SPECIAL MAGISTRATE-VARIANCE/SPECIAL EXCEPTION USE/CODE ENFORCEMENT HEARING AGENDA

Tuesday, September 16, 2025 at 1:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708

This Meeting will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

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1. **CALL TO ORDER**

2. **PUBLIC COMMENT**

   Public participation is encouraged. If you are addressing the Special Magistrate, step to the podium and state your name and address for the record. Please limit your comments to three (3) minutes and do not include any topic that is on the agenda.

   Public comment on agenda items will be allowed when they come up.

   For any quasi-judicial hearings that might be on the agenda, an 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 Director, not less than five days prior to the hearing.

3. **SPECIAL MAGISTRATE STATEMENT**

4. **ADMINISTRATION OF OATH TO RESPONDENTS/WITNESSES**

5. **NEW BUSINESS**

   A. SE 2025-02 Fruit Float Cafe

   B. VAR 2025-08 14052 W Parsley Drive

   C. VAR 2025-09 13200 Gulf Boulevard

   D. CE 25-70 14200 Gulf Blvd

   E. CE 25-65 401 150th Ave

F. CE 25-23 14111 E Parsley Dr

6. OLD BUSINESS

A. CE 24-255 14239 W Parsley Dr - Affidavit of Compliance

B. CE-24-63 435 S Bayshore Dr - Affidavit of Compliance

C. CE-25-4 14601 Gulf Blvd - Request for Additional Time

D. CE-25-71 14060 Miramar Ave - Request for Additional Time

7. ADJOURNMENT

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 minutes to be transcribed verbatim; 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 to participate in this meeting should call Marci Forbes, Community Development Engineer, at 727-391-9951 Ext 244 or 727-313-0126, or email a written request to mforbes@madeirabeachfl.gov

SPECIAL MAGISTRATE – SPECIAL EXCEPTION USE REQUEST

SE 2025-02

Staff Report and Recommendation
Special Magistrate Meeting – September 16, 2025

Application:	SE 2025-02 Fruit Float Cafe
Applicant:	Hannah Nygren
Property Owner(s):	Vuhuy Tonthat
Property Address(s):	13050 Gulf Boulevard Madeira Beach, Florida
Parcel ID(s):	15-31-15-58320-004-0240
Legal Description:	MITCHELL'S BEACH REVISED BLK 4, LOT 24 LESS RD
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (John's Pass Resort Character District)/Activity Center

Applicants' Request: For the approval of a Special Exception Use to operate a cafe in the John's Pass Resort Character District of the C-1, John's Pass Village Activity Center Zoning District.

Specific Code Provision:

Section D-105. - Special exception uses. 3)John's Pass Resort: a. Retail commercial, restaurant, and personal service uses as a stand-alone use. Stand-alone commercial by special exception use can only front Gulf Boulevard.

I. Background

The applicant is requesting the approval of a Special Exception Use to operate a cafe in the John's Pass Resort Character District of the John's Pass Village Activity Center. The proposed business is named Fruit Float Cafe. The business would be selling fruit-related beverages, fresh-cut fruit, acai bowls, coffee, and toast.

II. Special Exception Use

(1) That the use is a permitted special use.

Findings:

Retail commercial uses like a cafe require a special exception use in the John's Pass Resort Character District. The commercial use would need to be located along Gulf Boulevard. The John's Pass Resort Character District is a mix of mostly temporary lodging and residential uses with some limited commercial uses along Gulf Boulevard. The proposed commercial use would be compatible since the property that the business is located on has frontage along Gulf Boulevard. The proposed commercial use would have a relatively low impact and be compatible with the nearby temporary lodging and residential uses.

(2) That the use is so designed, located and proposed to be operated that the public health, safety, welfare, and convenience will be protected.

Findings:

This property has had other previous retail commercial uses. The applicant did get a remodel permit to make improvements to the building including installing a kitchen. Fruit Float Cafe has a Florida Department of Business and Professional Regulation license for Permanent Food Service. The proposed special exception use for a cafe would operate in a manner that protects public health, safety, welfare, and convenience.

(3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

Findings:

The proposed commercial use would not cause substantial injury to the value of other properties in the neighborhood. Smaller neighborhood style commercial uses are compatible with nearby residential and temporary lodging uses. The proposed cafe is across the street from John's Pass Village which is primarily commercial uses.

(4) That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.

Findings:

The John's Pass Resort Character district allows for limited commercial uses along Gulf Boulevard. Limited commercial uses would be commercial uses that would be neighborhood oriented, pedestrian friendly, and low intensity. These restrictions are to make sure that stand alone commercial uses have a minimal impact on nearby residential and temporary lodging properties. The proposed cafe would be compatible with the John's Pass Resort Character district since it would be focused on serving nearby residents and visitors.

(5) That adequate landscaping and screening is provided as required in the land development regulations or otherwise required.

Findings:

The applicant did add some landscaping to provide a minimal buffer between the proposed cafe and a neighboring triplex property. They also installed some potted plants in the front of the cafe. Since the proposed cafe would be considered a limited commercial use in an existing legally nonconforming building, the current landscaping and screening would be adequate.

(6) That adequate off-street parking and loading is provided, and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

Findings:

The applicant has off-street parking on site. The applicant listed 8 seats and 2 employees, which would require 3 parking spaces. The current parking lot is asphalt overlayed with shell. The applicant will be providing an accessible parking space that meets the requirements in ***Sec. 110-975. - Parking spaces for persons who have disabilities***. The proposed cafe would not cause significant interference with traffic on abutting streets. Since the property is in the John's Pass Village Activity Center, supporting walkability is important. The proposed Special Exception Use

for a cafe would support walkability because nearby residents and visitors would be within walking distance of the establishment.

(7) That the use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.

Findings: The proposed Special Exception Use for a cafe conforms with the requirements of the John's Pass Resort Character District. Limited commercial uses are allowed along Gulf Boulevard within this character district. The proposed cafe would be compatible with the beachside theme of the John's Pass Resort Character District.

(8) If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.

Findings: The applicant has not applied for a variance related to the proposed Special Exception Use.

(9) Special exception use will not grant the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.

Findings: Other neighboring properties with frontage along Gulf Boulevard could apply for a commercial retail special exception use. The proposed Special Exception Use would not grant the land more privilege than the best use available in a zone where the Special Exception Use would be a principal permitted use.

(10) No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines, or penalties owed to the city by the applicant or the owner or possessor of the property under any section of the Code.

Findings: The applicant does not have any outstanding charges, fees, interest, fines, or penalties owed to the city.

III. Staff Recommendation:

Staff recommends the approval of SE 2025-02 with the following conditions:

- The applicant must provide one accessible parking space that meets the requirements in ***Sec. 110-975. - Parking spaces for persons who have disabilities*** within a timeframe to be determined at the public hearing.
- Landscaping installed near the fire hydrant must be corrected to provide a three-foot clearance for all directions so as to not impede access.
- The applicant must comply with public works requirements for trash service.

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

Attachments:

1) Application and Attachments
2) Public Notice Mailing and Posting Packet
3) Public Comments in support of SE 2025-02

Special Magistrate Case #: SE 2025-02

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

SPECIAL MAGISTRATE – ARTICLE IV. - SPECIAL EXCEPTION USES

Application Request for Special Exception Use

Applicant Name: Hannah Nguyen

Applicant Address: 8606 Placido Way NE Saint Petersburg, FL 33704

Telephone: 727-348-0032

Email: Hannah.Nguyen@icloud.com

Property Owner Name: Vuhuy Tonthat

Property Owner Address: 13760 88th Ave Seminole, FL 33776

Telephone: 727-667-0312

Email: hieppham24@yahoo.com

Application for the property located at: (Street Address or location of the vacant lot)
13050 Gulf Blvd Madeira Beach FL 33708

Legal Description: Mitchell's Beach Revised Blk 4, Lot 24 Less RD - Parcel # 15-31-15-58320-004-0240

Zoning District: R-3

7/25/25 Submitted

PLEASE ATTACH REQUIRED SUPPORTING MATERIALS:
SITE PLAN, ANSWERS TO CRITERIA QUESTIONS, PICTURES, DEED, SURVEYOR'S SKETCH, DRAWINGS, ETC.

For City of Madeira Beach Use Only

Fee: $1,800.00 ☒ Check # 1027 ☐ Cash ☐ Receipt # _____

Date Received: 7/25/2025 Received by: Lisa Schleuraman

Special Magistrate Case # Assigned: _____

Special Magistrate Hearing Date: _____ ☐ Approved ☐ Denied

_____ Date: _____

Community Development Staff

_____ Date: _____

Robin Gomez, City Manager

This Special exception use application to the Special Magistrate is requesting permission to:

_____

_____

_____

_____

_____

Special Magistrate Case #: _____

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 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 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.

Property Owner's Signature — *Date* 7/25/25

STATE OF Florida

COUNTY OF Lake

Before me this 25 day of July, 2025, Vuhuy Tonthat 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 drivers license as identification.

[SEAL]

NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES 01-28-2029 COMM. # 430451

Public Notary Signature

Special Magistrate Case #:

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.

Sec. 2-506. Special exception uses.

(a) The special magistrate shall hear and decide special exception uses; decide such questions as are involved in determining if special exception uses should be granted; and grant special exception uses with appropriate conditions and safeguards; or to deny special exception uses when not in harmony with the purpose and intent of the city land development regulations.

(b) In considering an application for special exception use, the special magistrate shall consider the "specific requirements" as outlined in chapter 110, article IV.

(c) In granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest and that it meets all conditions set for the requested special exception throughout the Land Development Code. Such decision shall be reached only after receipt of a written report from the city planning official and after the holding of a public hearing. Failure of the city planning official to submit a written report within 30 days after a referral from the special magistrate shall be deemed as recommendation of no objection to the application by the city planning official. In granting any special exception use, the special magistrate, in addition to the standards enumerated in chapter 110, article IV, may prescribe appropriate conditions and safeguards in conformity with this division. Violation of such conditions and safeguards, when made a part of the terms under which the special exception use 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 special exception use is required shall begin or be completed or both.

(Ord. No. 1019, § 1, 5-25-04; Ord. No. 1050, § 3, 8-9-05; Ord. No. 1071, § 3(Exh. A, § 2), 2-28-06; Ord. No. 2019-16, § 1, 6-10-20)

ARTICLE IV. - SPECIAL EXCEPTION USES

Sec. 110-121. – Authorization by special magistrate.

