



SPECIAL MAGISTRATE – VARIANCE REQUEST

VAR 2025-04

Staff Report and Recommendation Special Magistrate Meeting – April 28, 2025

Application: VAR 2025-04
Applicant: Elizabeth Holloway & Jason Holloway
Property Owner(s): Elizabeth Holloway & Jason Holloway
Property Address: 14830 N Bayshore Dr, Madeira Beach, FL 33708
Parcel ID: 09-31-15-60858-000-0940
Legal Description: NORTH MADEIRA SHORES LOT 94 & THAT PT OF LOT 93 DESC BEG MOST W'LY COR OF LOT 93 TH CUR RT RAD 140.58FT ARC 0.51FT CB N66D03'20"E 0.51FT TH S27D44'08"E 72.03FT TH S88D04'07"W 5.55FT TH N24D02'54"W 70.79FT TO POB
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request:

- (1) Encroach into the required front setback with an access porch to be located seven (7) feet from the front property line.
- (2) Addition of a rear porch to be located within the existing covered porch footprint 16 feet from the rear property line.

Specific Code Provisions: Sec. 110-206. – Setback requirements.

- (1) Front yard: 20 feet.
- (2) Rear yard: 25 feet.

I. Background

The existing single-family home was built in 1949 prior to the creation of the Madeira Beach Land Development Regulations which created setback requirements. In 2023, a variance (VAR 2023-04) and building permit (2023-2070-RINT) were both granted allowing for an addition that encroaches into the required rear yard setback slightly further than what is currently being requested in the variance. This addition has since been

completed and shown on both the survey and site plan included in the support materials for the application.

On November 26th, 2024, as a result of hurricanes Helene and Milton, the city sent the property owners a preliminary determination of the structure being substantially damaged. When a structure is substantially damaged, the structure needs to be rebuilt or brought into compliance with current floodplain regulations including having the lowest living floor elevated to an elevation of at least 14 feet NAVD. In response, the owner contracted with Davie Shoring to have the existing structure elevated and submitted building permit application 2025-2552-ELEV. On February 20th, 2025, the city denied the building permit application partially due to the proposed access balconies which encroach into the required front yard and rear yard setbacks. Under section 110-93(3) e. of Madeira Beach Code of Ordinances, only the primary structure itself is exempt from the setback requirements of the code, and only within the existing footprint. The owner met with city staff to discuss the issue. The owner agreed to reduce the size of the balcony to help meet the variance criteria and has since submitted this variance request.

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: a. *Substandard or irregular shaped lot.* The lot has a depth of 75 feet which is five (5) feet less than the minimum building site area required in the R-2, Zoning District. The lot area of 3,128 square feet (Pinellas County Property Appraiser) is 872 square feet, or about 21.8%, smaller than the minimum required lot area for a single-family home in the R-2, Zoning District. The lot is also an irregular pie shape.

e. Architectural and/or engineering considerations. The building will be elevated, which will make it more disaster resistant. The existing building is legally nonconforming and the entrances will require access platforms once the building is elevated.

(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: The substandard and irregularly shaped lot was platted before the adoption of the current land development regulations and is not the result of any actions taken by the applicant. The nonconforming building was constructed in 1949 prior to the adoption of the current setback requirements and is not from the actions of the applicant.

(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: SM VAR 2016-08 through SM VAR 2016-13 granted variances to several other properties within this same zoning district for a reduction of the rear yard setback by 15 feet (from the required 25 feet to 10 feet) for several single-family homes on the same block. These lots are all 75 feet deep, a similar depth to the applicant's property. The lots from the approved variances SM VAR 2016-08 through SM VAR 2016-13 have rectangle shaped lots and are a slightly larger lot area of about 3,376 square feet per lot. The lot that is located at 14830 N Bayshore is approximately 3,128 square feet of lot area.

(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.

Findings: Literal interpretation of the code would reduce the buildable footprint of the lot since the lot depth is less than the required 80 feet and the lot area is less than the required 4,000 square feet. Many other properties in this zoning district have the ability to elevate their existing structure and add the required access stairs and balconies by right.

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

Findings: As previously mentioned, VAR 2023-04 was granted, reducing the rear setback to its existing 15.32 feet. The rear yard setback being requested by this variance will be less non-conforming than what exists with this addition as it will be within the covered porch roofline footprint which is shown to be setback 16.00 feet on the site plan submitted with this application. A variance is not needed for the primary structure itself as it will be lifted within the existing footprint which is permitted by right under Madeira Beach Code Section 110-93(3) e. It is also worth noting that the applicant originally proposed a rear yard setback of only 12.33 feet with an additional balcony and stairs beyond the current footprint and had to make two revisions to the site plan before resulting in the current proposal to meet a staff recommendation of approval.

The proposed balcony in the front yard is needed to maintain access to the front door when the house is elevated and will be three feet wide which is the minimum width allowed by Florida Building Code. Due to the required elevation of the building, the balcony and access stairs will need to wrap around the Northeast side of the house which, due to the curvature of the front property line is currently only setback 10.76 feet. If the balcony and access stairs were to instead wrap around the Southwest side of the property, it would not encroach as far into the front setback, although it would still be encroaching, and would create an additional encroachment into the side setback which is only five (5) feet.

(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.

Findings: The general intent and purpose of the city land development regulations is not to unduly restrict the owner's ability to maintain or improve their property which they are

attempting to do with this variance. Furthermore, none of the proposed work should negatively impact water flow or runoff, as a drainage plan is a requirement as a part of the building permit.

III. Staff Recommendation: Staff recommends the approval of VAR 2025-04.

Submitted by: Joseph Petraglia, CFM, Planner I, The City of Madeira Beach Community Development Department.

Attachments: 1) Variance application and applicant responses
2) Proposed site plan
3) Existing survey
4) Site plan from 2023-2070-RINT showing addition that was completed under VAR 2023-04
5) Public Notice Mailing Packet and Posting pictures



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**

Jason K. Holloway & Elizabeth Holloway

14830 N. Bayshore Drive, Madeira Beach, FL 33708

Telephone: (704) 787-1119

Email: j42662018@yahoo.com

***Property Owner: Name and Address**

Jason K. Holloway & Elizabeth Holloway

14830 N. Bayshore Drive, Madeira Beach, FL
33708

Telephone: (704) 787-1119

Email: j42662018@yahoo.com

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

14830 N. Bayshore Dr., Madeira Beach, FL, 33708

Legal Description: Lot 94 and the following portion of Lot 93: From a point of beginning at the most Westerly corner of said Lot 93 run by a curve to the right, radius 140.58m are 0.51 feet, chord North 66 degrees 03'20" East, 0.51 feet; thence South 27 degrees 44'08" East, 72.03 feet; then South 88 degrees 04'07" West 5.55 feet; thence North 24 degrees 02'54" West, 70.79 feet to the point of beginning, all in North Madeira Shores, according to the map or plat thereof, as recorded in Plat Book 23, Page 68, of the Public Records of Pinellas County, Florida.

Lot Area: 3,128

Width: 45 ft.

Depth: 75 ft.

Zoning District: R-2

Present Structures on Property: Single-family home

Present Use of Property: Single-family residence

Date Building Permit Request denied: TBD

Variance(s) needed from the zoning requirements: R-2 zoning, minimum front setback and rear setback

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: \$1,800 ☐ Check # _____ ☐ Cash ☐ Receipt # _____

Date Received: 3/19/25 Received by: _____

Special Magistrate Case # Assigned: _____

Special Magistrate Hearing Date: ____ / ____ / ____ ☐ Approved ☐ Denied

X 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: Addition of upper and lower rear porches and stairs to the upper porch within the current covered porch roofline, and front upper porch, stairs and roof extension to cover the porch after the house is raised to meet FEMA standards up to a 7' front setback. A previous variance was approved (application #2023-04).

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.

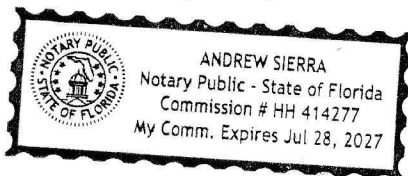
X _____
Property Owner's Signature

Date: 3 / 18 / 2025

STATE OF FL
COUNTY OF Pine Hills

Before me this 18th day of March, 2025, Jason H. Holloway
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 Div Lic 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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X 

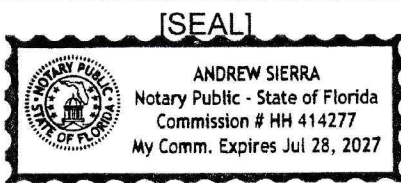
Date: 03 / 18 / 2025


Property Owner's Signature

STATE OF FL

COUNTY OF PineHills

Before me this 18th day of March, 2025, Elizabeth W Holloway 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 Driver License as identification.




Public Notary Signature

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NON-OWNER (AGENT) CERTIFICATION

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

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

It is hereby acknowledged that the filing of the application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the subject property.

