



SPECIAL MAGISTRATE – VARIANCE REQUEST

VAR 2025-05

Staff Report and Recommendation Special Magistrate Meeting – May 27, 2025

Application: VAR 2025-05
Applicant: Kel Properties LLC
Property Owner(s): Phillip St. Louis
Property Address: 13119 4th Street East
Parcel ID: 15-31-15-65304-017-0030
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK Q, LOT 3
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: To reduce the front yard setback from 20 feet to 11 feet and 4 feet 9 inches. To reduce the parking spaces required from 2 spaces per unit to 1 space per unit.

Specific Code Provisions:

Sec. 110-206. - Setback requirements. Front yard: 20 feet.

Sec. 110-971. Number of spaces.

TABLE OF REQUIRED PARKING SPACES

Use Categories	Number of Parking Spaces	Spaces Per Unit of Measure
Residential use	2.0	Per dwelling unit

I. Background

The requested variances for the property at 13119 4th Street East are to reduce the front yard setback from 20 feet to 11 feet and 4 feet 9 inches and to reduce the required two (2) parking spaces per unit to one (1) space per unit. The applicant is requesting these variances to allow for a fourplex to be rebuilt after a catastrophic loss from Hurricane Helene. The existing structure received substantial damage from Hurricane Helene's storm surge. For the fourplex to be able to be rebuilt, the requested variance would be required. Located below is a summary table that shows the required setbacks, existing setbacks, and proposed setbacks. Also located below is a table that shows the required and proposed parking counts.

<u>SETBACK</u>	<u>REQUIRED</u>	<u>EXISTING</u>	<u>PROPOSED SETBACKS</u>
FRONT	20 feet	11 feet and 5 feet	11 feet and 4 feet 9 inches
SIDE	5 feet	4.4 feet and 7.8 feet	5 feet 3 inches and 5 feet 4 inches
REAR	25 feet	24.6 feet	25 feet 2 inches to 31 feet 3 inches

<u>PARKING USE CATEGORY</u>	<u>REQUIRED</u>	<u>PROPOSED VARIANCE</u>
Residential use	2 Parking Spaces Per Dwelling Unit	1 Parking Spaces Per Dwelling Unit

II. Sec. 2-507. – Variances Criteria 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.

Staff Findings:

- a.) The lot is less than the minimum required dimensions for a 4-unit residential structure in the R-2 Zoning District. Both the lot plat and structure pre-date the lot dimension requirements for the R-2, Zoning District.
- c.) The proposed variance would allow for the new structure to support maintaining the existing residential neighborhood character. Many neighboring properties have similar nonconforming front yard setbacks since they were built before the R-2, Zoning District setback requirements were adopted. The new structure would promote traditional development patterns of a block face.
- e.) The existing fourplex was substantially damaged during Hurricane Helene. The existing structure had nearly 5 feet of water inside the structure from storm surge. The new fourplex would be disaster resistant because it would need to meet all the applicable Florida Building Code and FEMA requirements.

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

Staff Findings:

The plat for the lot was approved in 1935. The existing fourplex located on the lot was built in 1945. Both the lot and the existing fourplex predates the R-2, Low Density Multifamily Residential Zoning District and the Land Development Regulations in the Madeira Beach Code of Ordinances. The applicant's request would not be considered a self-created hardship.

(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.

Staff Findings:

For rebuilding after a catastrophic loss, duplexes, triplexes, or multifamily structures on nonconforming lots are required to meet the front yard setback. Many nearby R-2, Zoning District properties would require a similar variance to allow for a duplex, triplex, or multifamily structure to be rebuilt on a nonconforming sized lot. Granting this application would not give the applicant any special privilege.

- (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.**

Staff Findings:

The existing fourplex was substantially damaged during Hurricane Helene. It would not be possible for the applicant to be able to build back their fourplex if they were required to meet the current front yard setback and parking requirements. Other neighboring properties with nonconforming structures would need to apply for similar variances. The literal interpretation of the code would deprive the applicant the right to rebuild after a catastrophic loss and create an unnecessary and undue hardship on the applicant.

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

Staff Findings:

The applicant is proposing a front yard setback variance that is similar to the front yard setback of the current structure. The side yard setback and rear yard setback of the new structure would meet the minimum required in the R-2, Zoning District. The proposed parking space variance would still give each unit has one (1) parking space and there would also be a bike rack. The variance granted would be the minimum variance required to make possible a 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.**

Staff Findings:

The proposed variance is in harmony with the general intent and purpose of the city land development regulations. The R-2, Zoning District is a residential zoning district that does allow for low density multifamily structures. The new fourplex would not be injurious to the area involved or otherwise detrimental to the public welfare.

