRACAMONTES

SHEET
 SITE PLAN

REV. A 3/28/2023
 PAGE PV-2.0

©Sunrun, Inc. 2023



AFFIDAVIT OF POSTING

Date: 4/12/2024

Postings for: VAR 2024-04

Before me this day Lisa Schuurman personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

Lisa Schuurman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 12th day of April, 2024.

Personally known or produced _____ as identification.

Samantha Arison
Notary Public

4/12/24
Date



*Copy of public notice is attached.



AFFIDAVIT OF MAILING

Date: 4/12/2024

Mailings for Case # VAR 2024-4

Before me this day Lisa Sheerman personally appeared. He/she has mailed public notices to property owners within a 300 foot radius of the subject property.

Lisa Sheerman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 12th day of April, 20 24.

Personally known or produced _____ as identification.

Samantha Arison
Notary Public

4/12/24
Date



*Copy of public notice is attached.



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

**CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708**

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **Monday, April 22nd, 2024, at 2:00p.m.**, at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE

Application: VAR 2024-04
Applicant: David Greene / Cecelia Donovan
Property Owner(s): David Greene / Cecelia Donovan
Property Address: 13510 1ST ST E MADEIRA BEACH, FL 33708
Parcel ID: 15-31-15-58320-009-0070
Legal Description: MITCHELL'S BEACH REVISED BLK 9, LOT 7 & NE'LY 1/2 OF VAC ALLEY ON SW PER DEED BK 1558 PG 368
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: Reduce side yard setback by 0.5' to allow for 3' wide utility deck.

Specific Code Provisions: Sec. 110-206. – (3) Side yard: a. Single-family lots less than 50 feet wide may reduce the total side setback to ten feet with a minimum of five feet on either side. & Sec. 110-206. – (4) For only those dwelling units with the lowest habitable space elevated at or above the elevation designated on the flood insurance rate map (FIRM); exterior stairs, platforms for mechanical equipment, and chimneys shall be allowed to extend into the side-yard setback, but only to a depth of no more than one-half of the required setback. Such equipment shall be located in the middle one-third of the structure. All mechanical equipment must be appropriately shielded from public view with materials including, but not limited to, louvers, lattice and the like.

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comments to planning@madeirabeachfl.gov. *Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in*

person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

Posted: April 12, 2024, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library

View more information about this application at <https://madeirabeachfl.gov/plan-review-documents/>