I have received a copy of the Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance and the procedure, which will take place at the Public Hearing.

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

X _____ 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

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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. 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.

Below is a GIS image of Parcel Number 09-31-15-60858-000-0940. This lot has an irregular shape. The width of the lot narrows and tapers at the rear. This is due to the lot's positioning along the bend of N. Bayshore Dr. When compared with other lots on N. Bayshore Dr., it is smaller and less usable.



b. Significant vegetation or natural features. If the site contains significant native vegetation or other natural features;

The site does not contain features that would retain or impede the flow of water from the property. None of the proposed work would impact or change water flow or water retention.

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;

Rear setback: Other property structures on the same block and adjacent to that of the applicants extend further into legally non-conforming setbacks as seen on the last four pages. Properties at 14906, 14910, 14912, and 14914 N. Bayshore Dr. and 10, 140 and 150 148th Ave. are closer to the rear setback than the applicants would be with the addition of the rear deck and stairs. 14906 N. Bayshore appears to be the closest to the rear setback.

Front setback: The property at 14902 N. Bayshore Dr., on the same block and adjacent to the applicants, appears to have a front setback as close as the applicant's would be with the addition of the front deck, stairs and 2' roof extension over the deck. The proposed work would not alter the streetscape of the applicant's property.



d. Public facilities. If the proposed project involves the development of public parks, public facilities, schools, or public utilities;

This section is not applicable to this application because there is no work proposed to be completed on any public parks, 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.

The work and materials used will meet current building code standards and will improve an existing structure on the property. This use of new materials and workmanship will, therefore, render the project more disaster resistant.

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.

The proposed work is not the result of a self-created hardship but rather necessary to become compliant with FEMA house raising standards and Duke Energy meter access requirements. The work will improve the existing structure on the property and will be comparable in nature and form to improvements made to other neighboring properties, and it will blend with the scheme of development of the neighborhood.

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.

Granting the variance will confer the applicant the same privilege currently enjoyed by other existing structures in the same zoning district as noted in section 1.c. of this application. No special privilege is requested or implied.

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.

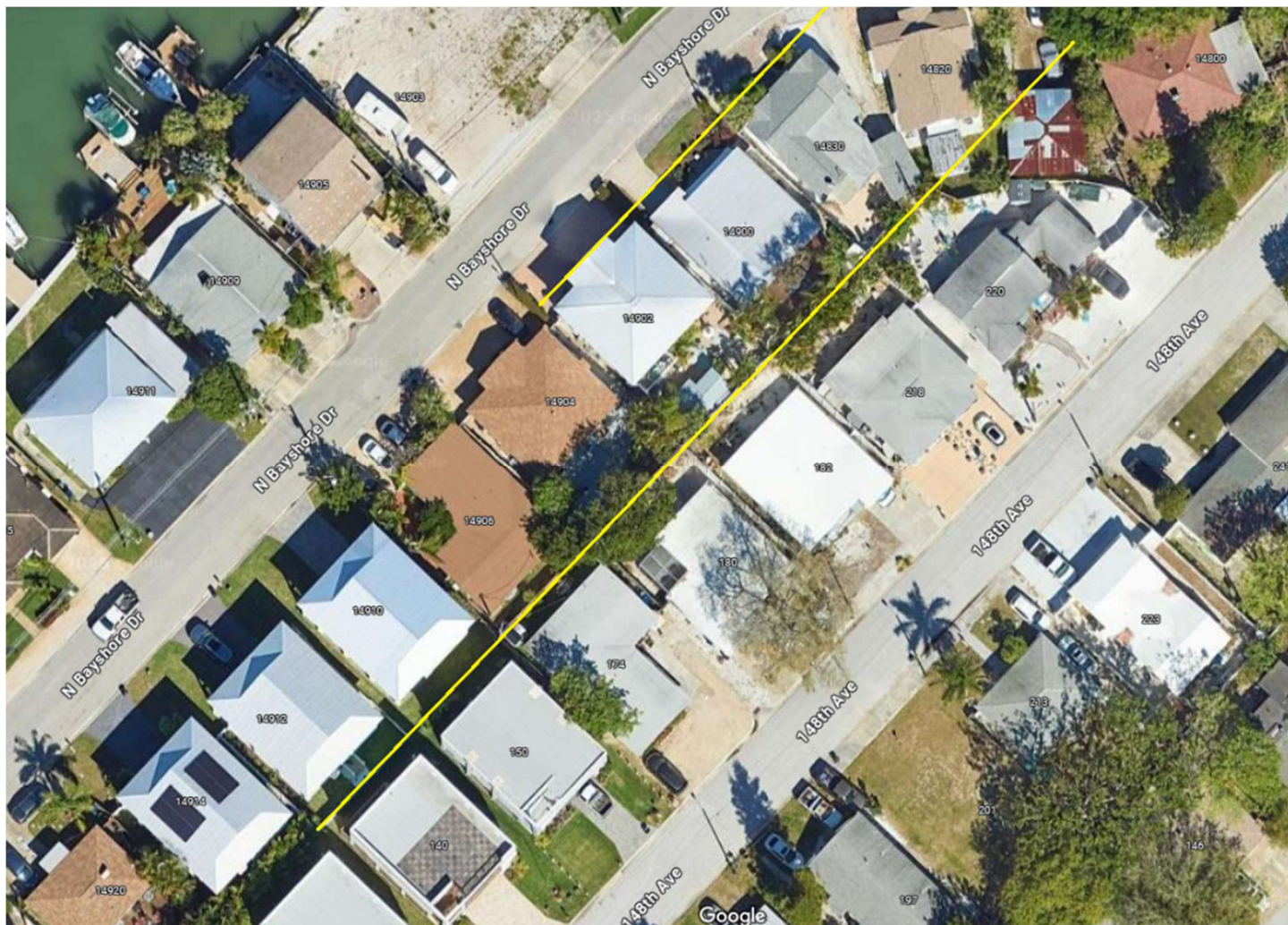
Casual observation indicates other neighboring properties have had the opportunity and occasion to be updated with more substantial renovations. The applicant would experience undue hardship if the variance were denied because the property is in need of updating to meet FEMA standards, denial of this opportunity could impact the value and salability of the property, and denial would result in a less efficient and less attractive property.

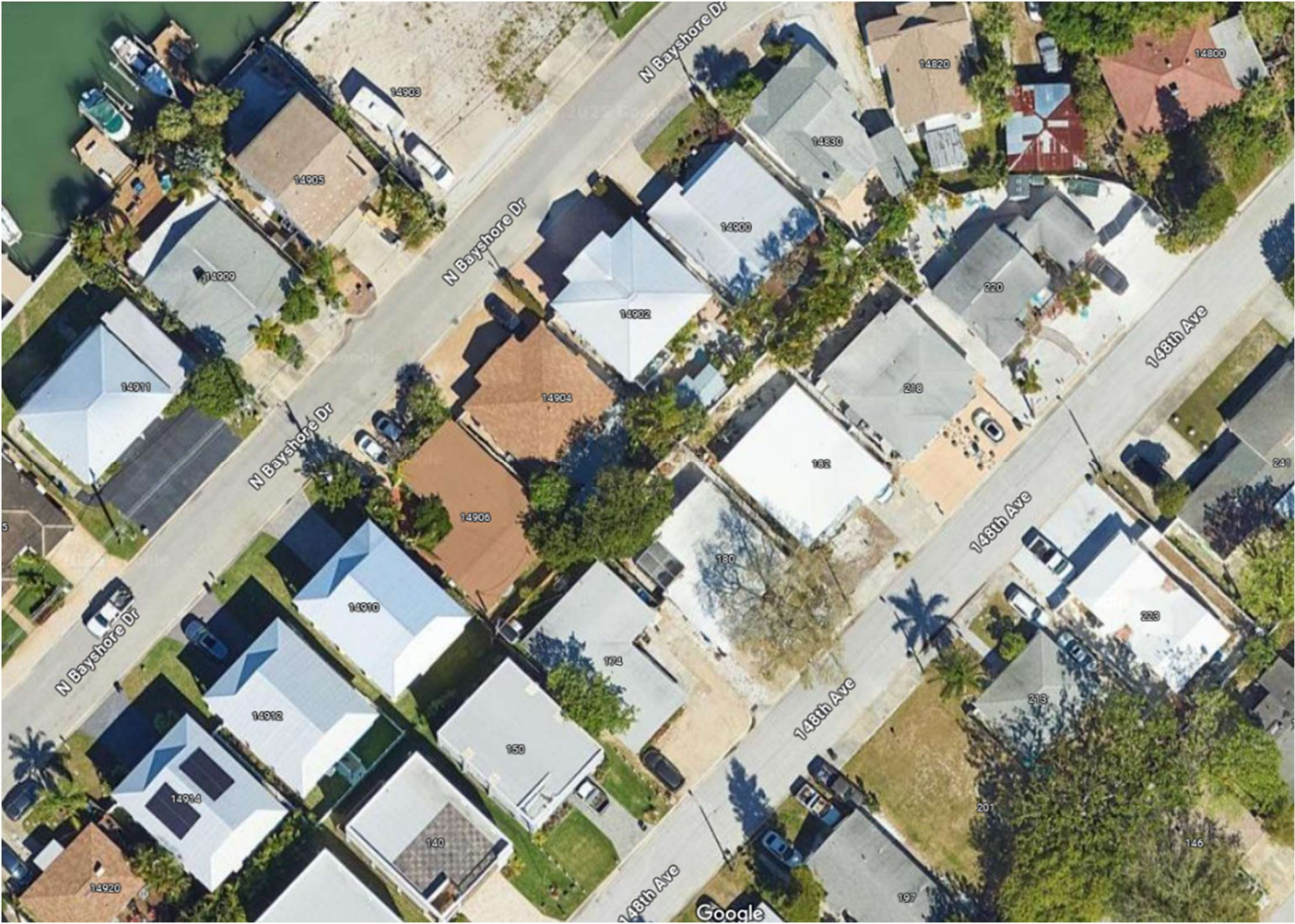
5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land.