III. Staff Recommendation:

City Staff recommends the approval of VAR 2025-05: 13119 4th Street East with the following conditions.

- 1) The parking for the apartment units must be on property.
- 2) The driveway must meet the requirements in Article II. - Sidewalks And Driveways of the Madeira Beach Code of Ordinances.

Submitted by: Andrew Morris, Long Range Planner, Madeira Beach Community Development Department

Attachments: 1) Application and Support Materials
2) Public Notice Mailing and Posting



CITY OF MADEIRA BEACH
PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH FLORIDA 33708
(727) 391-9951 EXT. 255 ♦ FAX (727) 399-1131



SPECIAL MAGISTRATE – VARIANCE APPLICATION

*Applicant: Name and Address

KEL PROPERTIES LLC

13119 4TH ST E.

MADEIRA BEACH 33708

Telephone: (727) 225-0725

Email: _____

*Property Owner: Name and Address

PHILLIP ST. LOUIS

2288 EDYTHE DR.

DUNEDIN, FL 34698

Telephone: (727) 225-0725

Email: _____

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

13119 4TH ST E

Legal Description: PAGE'S REPLAT OF MITCHELL'S

BEACH BLK Q, LOT 3

Lot Area: 4060 SF Width: 40' ft. Depth: 104' ft.

Zoning District: R-2

Present Structures on Property: 4 PLEX APT BLDG

Present Use of Property: RESIDENTIAL (R-2) APARTMENT

Date Building Permit Request denied: N/A - FLOOD DAMAGE

Variance(s) needed from the zoning requirements: SEE ATTACH A & B

PARKING - EXIST (3) PROP 4 + BIKE RACK

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: 2,000 ☐ Check # 2944 ☐ Cash ☐ Receipt # _____

Date Received: 4 / 8 / 2025 Received by: Lisa Selan

Special Magistrate Case # Assigned: _____

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

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

X _____
Jenny Rowan, Community Development Director

Date: ____ / ____ / ____

X _____
Robin Gomez, City Manager

Date: ____ / ____ / ____

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APPLICATION (Must submit the following analysis)

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

RE-CONSTRUCT EXIST (4) UNIT APT BLDG

ABOVE FLOOD PLAIN. DUE TO FLOOD

DAMAGE > 50%

The special magistrate shall authorize, upon application to appeal, after public notice has been given and public hearing held, such variance from the terms of the city land development regulations as not being contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the land development regulations, subpart B of this Code will result in unnecessary and undue hardship. In order to authorize any variance from the terms of the city land development regulations, the special magistrate shall consider the following criteria and shall find that the criteria has been satisfied in full and that a hardship exists.

On a separate attached page, explain in detail how your request meets City Code Sec. 2-507 by complying with the following rules. Please note that your explanation demonstrate that your request meets one or more of the conditions listed under criteria #1 below and that it also meets in full criteria 2 through 6 below:

1. Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:
 - ☒ *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;
 - ☒ *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;
 - ☒ *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. HURRICANE DAMAGE
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. ALL DAMAGED
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. LOSS OF UNITS
5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land. ~
6. Demonstrate that the granting of the variance will be in harmony with the general intent and purpose of the City Land Development Regulations, and that such Variance will not be injurious to the area involved or otherwise detrimental to the public welfare. SEE LAND USE DATA

SEE NEXT PAGE



PATTI THE ARCHITECT, INC.
1634 SAN ROY DRIVE* DUNEDIN, FL 34698* (727)733-3769

STATEMENT OF COMPLIANCE

April 8, 2025

**4 UNIT APARTMENT
13119 4TH ST E
MADEIRA BACH, FL**

In an effort to reconstruct the above referenced **Flood totaled Commercial Apartment Building** We respectfully request approval of our new building as shown on the attached plan .

We are in Compliance with the requirements of City Code Sec. 2-507 and meet more than (1) of the requirements under Criteria #1 and Comply with Criteria #2 thru #6.

#1 c. The Character of the existing neighborhood as established will not be deviated from in regard to existing **established** Front setback, building height and all dimensional requirements as indicated in our Land Use Data See C-1.

#1 e. Through elevating the building above the base flood elevation (AE 10') The new structure and all components including Impact resistant Windows and all Florida "Product approved" elements will render the project **more disaster resistant** per FEMA, State of Florida and City Standards.