Special exception uses shall be permitted only upon authorization by the special magistrate.

Sec. 110-122. – Denial.

The special magistrate may deny special exception uses when not in harmony with the purpose and intent of the City land development regulations as outlined in this article.

Sec. 110-123. – Reimbursement of expenses.

The applicant shall provide for reimbursement of all expenses incurred by the City, deemed necessary by the city manager or his/her designee, to review and process a special exception use request.

Expenses may include, but are not limited to, any technical, engineering, planning, landscaping, surveying, legal or architectural services, and advertising.

Within 30 days of the date of receipt of any invoice for such services, the applicant shall reimburse the City for such costs. Failure by the applicant to make such reimbursement when due shall delay the release of a development permit until paid.

Sec. 110-124. – Standards and requirements.

(a) In consideration of granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest. The local planning agency shall issue a written report within 30 days after consideration by the local planning agency. In granting any special exception use, the special magistrate, in addition to the standards enumerated in this article, may prescribe appropriate conditions and safeguards, when made a part of the terms under which the special exception use is granted, shall be deemed a violation of

the land development regulations. The special magistrate may prescribe a reasonable time limit within which the action for which the special exception use is required shall commence, be completed, or both.

(b) Such uses shall be found by the special magistrate to comply with the following requirements and other applicable requirements:

(1) That the use is a permitted special use.

(2) That the use is so designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected.

(3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

(4) That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.

(5) That adequate landscaping and screening is provided as required in the land development regulations, or otherwise required.

(6) That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

(7) That the use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.

(8) If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.

(9) Special exception use will not grant to the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.

(10) No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines for penalties owed to the City by the applicant of the owner or possessor of the property under any section of the code.

Outlook

Fruit Float Cafe response to questions

From Jeremy Nygren <hannahnygren@icloud.com>
Date Wed 8/13/2025 3:02 PM
To Morris, Andrew <Amorris@madeirabeachfl.gov>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Andrew,

My apologies for the delayed response to your email. Below you'll find our answers to the 10 questions.

1. That the use is a permitted special use

Fruit Float Café is located in the C-1 John's Pass Village Activity Center Zoning District, within the John's Pass Resort Character District, where restaurants and cafés are specifically allowed as a **special exception use**. This request is to reestablish that permitted special use following a lapse in prior commercial operation.

2. That the use is designed, located, and operated to protect public health, safety, welfare, and convenience

The café will operate indoors in a fully permitted commercial kitchen space meeting all Florida Department of Business and Professional Regulation food service requirements. Sanitation, food safety, and employee training are prioritized to exceed code. The business promotes healthy eating, provides a safe and clean environment, and offers convenient hours (8:00 AM – 6:00 PM, 7 days/week) for both residents and visitors.

3. That the use will not cause substantial injury to the value of other property in the neighborhood

The café will enhance rather than detract from nearby property values by activating a currently vacant space, improving curb appeal, and attracting increased foot traffic to surrounding businesses. Studies show that small, locally owned cafés often help raise neighborhood desirability.

4. That the use will be compatible with adjoining development and the proposed character of the district

The design, décor, and menu of Fruit Float Café align with the coastal, tropical, pedestrian-friendly character of John's Pass Village. The business offers complementary services to existing shops, attractions, and restaurants, encouraging extended visitor stays and cross-shopping.

5. That adequate landscaping and screening is provided

The property includes improved andscaping in compliance with land development regulations. Additional potted tropical plants will be maintained along the storefront to enhance appearance and match the district's aesthetic.

6. That adequate off-street parking and loading is provided and ingress/egress is designed to minimize interference with traffic

The café shares existing off-street parking spaces as designated for the building and district. Deliveries will occur during non-peak hours using standard loading areas, minimizing any impact on Gulf Boulevard traffic or pedestrian flow.

7. That the use conforms with all applicable regulations governing the district

The café will comply with all zoning, building, fire safety, and health codes applicable to the C-1 John's Pass Village Activity Center Zoning District. Any necessary permits will be obtained prior to opening.

8. Variance status

No variance is being requested in conjunction with this special exception use application.

9. That the special exception use will not grant more privilege than the best use available in the zone

The café will operate within the same parameters and privileges afforded to other food and beverage establishments in the district. It does not seek any exclusive rights or uses beyond what is typical for permitted cafés and restaurants.

10. Outstanding balances with the City

The applicant has no outstanding charges, fees, interest, fines, or penalties owed to the City of Madeira Beach.

Looking forward to our meeting tomorrow with Jenny Silver.

Thank you,

Hannah Nygren

Outlook

Re: SE 2025-02 Fruit Float Application Corrections (September 16, 2025, Special Magistrate Meeting)

From Jeremy Nygren <hannahnygren@icloud.com>
Date Mon 8/4/2025 12:11 PM
To Morris, Andrew <Amorris@madeirabeachfl.gov>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Andrew,

Thank you for bringing these questions to my attention. I'm happy to attend a meeting with you and Community Development Director Jenny Silver to go over how my cafe fits into the character of the John's Pass Activity Center. Let me know when a meeting works into your schedules and I will meet at your convenience. Below are the answers to your questions:

1. We request permission to open a small cafe at 13050 Gulf Blvd.

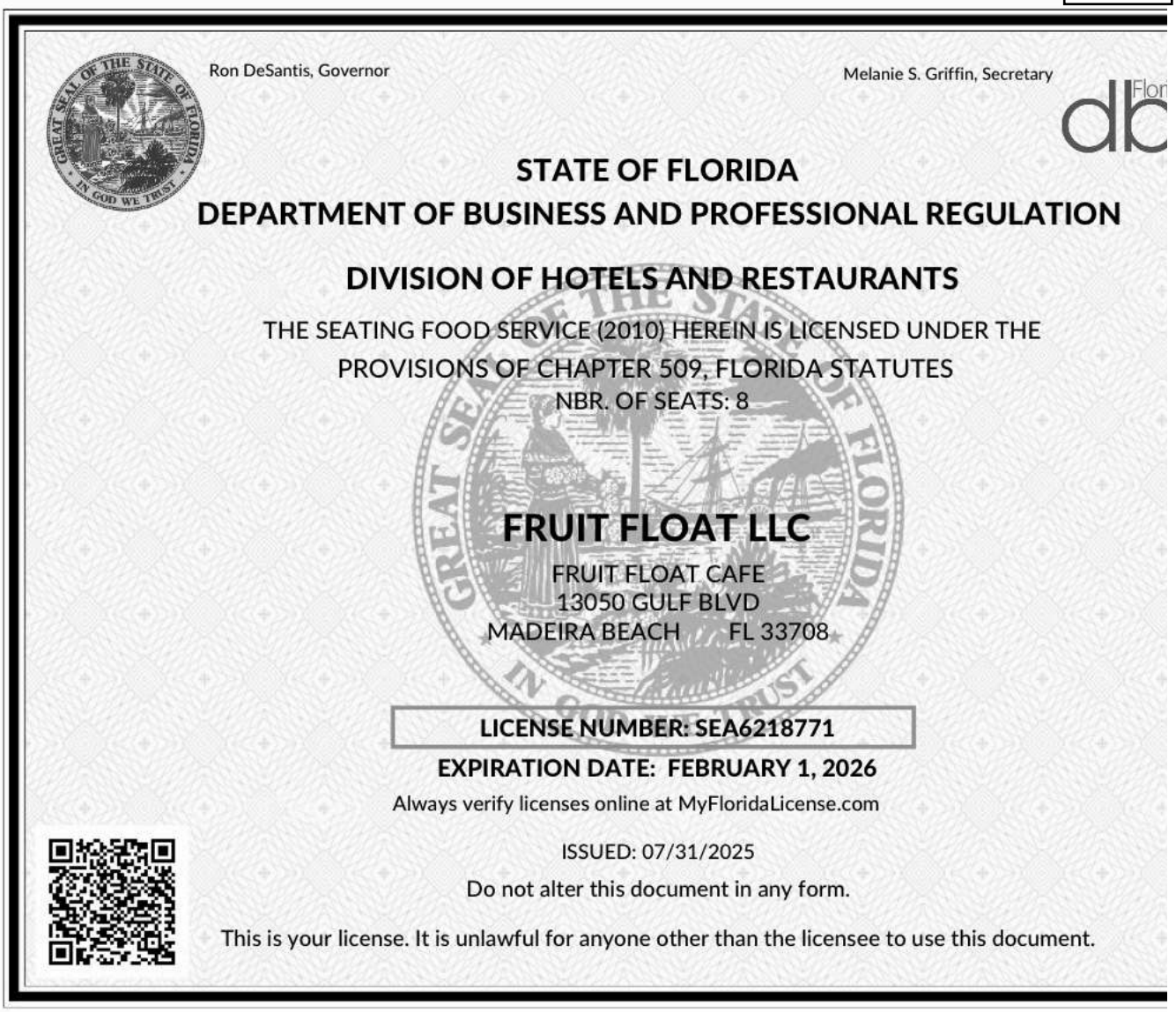
2. There will be minimal indoor and outdoor seating.

3. Maximum 2 staff working per shift.

4. 5 parking spaces on site.

5. See attached DBPR health inspection.

6. We will not be applying for an alcohol license.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS

THE SEATING FOOD SERVICE (2010) HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 509, FLORIDA STATUTES
NBR. OF SEATS: 8

FRUIT FLOAT LLC

FRUIT FLOAT CAFE
13050 GULF BLVD
MADEIRA BEACH FL 33708

LICENSE NUMBER: SEA6218771

EXPIRATION DATE: FEBRUARY 1, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/31/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Thank you,

Hannah Nygren

On Aug 4, 2025, at 11:24 AM, Morris, Andrew <Amorris@madeirabeachfl.gov> wrote:

Hannah,

I went through and reviewed the application, and I have some comments and requested corrections. On September 11, 2024, the property at 13050 Gulf Boulevard was rezoned from R-3 to the C-1 John's Pass Village Activity Center Zoning District. The property is located in the John's Pass Resort Character District which requires the approval of a Special Exception Use for commercial uses like retail and restaurants. Located below are questions that need to be answered related to the application. If you have any additional questions, I would be happy to answer them. It also might be good to set up a meeting with our Community Development Director Jenny Silver and I to discuss this proposed Special Exception Use. This Special Exception Use request will be going to the September 16, 2025, Special Magistrate Meeting. But we need these corrections as soon as possible since we are required to mail out a public notice at least 10 days before the public hearing to all property owners within 300 feet.

