



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: Jane Graham, Esq., Sunshine
City Law, 16703 Early Riser Ave., Suite 272,
Land O' Lakes, FL 34638
Telephone: (727)291 9526
Email:jane@sunshinecitylaw.com

*Property Owner: Name and Address
Robert Bello, Jr., 13301 Gulf Lane, Madeira
Beach, Florida 33708
Telephone: (609) 743-0659
Email: bbello121@gmail.com

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

13301 Gulf Lane, Madeira Beach, FL 33708

Legal Description: Lot 1, Block 7, Mitchell's Beach Johns Pass, according to the map or plat thereof,
as recorded in Plat Book 3, Page(s) 54, of the public records of Pinellas County, Florida

Parcel ID:15-31-15-58320-007-0010

Lot Area: 4060 Width: 40 Depth: 104

Zoning District: R-3

Present Structures on Property: one 3-story structure and one one-story structure

Present Use of Property: single family home

Variance(s) needed from the zoning requirements: 1. Section 110-231(1) - Reduce front yard setback
from 20 feet to 3 feet, 4 inches; 2. Section 110-231(4) - Reduce the north side yard setbacks from 5 feet to 3
feet; 3. Section 110-428 - Reduce the south side yard of corner lot setback from 10 feet to 3 feet; 4. Section
110-423 Intersection Visibility - Reduction of the cross visibility area by 20 feet, 11 inches: and 5. Section
110-96 – Rebuilding after a catastrophic loss to allow storm damaged building to be replaced with new
structure decreasing setback non-conformities on all sides and eliminating ISR and parking non-conformities.

PLEASE ATTACH REQUIRED SUPPORTING MATERIALS:
SITE PLAN, PICTURES, DEED, SURVEYOR'S SKETCH, DRAWINGS, EXPLANATION, ETC. Page 1 of 7

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

APPLICATION (Must submit the following analysis)

This application to the Special Magistrate is requesting permission to: Reduce front yard setback from 20 feet to 3 feet, 4 inches; Reduce the north side yard setbacks from 5 feet to 3 feet; Reduce the south side yard of corner lot setback from 10 feet to 3 feet; Reduction of the cross visibility area by 20 feet, 11 inches; and allow storm damaged building to be replaced with new structure decreasing setback non-conformities on all sides and eliminating ISR and parking non-conformities.

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.

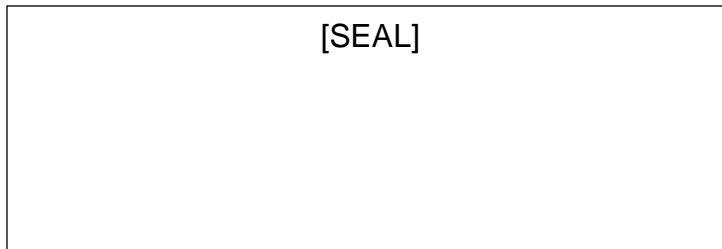
Appeals. (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the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

X _____ Date: ____ / ____ / ____
Property Owner's Signature

STATE OF _____

COUNTY OF _____

Before me this _____ day of _____, 202_, _____
appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is personally known to me or has produced _____ as identification.



Public Notary Signature

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

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NON-OWNER (AGENT) CERTIFICATION

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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 _____, 202_, _____ 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

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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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Special Magistrate Case #: _____

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

Fee: _____ Check # _____ 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 Multifamily, Tourist Dwellings or Commercial \$2,000.00 per Variance
- ____ After-the-fact Variance (Residential) \$3,600.00 per Variance
- ____ After-the-fact Variance (Multifamily, Tourist Dwellings or Commercial) \$4,000.00 per Variance

X _____
Community Development Director

Date: ____ / ____ / ____

X _____
City Manager

Date: ____ / ____ / ____

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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.

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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.

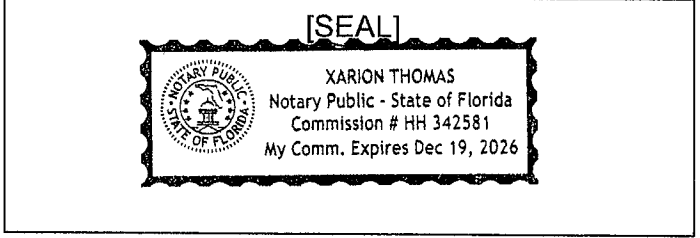
X _____
Property Owner's Signature

Date: 5 / 22 / 26

STATE OF Florida

COUNTY OF Pinellas

Before me this 22nd day of May, 2026, Robert Bello 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 Florida Driver License as identification.



Public Notary Signature

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I. Background of Variance Request

The request addresses a parcel with two single family houses (a three-story home and single-story bungalow) in which the bungalow was damaged by Hurricane Helene in September 2024. This application is the culmination of many good faith discussions between the applicant and City staff over several years to determine an approach to rebuilding that would bring the new structure into as much as compliance as possible with current code, as a 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. The applicant worked with City staff to consider elevating the existing bungalow or rebuild the bungalow out of the floodplain. However, strict interpretation of the code would have required the applicant to cut off at minimum 10 feet of the west side of the bungalow making home not structurally sound among many other issues it would create while still not improving on the other setback requirements and other non-conformities a rebuild can accommodate.

The current structure setback encroachments and proposed encroachments are as follows:

	Current Setback Encroachment	Proposed
East	11 inches into the ROW at grade. 2.5 feet of Roof Overhand into ROW airspace.	Reduced to a minimum of 3' 4" of setback.
South	1 foot 10 inches of porch into the ROW and an additional 3 foot 9 inches of shrubbery beyond that for a total of 5 feet 7 inches into the ROW.	Reduced to 3 foot of setback.
North	10 Foot of Garage extends to within 2 feet 8 inches of the lot line and 45 foot of elevated deck is all the way to the lot line.	Reduce to 3 foot of setback.
West	Buildings 2 foot 6 inches away from each other while roof lines overlap.	Will be conforming with 16 feet between structures
	Other Non-Conformities	
	ISR Currently at 98.8%	79.4% and conforming
	Only 1 Parking Spot	4 parking spots and conforming

The current structure sits 11 inches on grade into the ROW on Gulf Lane and the roof overhang 2.5 feet in the air into the ROW which has been hit by trucks traversing Gulf Lane.

II. Variance Authority

Section 2-507 City of Madeira Code of Ordinances provides:

(a) The purpose of a variance is to ensure that no property, because of the special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same zone and vicinity. Variances shall be reviewed and may be approved, approved with conditions, or denied by the special magistrate.

(b) 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 or section 14-205 of the Code of Ordinances 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 or section 14-205 of the Code of Ordinances will result in unnecessary and undue hardship. In order to authorize any variance from the terms of the city land development regulations or section 14-205 of the Code of Ordinances, the special magistrate shall consider the following criteria and shall find that the criteria has been satisfied in full and that a hardship exists:

(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.

(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 or [section 14-205](#) of the Code of Ordinances 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 or the Code of Ordinances (when it relates to [section 14-205](#)), and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

III. Analysis and Finding:

The request fully complies with the requirements of Section 2-507(b) based on the following:

Sec. 2-507. - Variances. (b)

Criteria (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 –

The lot is irregular shaped. The existing building in question does not meet any setbacks under current standards. The proposed redevelopment will bring the lot more into compliance. The new building cannot meet the current zoning setbacks while replacing its size and density. However, major improvements in the east, north and south setbacks can be realized while bringing the west setback fully into compliance.

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;

The proposed variance would be compatible with the neighborhood character of the area, which features most structures built to the right of way or within less than 10 feet of it. The existing structure is into the ROW on both the east and south sides and the structure to the immediate east is built to the right of way as there are many more examples of this along Gulf Lane. The setbacks requested will provide for greater safety and maintenance access than currently exist for the roadway which at 15 feet in width might require some off-site activity during repairs.

e) Architectural and/or engineering considerations. If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

The existing structure was damaged during Hurricane Helene in September of 2024. The new structure must be compliant with floodplain regulations and fire codes. All development is subject site plan review of the entire development and building codes.

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

No action has been taken by the property owner to create the hardship. The hardship results from the shape of the lot and impacts from hurricane damage to the property. Multiple Single Family dwellings on conforming lots can be rebuilt to the same density, height, and side setback that the previous structure had. This proposal decreases the setback encroachments and visibility triangle encroachment that currently exist.