2. The Hurricane Damage and subsequent flooding was not applicant created.
3. The retaining of the original Front setback is compatible with other bldgs. In the district.
4. The Elimination of Rental units would be an unnecessary hardship on the occupants.
5. Nothing in excess of the previous building size, height and location is being requested.
6. The City Land Development regulations allow for the re-establishment of the building. The Reconstruction will be in conformance with new flood plain and Fla. bldg. code regulations.

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.

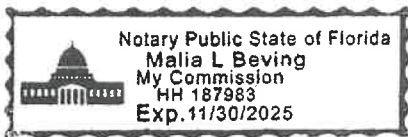
Appeals. (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the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

X

Property Owner's SignatureDate: 9 / 8 / 2025STATE OF FloridaCOUNTY OF Pinellas

Before me this 8th day of April, 2025, Philip St. Louis
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]



Malia L. Beving
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

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

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

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

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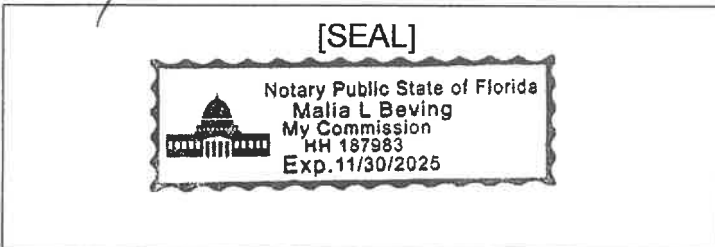
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X Patricia M. Stough Date: 4 / 8 / 2025
 Property Owner's Signature (If other than the property owner)

STATE OF Florida

COUNTY OF Pinellas

Before me this 8th day of April, 2025, Patricia Stough
 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.



Malia L. Beving
 Public Notary Signature

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

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FOR YOUR RECORDS**SPECIAL MAGISTRATE: REQUIREMENTS AND PROCEDURES (City Code Sec. 2-507)**

- 1) Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:
 - a. *Substandard or irregular shaped lot.* If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations.
 - b. *Significant vegetation or natural features.* If the site contains significant native vegetation or other natural features;
 - c. *Residential neighborhood character.* If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;
 - d. *Public facilities.* If the proposed project involves the development of public parks, public facilities, schools, or public utilities;
 - e. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.
- 2) The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a variance.
- 3) Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.
- 4) Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code and would work unnecessary and undue hardship on the applicant.
- 5) The variance granted is the minimum variance that will make possible the reasonable use of the land.
- 6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

In granting any variance, the Special Magistrate may prescribe appropriate conditions and safeguards in conformity with the city land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted shall be deemed a violation of this Code. The Special Magistrate may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed or both. Under no circumstances except as permitted in the applicable zoning district of the city land development regulations. A nonconforming use of neighborhood lands, structures or buildings in the same zoning district shall not be considered grounds for the authorization of a variance. **Financial loss** standing alone is not sufficient justification for a variance.

The hearing will be conducted in the following manner:

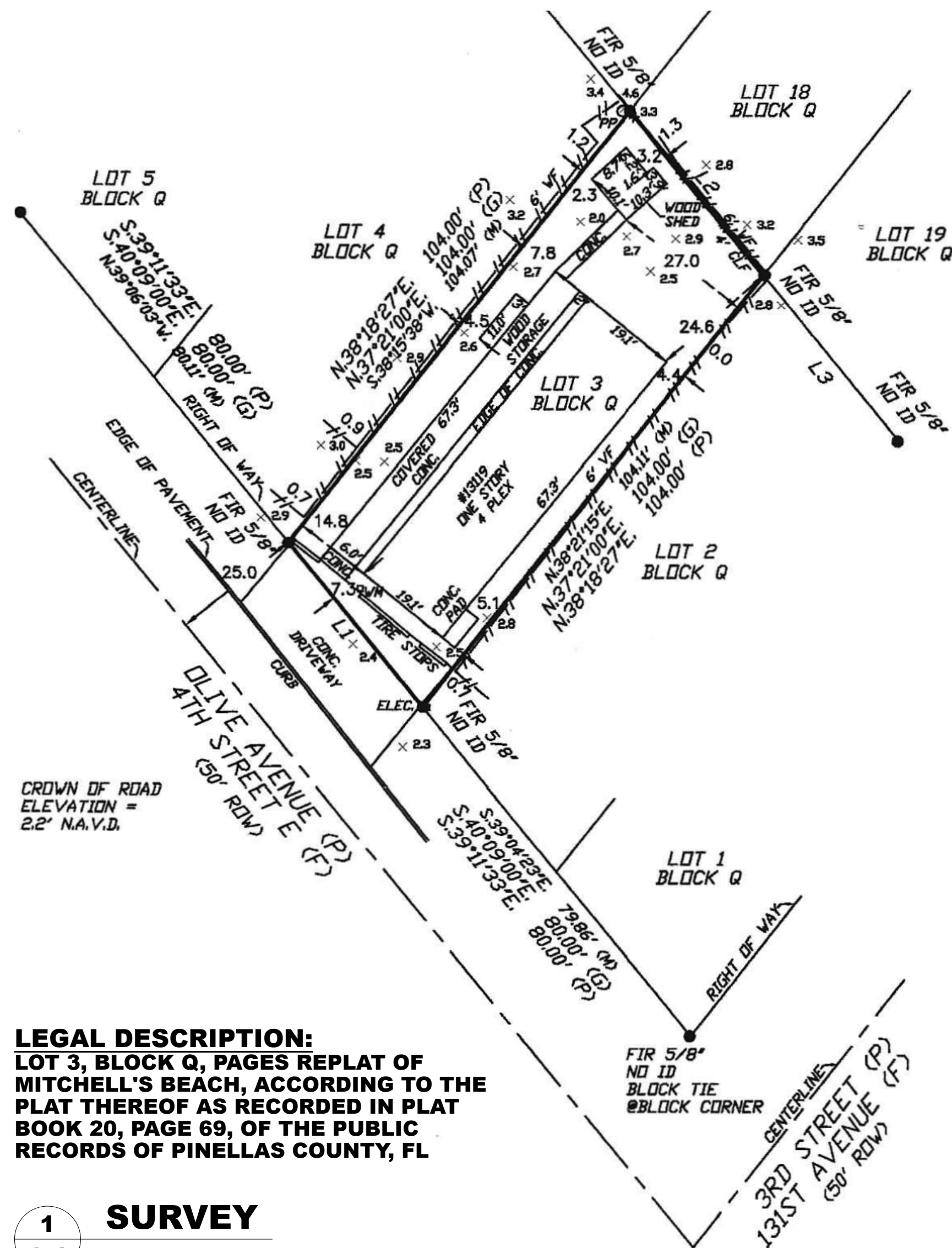
1. Public notice will be read along with correspondence received.
2. City presents its case, and the applicant may cross-examine.
3. The Applicant presents his or her case supported by witnesses and evidence; and the City has the right to cross-examine each witness.
4. Public comment will only be solicited or received from parties directly affected by the variance. Individuals testifying do not have the right to cross-examine the parties.
5. Public participation will be closed, the Special Magistrate deliberates and makes a decision to grant or deny each variance requested in the application.

All variances granted by the Special Magistrate and not acted on within on (1) year of being granted will automatically expire.

The granting of a variance does not relieve the applicant from obtaining a building permit. The Special Magistrate does not have the authority to grant variances from the 100 Year Flood Level for Residential or Commercial Property.