Please answer the questions located below.

- **What is being requested?**
- **Will there be indoor or outdoor seating?**

- **How many people will be working during a shift?**
- **What is the total amount of parking?**
- **A copy of any local or state licenses related to the business.**
- **Will you be applying for an alcoholic beverage license (Requires Board of Commissioners Public Hearing)?**

Sec. 110-124. Standards and requirements.

(1) That the use is a permitted special use.

(2) That the use is so designed, located and proposed to be operated that the public health, safety, welfare and convenience will be protected.

(3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

(4) That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.

(5) That adequate landscaping and screening is provided as required in the land development regulations, or otherwise required.

(6) That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

(7) That the use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.

(8) If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.

(9) Special exception use will not grant to the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.

(10) No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines or penalties owed to the city by the applicant or the owner or possessor of the property under any section of the Code.

Special Magistrate-Variance/Special Exception Use/Code Enforcement Hearing Tuesday, September 16, 2025 - 1:00pm

https://madeirabeach-fl.municodemeetings.com/bc-sm/page/special-magistrate-variancespecial-exception-usecode-enforcement-hearing-7

Best Regards,

Andrew Morris

Andrew Morris, AICP

Long Range Planner

City of Madeira Beach

300 Municipal Drive

Madeira Beach, FL 33708

O: 727-742-3701

Email: amorris@madeirabeachfl.gov

<image.png>

Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.

<SE 2025-02 Application (Corrections Required).pdf>

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF HOTELS AND RESTAURANTS

THE SEATING FOOD SERVICE (2010) HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 509, FLORIDA STATUTES
NBR. OF SEATS: 8

FRUIT FLOAT LLC

FRUIT FLOAT CAFE
13050 GULF BLVD
MADEIRA BEACH FL 33708

LICENSE NUMBER: SEA6218771

EXPIRATION DATE: FEBRUARY 1, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/31/2025

Do not alter this document in any form.

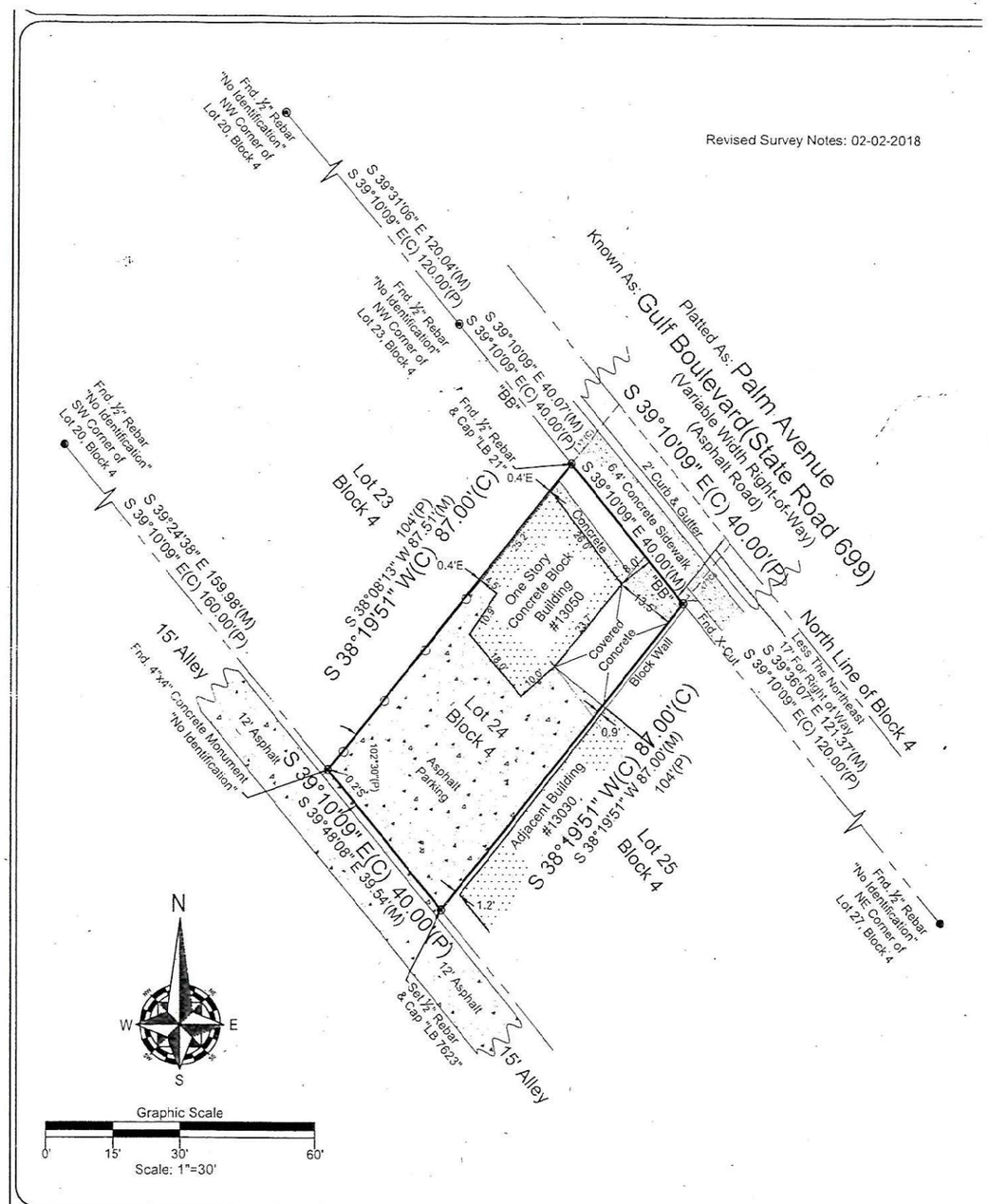
This is your license. It is unlawful for anyone other than the licensee to use this document.

13050 Gulf Boulevard

Madeira Beach, Florida 33708

C.1

ROBERT E. GREGG
ARCHITECT
Robert E. Gregg
Cell: 727.644.8193
Email: archreg@aol.com
1008 Woodruff Ave., Clearwater, FL 33756



Field Date: 1/25/2018	Date Completed: 2/2/2018
Drawn By: DJC	File Number: IS-43910

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
		R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N R	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	-O-	- Chain Link Fence
-□-	- Wood Fence		

-Notes-

>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps; Overlaps and/or Hiatus.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

PATRICK K. IRELAND CERTIFICATE NO. 6637 STATE OF FLORIDA

FOR THE FIRM

Patrick K. Ireland PSM 6637 LB 7623

This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

Copy of this plan is not valid unless signed, sealed and dated by the architect of record

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Contractor shall check and verify all dimensions and coordinate all field conditions. All discrepancies and conflicts shall be reported to the architect in writing prior to proceeding or continuing with construction. Unreported discrepances and conflicts shall remain the responsibility of the contractor.

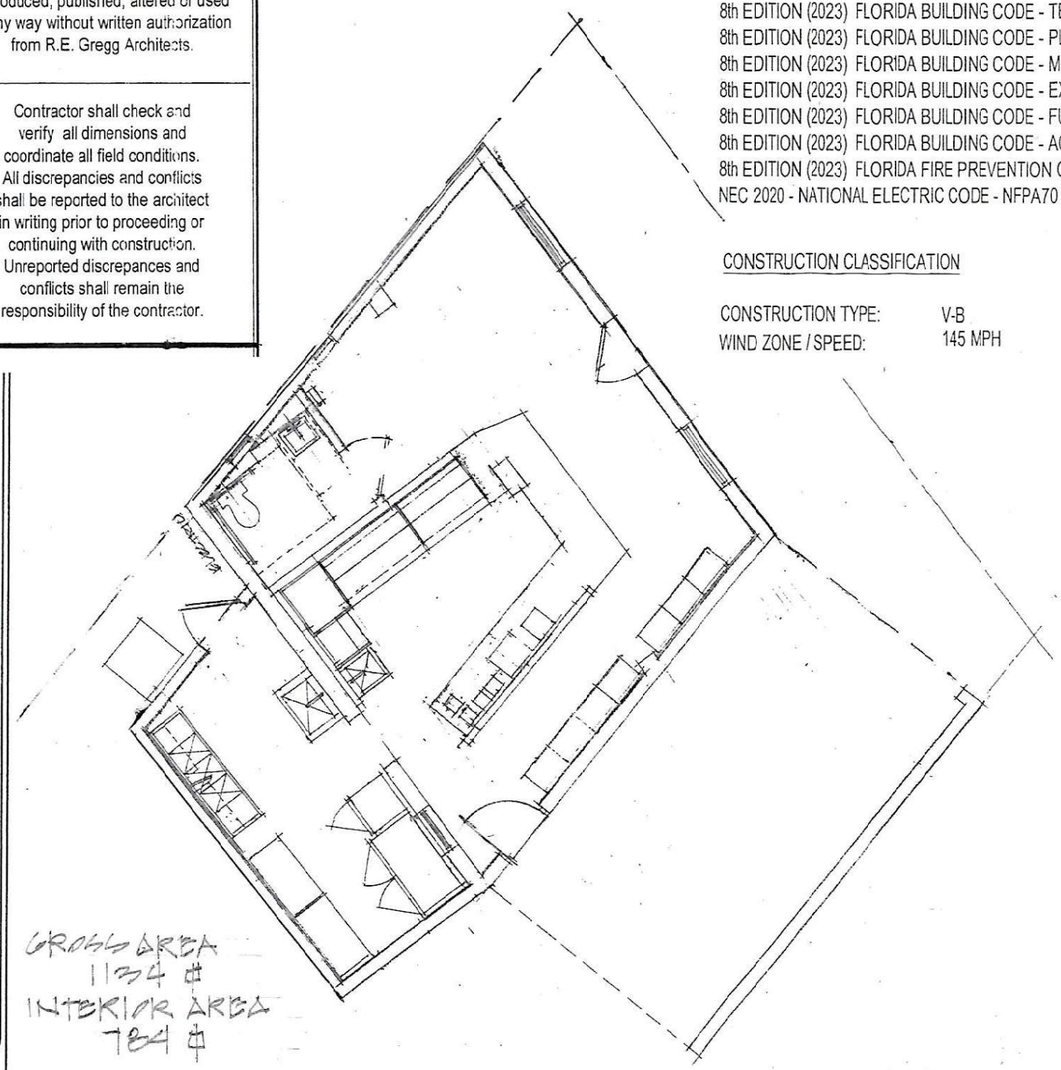
APPLICABLE CODES

ALL CONSTRUCTION SPECIFIED ON THESE DOCUMENTS SUBMITTED FOR BUILDING PERMIT SHALL COMPLY WITH ALL CODES INCLUDING REVISIONS, AMENDMENTS AND APPENDICES TO THE FOLLOWING CODES:

8th EDITION (2023) FLORIDA BUILDING CODE - RESIDENTIAL (FBC-R)
8th EDITION (2023) FLORIDA BUILDING CODE - BUILDING (FBC-B)
8th EDITION (2023) FLORIDA BUILDING CODE - ENERGY (FBC-E)
8th EDITION (2023) FLORIDA BUILDING CODE - TEST PROTOCOL (FBC-T)
8th EDITION (2023) FLORIDA BUILDING CODE - PLUMBING (FBC-P)
8th EDITION (2023) FLORIDA BUILDING CODE - MECHANICAL (FBC-M)
8th EDITION (2023) FLORIDA BUILDING CODE - EXISTING BUILDING (FBC-EB)
8th EDITION (2023) FLORIDA BUILDING CODE - FUEL GAS (FBC-F)
8th EDITION (2023) FLORIDA BUILDING CODE - ACCESSIBILITY (FBC-A)
8th EDITION (2023) FLORIDA FIRE PREVENTION CODE
NEC 2020 - NATIONAL ELECTRIC CODE - NFPA70

CONSTRUCTION CLASSIFICATION

CONSTRUCTION TYPE: V-B
WIND ZONE / SPEED: 145 MPH



GROSS AREA
1134 ☐
INTERIOR AREA
784 ☐

FRUIT FLOAT CAFÉ

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G.1

STATE OF FLORIDA FIRE PREVENTION CODE 2017 NFPA 101 LIFE SAFETY CODE 2012

7.2 MEANS OF EGRESS COMPONENTS

7.2.1.2.3 Minimum Width.
Door openings in means of egress shall be not less than 32 in. (81 cm) in clear width. Where a pair of doors is provided, not less than one of the doors shall provide not less than a 32-in. (81-cm) clear width opening.

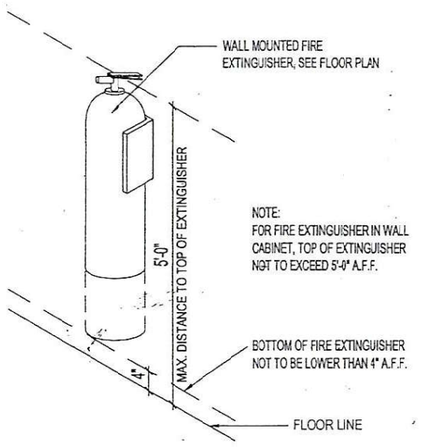
7.2.1.3 Floor Level.
The elevation of the floor surfaces on both sides of a door shall not vary by more than 1/4in. (1.3 cm). The elevation shall be maintained on both sides of the doorway for a distance not less than the width of the widest leaf. Thresholds at doorways shall not exceed ½ in. (1.3 cm) in height. Raised thresholds and floor level changes in excess of ¼ in. (0.64 cm) at doorways shall be bevelled with a slope not steeper than 1 in 2.7.5

ARRANGEMENT OF MEANS OF EGRESS

7.5.1.1 Exits shall be located, and exit access shall be arranged, so that exits are readily accessible at all times.

7.5.1.2 Corridors shall provide exit access without passing through any intervening rooms other than corridors, lobbies, and other spaces permitted to be open to the corridor, unless otherwise provided in 7.5.1.2.1 and 7.5.1.2.2..

7.5.1.3.1 Where more than one exit, exit access, or exit discharge is required from a building or portion thereof, such exits, exit accesses, or exit discharges shall be remotely located from each other and be arranged to minimize the possibility that more than one has the potential to be blocked by any one fire or other emergency condition..



FIRE EXTINGUISHER DETAIL

1. FINAL LOCATION OF FIRE EXTINGUISHERS TO BE DETERMINED BY FIRE MARSHAL.
2. SHALL BE LOCATED SO THAT THE MAXIMUM TRAVEL DISTANCE FROM ANY POINT TO THE NEAREST EXTINGUISHER IS LESS THAN 75 FT.
3. TO CONFORM TO THE (NFPA) NATIONAL FIRE PROTECTION ASSOCIATION, PUBLICATION #10 & FBC-C 906.4

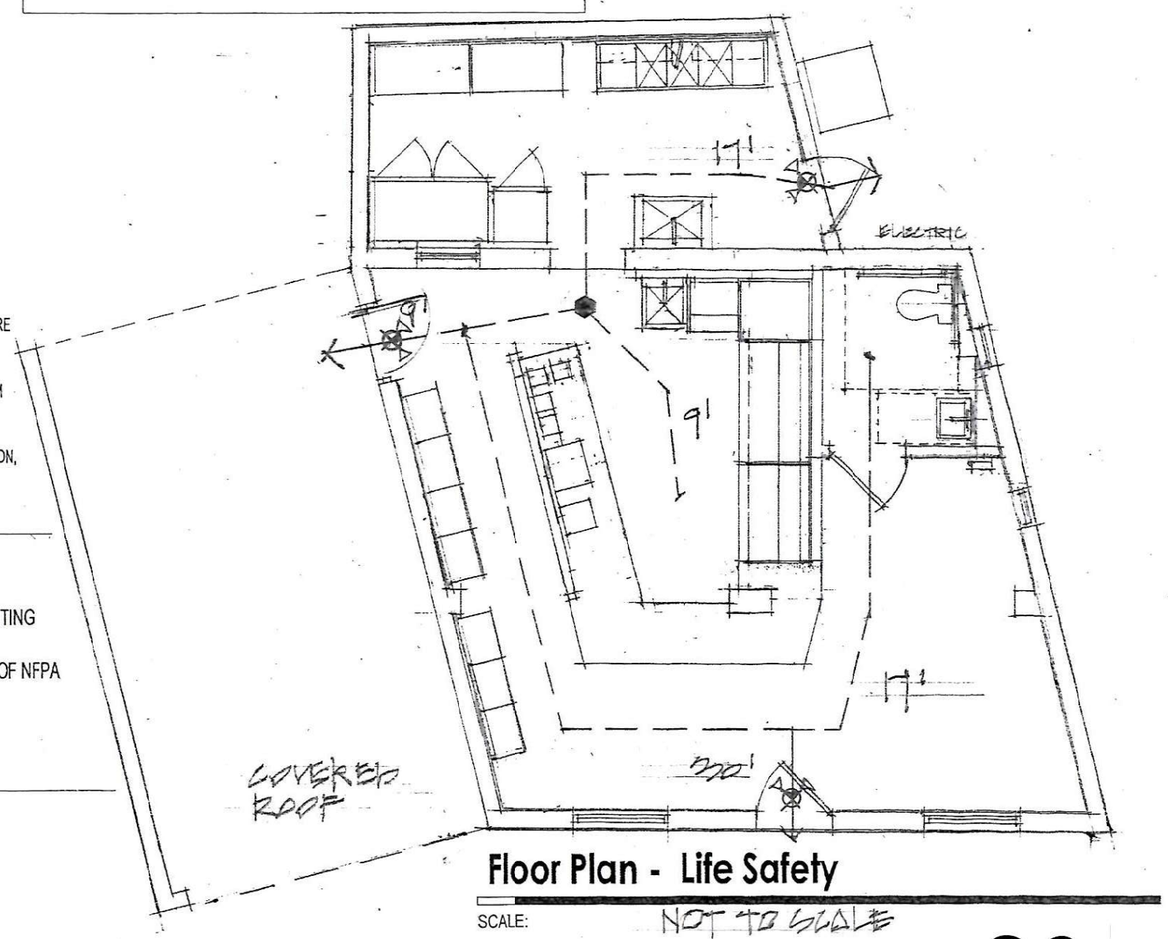
LIFE SAFETY NOTES:
1. COORDINATE LOCATION OF EXIT SIGNS & EMERGENCY LIGHTING WITH ELECTRICAL DRAWINGS
2. PORTABLE FIRE EXTINGUISHERS TO MEET REQUIREMENTS OF NFPA 10, LATEST EDITION

NOTE:
WORK TO COMPLY WITH NFPA 241 2019 EDITION & NFPA 1 2021 EDITION CHAPTER 16 FOR SAFEGUARDING CONSTRUCTION OPERATIONS:

FIRE EXTINGUISHERS TO BE MAINTAINED ON SITE.
EXISTING FIRE DEPARTMENT ACCESS SHALL NOT BE BLOCKED DURING CONSTRUCTION.
ADEQUATE MEANS OF EGRESS SHALL BE AVAILABLE FROM BUILDING AT ALL TIMES.