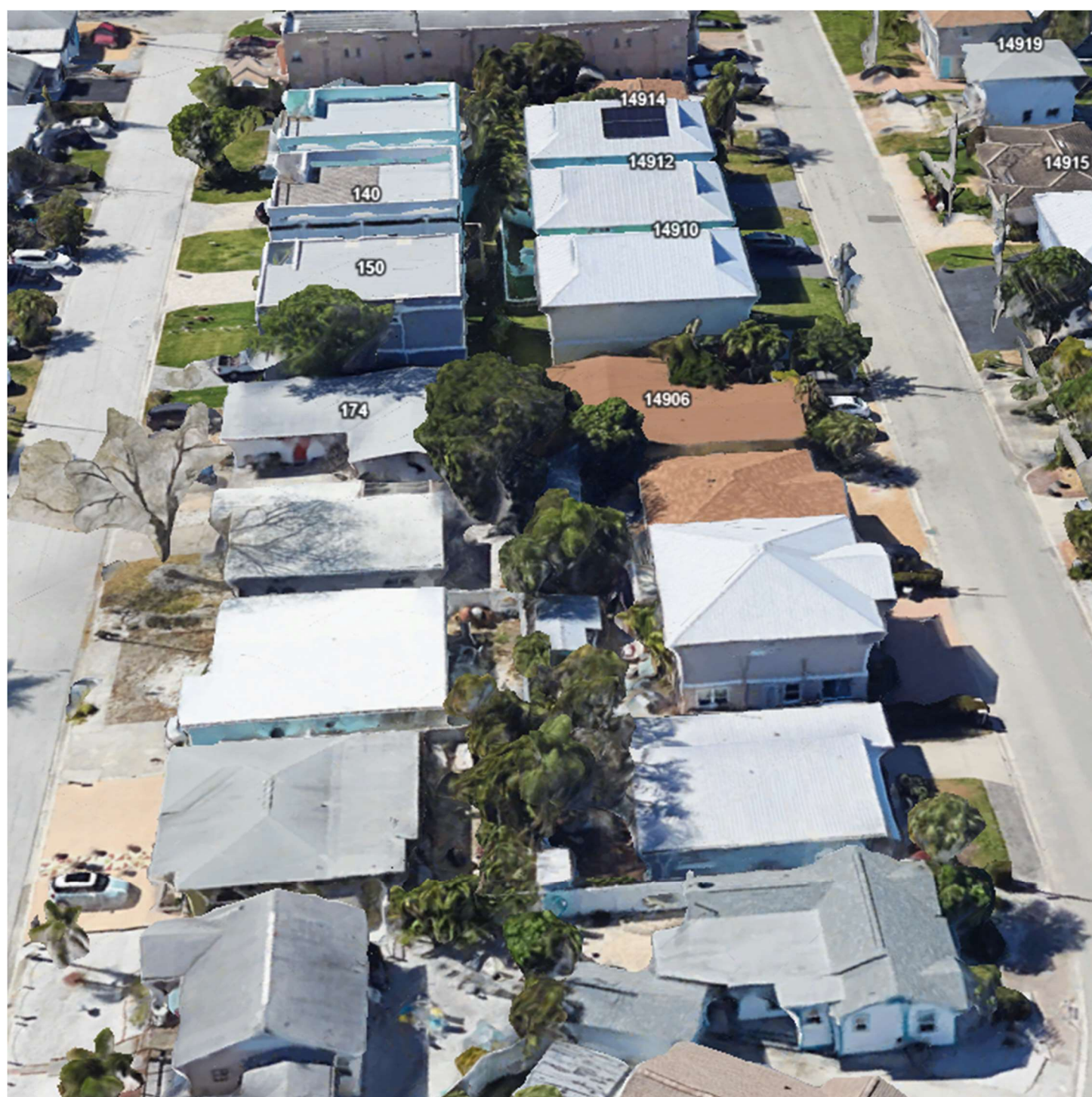
The proposed work is within the boundaries of the property and would not infringe on the rights of any neighboring property owner. Excepting some negligible expansions, the proposed work mostly occupies the space currently used by an existing structure on the property. The variance would maximize the use of the land while maintaining the historic streetscape of the neighborhood and preserving the enjoyment neighbors have for their own properties.

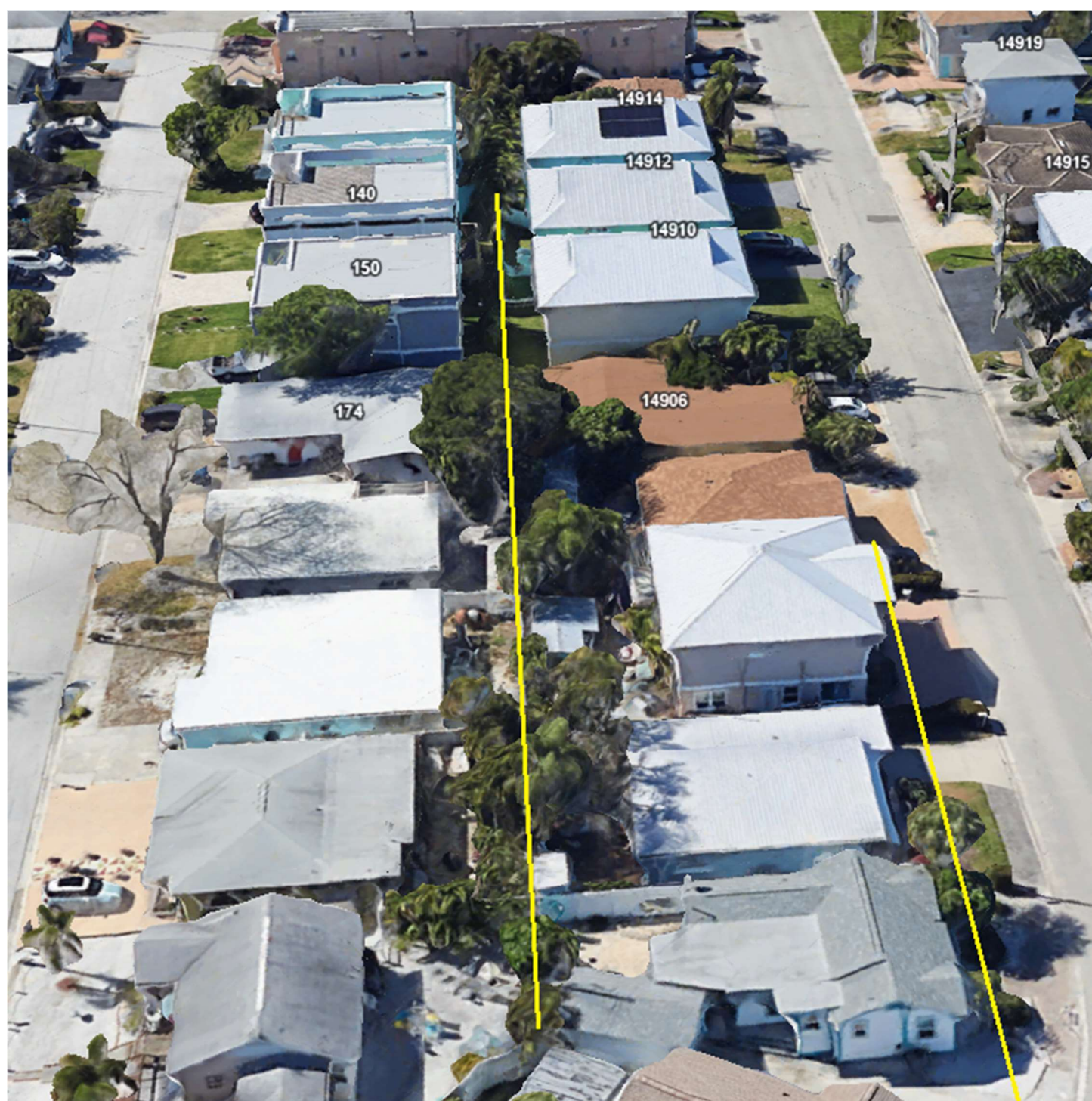
6. Demonstrate that the granting of the variance will be in harmony with the general intent and purpose of the City Land Development Regulations, and that such Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

The streetscape and street view of N. Bayshore Drive will be preserved, maintained and enhanced if this variance is granted. No noticeable changes would be readily visible from the street. Furthermore, none of the proposed work should impact water flow, water runoff, or other matters of public interest. The harmony of the neighborhood and general scheme of development will remain unchanged.