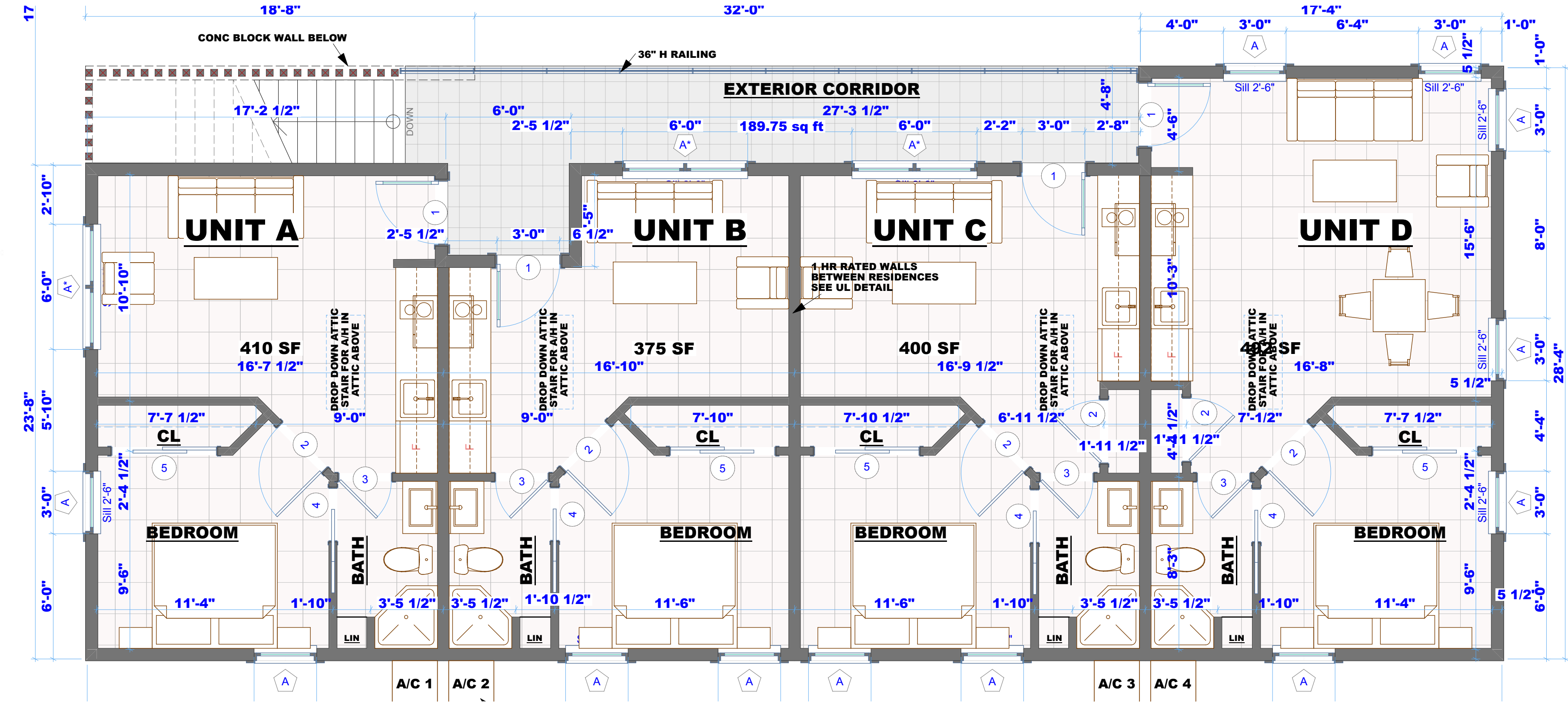
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KEL PROPERTIES QUADPLEX



LINE DATA		
LINE	BEARING	DISTANCE
L1	N.39°11'33"E	40.00' (P)
	N.40°09'00"W	40.00' (G)
	S.39°19'23"E	39.90' (M)
L2	S.39°11'33"E	40.00' (P)
	S.40°09'00"E	40.00' (G)
	N.39°25'52"W	40.06' (M)
L2	S.39°11'33"E	40.00' (P)
	S.40°09'00"E	40.00' (G)
	S.38°36'36"E	40.14' (M)

x 0.0 = SPOT ELEVATION IN N.A.V.D. DATUM



SCOPE OF WORK

BUILDING CATEGORY II
FLOOD ZONE AE (EL 10)

LAND USE PLAN: RM (15 UITS)
ZONING: R-2

DEMOLISH EXISTING 1,273 SF (4) UNIT APT BLDG. CONSTRUCT NEW FEMA COMPLIANT (4) UNIT (1 BED/1BATH) AS SHOWN.

PLUMBING TO INCLUDE NEW MAIN TO CITY W/ (4) LAV/ TOILET/ SHOWER ROOMS AND KITCHEN SINK W/ ICE MAKER REF. FUTURE WASHER AND DRYER UNIT FOR BUILDING USE. (2) EXT HOSE BIBS.

ELECTRICAL TO INCLUDE 100 AMP PANEL PER UNIT WITH BRANCH CIRCUIT AS SHOWN.

MECHANICAL WORK TO INCLUDE PROVIDING AND INSTALLING 3/4 TON HEAT PUMP UNIT SEER 18 MINIMUM. CONDENSERS ON ROOF

AIR BARRIER AND INSULATION INSPECTION CHECK LIST SHALL BE SUBMITTED PER R402.4.1.1 ENVELOPE LEAKAGE TEST REPORT IN ACCORDANCE W/ R 402.4.1.2 SHALL BE PROVIDED.

ALL PLANS DESIGNED IN ACCORDANCE WITH THE 2023 (8TH EDITION) FLORIDA BUILDING CODES, 2020 NATIONAL ELEC CODE - NFPA 70, AND 8TH EDITION FIRE PREVENTION CODE.