NOTICE OF INTENT TO BE AN AFFECTED PARTY

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

APPLICATION INFORMATION

Case No or Application No., whichever applies: _____

Applicant's Name: _____

Signature of Affected Person

Date

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



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 08 Apr 2024

Subject Parcel: 15-31-15-58320-009-0070

Radius: 300 feet

Parcel Count: 95

Total pages: 5

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

VERDON, GENE E
C/O SEA BREEZE MADEIRA
CONDO ASSN INC
13030 GULF BLVD

BECHEN, NANCY A TRE
BECHEN, NANCY A REV TRUST
27682 MEADOWVIEW LN
ADEL, IA 50003-8619

MICHAEL TRUST NO 101
MICHAEL, STEPHEN R TRE
49W330 SCOTT RD
BIG ROCK, IL 60511-9489

ROGERS, THOMAS V REV LIV TRUST
ROGERS, THOMAS V TRE
7076 74TH STREET CIR E
BRADENTON, FL 34203-7183

HENRY, RICHARD J
HENRY, KAREN T
21565 ASTOLAT DR
BROOKFIELD, WI 53045-1616

BESHARA, MAGDY L
BESHARA, ELSIE E
405-7303 NOBLE LANE
BURNABY BC V3N 0H2,
CANADA

CARTHI VACATION LP
8901 SAROY ST
SHERBROOKE QC J1N 3J3,
CANADA

ORSI, ROSARIO A
ORSI, RENEE A
119 COVERED BRIDGE WAY
CARP ON KOA 1L0,
CANADA

SOUTHLAND CORP
C/O TAX DEPT 23156
PO BOX 711
DALLAS, TX 75221-0711

MACMILLAN, GEARY J
MACMILLAN, DONNA M
15 LEXINGTON AVE
DARTMOUTH NS B2X 3P2,
CANADA

ROBERTS, ELIZABETH ANNE 2015 REV LIV TRUST
ROBERTS, ELIZABETH ANNE TRE
11601 GIULIA DR
FORT MYERS, FL 33913-7194

TOBIN, RICHARD T JR
TOBIN, PATRICIA A
20454 S GREEN MEADOW LN
FRANKFORT, IL 60423-8728

RATHMANN, JEFFREY J
RATHMANN, KAREN S
5464 ABEL RD
HAMBURG, NY 14075-3641

RATHMANN, JEFFREY J
RATHMANN, KAREN S
5464 ABEL RD
HAMBURG, NY 14075-3641

SIRABIAN, CHRISTOPHER
SIRABIAN, PAUL
303 BARTLETT DR
LABRADOR CITY NL A2V 1G1,
CANADA

ZHENG, BINYUAN
ZHENG, JIAN XIU
2387 SEBAGO DR
LAKELAND, FL 33805-8008

ROTONDO, DAVID H REVOCABLE TRUST
ROTONDO, DAVID H TRE
14119 102ND AVE
LARGO, FL 33774-5030

RIYA INVESTMENTS LLC
AMBARKAAR LLC
3959 VAN DYKE RD STE 395
LUTZ, FL 33558-8025

VERDON, EUGENE E
WIESE, R WILLIAM
710 SUNSET COVE
MADEIRA BEACH, FL 33708-2385

VERDON, EUGENE E
WIESE, R WILLIAM
710 SUNSET COVE
MADEIRA BEACH, FL 33708-2385

WILLIAMS, DOROTHY
WILLIAMS, DESMOND
13439 1ST ST E
MADEIRA BEACH, FL 33708-2403

DUBE, CYNTHIA
DUBE, MICHAEL
13517 1ST ST E
MADEIRA BEACH, FL 33708-2405

SHERMAN, PAIGE
LOADER-SHERMAN, TRACY
13520 1ST ST E
MADEIRA BEACH, FL 33708-2406

BYAM, CHRISTINE M
BYAM, PAUL S
13500 1ST ST E
MADEIRA BEACH, FL 33708-2406

MYERS, KENNETH
MYERS, SARAH
13435 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2445

SMITH, BRYANT L
SMITH, DEBRA K
13529 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2447

VIGIL, RONALD
VIGIL, SHARON R
244 137TH AVE CIR
MADEIRA BEACH, FL 33708-2508

COMMODORE BEACH CLUB CONDO ASSN, MNG
ENT
C/O SUNCOAST VACATION CONDOS
13536 GULF BLVD
MADEIRA BEACH, FL 33708-2518

FL INT IMP FUND TRE
C/O TRIANGLE FISHERIES
13613 GULF BLVD
MADEIRA BEACH, FL 33708-2519

MODRY, KIRSTEN SONJA
MODRY, MATTHIAS
13500 GULF BLVD APT 107
MADEIRA BEACH, FL 33708-2566

SEA BREEZE OF MADEIRA HOLDINGS LLC
C/O TRAVEL RESORT SERVICES INC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639