Criteria (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.

Multifamily and multiple single family houses are an allowed use in the R-3 zoning district, and the redevelopment at 2 floors above parking would be compatible with new structures in the area. The variance would not allow for a use that other properties do not have as there are other properties in the R-3 zoning district with similar development configurations. The code relief given to some properties in the past greatly increased the density and reduced the setbacks to a far greater degree than requested here. Most properties and especially those along Gulf Lane and the side streets west of Gulf Blvd have been allowed to build in proximity of the right of way and into the setback.

Criteria (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.

Other properties are developed with similar setbacks and strict application of the code would not be in the best design interest of community and would prevent redevelopment under the code, creating a hardship.

Sec 110-96 sets regulations for rebuilding after a catastrophic loss. The purpose in Sec. 110-96 is to allow the replacement of catastrophically damaged buildings that otherwise could not be rebuilt under current code. The provisions also allow the community to replace a building that is nonconforming to floodplain regulations with one that meets the current safety standards. The code relief given to some properties in the past greatly increased the density and reduced the setbacks to far greater degree than requested here. As an example, the neighboring property to the immediate east is developed where the structures on the parcel encroach into the setbacks on all 4 side to a greater degree than what is being requested here. This is the case with many properties along Gulf Lane that are built to and over the lot lines. Although the nonconformity of surrounding properties is not grounds alone for granting a variance, in this case it serves as an indication of the impossibility of reaching the intended density allowed by the comprehensive plan and the land development code while meeting all the setback limitations with the lot configurations of the R-3 district. In this case, the petitioner proposes a variance as necessary to avoid denying the property owner the right provided to the vast majority of surrounding property owners.

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

The applicant worked with the City to realize reduce existing setback non-conformities and triangle visibility encroachment to allow compliance with all other standards and assurances. The reasonableness of the proposed design is in many ways defined by the fact that almost every structure built along Gulf Lane encroaches into one setback or more due to the apparent impossibility to design within the parameters of the code given the size requirements of the lot as it relates to the dimensional and density

requirements for the R-3 district. The applicant has moved the building as far west to minimize the variance needed for the front yard setback and for the cross visibility area and improves on the current setback encroachment. This provides a front yard setback of 3 feet 4 inches to 11 feet 6 inches due to the irregular shape of the lot. The width of the building is a result of shortening the structure and to allow for the minimum requirement room size requirements required by Florida Building Code for bedrooms to make the structure functional and while decreasing the current setback non-conformities.

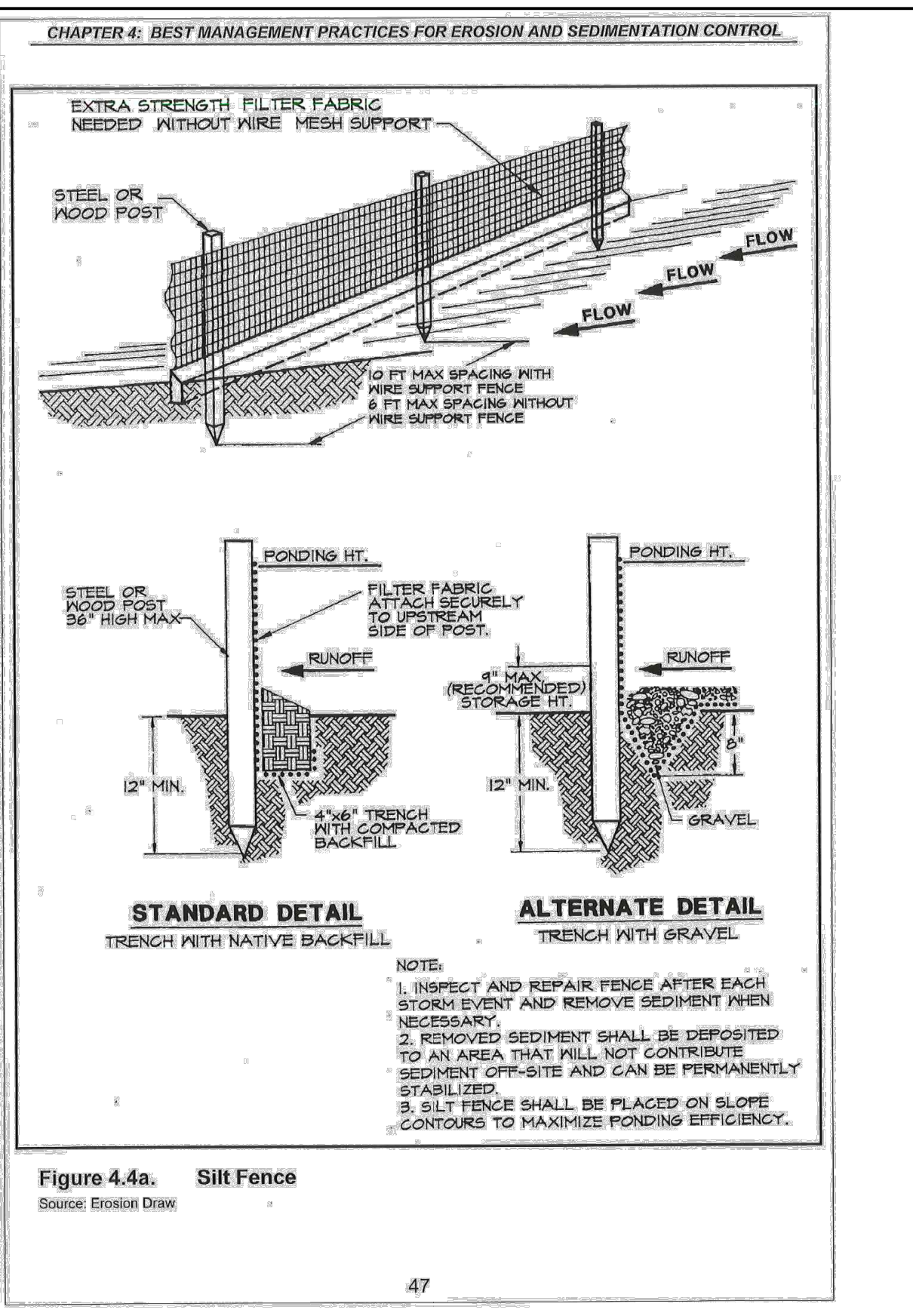
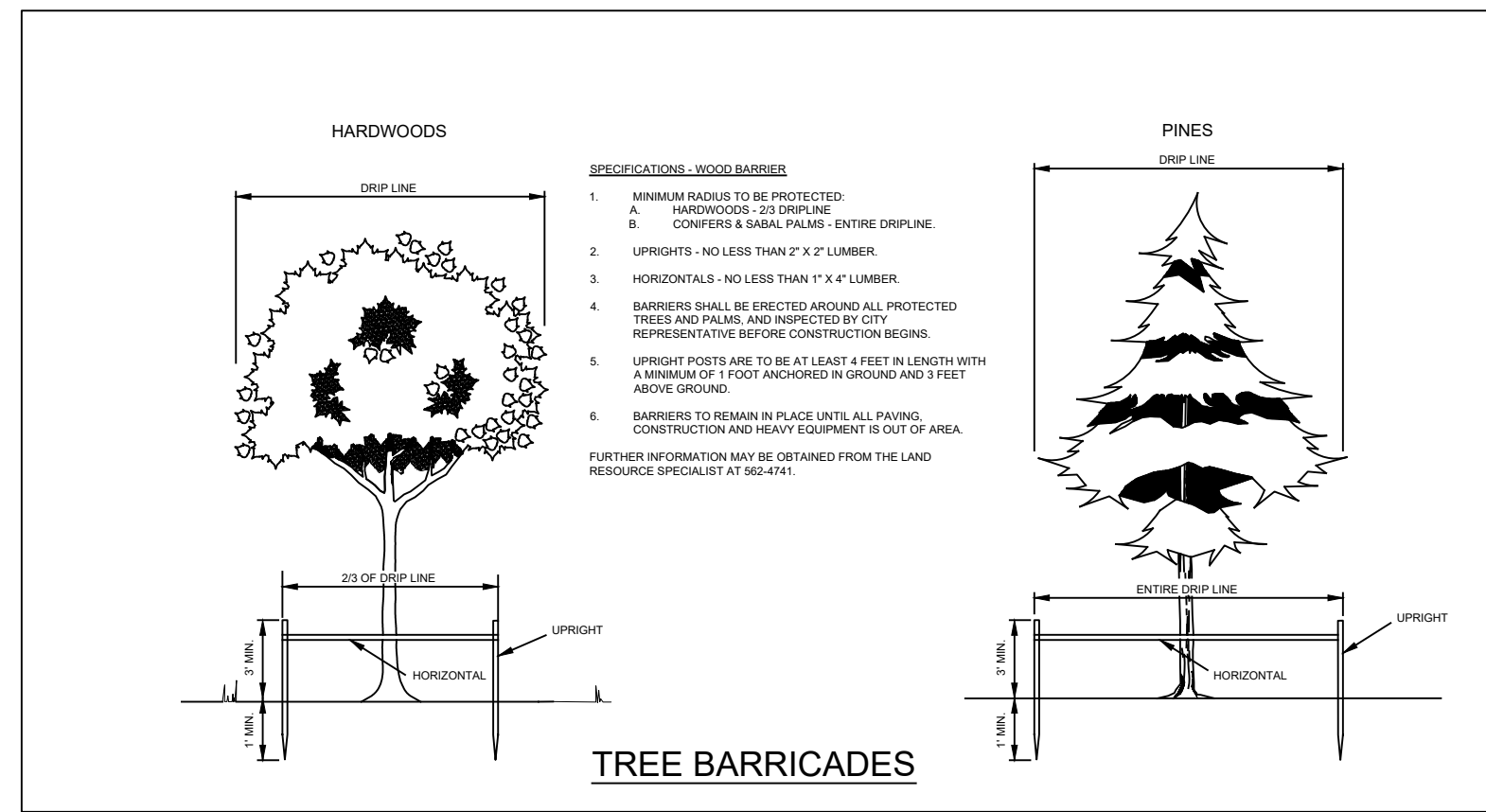
The City requested the applicant provide a cross visibility area sight line study to determine the impact to the east and south visibility areas from moving the structure west. Applicant hired a traffic engineering firm to perform a study, which demonstrates that moving the structure west as requested by the City would not be a hinderance and actually improve the current sightlines from a minimum of 4 feet 3 inches up to 11 feet 6 inches on the east side of the property along Gulf Lane due to the irregular shape of the lot. (Exhibit B). Moreover, moving the building west, as requested by the City, would not be a hinderance to cross visibility area sight lines on the south lot line, and would improve the current sightlines by 8 feet and 7 inches along 133rd Ave due to removal of various current obstructions.

