



CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 255 ♦ FAX (727) 399-1131
Email to: planning@madeirabeachfl.gov



REDEVELOPMENT PLAN APPLICATION

Application #: RDV 2023-01

Date: 2/27/23

Applicant:

Michael Kamenoff
119 S. Clyde Avenue
Kissimmee, FL 34741

Telephone: 407 832 9500

Email Address: mikekamenoff@yahoo.com

Property Owner:

321 Boca Ciega, LLC
119 S. Clyde Avenue
Kissimmee, FL 34741

Telephone: same

Email Address: same

Application for Property located at
(Street address or location of
vacant lot)

321 Boca Ciega Drive
Madeira Beach, FL 33708
15 31 15 65322 026 0210

Legal

Description:

<u>Z</u>	<u>21</u>	<u>Mitchell's Beach No. 2</u>
Block	Lot(s)	Subdivision

Approx. Lot Area 4000 sq. ft. Lot width: 40 ft. Lot Depth: 100 ft.

Zoning District: R-2

Present Structure on Property: Duplex 2-story

Present Use of Property: Duplex

FILING FEE

☒ Redevelopment Plan

Filing Fee: **\$300.00**

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.

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

This application to the Planning Commission/Board of Commissioners is requesting permission to be allowed:

For complete demolition and to rebuild on the existing R-2 duplex non-conforming lot a 3-story, maintaining the 5' side setbacks that are existing now on the duplex and to maintain existing density.

A Redevelopment Plan granted by the Board of Commissioners shall be consistent with Section 110-97, Redevelopment Planning Process, pertaining to providing provisions for the redevelopment of existing grandfathered and nonconforming uses (Ordinances 2012-14; Section 110-97, of the Code).	
a.1.	Existing dwelling unit verification. The verification of the number of existing legal dwelling units and their type shall be through the City Manager or designee.
a.2.	Preliminary Site Plan Review of Redevelopment Plan. Preparation by the applicant of a redevelopment site plan for preliminary redevelopment site plan review by the City Manager or designee. It must be demonstrated that the site can adequately accommodate the requested number of units by meeting the rebuilding regulations outlined in the process of this section of the Code. The applicant will meet the existing code to the maximum extent possible. This redevelopment site plan shall comply with the site plan requirements of Chapter 110, Article II, Site Plans, of the Code of Ordinances. In addition to the standard site plan review requirements, all redevelopment site plans shall include the dimensions and floor area in square feet of all rooms and units.
b.1.	Single-Family. May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land redevelopment regulations. <i>(Please note that these regulations do not apply to properties located in the R-1, single family, zoning district).</i>
b.2.	Duplexes and triplexes on a Nonconforming Lot. Duplexes [and triplexes] on a nonconforming lot may be rebuilt to existing nonconformity if the new structure complies with required front setback, height, parking requirements, and floodplain regulations effective at the time of building permit application.
b.3.	Multifamily on a Nonconforming Lot. Multifamily in R-1 and R-2, except for those in an R-1 Zoning District, on a nonconforming lot shall be the same as duplexes and triplexes, except they must comply with the parking regulations as contained in their pre-demolition certificate of occupancy.
b.4.	Multifamily, hotel, motel, motor lodges. Multifamily, hotel, motel, and motor lodges may be rebuilt to same density, height, and side setbacks, but must comply with the front setback, the county coast construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application.
b.5.	Commercial. Commercial may be rebuilt within the same footprint and having the same parking spaces available at the time a redevelopment plan is sought, but would have to meet minimum FEMA regulations for elevated structures and/or flood proofing to the required height per the National Flood Rate Insurance Map for its commercial location.
b.6.	Business Tax Receipt Required. Failure to be current with respect to full payment of the required annual Business Tax at the time a redevelopment plan is sought will prevent this section from applying to that property.

CERTIFICATION

I hereby authorize permission for the Planning Commission, Board of Commissioners, Building Official, and Community Development 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 fact 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 fee of this 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 Redevelopment Plan Requirements and Procedures (attached), read and understand the reasons necessary for granting a Redevelopment Plan 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 Board of Commissioners 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 Board of Commissioners. An appeal shall be filed within 30 days of the execution of the order to be appealed.