SEA BREEZE OF MADEIRA CONDOMINIUM ASSN
INC
C/O TRS
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639

KHALAFALLA, SANAA
KHALAFALLA, AIDA
2551 37TH AVE S
MINNEAPOLIS, MN 55406-1745

ITALIANO, ANTONIO
ITALIANO, LEONARDA
199 RANEE AVE
NORTH YORK ON M6A 1N3,
CANADA

FRANDJI, JOSE CARLOS
FRANDJI, CARMEM F L
5447 VINELAND RD UNIT 1308
ORLANDO, FL 32811-7626

AMES, RYAN P
AMES, LIANE B
1055 ZACHER DR
OSHKOSH, WI 54901-1378

INDGE, SIMON
SALLAS, MICHELLE
9186 RED POPPY CT
PARKER, CO 80138-7845

KLEMME, CRAIG S TRE
KLEMME, CRAIG S REV LIV TRUST
160 BARRE DR NW
PORT CHARLOTTE, FL 33952-8020

SMITH, MARGARET
BARTHOLOMEW, NATHANIEL
831 RIVENDELL LN
POTTSTOWN, PA 19464-2730

BIDLE, KERRY W
BIDLE, ANN E
4426 CHASE OAKS DR
SARASOTA, FL 34241-9456

TARTER, JOHN P
TARTER, JUDY R
6248 GLASGOW RD
SMITHS GROVE, KY 42171-9401

RAMOS, ENRICO P
RAMOS, MARISSA
215 MOSSWOOD WAY
SOUTH SAN FRANCISCO, CA 94080-5723

MAURO, ARCHIE
MAURO, FRANK
RR 2 BETHESDA SIDE RD
STOUFFVILLE ON L4A 7X3,
CANADA

WANG, HSUCHIH
WISELEY, KAREN D
701 S HOWARD AVE STE 106-819
TAMPA, FL 33606-2473

LLAMAS, JOSE
LLAMAS, JO CAROLYN
3920 W BIRD ST
TAMPA, FL 33614-2590

PLAZZA, BENEDETTO G & BIANCA MARIA JNT
REV TRUST
PLAZZA, BENEDETTO GIUSEPPE TRE
12816 DARBY RIDGE DR
TAMPA, FL 33624-4303