LIFE SAFETY LEGEND

- FE — FIRE EXTINGUISHER MOUNTED ON MANUFACTURER'S STANDARD BRACKET (SEE DETAIL)
- CEILING MOUNTED LED EXIT SIGN
- CEILING MOUNTED LED EXIT SIGN / EMERGENCY LIGHT
- 1-BULB EMERGENCY LED BATTERY LIGHT
- 2- BULB EMERGENCY LED BATTERY LIGHT
- CO2 — CO2 SENSOR
- PRIMARY MEANS OF EGRESS



Floor Plan - Life Safety

SCALE: NOT TO SCALE

G.2

FRUIT FLOAT CAFÉ

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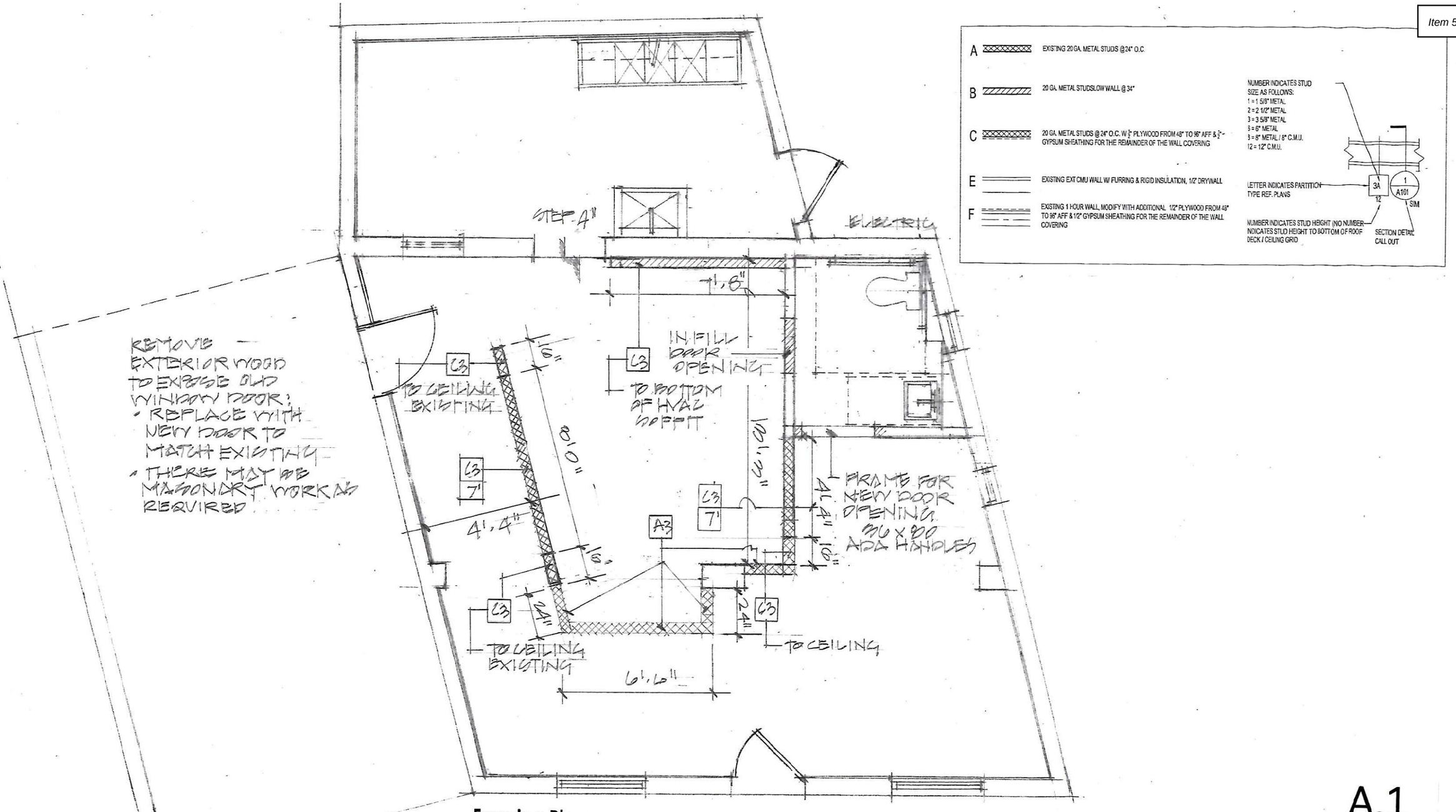

Framing Plan

SCALE: 1/4" = 1'-0"

FRUIT FLOAT CAFÉ

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A.1

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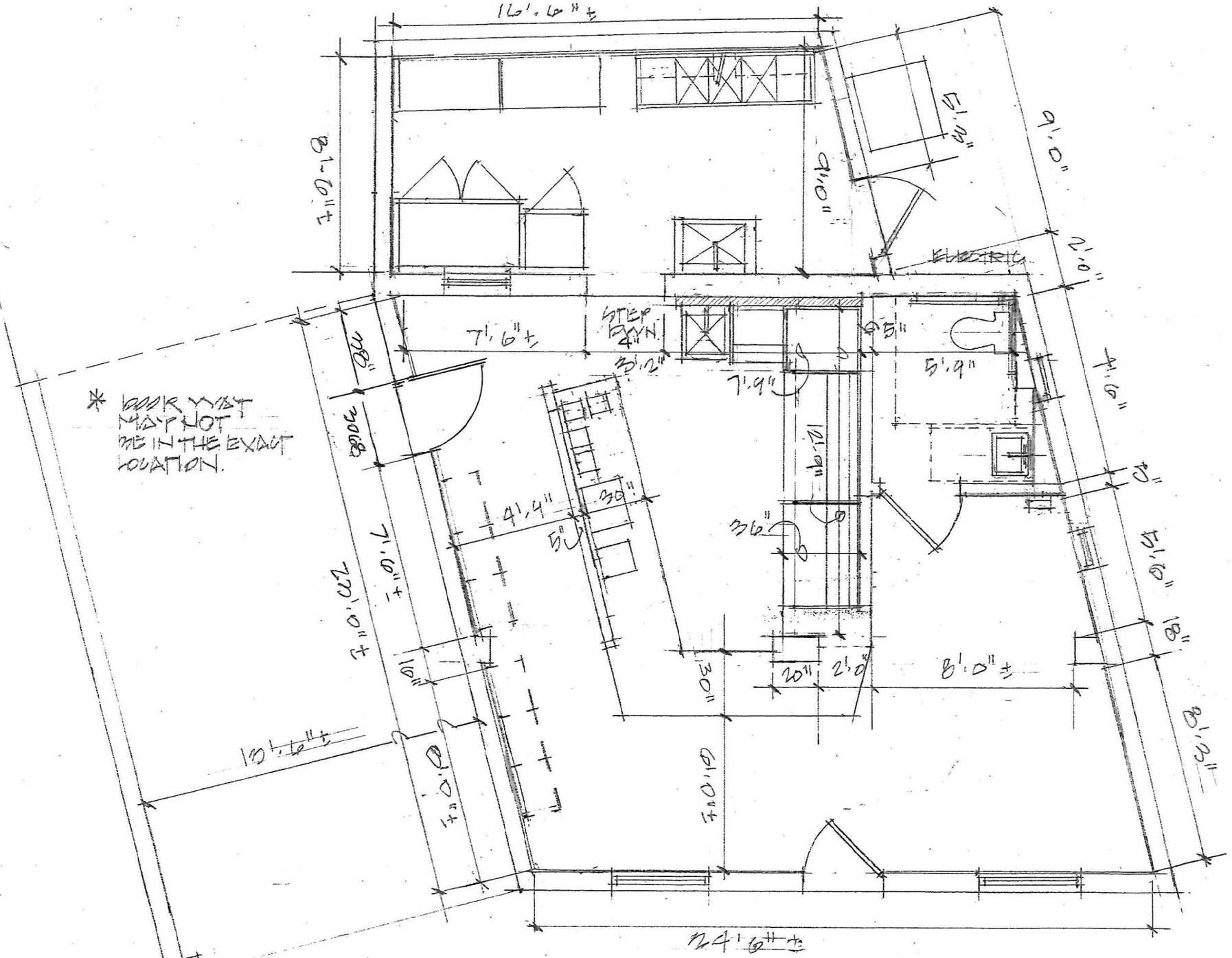

* LOOK WHAT MAY NOT BE IN THE EXACT LOCATION.

New Floor Plan - Dimensioned

SCALE: 1/4" = 1'-0"

FRUIT FLOAT CAFÉ

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A.2

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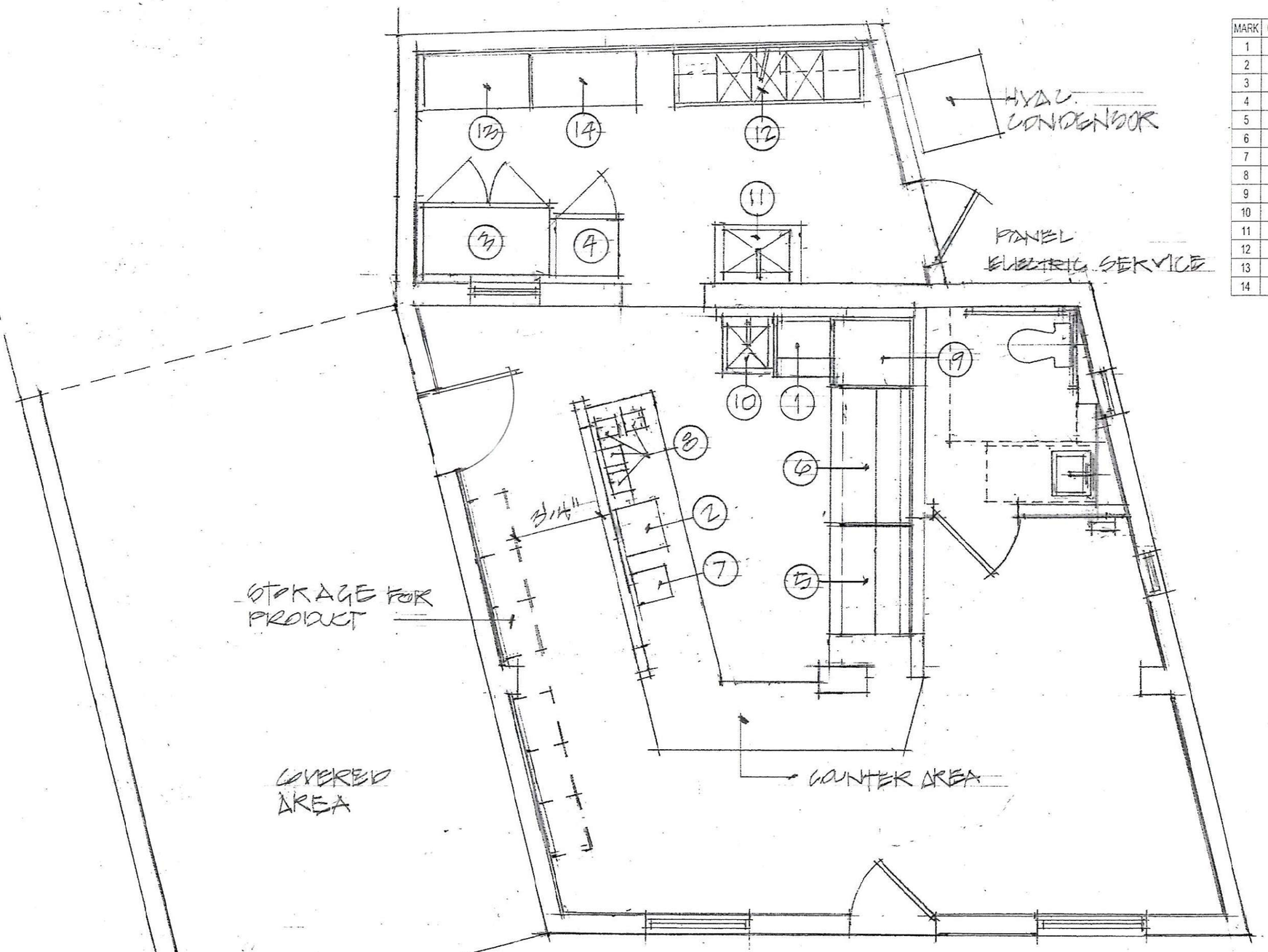
MARK	QTY	TYPE	MFG	POWER REQ	WATE
1	1	200 LBS ICE MAKER	FREE VILLAGE	115V / 12.0 AMPS	1/2" COLD
2	1	CONVECTION OVEN	AVANTCO CO16	120V / 13.3 AMPS	
3	1	REACH-IN REFRIG	AVANTCO A-49R-HC 54"	120V / 6.2 AMPS	
4	1	REACH-IN FREEZER	AVANTCO A-23R-HC 29"	120V / 5.2 AMPS	
5	1	PREP TABLE	MAGALI C-PP44-HC	120V / 2.3 AMPS	
6	1	PREP TABLE	MAGALI C-PP67-HC	120V / 2.8 AMPS	
7	1	ESPRESSO MACHINE	MAGALI C-PP67-HC	120V / 12.2 AMPS	
8	4	MIXER	VITA-PREP -	120V / 11.4 AMPS	
9	1	STAINLESS METAL TABLE	36" x 30"		
10	1	STAINLESS HAND SINK	21" x 25 1/2"		
11	1	EXISTING SERVICE SINK	24" x 30"		
12	1	3-COMPARTMENT SINK	75" x 20 1/2"		
13	1	STORAGE SHELVES	48" x 24" x 60"		
14	1	STORAGE SHELVES	48" x 24" x 72"		