Property Owner's Signature: _____

Date: _____

Paul Kauf

2/27/23

STATE OF _____

COUNTY OF _____

Before me, 27 day of February, 2023, appeared in person

Michael Kamenoff
(name of property owner)

who, being sworn, deposes and says that the forgoing

is true and correct certification and who is ☒ personally know to me or has produced _____ as identification.

[Signature]
(notary signature)

Commission Expires: _____
Stamp



JOHN C. BILYK, JR.
Commission # HH 097409
Expires February 25, 2025
Bonded Thru Budget Notary Services

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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Applicant's Signature: _____

Date: _____

3/13/2023

STATE OF FLORIDA

COUNTY OF PINEHILLS

Before me, this 13TH day of MARCH, 2023, appeared in person

JOHN C. BILYK JR.
John C. Bilyk Jr.
(name of applicant)

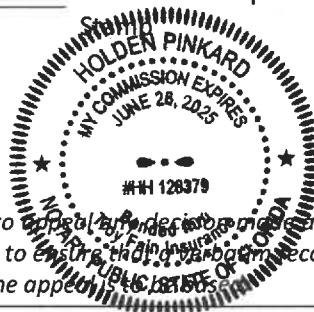
who, being sworn, deposes and says that the forgoing

is true and correct certification and who is _____ personally know to me or has produced DRIVERS LICENSE as identification. 8420 463 59 247 0

[Signature]
(notary signature)

Commission Expires: _____

6/26/2025



NOTICE: Persons are advised that, if they decide to appeal a 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 based.

REDEVELOPMENT PLANNING PROCESS, CODE SECTION 110-97 REQUIREMENTS AND PROCEDURES

(a) **Purpose and Intent**

- (1) *Existing Dwelling Unit Verification.* The verification of the number of existing legal dwelling units and their type shall be through the City Manager or designee.
- (2) *Preliminary Site Plan Review of Redevelopment Plan.* Preparation by the applicant of a redevelopment site plan for preliminary redevelopment site plan review by the City Manager or designee. It must be demonstrated that the site can adequately accommodate the requested number of units by meeting the rebuilding regulations outlined in the process of this section of the Code. The applicant will meet the existing code to the maximum extent possible. This redevelopment site plan shall comply with the site plan requirements of Chapter 110, Article II, Site Plans, of the Code of Ordinances. In addition to the standard site plan review requirements, all redevelopment site plans shall include the dimensions and floor area in square feet of all rooms and units.
- (3) *Fee.* The application fee shall be the same as the regular site plan review fee found in Article III, Community Development, Section D, Site Plan, Numbers 2 and 3, as adopted in the most recent edition of the City's *Fees and Collection Procedure Manual*.
- (4) *Plan Review.* The review of the Redevelopment Plan shall be through the quasi-judicial public hearing process outlined in Chapter 2, *Administration*, Article 1, *In General*, Division 2, *Quasi-Judicial Proceedings* before the Board of Commissioners. The notification procedure shall follow Sec. 2-503(c) *Notification*, found in Chapter 2, Article VIII, *Special Magistrate*, of the Code.
- (5) *Changes in the Redevelopment Plan.* The redevelopment plan may be amended by mutual consent of the City and applicant, provided the notification and public hearing process of this Article are followed.

(b) **Rebuilding Regulations for the Redevelopment of Existing Dwelling Units**

- (1) *Single-family.* May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land redevelopment regulations. (*Please note that these regulations do not apply to properties located in the R-1, single family, zoning district*).
- (2) *Duplexes and triplexes on a nonconforming lot.* Duplexes [and triplexes] on a nonconforming lot may be rebuilt to existing nonconformity if the new structure complies with required front setback, height, parking requirements, and floodplain regulations effective at the time of building permit application.
- (3) *Multifamily on a nonconforming lot.* Multifamily, hotel, motel, and motor lodges may be rebuilt to same density, height, and side setbacks, but must comply with the front setback, the county coast construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application.
- (4) *Multifamily, hotel, motel, motor lodges.* Multifamily, hotel, motel, and motor lodges may be rebuilt to same density, height, and side setbacks, but must comply with the front setback, the county coast construction control line, floodplain regulations, fire codes, and parking regulations as contained in their certificate of occupancy and any other requirements effective at the time of building permit application.
- (5) *Commercial.* Commercial may be rebuilt within the same footprint and having the same parking spaces available at the time a redevelopment plan is sought, but would have to meet minimum FEMA regulations for elevated structures and/or flood proofing to the required height per the National Flood Rate Insurance Map for its commercial location.
- (6) *Business Tax Receipt required.* Failure to be current with respect to full payment of the required annual Business Tax at the time a redevelopment plan is sought will prevent this section from applying to that property.