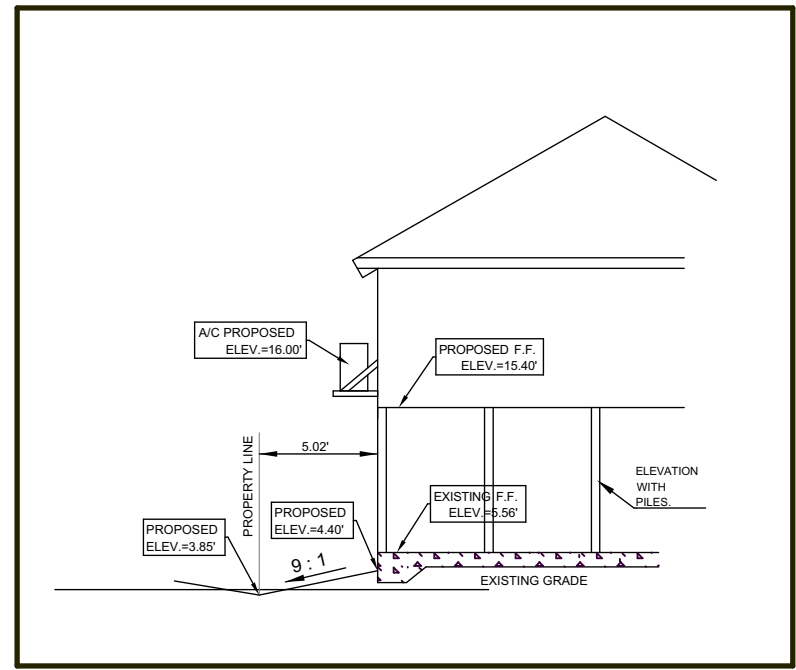
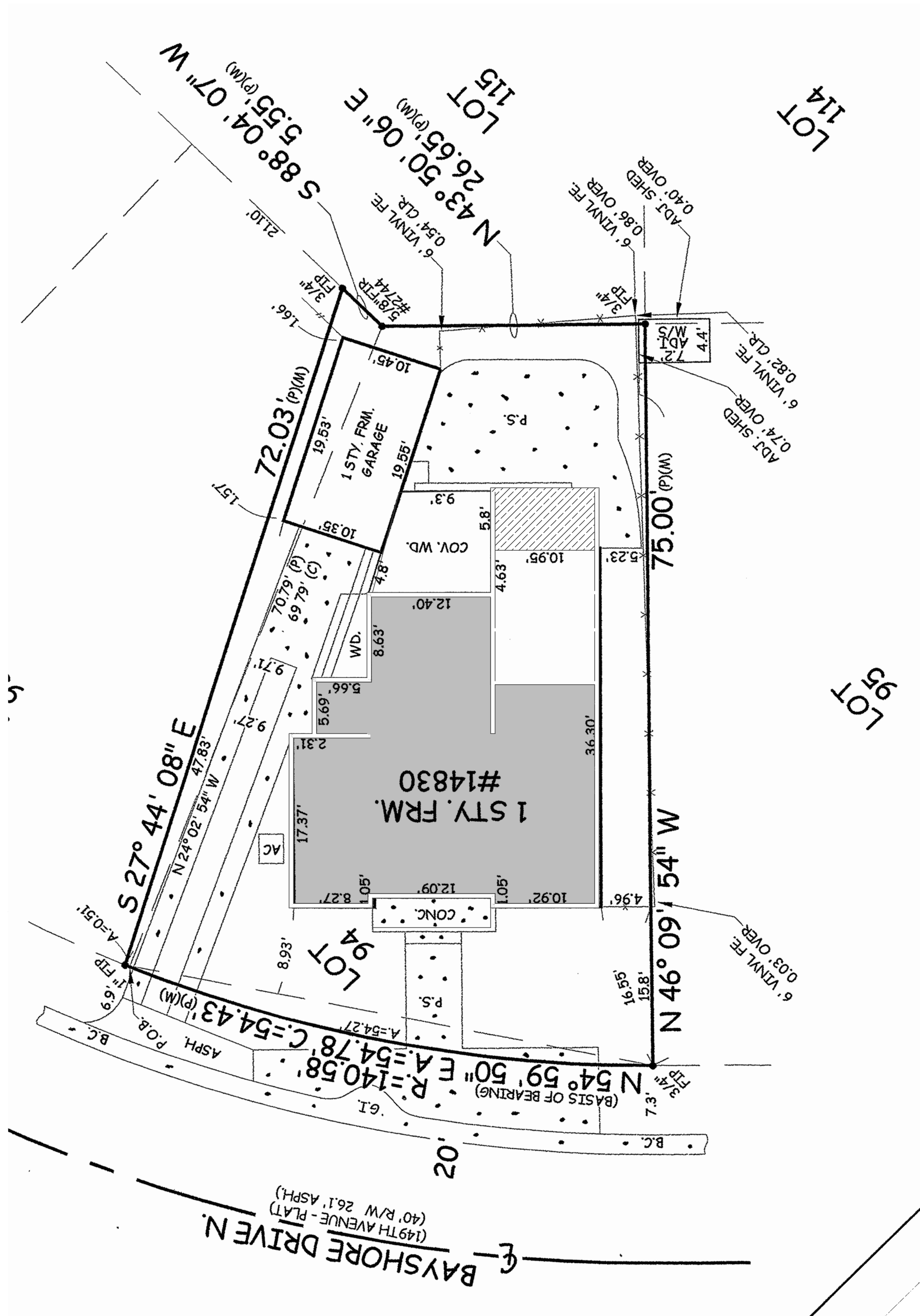




G:\Shared drives\Ottaz Design\2025\Signature Flooring\2025025 - 14830 N Bayshore\14830 N Bayshore.pht

Architectural Site Plan - Existing

SCALE: 1" = 10'