DELL, RALPH CLIFTON JR TRE
DELL, CAROL H TRE
1309 N RIVERHILLS DR
TEMPLE TERRACE, FL 33617-4247

FORGET, DENIS
ALLARD, NOELLA
830 RUE DE LA NATASHQUAN
TERREBONNE QC J6W 0B6,
CANADA

HAVEN CITY LTD INC
PO BOX 935011
DUBAI,
UNITED ARAB EMIRATES

CARPENTER, DAVID A
CARPENTER, ARLENE
22 FLANDERS DR
WATERDOWN ON L8B 0G6,
CANADA

WALES, JOHN
WALES, MOIRA
1 HIGHFIELD PARK
WIGTON CUMBRIA CA79DJ,
GREAT BRITAIN

SYNODINOS, JOHN G TRE
SYNODINOS, SUZANNE K TRE
225 MEADOWBROOK DR
WINTERSVILLE, OH 43953-3839

RICO, GIOVANNI
MUTO, ANNA
16 CROWN CRES
WOODBIDGE ON L4H 1S5,
CANADA

FROST, JOHN EWEN
FROST, ELENA MARIA
15700 BACONS CASTLE CT
WOODBIDGE, VA 22193-3161

DINGWALL, KENNETH
DINGWALL, SUSAN L
132 LANGDEN AVE
YORK ON M6N 2L5,
CANADA

RUGAARD, PRESTON D TRE
2150 WEST CONCORD LN
ADDISON, IL 60101-5611

13613 GULF BLVD LLC
13613 GULF BLVD
MADEIRA BEACH, FL 33708-2519

LCM LEGACY TRUST
5672 STATE ROUTE 602
NEW WASHINGTON, OH 44854-9745

MC PROPERTIES LLC
3415 W HOVLAND DR
SIOUX FALLS, SD 57107-0246

O'BRIEN, MICHAEL D
3218 WOODRIDGE CENTER PKWY
SAINT LOUIS, MO 63129-1686

TAMPA HOME PRO INC
110 CRENSHAW LAKE RD STE 200
LUTZ, FL 33548-6101

COMMODORE BEACH CLUB CONDO ASSN
13536 GULF BLVD
MADEIRA BEACH, FL 33708-2518

13454 1ST E LLC
18552 SW 55TH ST
MIRAMAR, FL 33029-6294

JC REALTY GROUP FLORIDA LLC
6404 MANATEE AVE W STE B
BRADENTON, FL 34209-2358

HARRINGTON GLOBAL LLC
7400 14TH ST NE
ST PETERSBURG, FL 33702-4637

SZUWALA, DANIEL PAUL
13505 GULF BLVD
MADEIRA BEACH, FL 33708-2979

ELLIS, LAURA R
13519 1ST ST E
MADEIRA BEACH, FL 33708-2487

ANDREVICH, ROBERT
13515 1ST ST E
MADEIRA BEACH, FL 33708-2405

SEYMOUR, JODI LYNN
13421 1ST ST E
MADEIRA BEACH, FL 33708-2403

N D P F L DEVELOPMENT LLC
PO BOX 18878
TAMPA, FL 33679-8878

VLV ENTERPRISES LLC
6460 STONEY CREEK DR
DAYTON, OH 45424-3659

RYAN, MAUREEN
9726 S AVERS AVE
EVERGREEN PARK, IL 60805-2946

JARRETT, JOAN R TRE
13500 GULF BLVD APT 302
MADEIRA BEACH, FL 33708-2576

HAPPY TORTOISE LLC
2749 VIA CIPRIANI UNIT 1035B
CLEARWATER, FL 33764-3938

SEA BREEZE 708 LLC
415 LYSLE BLVD
MCKEESPORT, PA 15132-2612

PECK, EDWARD W TRUST
13028 ROSSELO AVE
WARREN, MI 48088-6848

ALFORD, DAVID E
PO BOX 144
ROCKFIELD, KY 42274-0144

VAN DOWN BY THE OCEAN LLC
6023 MORNINGSIDE AVE
DALLAS, TX 75206-5923

13435 GULF BLVD LLC
10121 TARPON DR
TREASURE ISLAND, FL 33706-3122

FRACALOSSO, BRAD
13437 1ST ST E
MADEIRA BEACH, FL 33708-2403

DOLCE BEACH HOUSE LLC
13535 BOCA CIEGA AVE APT 2
MADEIRA BEACH, FL 33708-2470

LANT, CHRISTOPHER SCOTT
13525 1ST ST E
MADEIRA BEACH, FL 33708-2405

ARROYO, ROBERT D
13433 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2445

COMMODORE BEACH CLUB CONDO ASSN
13536 GULF BLVD
MADEIRA BEACH, FL 33708-2518

KAPLOW, JEFFREY
310 N 52ND ST APT 12D
NEW YORK, NY 10019

COLLWOOD CONDO ASSN INC
13030 GULD BLVD
MADEIRA BEACH, FL 33708

TARNAWA, ANDREW
13443 1ST ST E
MADEIRA BEACH, FL 33708-2403

13435 GULF BLVD LLC
10121 TARPON DR
TREASURE ISLAND, FL 33706-3122

KUEBLER, STEVEN
13505 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2447

ARCHIBALD, ALEX M JR
11714 ABBEY WAY
SAN ANTONIO, TX 78253-5958

ADEOLUWA, TAIWO
5610 56TH TER N
ST PETERSBURG, FL 33709-2020

ACQUISITION GROUP LLC
13311 2ND ST E
MADEIRA BEACH, FL 33708-2569

MCKAY, COLLEEN ELIZABETH MERRYWEATHER
209 BATH CLUB BLVD N
NORTH REDINGTON BEACH, FL 33708-1525

FOX, CHRISTINE K
13436 1ST ST E
MADEIRA BEACH, FL 33708-2404

KLEMME, ROGER E TRE
PO BOX 693
WOODSTOCK, IL 60098-0693

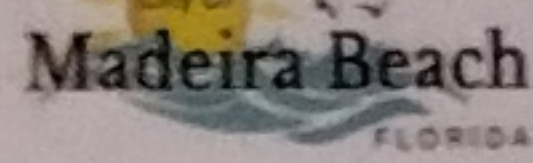
You are invited to John's Pass Village Zoning Public Workshop