The City then requested that the applicant provide a turning radius study indicating that the reduced front yard setback would not prohibit a vehicle from exiting the garage on Gulf Lane which is depicted by Exhibit C. This Exhibit confirms that a vehicle will be able to successfully exit the garage onto Gulf Lane and supports the variance request to reduce the front yard setback from 20 feet to 3 feet 4 inches.

The applicant will come into full compliance with the west setback of 10 feet between two houses on one lot.

Criteria (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.

The approval of a redevelopment plan with variance would allow the property to meet the stated city goals of encouraging lifting and/or redevelopment of structures to minimize flood risk by elevating a structure above the base flood elevation and 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.



LANDSCAPING IRRIGATION

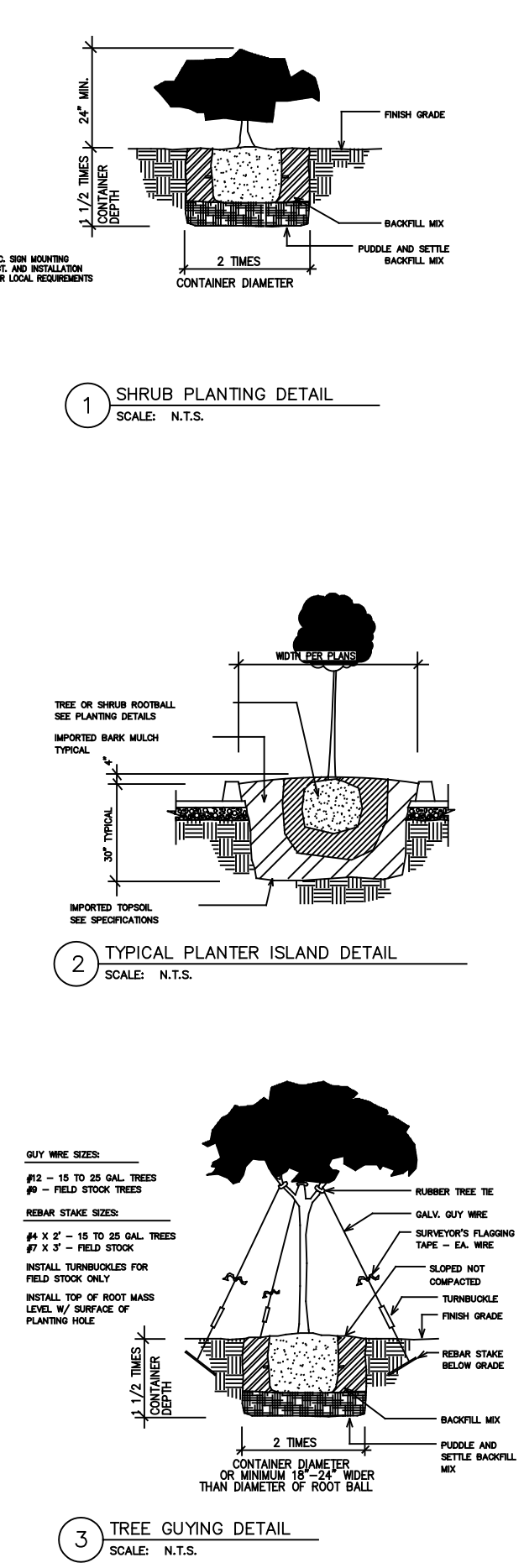
A LANDSCAPE IRRIGATION SYSTEM WILL BE DESIGNED AND INSTALLED TO MEET COMPLIANCE WITH PINELLAS COUNTY L.D.C CHAPTERS 138, 154, AND 166, AND THE FOLLOWING CRITERIA:

- A SHALLOW WELL PERMIT WILL BE APPLIED FOR.
- LOW VOLUME DESIGN WITH NO OVER-SPRAY OF AREAS NOT REQUIRING IRRIGATION.
- HIGH WATER DEMAND AREAS WILL BE SERVED BY A ZONE SEPARATE OF LOW DEMAND AREAS.
- IRRIGATION CONTROLLER MUST DIFFERENTIATE BETWEEN HIGH AND LOW DEMAND AREAS.
- IRRIGATION SYSTEM MUST BE EQUIPPED WITH RAIN SENSOR DEVICE.
- ALL IRRIGATION LINES AND HEADS MUST MAINTAIN A MINIMUM DISTANCE OF ONE-FOOT FROM ALL STRUCTURES.

LANDSCAPE NOTES:

- CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED ANY EXISTING UTILITIES, IF ANY ARE ENCOUNTERED, CONTRACTOR IS TO PROMPTLY ADVISE GENERAL CONTRACTOR, ARCHITECT AND OWNER.
- CONTRACTOR SHALL MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNER'S FINAL ACCEPTANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPUTING SPECIFIC QUANTITIES OF GROUND COVER AND SHRUB MATERIAL UTILIZING ON-CENTER CENTER SPACING FOR PLANTS AS SHOWN ON LANDSCAPE SCHEDULE AND MINIMUM PLANTING DISTANCES AS SPECIFIED BELOW. GROUND COVER SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN, WHERE GROUND COVER ADJUTS CURBING, WALKS, SIGNS OR POLES. MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO CURBING, WALKS, ETC. MINIMUM PLANTING DISTANCE SHALL BE 14" FROM CENTER OF ALL TREES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE QUANTITY OF TREES THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWING.
- SUBGRADE TO WITHIN 1/10TH FOOT PROVIDED BY GENERAL CONTRACTOR U.N.O.
- ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARD FOR NURSERY STOCK, LATEST EDITION. PLANT MATERIAL SHALL BE WARRANTED TO ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER.
- PLANT SHRUBS AND TREES A MIN. OF 3/8" FROM CURBS AT CAR PARKING AREAS TO ALLOW FOR OVERHANG UNLESS WHEEL STOPS ARE PROVIDED. GROUND COVER TO BE INSTALLED IN ALL PLANTING BEDS. SIZE AND SPACING AS SHOWN IN THE SCHEDULE. GROUND COVER TO BE CONTINUOUS UNDER TREES AND SHRUBS.
- LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN AND HEALTHY CONDITION. THIS SHALL INCLUDE PROPER PRUNING, MOWING OF LAWNS, WEEDING, REMOVAL OF LITTER, AND THE REGULAR WATERING OF ALL PLANTINGS. SHOULD ANY PLANT MATERIALS DIE, THE OWNERS, THEIR SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PLANT REPLACEMENT WITHIN 60 DAYS AND IN CONFORMANCE WITH THE LANDSCAPE MATERIAL REQUIREMENTS SET FORTH BY THIS PLAN.
- ALL TREES TO BE SPECIMEN QUALITY FLORIDA GRADE #1 OR BETTER, BALLED AND BURLAPPED, FULL FORM AND GUYED/STAKED. REMOVE ALL NONBIODEGRADABLE WRAPPINGS. BURLAP SHALL BE FOLDED DOWN TO ENHANCE WATER ABSORPTION. ALL LANDSCAPE MATERIALS ARE TO BE INSPECTED BY THE ARCHITECT OR ENGINEER PRIOR TO ON SITE DELIVERY APPROVAL. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- MULCH IN ANNUAL AREAS TO BE FIBER MULCH 1.5" DEPTH, WITH NO FABRIC. PLACE 2"-3" OF ORGANIC MULCH OVER THE ENTIRE SURFACE OF PLANTING HOLES. FULL MULCH BACK A FEW INCHES FROM BASE OF TREE.
- A 6" LAYER OF AMENDED ON SITE TOPSOIL SHALL BE SPREAD OVER ALL LANDSCAPE AREAS, EXCEPT IN THE PARKING LOT ISLANDS WHERE THE DEPTH SHALL BE 18" TO 24".
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, STAKING OF ALL LANDSCAPE MATERIALS FOR REVIEW AND APPROVAL, VERIFICATION AND PROTECTION OF EXISTING UTILITIES, COORDINATION WITH OTHER CONTRACTORS, PROTECTION OF EXISTING IRRIGATION/POND SYSTEM, DAILY CLEANUP AS REQUIRED, PROTECTION OF INSTALLED WORK AND WARRANTY PER THE SPECIFICATIONS.
- SOD TO BE APPROVED ST. AUGUSTINE OR EQUAL.
- REMOVE TREE STAKES AND SUPPORT WIRES AFTER 1 COMPLETE GROWING SEASON

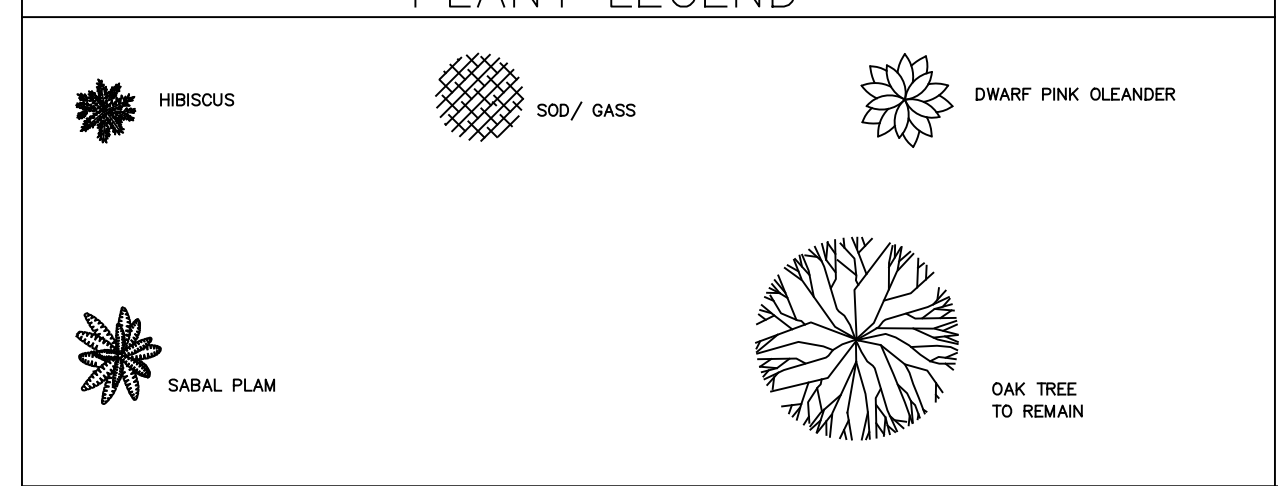
LANDSCAPE DETAILS



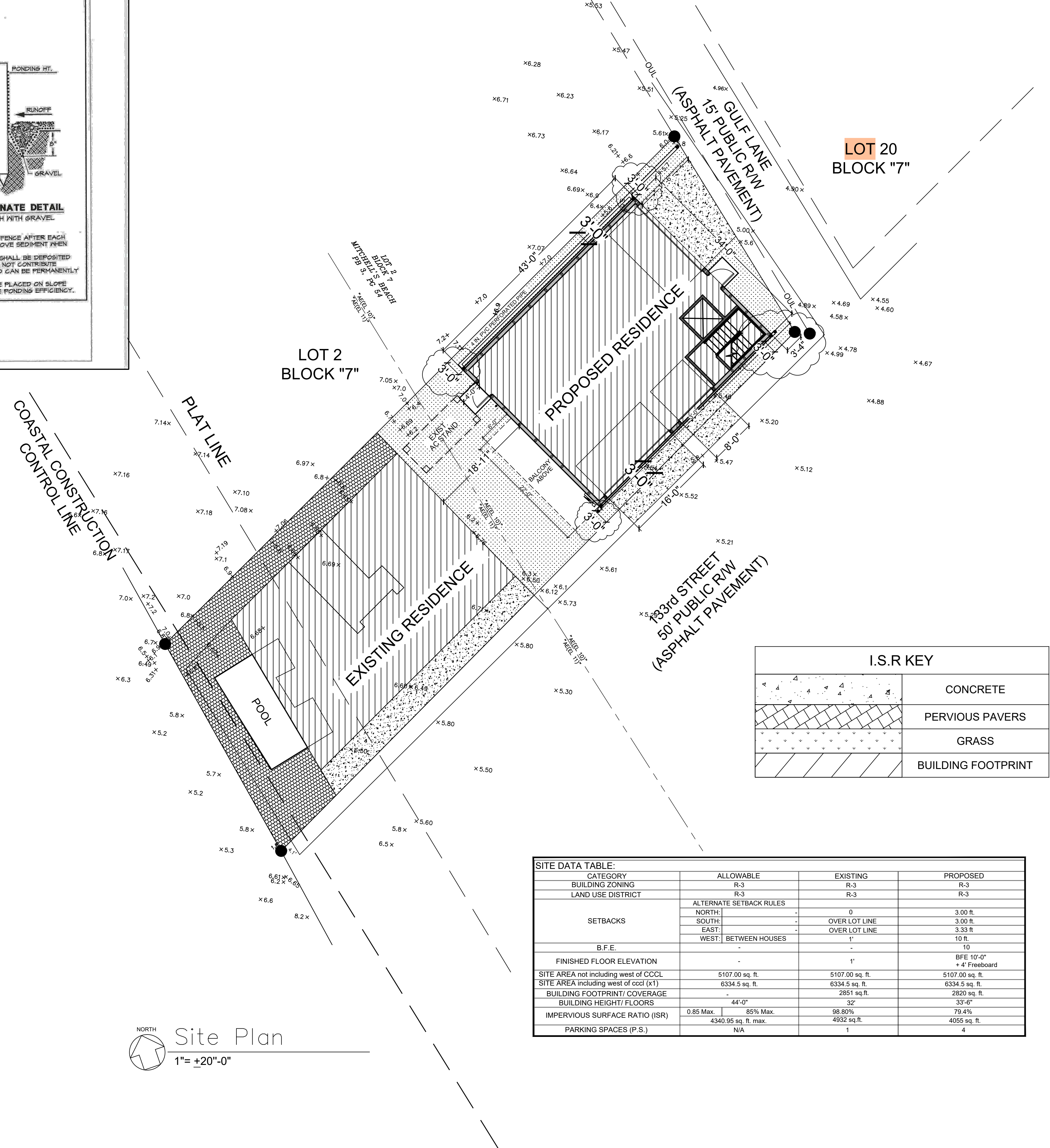
PLANT MATERIAL LIST

QUANTITY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS
4	OAK TREE	QUERCUS VIRGINIANA	4" DIM
21	HIBISCUS		
9	DWARF PINK OLEANDER	NERIUM OLEANDER	24" HT. X 30" SPD, 3 GALLON