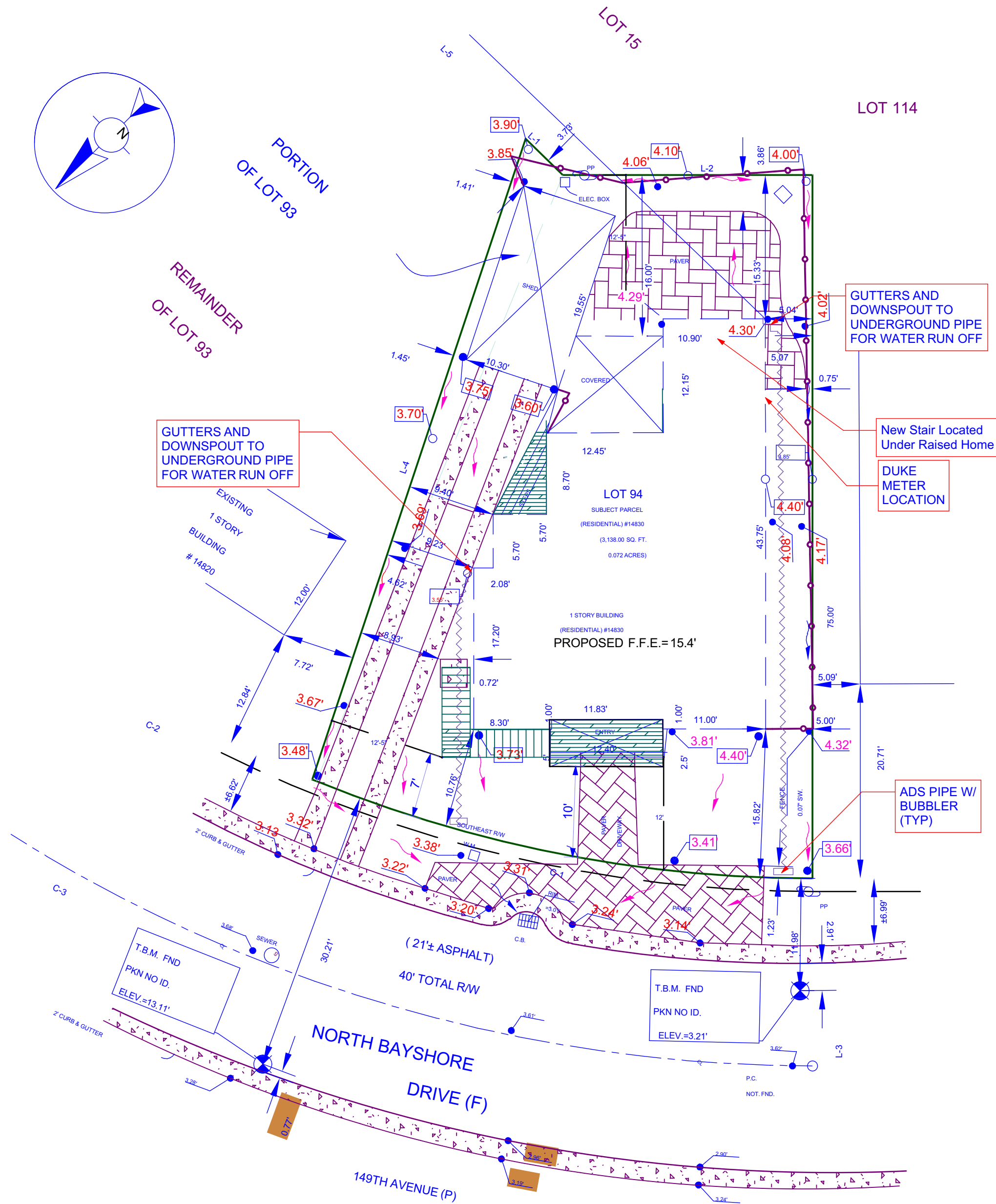


Section A-A

NOT TO SCALE

Architectural Site Plan - Proposed

SCALE: 1" = 10'



Renovation @ 14830 N Bayshore

Architectural Site Plan

Site Address:
14830 N Bayshore MADEIRA BEACH FL 33708

Project number:	D2023017
Project Status:	Design
DWG No.:	AS-001
Client Name:	Signature Flooring
Phone No.:	(813) 918-4032
Drawn By:	G. OTTLEY
Plot Date:	3/28/2025



Galldo Group Inc. (LB8223)

5237 SUMMERLIN COMMONS BLVD
SUITE 411 FORT MYERS, FL 33907
Tel: 833-425-5364 Fax: 833-425-5363
Email: surveying@galldo.com

DATE OF SURVEY
11 / 18 / 2024
COMPLETION DATE:
11 / 19 / 2024

DRAWN BY
A.V.
CHECKED BY
G.G.

PROPERTY AND OWNER INFORMATION

Property Address: 14830 N BAYSHORE DRIVE,
MADEIRA BEACH, FL 33708
Parcel I.D.: 09-31-15-60858-000-0940
County/State: Pinellas/Florida

Certified to:

HOLLOWAY, ELIZABETH and HOLLOWAY, JASON K,
it's successor's and/or assigns and the Department of
Housing and Urban Development as their interests
may appear.

Legal Description As Furnished:

Flood Zone Information:

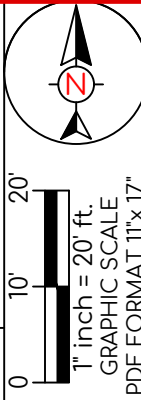
Community Name: City of Madeira Beach
Community Number: 125127
Panel: 0191 Suffix: H Effective Date: 08/24/2021
Flood Zone: AE B.F.E.= 10.0' (NAVD88)

Surveyor's Notes:

- LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES OWNERSHIP, OR RIGHTS-OF-WAY.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY VISIBLE ENCROACHMENTS LOCATED.
- THIS SURVEY IS INTENDED FOR CONSTRUCTION PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS TO BE USED FOR PERMITTING, PERMITTING OR DESIGN, ANY OTHER USE IS NOT VALID WITHOUT WRITTEN CONSENT.
- NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.
- ONLY IMPROVEMENTS SHOWN WHERE LOCATED. WE DO NOT DETERMINE WHO OWNS THE FENCES, TREES, OR ANY OTHER IMPROVEMENTS.
- DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAYS OF RECORD.
- EASEMENTS SHOWN ON THIS DRAWING ARE FROM THE RECORDED PLAT. ANY OTHER EASEMENT (S) PERTAINING TO THE HEREON DESCRIBED LAND (S) MUST BE FURNISHED TO THE SURVEYOR BY THE CLIENT OR THE CLIENTS AGENT PER FLORIDA STATUTE "CHAPTER 5J-17" OF THE FLORIDA ADMINISTRATIVE CODE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- PARCEL WAS SURVEYED FROM INFORMATION SUPPLIED BY THE CLIENT.
- THE ACCURACY OF CONTROL SURVEY DATA SHALL BE VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES. ALL CONTROL MEASUREMENTS SHALL ACHIEVE THE FOLLOWING CLOSURES:
COMMERCIAL/HIGH RISK LINEAR: 1 FOOT IN 10,000 FEET;
SUBURBAN LINEAR: 1 FOOT IN 7,500 FEET; LINEAR: 1 FOOT IN 5,000 FEET;
- BEARINGS AND DISTANCES SHOWN HEREON AS "M" (See Legend) ARE MEASURED BY GPS OBSERVATIONS (STATE PLANE COORDINATE SYSTEM NAD-83 FL WEST). THE BASIS OF BEARING IS BASED UPON NS4°59'52"E ALONG OF THE CHORD OF SOUTHEAST R/W OF 149TH AVENUE AS PLATTED.
- ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD1988 DATUM, BENCHMARK USED (210-FLHD) WITH ELEVATION OF 20.84'. SYSTEM UTILIZED WAS THE NGS DATA SHEED.

I hereby certify that A Survey of the hereon described property was made under my direction and meets the Standards of Practice as per Chapter 5J-17.051 & .052 F.A.C., pursuant to section 472.027, Florida Statutes.

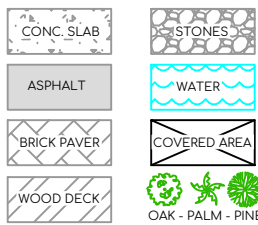
GUILLERMO A. GUERRERO
Professional Surveyor and Mapper
PSM No. 6453 State of Florida



Legend:

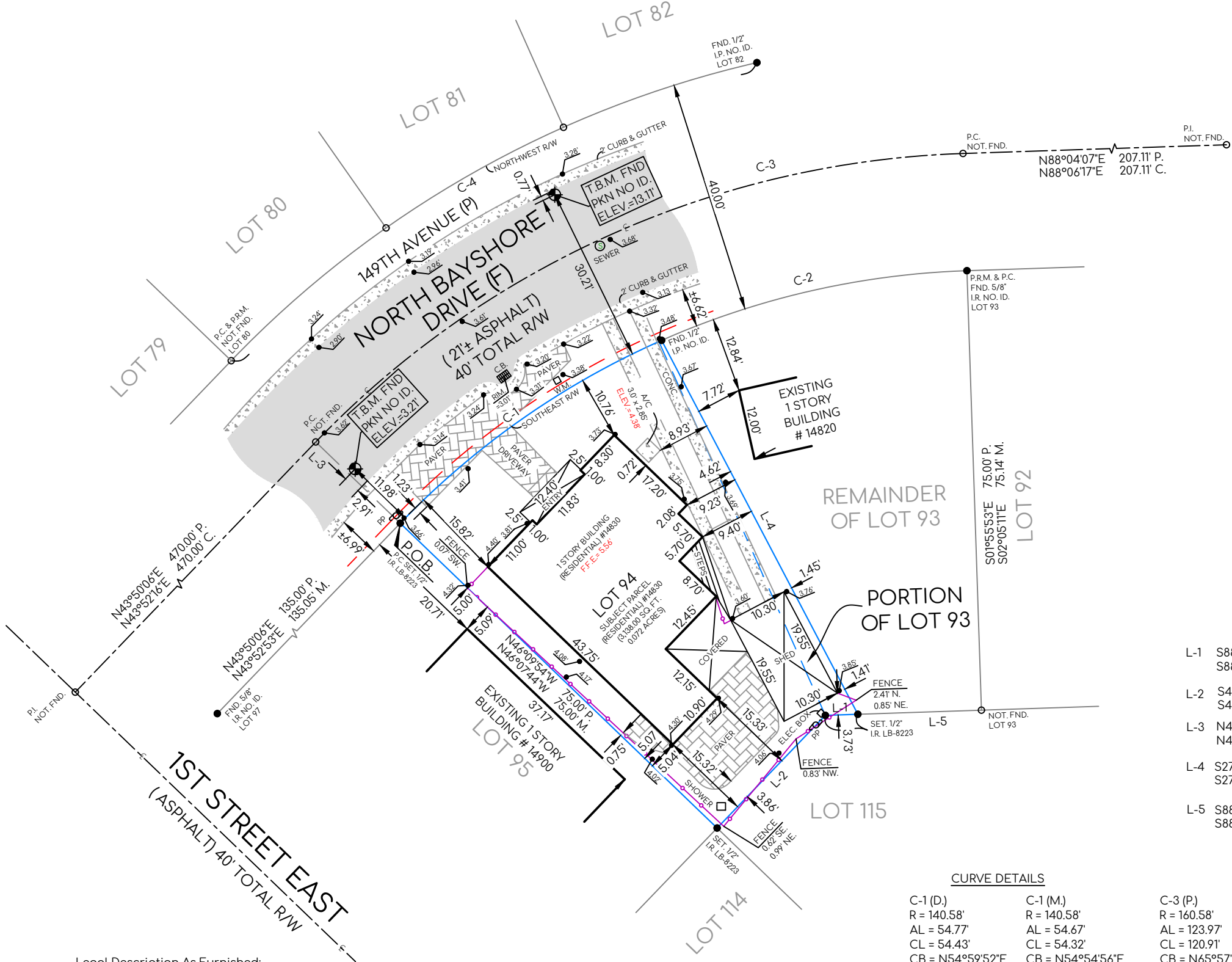
- A.E. ACCESS EASEMENT
B.F.E. BASE FLOOD ELEVATION
B.M. BENCHMARK
C. CALCULATED
CATV CABLE TV RISER
C.B. CATCH BASIN
C.V.G. CONC VALLEY GUTTER
C.M. CONCRETE MONUMENT
CONC. CONCRETE
C/O CLEAN OUT
C.U.E. COUNTY UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
D.H. DRILL HOLE
ELEC. ELECTRIC BOX
E.R.C.P. ELLIPTICAL REINFORCED CONCRETE PIPE
E.O.W. EDGE OF WATER
E.P. EDGE OF PAVEMENT
F. FIELD
F.F.E. FINISHED FLOOR ELEVATION
FND. FOUND
F.P.L. FLORIDA POWER AND LIGHT
I.E. IRRIGATION EASEMENT
I.D. IDENTIFICATION
I.R. IRON ROD
I.P. IRON PIPE
L.B. LAND SURVEYING BUSINESS
L.B.E. LANDSCAPE BUFFER ESMT.
M. FIELD MEASURED
M.A.F.L. MEAN ANNUAL FLOOD LINE
N & D. NAIL & DISK
N/A. NOT APPLICABLE
N.R. NON-RADIAL
N.T.S. NOT TO SCALE
O.H.L. OVERHEAD LINE
P. PLAT
P.I. POINT OF INTERSECTION
P.C. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVATURE
P.C.P. PERMANENT CONTROL POINT
P.L.S. PROFESSIONAL LAND SURVEYOR
P.S.M. PROFESSIONAL SURVEYOR & MAPPER
P.T. POINT OF TANGENCY
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.R.C. POINT OF REVERSE CURVATURE
P.R.M. PERMANENT REFERENCE MONUMENT
P.U.E. PUBLIC UTILITY EASEMENT
PKN PARKER-KALON NAIL
PKND PARKER-KALON NAIL AND DISC
R. RADIAL
R/W. RIGHT OF WAY
S.D. STORM DRAIN
T.B.M. TEMPORARY BENCH MARK
TEL. TELEPHONE FACILITIES
T.O.B. TOP OF BANK
U.E. UTILITY EASEMENT
U.G. UNDERGROUND
W.M. WATER METER
W.V. WATER VALVE
I.R. IRON ROD
CONCRETE MONUMENT
NAIL
EXISTING FIRE HYDRANT
WATER VALVE
CONC. POWER POLE
POWER POLE
WELL
CATCH BASIN
BOLLARD
BENCH MARK
LAMP POST
DRAIN MANHOLE
SANITARY MANHOLE
CENTER LINE

- 00.00' EXISTING ELEVATION
00.00' PROPOSED ELEVATION
00.00' PROPOSED/EXISTING ELEVATION
WATER FLOW ARROW
DISTANCE LIMIT ARROW
ANCHOR
BREAK LINE (N.T.S.)
CENTERLINE
FENCE LINE
OVERHEAD LINE
EASEMENT LINE
EDGE OF THE WATER LINE
PRIMARY STRUCTURE
SECONDARY STRUCTURE
PRIMARY PROPERTY LINE
SECONDARY PROPERTY LINE



SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

SURVEY: GG240856



Renovation @ 14830 N Bayshore

APPROVED
Planning & Zoning
By: JPetraglia Date: 11/20/2023

Site improvements must be designed to direct runoff away from neighboring properties. Runoff must flow towards right of way or bay as designed.

IMPACT FEE

The property owner and the applicant/permittee are liable for damage to any sidewalk, curb, street or other city facility adjacent to the property site and shall be required to pay for repairs or replacement as necessary to return them to their original condition.

DURING THE CONSTRUCTION PROCESS
PLEASE ENSURE ALL VEHICLES, TRUCKS, TRAILERS, AND ALL MOTORIZED EQUIPMENT PARK ONLY IN AREAS DESIGNATED BY THE CITY OF TAMPA.

VARIOUS CITY STREETS HAVE SIGNAGE NOT ALLOWING PARKING ON STREETS. ANY AND ALL MOTORIZED EQUIPMENT PARKED IN NOT PERMITTED AREAS WILL BE TOWED BY PARKING ENFORCEMENT.

Permittees shall not be placed in the road or right-of-way. If placed, the permittee shall be responsible for the cost of removal. The permittee shall be responsible for any damage to the curb, road, or ROW.

14830 N Bayshore Madeira Beach FL 33708

Client Name: Signature Flooding

Plot Date: 4/18/2023

Drawn By: G. O'Connell

Scale: 1" = 10'

State of Florida Registered Architect

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY

H. THAYER HERSOM, JR. ARCHITECT

HOWARD T. HERSOM, ARCHITECT

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID AND

SEALING AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Project number: D2023017

Project Status: Design

DWG No.: G-001

Renovation @ 14830 N Bayshore

Cover Sheet

Project number: D2023017

Project Status: Design

DWG No.: G-001

Renovation @ 14830 N Bayshore

Cover Sheet

Project number: D2023017

Project Status: Design

DWG No.: G-001

Renovation @ 14830 N Bayshore

Cover Sheet

Project number: D2023017

Project Status: Design

DWG No.: G-001

Renovation @ 14830 N Bayshore

Cover Sheet

Project number: D2023017

Project Status: Design

DWG No.: G-001

Renovation @ 14830 N Bayshore

Cover Sheet

Project number: D2023017

Project Status: Design

DWG No.: G-001

Renovation @ 14830 N Bayshore

Cover Sheet

Project number: D2023017

Project Status: Design

DWG No.: G-001

Renovation @ 14830 N Bayshore

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Project number: D2023017

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DWG No.: G-001

Renovation @ 14830 N Bayshore

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Project number: D2023017

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DWG No.: G-001

Renovation @ 14830 N Bayshore

Cover Sheet

Project number: D2023017

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DWG No.: G-001

Renovation @ 14830 N Bayshore

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Project number: D2023017

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Renovation @ 14830 N Bayshore

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Project number: D2023017

Project Status: Design

DWG No.: G-001

Renovation @ 14830 N Bayshore

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Project number: D2023017

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Renovation @ 14830 N Bayshore

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Project number: D2023017

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Renovation @ 14830 N Bayshore

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Project number: D2023017

Project Status: Design

DWG No.: G-001

Renovation @ 14830 N Bayshore

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Project number: D2023017

Project Status: Design

DWG No.: G-001

Renovation @ 14830 N Bayshore

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Project number: D2023017

Project Status: Design

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Renovation @ 14830 N Bayshore

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Renovation @ 14830 N Bayshore

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Project number: D2023017

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Renovation @ 14830 N Bayshore

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Project number: D2023017

Project Status: Design

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Renovation @ 14830 N Bayshore

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Project number: D2023017

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Renovation @ 14830 N Bayshore

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Renovation @ 14830 N Bayshore

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Renovation @ 14830 N Bayshore

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Project number: D2023017

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DWG No.: G-001

Renovation @ 14830 N Bayshore

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Renovation @ 14830 N Bayshore

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Project number: D2023017

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Renovation @ 14830 N Bayshore

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Project number: D2023017

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Renovation @ 14830 N Bayshore

Cover Sheet

Project number: D2023017

Project Status: Design

DWG No.: G-001

Renovation @ 14830 N Bayshore

Cover Sheet

Project number: D2023017

Project Status: Design

DWG No.: G-001

Renovation @ 14830 N Bayshore



AFFIDAVIT OF MAILING

Date: 4/17/2025

Mailings for Case # JAL 2025-04

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

Lisa Shannon
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 17th day of April, 2025.