April 13th from 10am to 12pm

April 18th from 10am to 12pm

April 20th from 1pm to 3pm

300 Municipal Drive - Commission Chambers



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **Monday, April 22nd, 2024, at 2:00p.m.**, at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

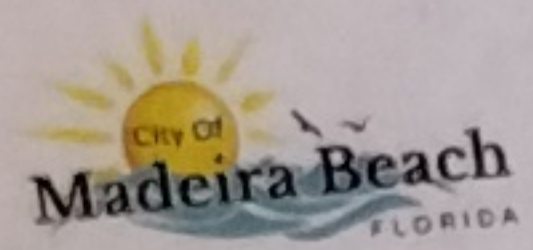
THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE

Application: VAR 2024-04
Applicant: David Greene / Cecelia Donovan
Property Owner(s): David Greene / Cecelia Donovan
Property Address: 13510 1ST ST E MADEIRA BEACH, FL 33708
Parcel ID: 15-31-15-58320-009-0070
Legal Description: MITCHELL'S BEACH REVISED BLK 9, LOT 7 & NE'LY 1/2 OF VAC ALLEY ON SW PER DEED BK 1558 PG 368
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: Reduce side yard setback by 0.5' to allow for 3' wide utility deck.

Specific Code Provisions: Sec. 110-206. - (3) Side yard: a. Single-family lots less than 50 feet wide may reduce the total side setback to ten feet with a minimum of five feet on either side. & Sec. 110-206. - (4) For only those dwelling units with the lowest habitable space elevated at or above the elevation designated on the flood insurance rate map (FIRM); exterior stairs, platforms for mechanical equipment, and chimneys shall be allowed to extend into the side-yard setback, but only to a depth of no more than one-half of the required setback. Such equipment shall be located in the middle one-third of the structure. All mechanical equipment must be appropriately shielded from public view with materials including, but not limited to, louvers, lattice and the like.

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comments to planning@madeirabeachfl.gov. Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to examine all witnesses by filing a notice of intent to be a party with the Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:00 a.m. and 4:00 p.m.



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708

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THIS APPLICATION IS FOR SPECIAL MAGISTRATE -VARIANCE

Application: VAR 2024-03
Applicant(s): Bodziak/Hayes Architects
Property Owner(s): Tampa Home Pro Inc.
Property Address: 13495 Gulf Boulevard, Madeira Beach FL 33708
Parcel ID: 15-31-15-58320-010-0080
Legal Description: MITCHELL'S BEACH REVISED BLK 10, LOTS 8 THRU 10 LESS RD/R/W PER O.R.'S 4355/231 & 4426/1135
Zoning/Future Land Use: C-3, Retail Commercial Zoning District, Residential Office/Retail

Request: 6' side-yard setback along 135th Way, 6'-6" rear setback, partial reduction of 5' perimeter landscaping.
Specific Code Provisions: 110-231(2)-(3): minimum rear setback, minimum side setback for lots greater than 80 feet but less than 120 feet in width, 106-35(1): the exterior of all vehicular use areas shall be landscaped with a buffer strip which is at least five feet in width.

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comment to planning@madeirabeachfl.gov. Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to examine all witnesses by filing a notice of intent to be a party with the Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:00 a.m. and 4:00 p.m.

Posted 4/12/2024, at property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library
View more information about this application at <https://madeirabeachfl.gov/plan-review-documents/>



CITY OF MADEIRA BEACH, FLORIDA

300 MUNICIPAL DRIVE, MADEIRA BEACH FL 33708
TELEPHONE: 727-391-9951

APPLICATION FOR APPOINTMENT TO BOARD OR COMMISSION

Indicate your preference of board or commission:

Civil Service Commission
 Library Board
 Planning Commission
 Other _____

Are you a Madeira Beach Resident? Yes No

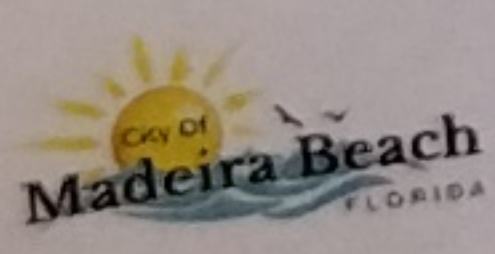
Are you an elector (qualified voter) of the City of Madeira Beach? Yes No