PLANT LEGEND



13301 GULF LANE
MADEIRA BEACH, FL
33708



I.S.R KEY

	CONCRETE
	PERVIOUS PAVERS
	GRASS
	BUILDING FOOTPRINT

SITE DATA TABLE:

CATEGORY	ALLOWABLE	EXISTING	PROPOSED
BUILDING ZONING	R-3	R-3	R-3
LAND USE DISTRICT	R-3	R-3	R-3
SETBACKS	ALTERNATE SETBACK RULES	0	3.00 ft.
	NORTH	-	3.00 ft.
	EAST	-	3.33 ft.
	WEST	BETWEEN HOUSES	1'
B.F.E.	-	1'	10
FINISHED FLOOR ELEVATION	-	1'	BFE 10'-0" + 4" Freeboard
SITE AREA not including west of CCCL	5107.00 sq. ft.	5107.00 sq. ft.	5107.00 sq. ft.
SITE AREA including west of ccd (x1)	6334.5 sq. ft.	6334.5 sq. ft.	6334.5 sq. ft.
BUILDING FOOTPRINT/ COVERAGE	-	2851 sq. ft.	2820 sq. ft.
BUILDING HEIGHT/ FLOORS	44'-0"	32'	33'-6"
IMPERVIOUS SURFACE RATIO (ISR)	0.85 Max.	85% Max.	98.80%
PARKING SPACES (P.S.)	N/A	1	4

Site Plan
1" = ±20'-0"

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING CONSTRUCTION. UNRESOLVED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE ARCHITECT.

PROFESSIONAL STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSURE, ENGINEERING, AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTER 555 AND 553, LAWS OF FLORIDA.

DATE: MM/00/0000
NO. XXXXXXXXXXXXXXXXXXXXXXXX

REVISIONS

PROJECT: **13301 GULF LANE**
MADEIRA BEACH, FL
VARIANCE SITE PLAN

ARCHITECT: **JOHN A. BODZIAK**
ARCHITECT AIA, PA
ARCHITECTURE, DESIGN AND CONSTRUCTION MANAGEMENT
FLORIDA REGISTRATION NO. AR00005065
EMAIL: JACK@BODZIAK.COM
743 49th STREET N. SAINT PETERSBURG, FLORIDA 33710
TEL: (727) 327-1966 FAX: (727) 826-0968

DRAWN BY: MT / JB
UPDATED ON: Apr. 27, 26
DATE: SEP - 2023
JOB PROJECT #: 2023-007
SHEET #: SP-1.0

GULF LANE RESIDENTIAL DEVELOPMENT

Lot 1 Block 7 at the Intersection of Gulf Lane
and 133rd Avenue – Pinellas County, Florida



Alex Roark Engineering, PLLC

Prepared By:
Tony Alex, P.E.
tony@alexroarkeng.com

March 27, 2026

2. The effect of the west-side balcony on visibility at the intersection

As shown in Figure 1, the balcony on the west side of the proposed building has no measurable impact on visibility.

3. Vehicle turning movements between the garage and Gulf Lane

Figures 2 and 3 illustrate the turning movements for a standard passenger vehicle entering and exiting the garage from Gulf Lane. Gulf Lane is a single-lane residential street approximately 10 feet wide within a 15-foot right-of-way, which allows only one vehicle to enter or exit at a time. The proposed driveway and garage door, however, are 16 feet wide and can accommodate two vehicles simultaneously, providing adequate space for maneuvering once vehicles have accessed the site.



Figure 2: Turning movement for a passenger car entering the garage

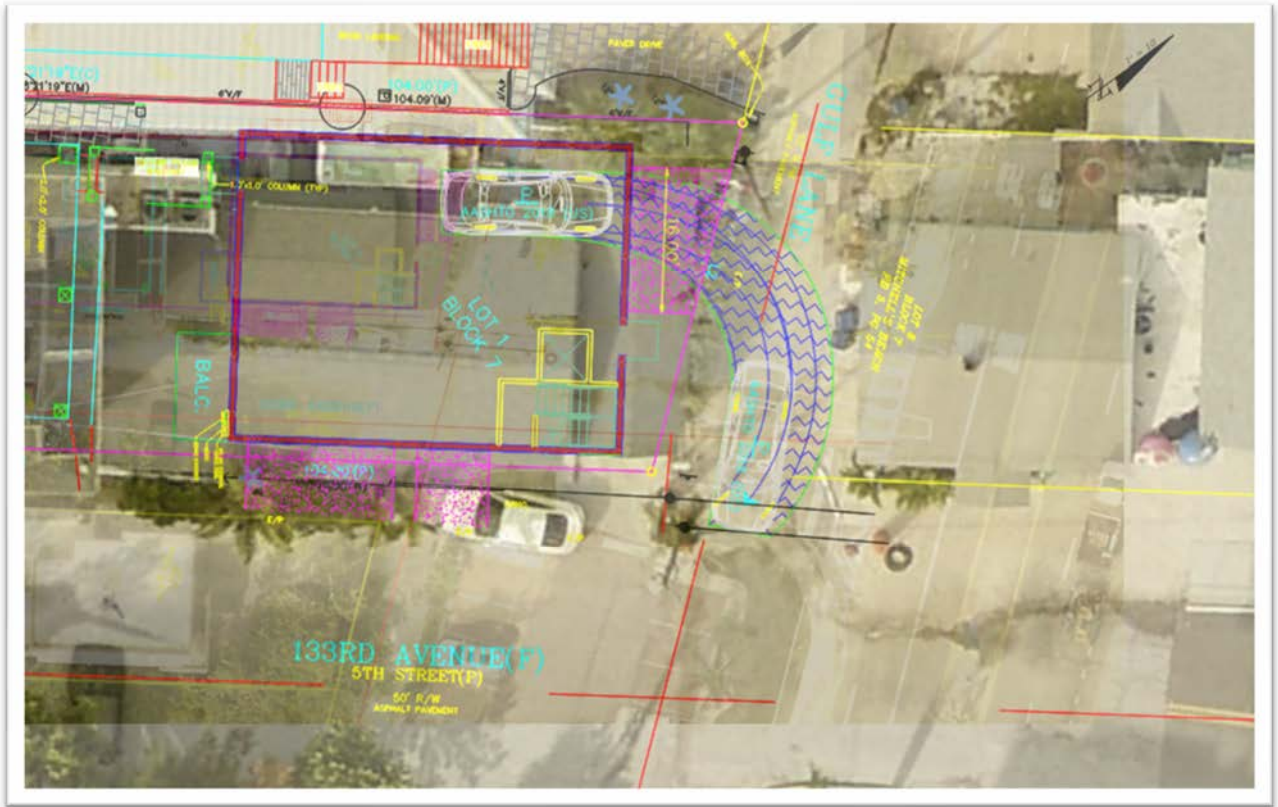
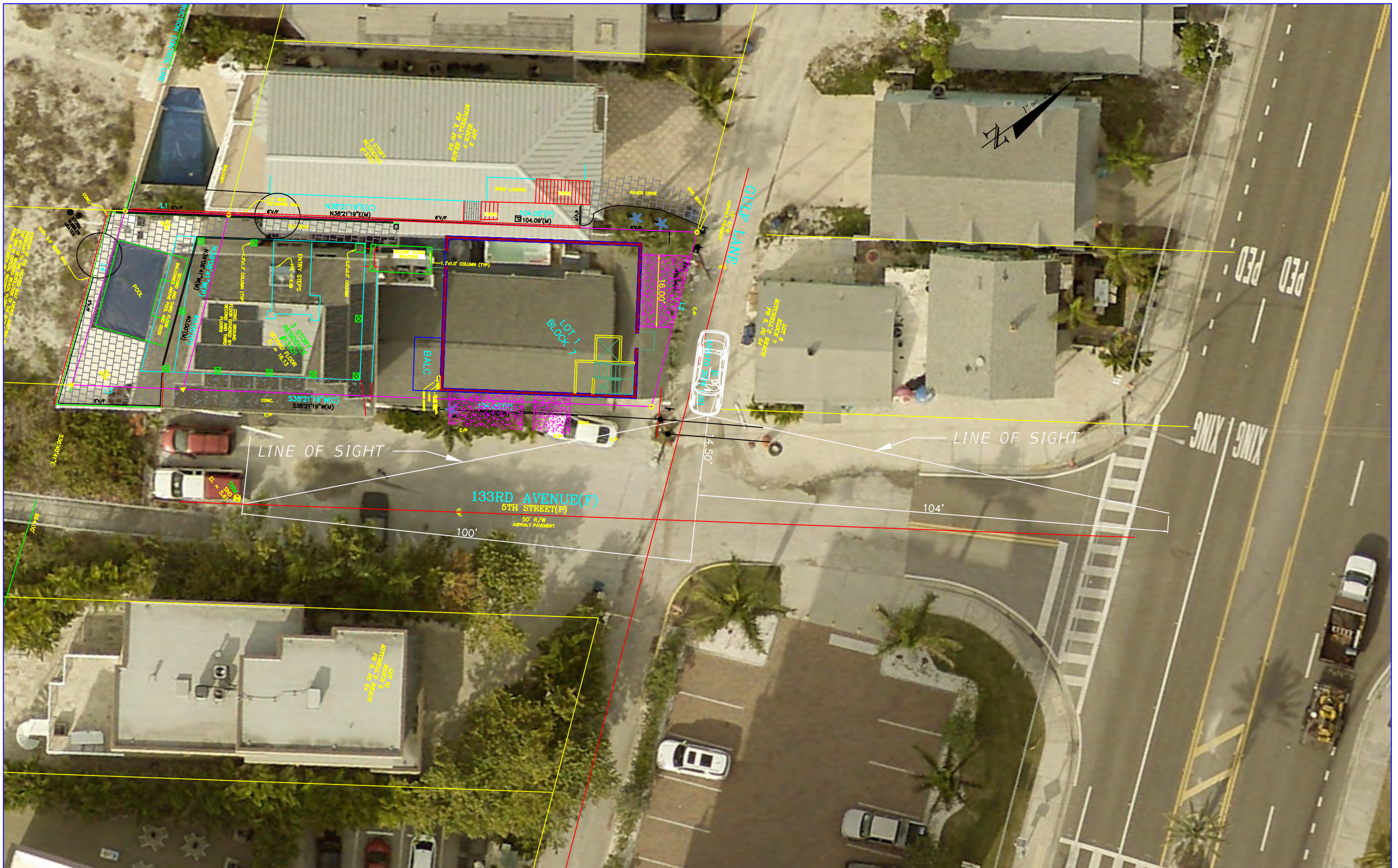