Floor Plan - Equipment Layout

SCALE: 1/4" = 1'-0"

FRUIT FLOAT CAFÉ

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A.3

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11-4.16 WATER CLOSETS.

11-4.16.1 General. Accessible water closets shall comply with 11-4.16.

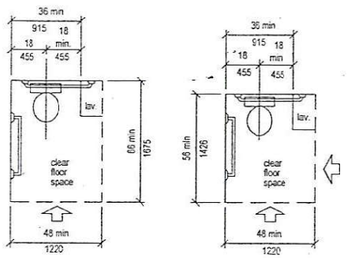
11-4.16.2 Clear Floor Space. Clear floor space for water closets not in stalls shall comply with Fig. 28. Clear floor space may be arranged to allow either a left-handed or right-handed approach.

11-4.16.3 Height. The height of water closets shall be 17" to 19" (430 mm to 485 mm), measured to the top of the toilet seat (see Fig. 29(b)). Seats shall not be sprung to return to a lifted position.

11-4.16.4 Grab Bars. Grab bars for water closets not located in stalls shall comply with 11-4.26 and Fig. 29. The grab bar behind the water closet shall be 36" (915mm) minimum.

11-4.16.5 Flush Controls. Flush controls shall be hand operated or automatic and shall comply with 11-4.27.4. Controls for flush valves shall be mounted on the wide side of toilet areas no more than 44" (1120mm) above the floor.

11-4.16.6 Dispensers. Toilet paper dispensers shall be installed within reach, as shown in Fig. 29(b). Dispensers that control delivery, or that do not permit continuous paper flow, shall not be used.



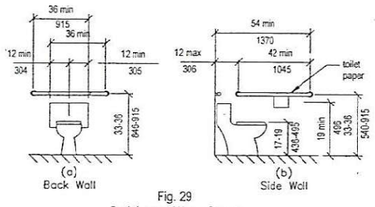


Fig. 29
Crab bars at Water Closets

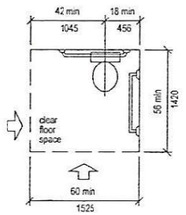


Fig. 28
Clear Floor Space at Water Closets

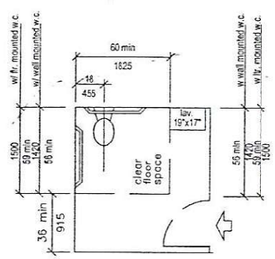


Fig. 30(e)
Toilet Stall New Construction

3 WATER CLOSETS & TOILET STALLS (per FLORIDA ACCESSIBILITY CODE for BUILDING CONSTRUCTION)
SCALE: NTS

4.19 LAVATORIES AND MIRRORS.

4.19.1 General. The requirements of 4.19 shall apply to lavatory fixtures, vanities, and built-in lavatories.

4.19.2 Height and Clearances. Lavatories shall be mounted with the rim or counter surface no higher than 34" (865 mm) above the finish floor. Provide a clearance of at least 29" (735 mm) above the finish floor to the bottom of the apron. Knee and toe clearance shall comply with Fig. 31.

4.19.3 Clear Floor Space. A clear floor space 30" by 48" (760 mm by 1220 mm) complying with 4.2.4 shall be provided in front of a lavatory to allow forward approach. Such clear floor space shall adjoin or overlap an accessible route and shall extend a maximum of 19" (485 mm) underneath the lavatory (see Fig. 32).

4.19.4. Exposed Pipes and Surfaces. Hot water and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact. There shall be sharp or abrasive surfaces under lavatories.

4.19.5 Faucets. faucets shall comply with 4.27.4 Lever-operated, push-type, and electronically controlled mechanisms are examples of acceptable designs. If self-closing valves are used the faucet shall remain open for at least 10 seconds.

4.19.6 Mirrors. Mirrors shall be mounted with the bottom edge of the reflecting surface no higher than 40" (115 mm) above the finish floor (see Fig. 31).

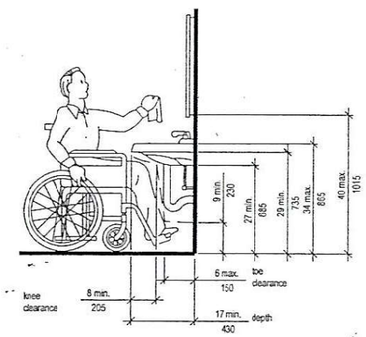


Fig. 31
Lavatory Clearances

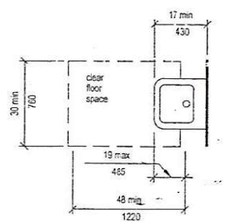
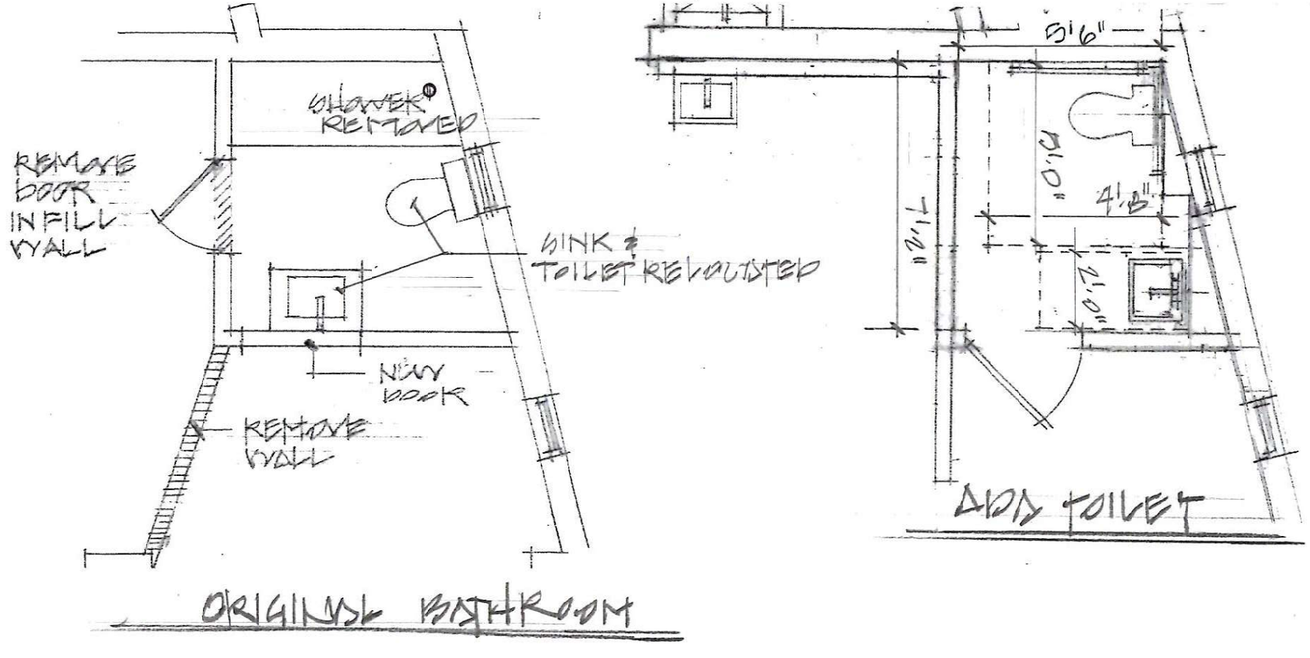


Fig. 32
Clear Floor Space at Lavatories

4 LAVATORIES
SCALE: NTS



FRUIT FLOAT CAFÉ

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P.1

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SECTION 303
ASSEMBLY GROUP A

303.1 Assembly Group A.

Assembly Group A occupancy includes, among others, the use of a building or structure, or a portion thereof, for the gathering of persons for purposes such as civic, social or religious functions; recreation, food or drink consumption or awaiting transportation.

303.1.1 Small buildings and tenant spaces.

A building or tenant space used for assembly purposes with an *occupant load* of less than 50 persons shall be classified as a Group B occupancy.