LAND USE DATA

ZONE R-2
LAND USE RM

LOT SIZE
LOT WIDTH
LOT DEPTH

REQUIRED
4,000SF
40'
100'

PROVIDED
4,060SF
40'
104'

SETBACKS
FRONT (STREET SIDE)
SIDE
REAR
HEIGHT

20'
5'
25'
30' ABOVE BFE

NEW CONDITIONED
STAIR/HALL
TOTAL BUILDING

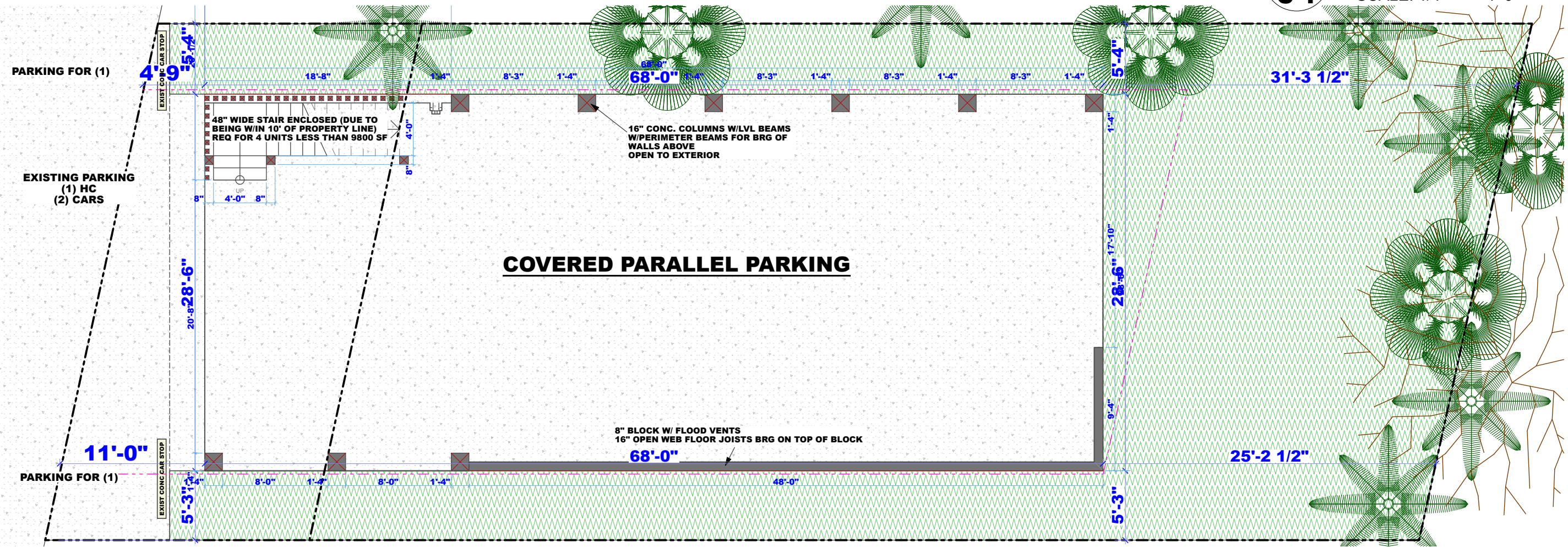
1703 SF
276 SF
1979 SF =48.7% FAR (% MAX)

EXIST. PARKING
NEW PARKING

3 CARS
4 CARS+

DRIVEWAY/WALKS
NEW PATIOS
TOTAL IMPERVIOUS

0 SF
0 SF
1979 SF 48.7% ISR (% MAX)



PARCH@GATE.NET

PATRICIA M. STOUGH, AIA (727) 733-3769

Patricia M. Stough, Inc.
the Architect, Inc.



1634 SAN ROY DRIVE, DUNEDIN, FL 34698

AR 0010684

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BY PATRICIA M. STOUGH

MLB

1 04/01/2025 MAD BEACH BOARD REVIEW
1 05/05/2025 RE-SUB BOARD REVIEW

KEL PROPERTIES
QUADPLEX
13119 4TH STREET E
MADIERA BEACH, FL 33708

COVER SHEET - BOARD REVIEW

DATE: 03/20/2025
DRAWN BY: MLB
PROJECT ID: 15-31-15-65304-017-0030

25-05

C-1

Madeira Beach Special Magistrate Variance Application

Attachment A

Variance needed from zoning requirements:

Front Setback: 20' required, 11'- 0" and 4'-9" proposed.
Irregular shaped lot 11'-0" and 5'-0" existing

Side Setback: 5'- 0" required, 5'- 3" and 5'-4" proposed.
4.4' and 7.8' existing

Rear Setback 25' required, 25'-2" to 31'- 3" proposed
24.6' existing

ATTACHEMENT B

Aerial of Neighbor properties attached w/ dimensions



15.1'