Figure 3: Turning movement for a passenger car exiting the garage



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ANDREW SHIELDS, P.E.
 P.E. LICENSE NUMBER 100102
 ALEX ROARK ENGINEERING, PLLC
 4843 HERITAGE PARK BLVD.
 TALLAHASSEE, FL 32311

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	PINELLAS	

**INTERSECTION
SIGHT LINE**

SHEET NO.
1



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ANDREW SHIELDS, P.E.
 P.E. LICENSE NUMBER 100102
 ALEX ROARK ENGINEERING, PLLC
 4843 HERITAGE PARK BLVD.
 TALLAHASSEE, FL 32311

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	PINELLAS	

**TURNING MOVEMENT
 FOR ENTERING THE GARAGE**

SHEET NO.
 2



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ANDREW SHIELDS, P.E.
 P.E. LICENSE NUMBER 100102
 ALEX ROARK ENGINEERING, PLLC
 4843 HERITAGE PARK BLVD.
 TALLAHASSEE, FL 32311

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
	PINELLAS	

**TURNING MOVEMENT
 FOR EXITING THE GARAGE**

SHEET NO.
 3

NOTE THAT THIS DRAWING MAY HAVE BEEN ALTERED IN SCALE BY REPRODUCTION

W.O. 7028

BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 15, TOWNSHIP 31 SOUTH, RANGE 15 EAST
PINELLAS COUNTY, FLORIDA

ADDRESS:
13301 GULF LANE
MADEIRA BEACH, FLORIDA

LEGAL DESCRIPTION: (O.R. 19894, PG 2024)
LOT 1, BLOCK 7, MITCHELL'S BEACH JOHNS PASS, ACCORDING TO THE MAP OF PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 54, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

(O.R. 640, PG 92)
LOT ONE (1) BLOCK SEVEN (7) MITCHELL'S BEACH, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 54, ON FILE AND OF RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, IN AND FOR PINELLAS COUNTY, FLORIDA. TOGETHER WITH FURNITURE AND FIXTURES PER INVENTORY. TOGETHER WITH ANY AND ALL RIPARIAN, LITTORAL, OR ACCRETION RIGHTS.

- SURVEY NOTES:**
- 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 DISCLOSE.
 - PLANIMETRIC FEATURES SHOWN HEREON WERE DETERMINED BY STANDARD FIELD SURVEYING METHODS.
 - BEARING BASIS IS THE WESTERLY PROPERTY OF THE SUBJECT PARCEL, LOT 1, BLOCK 7, BEING N38°21'19"E, GRID NORTH AS DEFINED BY STATE PLANE COORDINATE SYSTEM IN FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983.
 - ALL HORIZONTAL AND VERTICAL MEASUREMENTS SHOWN ON THIS DRAWING ARE IN U.S. SURVEY FEET.
 - ALL INSTRUMENTS SHOWN HEREON ARE OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, UNLESS OTHERWISE SPECIFIED.
 - UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE MARKINGS AND OR STRUCTURES. NO EXCAVATION WAS PERFORMED FOR THE LOCATION OF SUCH UTILITIES.
 - ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THIS PARCEL APPEARS TO BE IN FLOOD ZONES "AE(EL 10 FEET)", "AE(EL 11 FEET)", "VE(EL 12 FEET)", "VE(EL 13 FEET)" AND "VE(EL 14 FEET)", ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 1210300191H, MAP EFFECTIVE DATE: AUGUST 24, 2021, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ALSO, THIS PARCEL IS IN A "COASTAL A" ZONE.
THIS MAP'S NOTES STATE THAT THE BASE FLOOD ELEVATIONS SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT. THE FIS REPORT WAS NOT CONSULTED FOR THIS SURVEY.
THIS FLOOD ZONE NOTE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. PROPOSED FINISHED FLOOR ELEVATIONS ARE TO BE DETERMINED BY THE PERMITTING AGENCY HAVING JURISDICTION.
 - ELEVATION BASIS: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BENCHMARK UTILIZED: "PBE 147 USE", PID NUMBER AG0787, ELEVATION = 4.51' AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY.
 - LOCATIONS OF TREES SHOWN HEREON WERE LIMITED TO TREES 4" DIAMETER AT BREAST HEIGHT (DBH) OR LARGER. GEODATA SERVICES INC. CAN ACCEPT NO RESPONSIBILITY FOR THE IDENTIFICATION OF THE TREE SPECIES SHOWN HEREON. ALTHOUGH EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON, TREE IDENTIFICATION IS OUTSIDE THE EXPERTISE OF A PROFESSIONAL LAND SURVEYOR. THE TREE TYPES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD BE USED AFTER CONFIRMATION BY A CERTIFIED ARBORIST OR OTHER SUCH PROFESSIONAL.