303.1.2 Small assembly spaces.

The following rooms and spaces shall not be classified as Assembly occupancies:

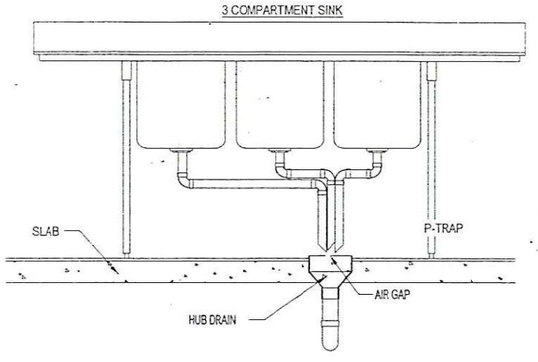
1. 1.A room or space used for assembly purposes with an *occupant load* of less than 50 persons and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.
2. 2.A room or space used for assembly purposes that is less than 750 square feet (70 m²) in area and accessory to another occupancy shall be classified as a Group B occupancy or as part of that occupancy.

CHAPTER 4
FIXTURES, FAUCETS AND FIXTURE FITTINGS

TABLE 403.1
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

	M / F WC	M / F LAV	Water	Service Sink
B	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	Yes	Yes

- Assembly Group A, less than 50 people is considered Group Business Per FBC 303.1.1 /303.1.2



INDIRECT WASTE CONNECTION
SCALE: N.T.S.

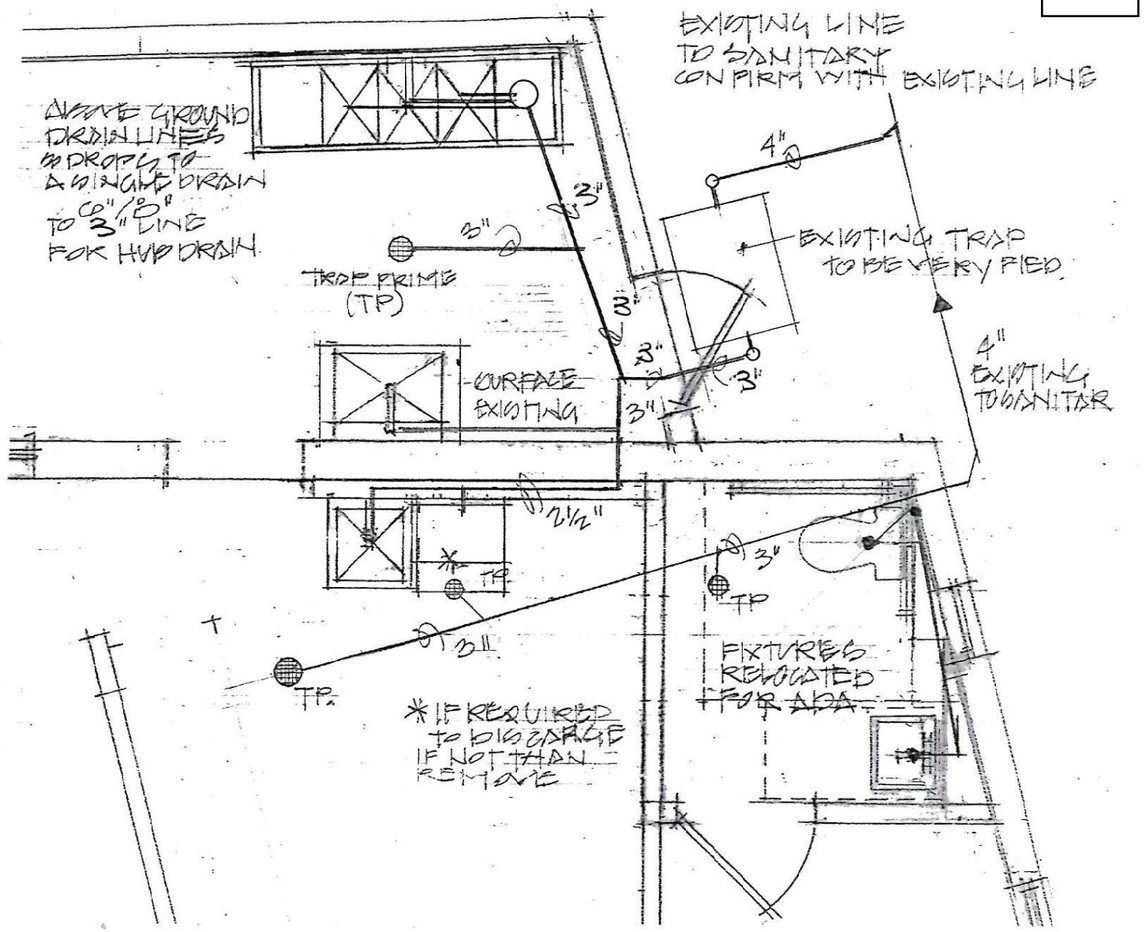
The domestic water is buried for the majority of the building.

We are going to track the water lines to actually know where the lines are. We will hopefully either find the lines or we will install new water lines.

The additional items that are going to be installed covers all of the items except the bathroom and the single sink in the back room. There is a grease trap which we will be cleaning it out to determine what condition it is in.

The sanitary line in working condition. We will be remodeling to make the bathroom ADA compliant.

There are insta hot units that will be used for the required hot water.



Sanitary Sewer Plan

SCALE:

P.2

FRUIT FLOAT CAFÉ

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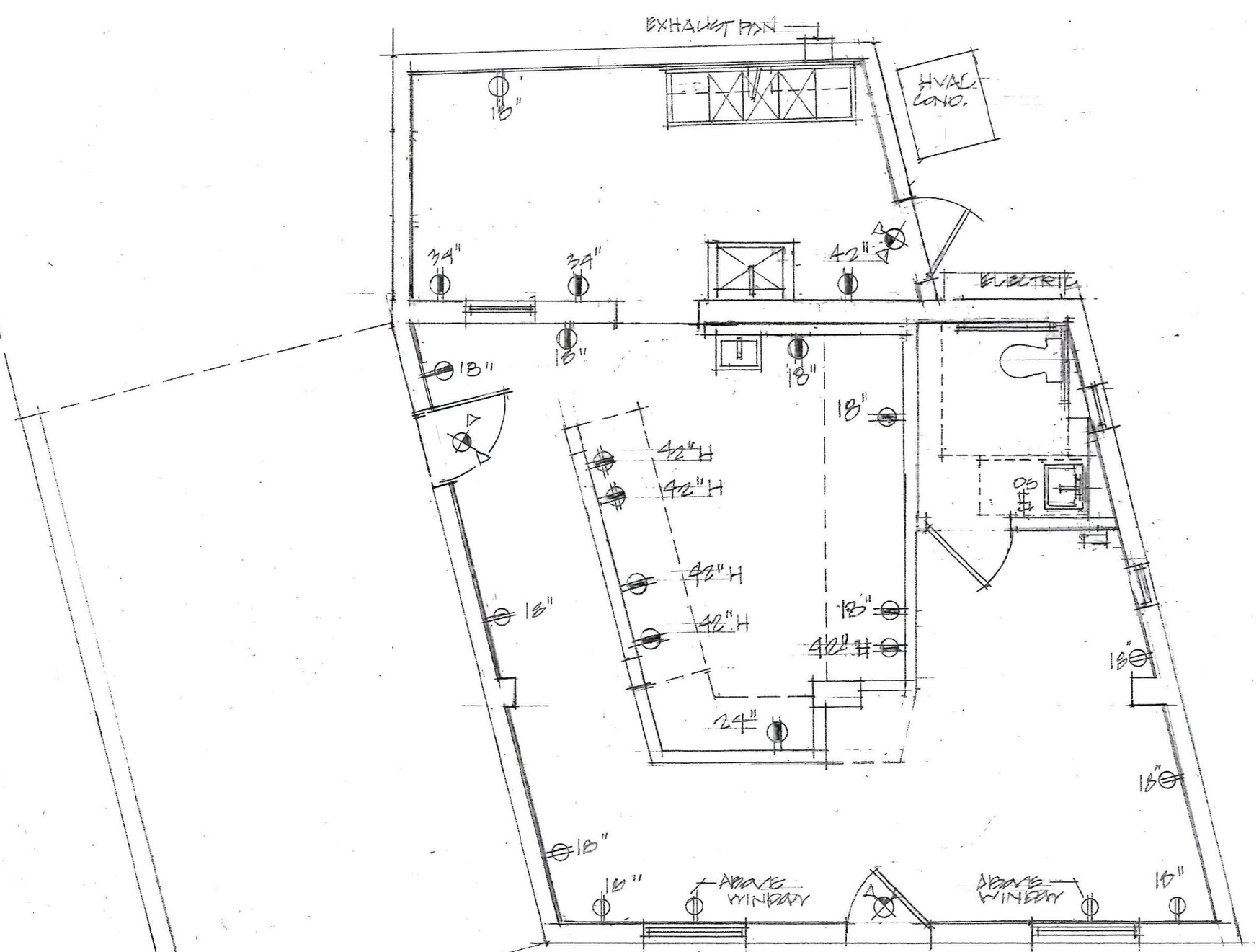

ELECTRICAL SYMBOLS

A1 0"	HOME RUN WITH ELEVATION ABOVE FLOOR / PANEL AND CIRCUIT NUMBER INDICATED
	CIRCUIT, CONCEALED IN WALLS OR CEILING
	RECEPTACLE, DUPLEX GFI - NEMA 5-R15
	RECEPTACLE, DUPLEX - NEMA 5-R15
	RECEPTACLE, QUAD GFCI - 2 NEMA 5-R15
	RECEPTACLE, QUAD - NEMA 5-R15
	RECEPTACLE, DUPLEX - NEMA 5-R15 CEILING OR FLOOR MOUNTED
W/P	RECEPTACLE, DUPLEX - NEMA 5-R15 W/ EXTERIOR WATER PROOF BOX
$	SWITCH, SINGLE POLE
$OS	SWITCH, CLG MOUNTED OCCUPANCY SENSOR
T	TELEPHONE JACK
D	DATA OUTLET
U	USB OUTLET
R/D	RECEPT &DATA / CABLE OUTLET
J	JUNCTION BOX
	ELECTRICAL PANEL

Power Plan

SCALE: 1/4" = 1'-0"