Personally known or produced _____ as identification.



Samantha Arison
Notary Public

4/17/25
Date

*Copy of public notice is attached.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 05 Apr 2025

Subject Parcel: 09-31-15-60858-000-0940

Radius: 300 feet

Parcel Count: 67

Total pages: 4

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.

HERSHBERGER, IVAN R
HERSHBERGER, ERIN J
8616 HELBIG RD
CONNEAUT LAKE, PA 16316-1234

TANNEHILL, VICKI L
TANNEHILL, CAROL A
840 16TH AVE SW
LARGO, FL 33770-4417

BINGHAM, SHIRLEY
BINGHAM, WOLFORD F
8743 94TH AVE
LARGO, FL 33777-2940

MOORES, LORI ANN TRE
MOORES, LORI ANN REV TRUST
14912 N BAYSHORE DR
MADEIRA BEACH, FL 33708

VALONE, MICHAEL ANTHONY
VALONE, TIFFANY L
321 E MADEIRA AVE
MADEIRA BEACH, FL 33708-2019

PARVEZ, ARMD NASIM
PARVEZ, SHARMEEN
144 147TH AVE E
MADEIRA BEACH, FL 33708-2083

KEYS, RANDALL W TRE
KEYS, RANDALL W REV TRUST
356 145TH AVE E
MADEIRA BEACH, FL 33708-2116

CRUZ, BENITO E
CRUZ, DIANE M
147 147TH AVE E
MADEIRA BEACH, FL 33708-2125

DRUDING, MICHAEL JAMES
DRUDING, STEPHANIE E
174 148TH AVE E
MADEIRA BEACH, FL 33708-2130

BURDA, LAURA DENISE TRE
BURDA, LAURA DENISE TRUST
130 148TH AVE E
MADEIRA BEACH, FL 33708-2130

SCHWAB, KATHY
SCHWAB, GREG
150 148TH AVE E
MADEIRA BEACH, FL 33708-2130

BUCHYNSKI, CHERYLL A
PISCIOTTA, PETER P
182 148TH AVE E
MADEIRA BEACH, FL 33708-2130

WELDE, PEER ERIC
WELDE, LISA
253 148TH AVE E
MADEIRA BEACH, FL 33708-2131

BEAUDOIN, ERIC
BELTRANO, FABIOLA
213 148TH AVE E
MADEIRA BEACH, FL 33708-2131

MCLAUCHLAN, JUDITHANNE S
MCLAUGHLAN, D C RAMSAY
218 148TH AVE E
MADEIRA BEACH, FL 33708-2132

JOURDAIN, VICTOR
GRAFF, MEGAN
14791 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2139

ANDERSON, TIMOTHY G
ANDERSON, CAROLE W
14815 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2141

ABBOTT, RONALD G
ABBOTT, DONNA L
14905 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2143

PHILLIPS, DAVID J
PHILLIPS, PAMELA L
14911 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2143

BAKER, GORDON C TRE
BAKER, PATRICIA A TRE
14909 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2143

YANNESSA, BENJAMIN
YANNESSA, KELLY
576 LILLIAN DR
MADEIRA BEACH, FL 33708-2332

NEWMAN, JAMES STUART
NEWMAN, JENNIFER S
8621 CREEKWOOD DR
MAINEVILLE, OH 45039-9504

ORTEGA, SUSANN TRE
MATJEVICH FAMILY IRREV TRUST
325 HIGHLAND AVE EXT
MIDDLETOWN, NY 10940-4437

SANTOYO, FRANK
SANTOYO, AGELIKI
4932 YELLOWSTONE DR
NEW PORT RICHEY, FL 34655-4379

FRETZ, BRADLEY M
FRETZ, PAMELA J
1204-33 CHESTERFIELD PL
NORTH VANCOUVER BC V7M 3K4,
CANADA

LYNCH, STEVE
LYNCH, AMY
30 E HARVARD ST
ORLANDO, FL 32804-5051

VENUTI, PAUL
VENUTI, DIANE M
10253 COASTAL SHORES DR
PARRISH, FL 34219-1313

PISCIOTTA, PETER P
BUCHYNSKI, CHERYLL
7740 BOCA CIEGA DR APT 211
ST PETE BEACH, FL 33706-1753

POWELL, MARILYN J LIVING TRUST
POWELL, MARILYN J TRE
320 13TH AVE N
ST PETERSBURG, FL 33701-1143

LINDEN, KRISTINE
SEAMAN, SARAH
180 148TH AVE E
ST PETERSBURG, FL 33708-2130

MOUGHAN, YANA A
MOUGHAN, WILLIAM GEORGE
14910 N BAYSHORE DR
ST PETERSBURG, FL 33708-4100

ANGERS, CHARLOTTE
ANGERS, ALEXANDRE
7020 38TH AVE N
ST PETERSBURG, FL 33710-1332

MARSELLA, CLAUDIO
MARSELLA, CHRISTINE A
3004 W BAY VILLA AVE
TAMPA, FL 33611-1608

SEMIAO, FERNANDO
SEMIAO, ANTONIA DEFEO
20 TURNER LN
TOWACO, NJ 07082-1455

IDEHEN, GABRIELA
ISE-IDEHEN, JUDE IKPONMWOSA
1 E STREET MARKS PL
VALLEY STREAM, NY 11580

RUSSELL, RACHEL CHAPIN
14785 N BAYSHORE DR APT A
ST PETERSBURG, FL 33708-2117

VALEMIL LLC
3 BAYBERRY DR
SADDLE RIVER, NJ 07458-2609

LONG, DONALD CLAYTON JR
211 144TH AVE
MADEIRA BEACH, FL 33708-2192

COUNTY PROPERTY MGMT LLC
PO BOX 89395
TAMPA, FL 33689-0406

CASSITY, MATTHEW
261 E MADEIRA AVE
MADEIRA BEACH, FL 33708-2017

GALLIMORE, CHRISTOPHER M
131 148TH AVE E
MADEIRA BEACH, FL 33708-2129

PAGE, JACQUELINE E
14800 N BAYSHORE DR UNIT 2
MADEIRA BEACH, FL 33708-2592

ALCHIN, HARRY W
223 148TH AVE E
MADEIRA BEACH, FL 33708-2131

DEXTER & CICI PROPERTIES LLC
1100 MONTEREY BLVD NE
ST PETERSBURG, FL 33704-2312

KREITZ, RHONDA L
14914 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2144

PHILLIP, CHARLES
184 OHANA LN
BROOKSVILLE, FL 34604-6898

HELTON, DOUGLAS E
12375 4TH ST E
TREASURE ISLAND, FL 33706-4428

FRANCATI, STEVEN
14710 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2140

KANSAS CITY NEVADA LLC
3214 ANCHOR BAY TRL
BRADENTON, FL 34211-3461

WFLND LLC
1835 INDIAN ROCKS RD
LARGO, FL 33774-1030

CHIVINGTON, JEAN L
14902 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2144

MADERIA BEACH RENTALS LLC
PO BOX 89395
TAMPA, FL 33689-0406

FALLON, SHARON R
156 SANDPIPER KY
SECAUCUS, NJ 07094-2210

AUDETTE, JAMES MARC EST
325 E MADEIRA AVE
MADEIRA BEACH, FL 33708-2019

HOUSER, JEFF
301 E MADEIRA AVE
MADEIRA BEACH, FL 33708-2019

PAGE, JACQUELINE E
14800 N BAYSHORE DR UNIT 2
MADEIRA BEACH, FL 33708-2592

3 LITTLE PIGGY ENTERPRISES LLC
1691 ROBIN HOOD LN
CLEARWATER, FL 33764-6447

SCHOLL, JEANINE A
140 148TH AVE E
MADEIRA BEACH, FL 33708-2130

COVINGTON, DAVID C
2070 KANSAS AVE NE
ST PETERSBURG, FL 33703-3432

ROSSI, PETER L
100 MAXWELL RD
LATHAM, NY 12110-5131

PROBUS, GLENNIS SUZANNE
14839 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2141

D J M A K LLC
14033 PALM ST
MADEIRA BEACH, FL 33708-2216

GULICK, NICOLE
1941 LEGENDARY WAY
LEBANON, OH 45036-3566

MCKENY, KARA ANN
11327 GRAND PARK AVE
RIVERVIEW, FL 33578

BAKER, ANDREW
14871 N BAYSHORE DR
ST PETERSBURG, FL 33708-2141

BLAZEJEWSKI, ARTHUR R
404 FEDERAL CITY RD
PENNINGTON, NJ 08534-4207

KILLIUS, BRANDON
5664 BLOSSOM LAKE DR
SEMINOLE, FL 33772-7403



AFFIDAVIT OF POSTING

Date: 4/17/2025

Postings for: VAR - 2025 - 04

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

Lisa Shekumen
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 17th day of April, 2025.