Are you related to a City of Madeira Beach Mayor or elected official? If yes, please provide the name of employee or elected official and relationship: Yes No

Are you available for:
Daytime meetings Yes No
Evening meetings Yes No

Would you like to be considered as a candidate for service on this Board? Yes No

Phone: _____
Occupation: _____
What was your last occupation? _____
List any experience, special education, skills or talents that would be beneficial to the appointment you are applying for: _____



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708

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THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE

Application: VAR 2024-02
Applicant: Gregg Gallagher
Property Owner(s): Patrick and Denise Winn
Property Address: 14062 W PARSLEY DR MADEIRA BEACH, FL 33708
Parcel ID: 10-31-15-34398-018-0180
Legal Description: GULF SHORES 5TH ADD BLK R, LOT 18
Zoning/Future Land Use: R-1, Single-Family Residential/Residential Urban

Request: 23' Rear setback, 6'8" west side setback and 5'8" east side setback.

Specific Code Provisions: Sec. 110-181. - (2) Rear yard: Waterfront lots: 30 feet. & (3) Side yard: Total side setback of 15 feet with a minimum of seven feet on either side.

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comments to planning@madeirabeachfl.gov. Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to examine all witnesses by filing a notice of intent to be a party with the Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

Posted: April 12, 2024, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library
View more information about this application at <https://madeirabeachfl.gov/plan-review-documents/>



CITY OF MADEIRA BEACH PUBLIC NOTICE

BOARD MEMBER VACANCY ANNOUNCEMENT

CIVIL SERVICE COMMISSION

The City of Madeira Beach is seeking applications to fill one vacancy on the Civil Service Commission due to the expired term of a member on October 30, 2022. Member terms are three years. The term of the new member will expire on October 30, 2025.

Boards, Commissions, and Committees are a valuable part of the local government process. The members are volunteers and provide a great service to the City and the community. Duties and responsibilities include reviewing the City's policies and procedures, Code of Ordinances, and the City Charter, and making recommendations to the Board of Commissioners.

- Civil Service Commission - 5-member board - regular meetings held quarterly. Additional meetings are held for special projects and employee grievance hearings. Dates and times vary.
- Members must be a City of Madeira Beach citizen and eligible to vote in the City elections.
- Appointments are made on experience and qualifications in Human Resources when possible.

Interested persons must submit an application to the City Clerk no later than Monday, May 1, 2023, to be considered for appointment at the 6:00 p.m., May 10, 2023, Board of Commissioners Regular Meeting located in the Commission Chambers, 300 Municipal Drive, Madeira Beach, FL 33708. All applicants are encouraged to attend the meeting.

An application is attached to this advertisement. Applications may also be obtained from the City Clerk at City Hall or downloaded on the City's website at <https://madeirabeachfl.gov/boards/commission/>.

Submit completed and signed applications to:

City Clerk
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
cynthiargan@madeirabeachfl.gov
727-391-9951, ext. 231

Additional Information:
For additional information, please contact City Clerk Clara VanBlargan at 727-391-9951, ext. 231; cynthiargan@madeirabeachfl.gov.

NOTICE OF PUBLIC HEARING

APPLICATION NO: VAR 2024-04

REQUEST: Reduce side setback by 0.5 feet

PROPERTY DESCRIPTION: 13510 15th St E

HEARING DATE & TIME: April 22nd @ 2:00 PM

HEARING LOCATION: COMMISSION CHAMBERS, MADEIRA BEACH CITY HALL,
300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708.

THE PROJECT FILE IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL
BUSINESS HOURS IN THE COMMUNITY DEVELOPMENT DEPARTMENT
300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708 OR
CALL 727-391-9951 FOR MORE INFORMATION