(c) **Planning Commission and Board of Commissioners Review.** The Planning Commission shall conduct one public hearing to consider any application to review or change a Redevelopment Plan. The Board of Commissioners shall conduct a second public hearing, the application to review or change a Redevelopment Plan, the recommendations of the City Manager or his/her designee, the recommendations of the Planning Commission and the testimony at the public hearings. The Board of Commissioners shall thereafter approve, approve with conditions, or deny the application to approve or change a Redevelopment Plan.

Appeals. (City Code, Sec.2-109). An aggrieved party, including the local governing authority, may appeal a final administrative order of the Board of Commissioners 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 Board of Commissioners. An appeal shall be filed within 30 days of the execution of the order to be appealed.

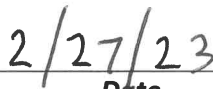
Is a variance or special exception required with this redevelopment application

<input type="checkbox"/>	Yes
<input checked="" type="checkbox"/>	No

I have received a copy of the redevelopment requirements and procedures, read and understand the reasons necessary for granting the redevelopment and the procedure, which will take at the Public Hearing.



Signature of Applicant



Date

COPYRIGHT 2023
LAWRENCE E. POWERS

MAP OF SURVEY
SUBJECT ADDRESS:
321 BOCA CIEGA DR
MADEIRA BEACH, FL 33708

LEGAL DESCRIPTION SUPPLIED:

LOT 21 BLOCK Z PAGE'S REPLAT
OF MITCHELL'S BEACH NO. 2 AS
PER MAP OR PLAT THEREOF AS
RECORDED IN PLAT BOOK 23 PAGE
66 OF THE PUBLIC RECORDS OF
PINELLAS COUNTY FLORIDA.

CERTIFIED TO:
A) BILYK, JOHN C JR
B)
C)

PROJECT #: 321BC
FIELD SURVEYED: FEB. 10, 2023
DATE DRAWN: FEB. 10, 2023
DATE SIGNED: FEB. 13, 2023
FLOOD ZONE: AE BASE FLOOD ELEV. 10.0'
FEMA FIRM MAP # 12103C0191H
DATED AUG. 24, 2021
PANEL # 0191 SUFFIX H
COMMUNITY #: 125127

LAT: 27.78912°N LONG: -82.78278°W
YEAR BUILT: 1959
SUBD. PLAT DATE: 1946
FOLIO #: 15-31-15-65322-026-0210
LOT SIZE: 4000.00 +/- SQFT
LAND USE: DUPLEX
SECTION: 15 T31S R15E

BEARING STRUCTURE PER PLAT BOOK
23 PAGE 66

GENERAL NOTES:

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT OTHER THAN
THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE
SIGNING PARTY.

RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED
WITHOUT WRITTEN CONSENT FROM THE ENTITY IN WHICH IT WAS PREPARED
FOR, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO
THE SIGNING SURVEYORS OR ITS FIRM.

NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS
TO ANYONE OTHER THAN THOSE WHOM THE SURVEY WAS PREPARED FOR.

THIS MAP CONSIST OF 2 SHEETS. WHEN MULTIPLE SHEETS COMPRISE THE
PLAT OR MAP OF SURVEY NO SINGLE SHEET SHALL BE CONSIDERED FULL AND
COMPLETE WITHOUT THE OTHER/S.

LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEYOR FOR
EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES
NAMED HEREON, THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO
ANY UNNAMED PARTY.

THIS IS AN ABOVE GROUND SURVEY AND LOCATIONS ARE LIMITED TO VISIBLE
IMPROVEMENTS ONLY. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS
SHOWN. THERE MAY BE ADDITIONAL ABOVE GROUND AND/OR UNDERGROUND
UTILITIES / IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF TITLE
SEARCHES WERE FURNISHED TO THIS SURVEYOR. THERE MAY EXIST OTHER
DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS
THEREOF.