4th St E

2.2'

10.8'

4th St E

15.9'

5'

**SUBJECT PROPERTY
EXIST/ BLDG**

50' ROW

11-0''

4th St E

3.1'

10.6'

12.5'

24.9'

4th St E

13126

13124

13122

13120

13123

13117

13101



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

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

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **May 27, 2025, at 12:00p.m.**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the “Watch Live Meetings” button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE 2025-05

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Property Owner(s): Phillip St. Louis
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LOT 3
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential
Medium

Request: To reduce the front yard setback from 20 feet to 11 feet and 4 feet 9 inches. To reduce the parking spaces required from 2 spaces per unit to 1 space per unit.

Specific Code Provisions: Sec. 110-206. - Setback requirements. Sec. 110-971. Number of spaces.

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

Posted: May 16, 2025, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library. View more information about this application at <https://madeirabeachfl.gov/plan-review-documents/>



NOTICE OF INTENT TO BE AN AFFECTED PARTY

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

APPLICATION INFORMATION

Case No or Application No., whichever applies: _____

Applicants Name: _____

Signature of Affected Person

Date

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



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 14 May 2025

Subject Parcel: 15-31-15-65304-017-0030

Radius: 300 feet

Parcel Count: 65

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.

DICK FAMILY IRREVOCABLE TRUST
FRYC, KATHLEEN A TRE
2453 TOUAREUNA RD
AMSTERDAM, NY 12010-8537

LAMB, EDWARD B II TRE
LAMB, CYNTHIA TRE
4780 MASON RD NW
CANAL WINCHESTER, OH 43110-9229

LAPINSKI, ROSE MARIE REVOCABLE TRUST
LAPINSKI, ROSE MARIE TRE
637 DUCHESS BLVD
DUNEDIN, FL 34698-2555

HUYNH, KIM PHUOC
HUYNH, DIEU HUONG
2 CHEMIN DU LUSSEX
JOXTENS-MEZERY 1008,
SWITZERLAND

MANFULL, CASANDRA
MANFULL, ERIC
10445 S 27TH AVE
LAVEEN, AZ 85339-1750

CAIN, KIMERLY TRE
CAIN, KIMERLY J LIV TRUST
499 HOPE RD
LINCOLNVILLE CENTER, MA 04850-5950

DANIELL, MICHAEL J TRE
DANIELL, MICHAEL J REVOCABLE TRUST
543 NORMANDY RD
MADEIRA BEACH, FL 33708-2315

SAFI, CAROLINE
SAFI, SABRE ANTHONY
13133 3RD ST E
MADEIRA BEACH, FL 33708-2413

ODUM, PAMELA ANN
ODUM, EDWARD F
13101 3RD ST E
MADEIRA BEACH, FL 33708-2413

KELLEY, BRIAN KEVIN
KELLEY, MARIA LUISA
13155 3RD ST E
MADEIRA BEACH, FL 33708-2413

LUKO, DEBORAH J
LUKO, JEFFREY S
13123 4TH ST E
MADEIRA BEACH, FL 33708-2419

SOUDERS, DANIEL DAVID
DUDA, MICHELLE A
13143 4TH ST E
MADEIRA BEACH, FL 33708-2419

COUGHLIN, JAMES B
COUGHLIN, TERRI D
13148 4TH ST E
MADEIRA BEACH, FL 33708-2420

COUGHLIN, JAMES B
COUGHLIN, TERRI D
13148 4TH ST E
MADEIRA BEACH, FL 33708-2420

BUTTERFIELD, APRIL
BUTTERFIELD, ANDREW
13122 4TH ST E
MADEIRA BEACH, FL 33708-2420

OBIE, MICHAEL R
OBIE, MONICA
13120 4TH ST E
MADEIRA BEACH, FL 33708-2420

WEIDINGER, ALOIS
ELSTON, JULIE
13065 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437

KALISEK, JORDAN LEE
KALISEK, KATHERINE MARIE
13027 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437

HODGE, LISA
PEATROSS, PAUL
13107 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

LAIRD, ANNETTE
LAIRD, THOMAS C
13119 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

HELFRICH, MICHAEL S
HELFRICH, FRANCES A
13150 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2440

THOMPSON, MICAH BARRY
THOMPSON, COURTNEY ANKRUM
255 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2453

STOCKFISCH, JEROME R
STOCKFISCH, DARLYN A
319 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2455

