



# Memorandum

**Meeting Details:** April 3, 2023, Planning Commission Meeting  
**Prepared For:** Planning Commission  
**Staff Contact:** Andrew Morris, Long Range Planner  
**Subject:** Redevelopment Planning Application RDV 2023-01

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**Applicant:** Michael Kamenoff

**Property Owner:** 321 Boca Ciega, LLC

**Property Address:** 321 Boca Ciega Drive Madeira Beach, Florida 33708

**Parcel Number:** 15-31-15-65322-026-0210

**Zoning/Land Use:** R-2, Low Density Multifamily Residential Zoning District/ Residential Medium

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOT 21

**Nature of Request:** Redevelopment Planning Application RDV 2023-01 requests authority to replace an existing legally nonconforming duplex with a new duplex. The Redevelopment planning process (Sec. 110-97) allows for property owners to apply to replace an existing legally nonconforming residential structure with a new structure at the same density with an approved Redevelopment Planning Application. RDV 2023-01 is located at 321 Boca Ciega Drive, Madeira Beach, Florida 33708.

**Background and Discussion:**

There is a legally nonconforming duplex located at 321 Boca Ciega Drive. The existing duplex, built in 1959, does not meet the currently required minimum lot size for a duplex and is considered legally nonconforming since the construction of the duplex predates the establishment of the current zoning requirements. The duplex may be built back to the same density through the approval of a Redevelopment Plan (Sec. 110-97). The Redevelopment Planning Process, as outlined in the Madeira Beach Code of Ordinances, needs to be approved before the demolition of the existing structure. The Redevelopment Plan is heard at the Local Planning Agency (the Planning Commission) and the Board of Commissioners. The Board of Commissioners can approve, approve with conditions, deny, or change a redevelopment plan.

The Redevelopment planning process allows for duplexes on nonconforming lots to be rebuilt to existing density if the new structure complies with required front setback, height, parking requirements, and floodplain regulations effective at the time of building permit application. An approved Redevelopment Plan allows the new structure to be built within existing side and rear setbacks.

The applicant included conceptual plans of the proposed duplex. The proposed duplex meets the required front and rear setback in the R-2 zoning district, and retains the existing five-foot side setbacks. The proposed duplex meets the restrictions related to building surface lot coverage and the impervious surface ratio. The proposed duplex meets the height restrictions in the R-2 Zoning District. The proposed duplex must meet all applicable floodplain regulations. The conceptual plans do not represent what the final site plan will look like for the duplex. The applicants of the proposed duplex will still need to apply for a building permit.

**Fiscal Impact:**

N/A

**Recommendation(s):**

Staff recommends the approval of RDV 2023-01.

**Attachments/Corresponding Documents**

- RDV 2023-01 Application
- RDV 2023-01 Conceptual Plan
- 321 Boca Ciega Drive Property Appraiser Information Unit Verification
- Public Notice Posting and Mailing