THE EXISTING MONUMENTATION AS SHOWN HEREON HAS BEEN HELD TO DEFINE
THE PLAT AND RECORD BOUNDARY TITLE DESCRIPTIONS. SAID MONUMENTATION
HAS BEEN DETERMINED TO BE THE BEST ACCEPTABLE EVIDENCE OF THE
DEEDING INTENT OF THOSE AREAS INVOLVED. SAID EXISTING MONUMENTATION
MAY OR MAY NOT HARMONIZE WITH STANDARD SECTIONALIZED LANDS LINES,
OTHER RECORD PLAT BOUNDARIES OR LIMITS AND OTHER FEE TITLE
DESCRIPTIONS ADJACENT TO THE AREA SHOWN HEREON.

THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE
NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC
RECORDS OF THIS COUNTY.

THE TERM CERTIFIED AS USED ON THIS PLAT, IS UNDERSTOOD TO BE THE
PROFESSIONAL OPINION OF THIS SURVEYOR WHICH IS FORMULATED ON HIS
BEST KNOWLEDGE AND INFORMATION, AND AS SUCH, IT DOES NOT CONSTITUTE
A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THE SURVEY
DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

LEGEND:

(FM) FIELD MEASURES
(D) DEED
(P) PLAT
(R/W) RIGHT-OF-WAY
(NR) NON RADIAL LINE
(IP) IRON PIPE
(I/R) IRON ROD
(CM) CONCRETE MONUMENT
-E- ELECTRIC LINE
(4.53) DENOTES ELEVATION
-T- TELEPHONE LINE
-X- FENCE
(FH) FIRE HYDRANT
ENC ENCROACHMENT
(WV) WATER VAVLE
(WM) WATER METER
(CLF) CHAIN LINK FENCE
" SECONDS SYMBOL
(WPP) WOOD POWER POLE
(CPP) CONCRETE POWER POLE
FP&L FLORIDA POWER & LIGHT
ESM'T EASEMENT
' MINUTE SYMBOL
° DEGREES SYMBOL
W WEST
← GUY ANCHOR
E EAST
S SOUTH
BLDG BUILDING
N NORTH
(FD) FOUND
○ SET IRON ROD
● FOUND #5 REBAR
□ SET CONCRETE MONUMENT
■ FOUND CONCRETE MONUMENT
(PC) POINT OF CURVATURE
(PT) POINT OF TANGENCY

A 1 INCH IRON PIPE OR
5/8 INCH REBAR WITH A
PLASTIC CAP LABELED LS
5505 IS SET WHERE SET IS
INDICATED ON THIS PLAT.

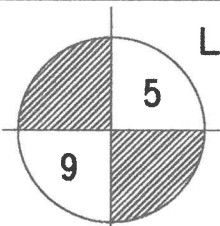
LAWRENCE E. POWERS

P. O. BOX 48026
ST. PETERSBURG, FL 33743-8026
P: 727-537-9895
E: SURVEYINGSTPETE@GMAIL.COM
WWW.SURVEYINGSTPETE.COM

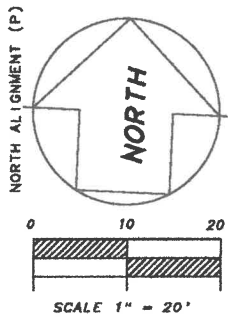
I THE UNDERSIGNED HEREBY CERTIFY THAT THE SURVEY MADE
A TRUE REPRESENTATION OF A FIELD SURVEY MADE
UNDER MY DIRECTION AND SUPERVISION AND MEETS
OR EXCEEDS THE STANDARDS OF PRACTICE
FOR SURVEYS IN THE STATE OF FLORIDA AS PER
5J-17, FLORIDA ADMINISTRATIVE CODE.
SUBJECT TO ALL NOTES SHOWN HEREON.