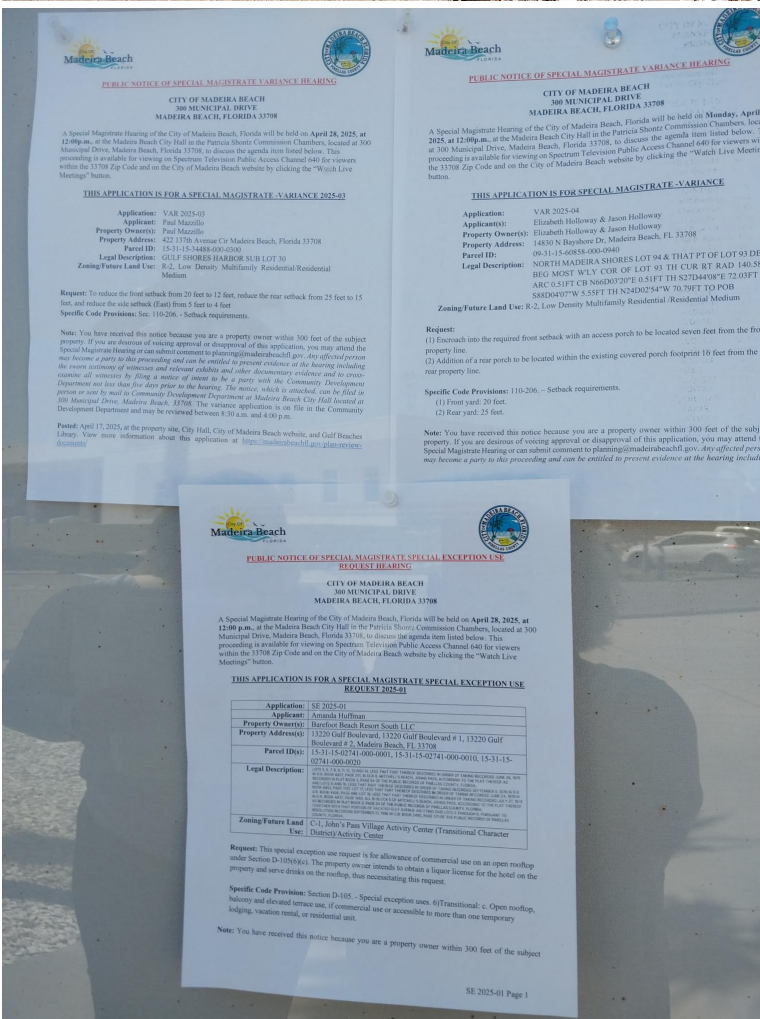
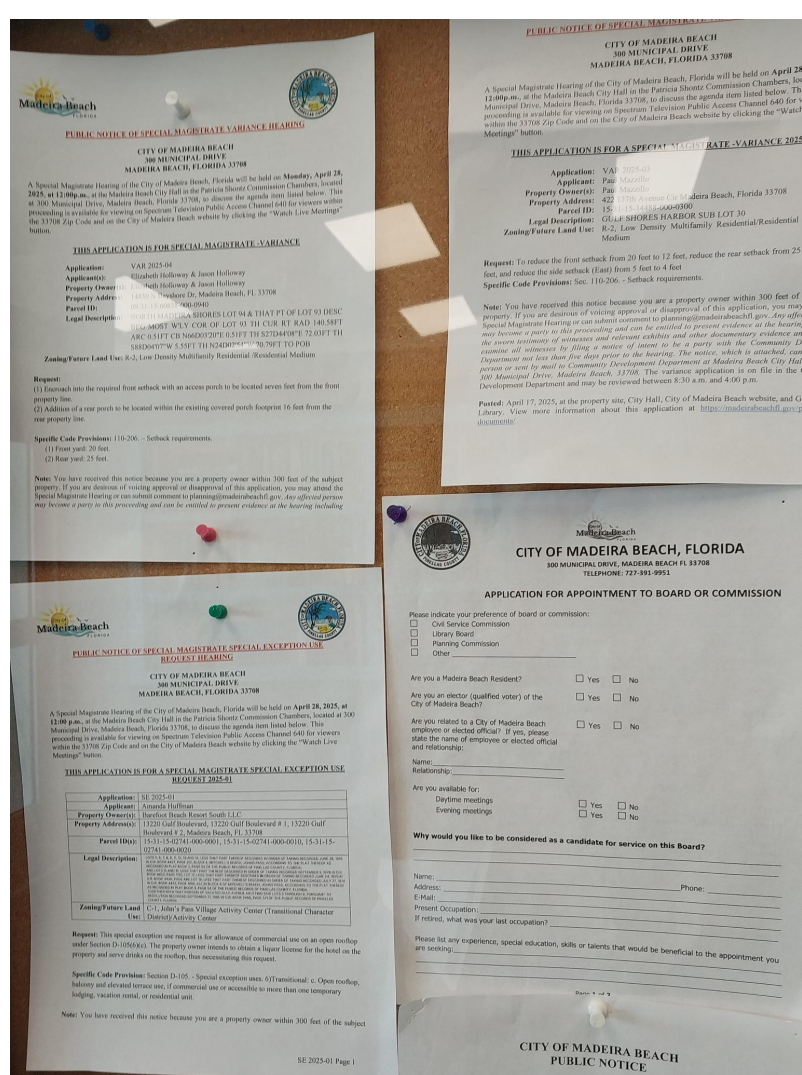
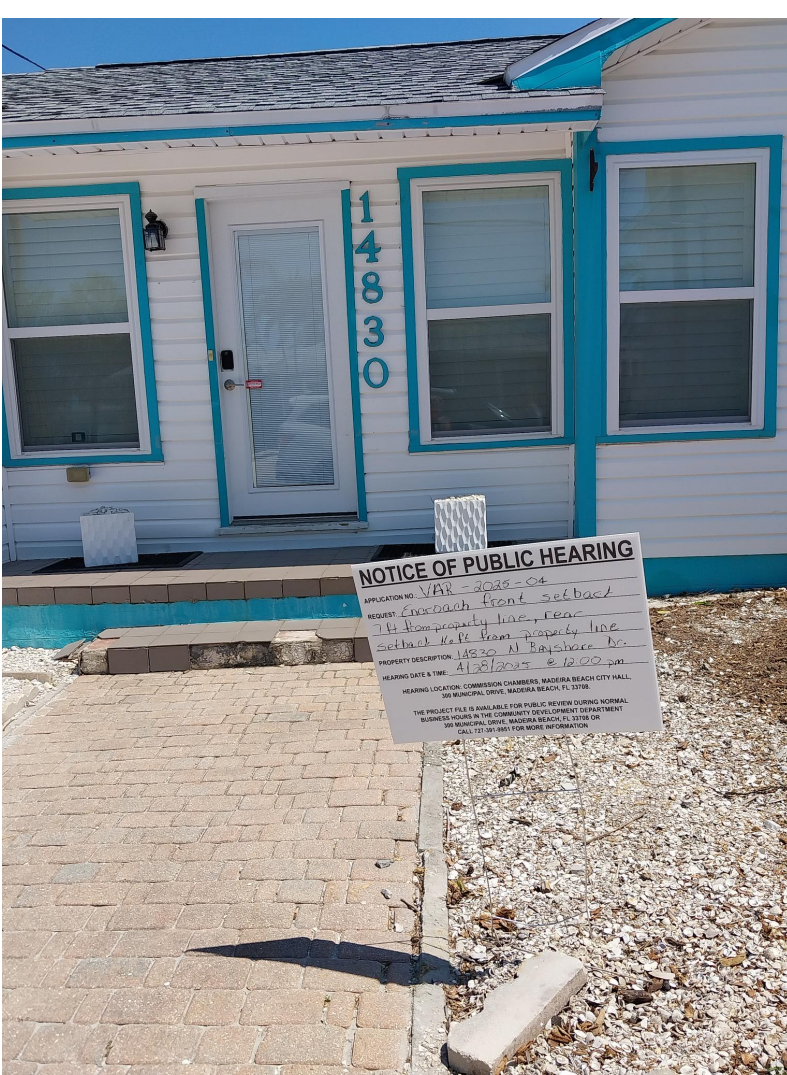
Personally known or produced _____ as identification.



Samantha Arison
Notary Public

4/17/25
Date

*Copy of public notice is attached.



Services Events News Meetings Departments Public R

Plan Review Docu

Special Magistrate Variances & Uses

04/28/25 Special Magistrate Meeting 12 PM

Variances

1 x244

VAR 2025-03 422 137th Avenue Cir

VAR 2025-03 422 137th Ave CIR Application

VAR 2025-03 422 137th Ave CIR Public Notice

VAR 2025-04 14830 North Bayshore Dr

VAR 2025-04 14830 North Bayshore Dr Public Notice

VAR 2025-04 14830 North Bayshore Dr Application

Special Exention Uses