SPENCE, GARY A
SPENCE, BETH
315 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2455

NEWBURY, NICHOLAS
NEWBURY, JAMES
311 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2455

LISTER, TERRY W
LISTER, KATHY B
338 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2456

HENKEL, GARY
NELSON, WILLIAM H
301 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2590

NELSON, WILLIAM H
HENKEL, GARY
301 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2590

ARGUELLO, HUMBERTO M
APPUHAMILLAGE, THISAL S NANAYAKKARA
JAYASURIYA
13115 3RD ST E UNIT 1A
MADEIRA BEACH, FL 33708-3022

STERN, ROBERT
LUNEBORG, KELLI
805 HILLS CREEK DR
MCKINNEY, TX 75072-5229

RADOSAVLJEVIC, MILOVAN
RADOSAVLJEVIC, JASMINA
610 WEST 142ND ST APT 6J
NEW YORK, NY 10031-6634

BUCKLEY, MARSHA FARRALL TRE
BUCKLEY, MICHAEL RONALD TRE
4517 BECKETT CT
NORMAN, OK 73072-3411

ARMENIA, ROBERT W
ARMENIA, ERICKA
10970 TALLY FAWN LOOP
SAN ANTONIO, FL 33576-7278

HOLDEN, WILLIAM H
C/O ROBERTS, ELIZABETH H
3465 BEE RIDGE RD APT 322
SARASOTA, FL 34239-7232

CARTER, CLARENCE J JR
HAYNES, MELANIE
9494 SILVERTHORN RD
SEMINOLE, FL 33777-3165

DAVIES, SANDRA
DAVIES, KENNETH O
4351 7TH AVE N
ST PETERSBURG, FL 33713-6213

CARRINGTON FAMILY TRUST
CARRINGTON, LAWRENCE W TRE
1210 E OAKWOOD ST
TARPON SPRINGS, FL 34689-5534

ABRAMS, TODD F
ABRAMS, KAREN S
28731 CORBARA PL
WESLEY CHAPEL, FL 33543-6431

HERRERO, ANA L
6325 6TH AVE N
ST PETERSBURG, FL 33710-6905

CHURNS, ROSEMARY
818 MAIN ST UNIT 103
EL SEGUNDO, CA 90245-5203

MEDIA SOCIAL NETWORK LLC
637 S FAIRFAX AVE UNIT 502
LOS ANGELES, CA 90036-5048

HART, HOWARD FRANCES
336 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2456

HOLIDAY ISLES MARINE TRAINING
299 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2453

CLARK, VICKI L
13149 3RD ST E
MADERIA BEACH, FL 33708-2413

SIMMONS, WILLIAM D
13101 4TH ST E
MADEIRA BEACH, FL 33708-2419

BUIS, PRISCILLA
10127 PARADISE BLVD
TREASURE ISLAND, FL 33706-3116

FORTUNATO, MICHAEL DAVID
13063 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437

BARONCINI, DARRYL J
13031 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437

CREIGHTON, JOHN E
PO BOX 8186
MADEIRA BEACH, FL 33738-8186

STALBA INVESTMENTS LLC
7957 2ND AVE S
ST PETERSBURG, FL 33707-1023

PUGH, CARL S III
13105 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

UTIGER, JILLENE
320 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2473

RIGGINS, TRAM HOANG
13661 KINGSMILL RD
MIDLOTHIAN, VA 23113-4063

JUDYS TROPICAL COTTAGES LLC
105 MENARD PL
THIBODAU, LA 70301-3548

TBMB PROPERTIES LLC
1804 W MORRISON AVE
TAMPA, FL 33606-2830

VERTZ, ROBERT L
13117 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

BAKER, TRENT
735 5TH ST N
ST PETERSBURG, FL 33701-2313

321 BOCA CIEGA LLC
119 S CLYDE AVE
KISSIMMEE, FL 34741-5613

GISTINGER, MICHAEL
16037 REDINGTON DR
REDINGTON BEACH, FL 33708-1662

KOLLCAKU LLC
1804 S VINE AVE
PARK RIDGE, IL 60068-5322

SAND DOLLAR HOMES LLC
13650 BRUCE B DOWNS BLVD UNIT 48371
TAMPA, FL 33613

J&B TERRA CAPITAL LLC
20815 NE 16TH AVE APT B19
MIAMI, FL 33179-2136

ABREU, JESSE
13109 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439

MARTIN, ERIC
13035 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2437

PASHA, MARIANNE
13155 BOCA CIEGA AVE
MADEIRA BEACH, FL 33708-2439