LAWRENCE E. POWERS LS # 5505

Digitally signed by Larry Powers
Date: 2023.02.14 08:06:34 -05'00'

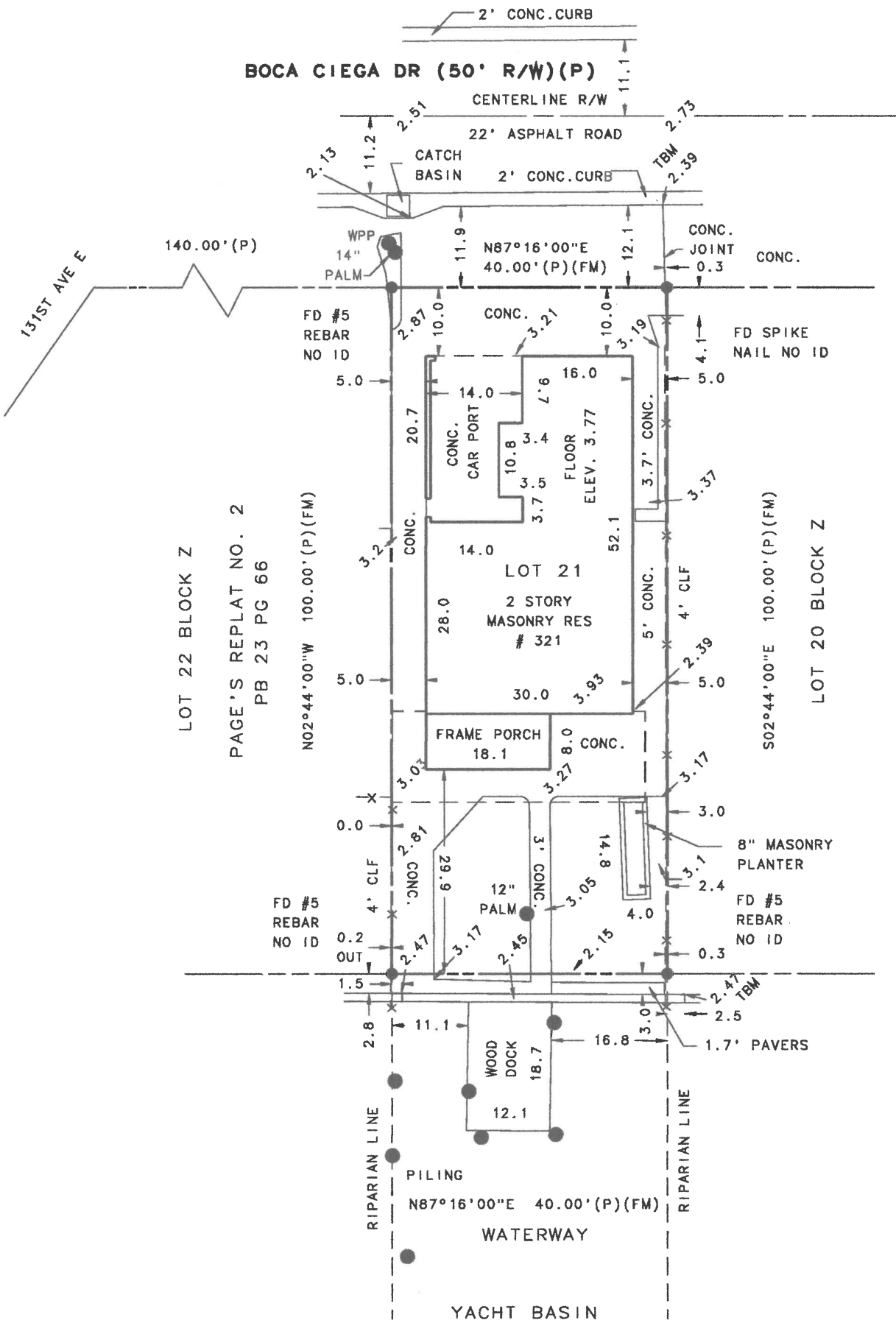


SINCE 4996 MIRAMAR DR # 6207 ST PETERSBURG FL 33708



MAP OF SURVEY

321 BOCA CIEGA DR
MADEIRA BEACH, FL 33708



0.00 DENOTES ELEVATION IN FEET
ABOVE MEAN SEA LEVEL NAVD 88
ORIGIN FDOT FPRN