ABBREVIATION LEGEND

- (C) = Calculated Data
- (D) = Data per Description
- (F) = Field Determined
- (M) = Measured Data
- (MTW) = Measured to Witness
- (P) = Data per Plat
- ± = Plus or Minus
- A/C/S = Air Conditioner on C/S
- B/W/F = Barbed Wire Fence
- BFE = Base Flood Elevation
- BFP = Backflow Preventer
- CB = Chord Bearing
- CH = Chord
- C.P.B. = Condominium Plat Book
- C/C = Covered Concrete
- C/S = Concrete Slab
- C/SW = Concrete Sidewalk
- CL = Centerline
- CLF = Chain Link Fence
- COV = Covered
- CLP = Concrete Light Pole
- CMP = Corrugated Metal Pipe
- CONC = Concrete
- Δ = Delta Angle
- D.B. = Deed Book
- D/W = Driveway
- DMH = Drainage Manhole
- DWM = Delectable Warning Mat
- E/P = Edge of Pavement
- EL = Elevation
- EW = Edge of Water
- FCIR = Found Iron Rod & Cap
- FCM = Found Concrete Monument
- FTE = Finished Floor Elevation
- FIP = Found Iron Pipe
- FIR = Found Iron Rod - No Cap
- FND = Found Nail & Disk
- FPP = Found Pinched Pipe
- GI = Gate Inlet
- GV = Gate Valve
- HYD = Fire Hydrant
- ID = Identification
- IE = Invert Elevation
- LB = Lease Certificate Number
- LP = Light Pole
- LFE = Lowest Floor Elevation
- LMWA = Limit of Moderate Wave Action
- M/F = Metal Fence
- M.O.L. = More or Less
- MES = Mitered End Section
- NAD = Nail & Disk
- NFNS = Not Found and Not Set
- OCS = Outfall Control Structure
- OWH = Overhead Wire
- O.R. = Official Records Book
- P.B. = Plat Book
- PCP = Permanent Control Point
- PG(s) = Page(s)
- PLS = Professional Land Surveyor
- POB = Point of Beginning
- POC = Point of Commencement
- PRC = Point of Reverse Curvature
- PRM = Permanent Reference Monument
- R = Radius
- RGE = Range
- R/W = Right-of-Way
- RCP = Reinforced Concrete Pipe
- SCM = Set Concrete Monument PLS #2865
- SCIR = Set Iron Rod & Cap 5/8" PLS #2865
- SND = Set Nail & Disk PLS #2865
- SMH = Sanitary Manhole
- STM = Stormwater Pipe
- TBM = Temporary Benchmark
- T/SB = Top of Bank
- T/S = Top of Slope
- TWP = Township
- TYP = Typical
- UB = Utility Box
- UP = Utility Pole
- V/F = Vinyl Fence
- W = With
- W/F = Wood Fence
- WM = Water Meter
- W.O. = Work Order
- WV = Water Valve

SYMBOL LEGEND

- Backflow Preventer
- Cable Box
- Centerline
- Cleanout
- Disabled
- Drainage Manhole
- Fire Hydrant
- Grease Trap
- Light Pole
- Mailbox
- Power Box
- Reclaimed Water Connection
- Reclaimed Water Meter
- Sanitary Manhole
- Sign
- Spot Elevation
- Telecommunication Box
- Utility Pole
- Water Connection
- Water Meter
- Water Valve
- Well
- Yard Bubbler

TREE LEGEND

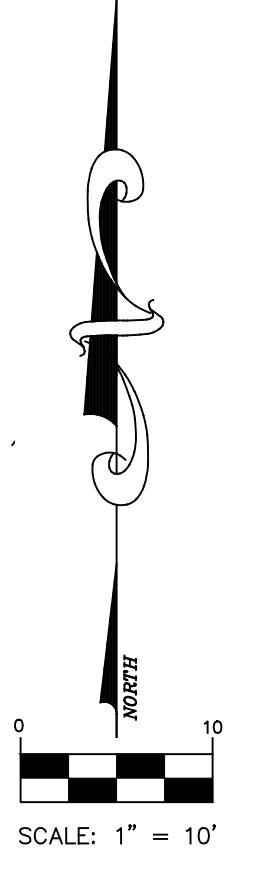
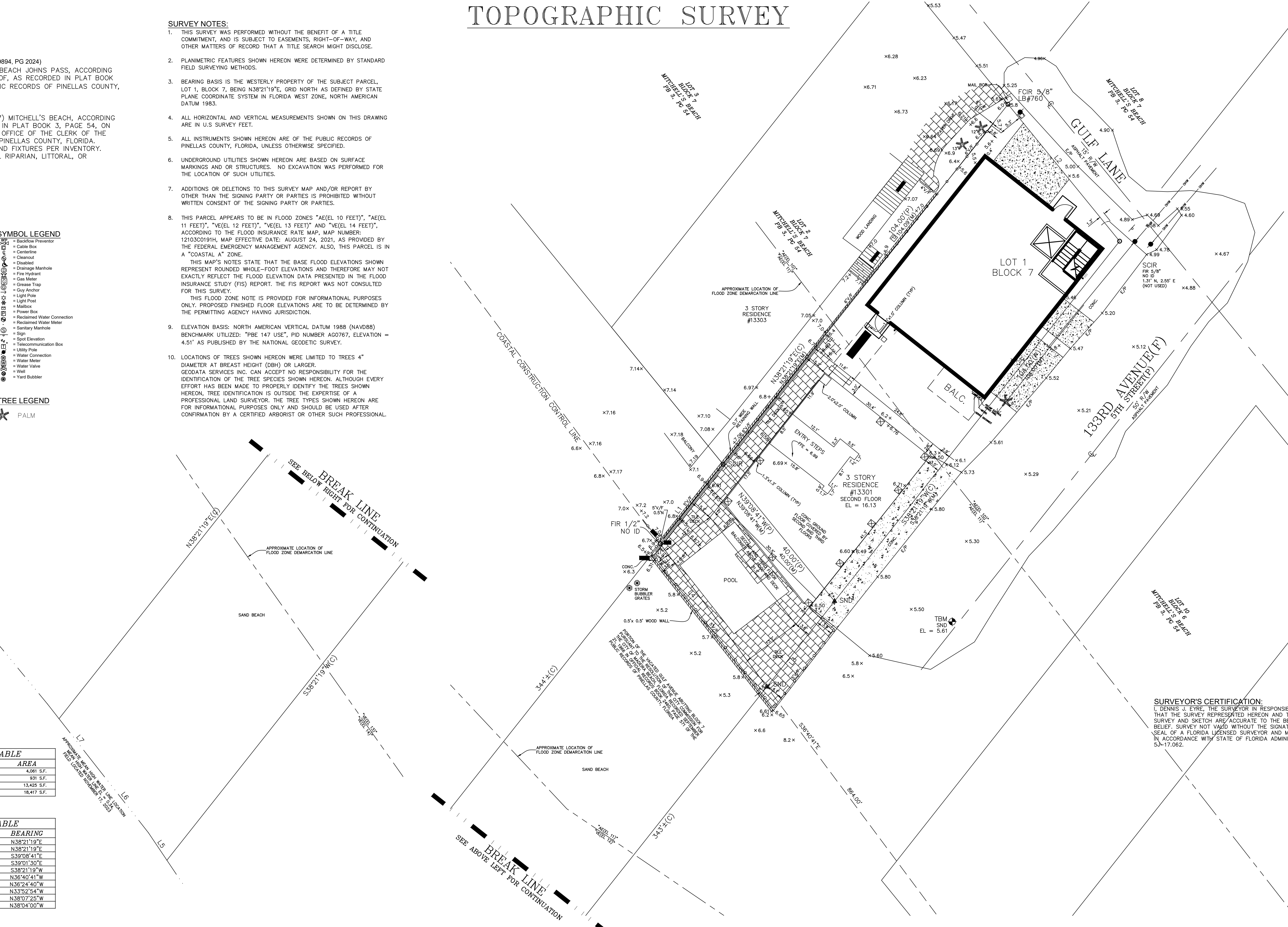
- PALM

AREA TABLE

DESCRIPTION	AREA
PLATTED LOT 1	4,061 S.F.
AREA FROM LOT 1 TO CCCL	931 S.F.
AREA FROM CCCL TO MH/W	13,425 S.F.
TOTAL AREA	18,417 S.F.

LINE TABLE

LINE	LENGTH	BEARING
L1(C)	22.95'	N38°21'19"E
L1(M)	22.75'	N38°21'19"E
L2(C)	40.00'	S39°08'41"E
L2(M)	40.02'	S39°01'30"E
L3(C&M)	24.73'	S38°21'19"W
L4(C)	40.42'	N36°40'41"W
L4(M)	40.47'	N36°24'40"W
L5	7.47'	N33°52'54"W
L6	19.72'	N38°07'25"W
L7	13.13'	N38°04'00"W



SURVEYOR'S CERTIFICATION:
I, DENNIS J. EYRE, THE SURVEYOR IN RESPONSIBLE CHARGE, HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SURVEY NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, OR DIGITAL SIGNATURE IN ACCORDANCE WITH STATE OF FLORIDA ADMINISTRATIVE CODE RULE 5J-17.062.

Drawing name: C:\Users\Jacob.CORP\AppData\Local\Temp\67481280-4380-4608-b038-11f0b9c7f6e0_survey_for_tony.dwg
Apr 22, 2026 9:52am
Standard.dwg Survey for Tony.dwg
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17, 2025

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

Prepared by and Return To:
Danya Shankwitz
Fidelity National Title of Florida, Inc.
7450 Gulf Blvd.
St. Pete Beach, FL 33706

Order No.: FTPA17-48399

APN/Parcel ID(s): 15/31/15/58320/007/0010

WARRANTY DEED

THIS WARRANTY DEED dated December 26 2017, by William N. Sanders, a married man, joined by his wife Marcetta Frost Dyer, hereinafter called the grantor, to Robert Bello, Jr., an unmarried man, whose post office address is 13301 Gulf Lane, Madeira Beach, FL 33708, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Pinellas, State of Florida, to wit:

Lot 1, Block 7, Mitchell's Beach Johns Pass, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 54, of the Public Records of Pinellas County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

This Deed is executed by Marcetta Frost Dyer solely to accomplish spousal joinder pursuant to the Homestead Provisions of the Florida Constitution. Notwithstanding anything contained in this Deed to the contrary, Marcetta Frost Dyer expressly disclaims liability for any and all warranties, representations, covenants and/or other provisions of a similar nature contained herein. By acceptance of this Deed, the Purchaser herein, specifically agrees to the conditions placed upon the execution of this Deed by Marcetta Frost Dyer.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

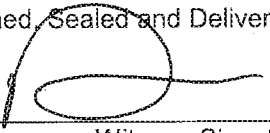
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

WARRANTY DEED

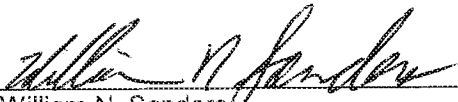
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:




Witness Signature

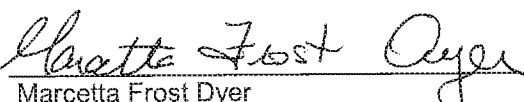


William N. Sanders
Address: 17745 Gulf Blvd, #704
Redington Shores, FL 33708

Danya Shankwitz
Print Name



Witness Signature



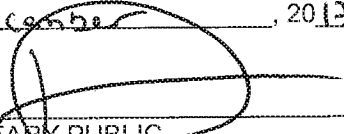
Marcetta Frost Dyer
Address: 17745 Gulf Blvd, #704
Redington Shores, FL 33708

Patricia Counce
Print Name

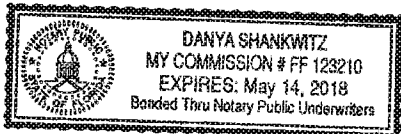
State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this 26 day of December, 2017, by William N. Sanders, a married man, joined by his wife Marcetta Frost Dyer, to me known to be the person(s) described in or who has/have produced Drivers License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 20 day of December, 2017.



NOTARY PUBLIC
My Commission Expires:





Parcel Summary (as of 22-May-2026) **Parcel Map**

Parcel Number
15-31-15-58320-007-0010

Owner Name
BELLO, ROBERT JR

Property Use
0810 Single Family - more than one house per parcel

Site Address
13301 GULF LN
MADEIRA BEACH, FL 33708

Mailing Address
13301 GULF LN
MADEIRA BEACH, FL 33708-2535

Legal Description
MITCHELL'S BEACH REVISED BLK 7, LOT 1

Current Tax District
MADEIRA BEACH (MB)

Year Built
1938 | 1987



Living SF	Gross SF	Living Units	Buildings
3,451	5,431	2	2

Exemptions

Year	Homestead	Use %	Status
2027	Yes	90.71%	Assuming no ownership changes before Jan. 1, 2027.
2026	Yes	90.71%	
2025	Yes	90.59%	

Property Exemptions & Classifications
No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
19894/2024	\$2,672,500	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	3/54

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$2,279,512	\$1,624,184	\$1,573,462	\$1,599,184	\$1,573,462

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	\$2,535,938	\$1,651,838	\$1,601,838	\$1,650,581	\$1,601,838
2023	Y	\$2,114,888	\$1,587,441	\$1,537,441	\$1,562,441	\$1,537,441
2022	Y	\$2,258,697	\$1,488,849	\$1,438,849	\$1,509,950	\$1,438,849
2021	Y	\$1,488,417	\$1,128,123	\$1,078,123	\$1,116,613	\$1,078,123
2020	Y	\$1,107,850	\$1,107,850	\$1,057,850	\$1,082,850	\$1,057,850

2025 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.2172	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
26-Dec-2017	\$1,370,000	Q	I	SANDERS WILLIAM N	BELLO ROBERT JR	19894/2024
16-Feb-1996	\$547,500	Q	I	MCDONALD ROBERT L SR	SANDERS, WILLIAM N.	09250/0380
07-Feb-1990	\$100	U	I	MCDONALD ROBERT L	MCDONALD, GLADYS M.	07193/1827
30-Apr-1982	\$150,000	Q				05341/0665
31-Dec-1972	\$40,000	Q				03844/0499

2025 Land Information

Land Area: \cong 4,060 sf \cong 0.09 acres	Frontage and/or View: Gulf	Seawall: No
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Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	40x104	\$51,000	40.00	FF	1.0300	\$2,101,200

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Piers	Base (BAS)	1,184	1,184
Floor System	Wood	Detached Garage Unfinished (DGU)	0	320
Exterior Walls	Frame/Custom Wood	Open Porch (OPF)	0	34
Unit Stories	1	Open Porch Unfinished (OPU)	0	88
Living Units	1	Total Area SF	1,184	1,626
Roof Frame	Gable Or Hip	<p>The diagram illustrates the layout of the building's sub-areas. The main area is labeled 'BAS' (Base) with dimensions 24 (width) and 42 (height). Attached to the bottom of the BAS are two 'OPF' (Open Porch) areas: one on the left with dimensions 2 (width) and 2 (height), and one on the right with dimensions 3 (width) and 6 (height). Below the BAS is an 'OPU' (Open Porch Unfinished) area with dimensions 4 (width) and 22 (length). At the bottom is a 'DGU' (Detached Garage Unfinished) area with dimensions 10 (width) and 32 (length). The total area is 1,626 SF.</p>		
Roof Cover	Shingle Composition			
Year Built	1938			
Building Type	Single Family			
Quality	Fair			
Floor Finish	Carpet/ Vinyl/Asphalt			
Interior Finish	Drywall/Plaster			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	6			
Effective Age	31			

2025 Building 2 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Living Area SF	Gross Area SF
Foundation	Wood/Block Above Ground Footing	Base (BAS)	1,282	1,282
Floor System	Wood	Upper Story (USF)	857	857
Exterior Walls	Frame/Custom Wood	Lower Area Access (LAA)	128	128
Unit Stories	3	Carport (CPF)	0	1,162
Living Units	1	Open Porch (OPF)	0	188
Roof Frame	Gable Or Hip	Open Porch Unfinished (OPU)	0	188
Roof Cover	Shingle Composition	Total Area SF	2,267	3,805
Year Built	1987			
Building Type	Single Family			
Quality	Above Average			
Floor Finish	Carpet/Hardtile/Hardwood			
Interior Finish	Upgrade			
Heating	Central Duct			
Cooling	Cooling (Central)			
Fixtures	8			
Effective Age	33			

2025 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
PATIO/DECK	\$47.00	360.0	\$16,920	\$6,768	1987
PATIO/DECK	\$28.00	200.0	\$5,600	\$4,480	2018
POOL	\$75,000.00	1	\$75,000	\$60,000	2018
SOLAR	\$2.50	7,200.0	\$18,000	\$18,000	2018

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
2025-3269-ROW	NEW IMPROVEMENT	06/09/2025	\$2,500
BR20230205	ADDITION/REMODEL/RENOVATION	03/08/2023	\$17,634
BR20221036	SIDING/EXTERIOR WALL	11/15/2022	\$37,000
R20220520	ROOF	06/15/2022	\$500
B20220216	WINDOWS/DOORS	03/17/2022	\$23,309
B20210998	WINDOWS/DOORS	11/09/2021	\$42,621
GD4465	WINDOWS/DOORS	02/08/2020	\$4,800
R4054	CANOPY	09/17/2019	\$4,600
DECK3655	ADDITION/REMODEL/RENOVATION	05/10/2019	\$64,600
3589	DEMOLITION	04/18/2019	\$3,000