FRUIT FLOAT CAFÉ

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E.1

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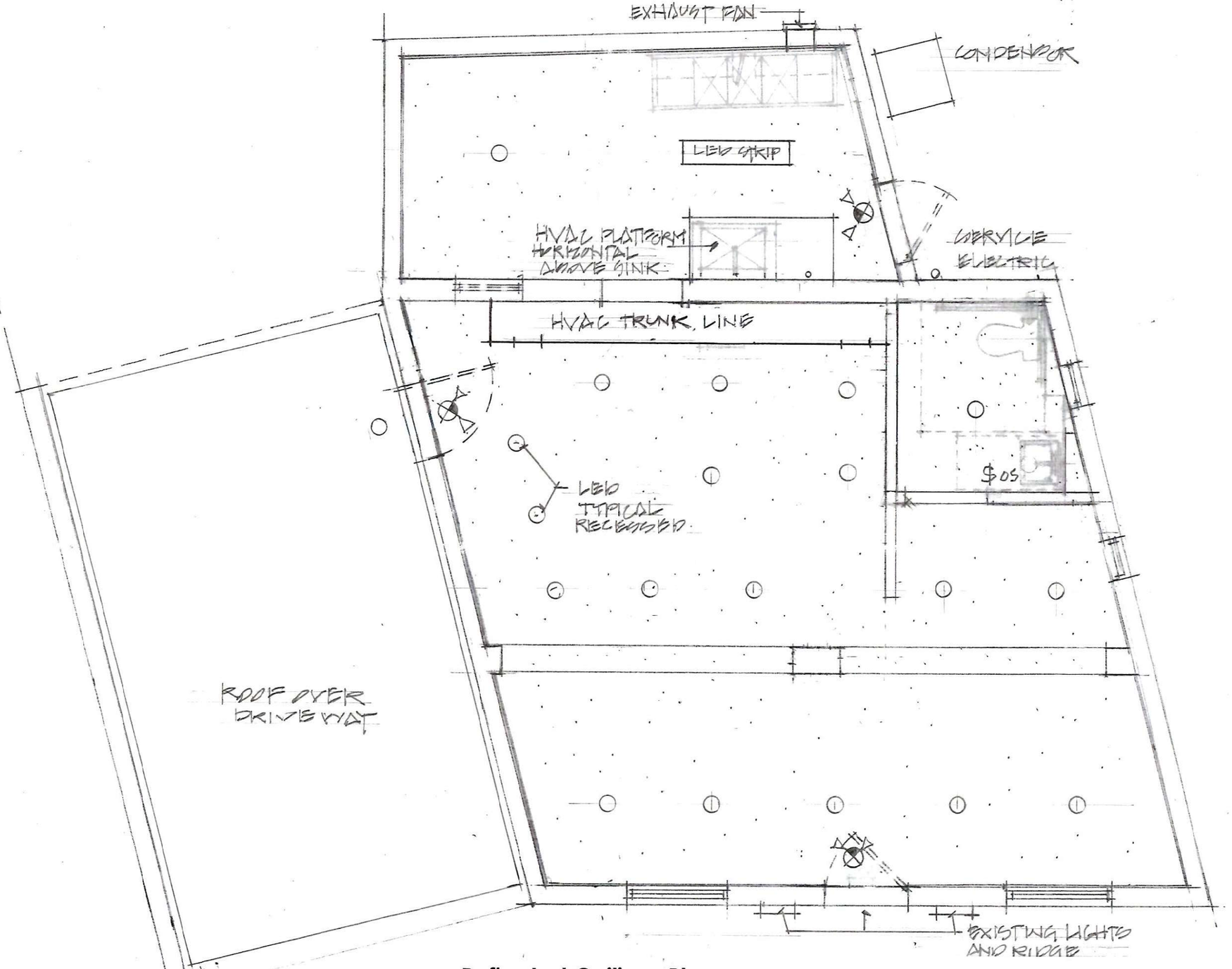

LIGHTING FIXTURE SCHEDULE

	DESCRIPTION	MODEL NO.	BULB
	TRACK LED MINI-SPOT	Lithonia Lighting LTHMSBK LED Track Lighting Head	35 W LED
	6" LED CANISTER LIGHT	Halo New Construction Airtight IC Recessed Light Housing	65 W
	6" LED PENDANT LIGHT	Pascoe 1 - Light Single Dome Pendant Mercury Row	60 W
	1-BULB LED EMERGENCY LIGHT	Lithonia Lighting® White Single-Head Indoor Emergency Remote Lamp 3.6V .75 WATT	
	2-BULB LED EMERGENCY LIGHT	Commercial Electric# EMLEDRECT120277 Ni-Cad 6.0-Volt Battery White Integrated LED Emergency Light 11-WATT	
	CLG MTD EXIT LIGHT	Philips Thermoplastic LED White Emergency Exit Sign with Battery	
	CLG MTD EMERG / LED EXIT LIGHT	Commercial Electric EECLEDRG120277 Combo NICAD 9.6-Volt Battery Integrated LED Exit Sign and Emergency Light 14-WATT	
$OS	SWITCH, OCCUPANCY SENSOR w/ MANUAL OVERRIDE PER C405.2.1.1		
T	TIMER w/ 7-DAY CLOCK PER C405.2.2.1		

Digitally signed by ROBERT GREGG
Date: 2025.01.09 14:27:17 -05'00'

ROBERT E. GREGG ARCHITECT AR9927 STATE OF FLORIDA REGISTERED

E.2

Reflected Ceiling- Plan

SCALE: 1/4" = 1'-0"

FRUIT FLOAT CAFÉ

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EQUIPMENT LIST

MARK	QTY	TYPE	MFG	POWER REQ	WATER REQ
1	1	200 LBS ICE MAKER	FREE VILLAGE	115V / 12.0 AMPS	1/2" COLD
2	1	CONVECTION OVEN	AVANTCO CO16	120V / 13.3 AMPS	
3	1	REACH-IN REFRIG	AVANTCO A-49R-HC 54"	120V / 6.2 AMPS	
4	1	REACH-IN FREEZER	AVANTCO A-23R-HC 29"	120V / 5.2 AMPS	
5	1	PREP TABLE	MAGALI C-PP44-HC	120V / 2.3 AMPS	
6	1	PREP TABLE	MAGALI C-PP67-HC	120V / 2.8 AMPS	
7	1	ESPRESSO MACHINE	MAGALI C-PP67-HC	120V / 12.2 AMPS	
8	4	MIXER	VITA-PREP	120V / 11.4 AMPS	
9	1	STAINLESS METAL TABLE	36" x 30"		
10	1	STAINLESS HAND SINK	21" x 25 1/2"		
11	1	EXISTING SERVICE SINK	24" x 30"		
12	1	3-COMPARTMENT SINK	75" x 20 1/2"		
13	1	STORAGE SHELVES	48" x 24" x 60"		
14	1	STORAGE SHELVES	48" x 24" x 72"		

CONDUIT & WIRE

BREAKER AMPS	# POLES	Wire Size	Conduit	Ø
20	1	2 - #12, 1 - #12 G	3/4"	1
20	2	2 - #12, 1 - #12 G	3/4"	1
20	3	3 - #12, 1 - #12 G	3/4"	3
25	1	2 - #10, 1 - #10 G	3/4"	1
25	2	2 - #10, 1 - #10 G	3/4"	1
25	3	3 - #10, 1 - #10 G	3/4"	3
30	2	2 - #10, 1 - #10 G	3/4"	1
30	3	3 - #10, 1 - #10 G	3/4"	3
35	2	2 - #8, 1 - #10 G	1"	1
35	3	3 - #8, 1 - #10 G	1"	3
40	2	2 - #8, 1 - #10 G	1"	1
40	3	3 - #8, 1 - #10 G	1"	3
50	2	2 - #8, 1 - #10 G	1"	1
50	3	3 - #8, 1 - #10 G	1"	3
60	2	2 - #6, 1 - #10 G	1"	1
60	3	3 - #6, 1 - #10 G	1"	3
70	2	2 - #4, 1 - #8 G	1"	1
70	3	3 - #4, 1 - #8 G	1.25"	3
80	2	2 - #4, 1 - #8 G	1"	1
80	3	3 - #4, 1 - #8 G	1.25"	3
90	2	2 - #3, 1 - #8 G	1.25"	1
90	3	3 - #3, 1 - #8 G	1.25"	3
100	2	2 - #3, 1 - #8 G	1.25"	1
100	3	3 - #3, 1 - #8 G	1.25"	3

NOTES:
1. ALL CONDUCTORS TO BE COPPER
2. WIRE BASED ON THHN
3. CONDUITS SHALL HAVE GROUNDING CONDUCTOR
4. VOLTAGE RE-RATING IS NOT CONSIDERED
5. NO PVC CONDUIT SHALL BE USED
6. EXAM ROOMS TO HAVE SECOND EQUIPMENT GROUND WIRE

EXISTING ELECTRIC PANEL

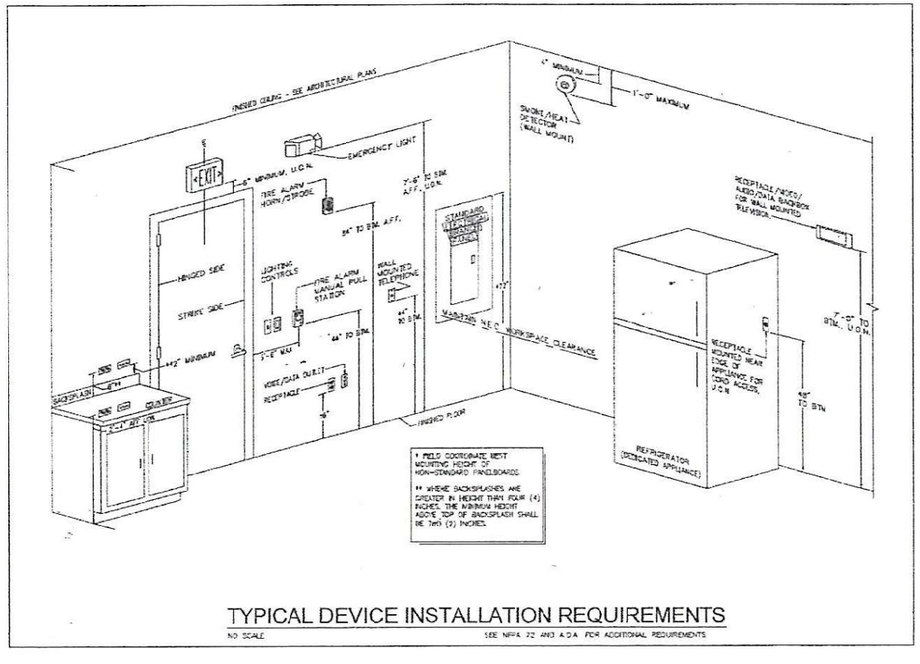
120 / 208V, 3PH, 4W
200A MB
12 K AIC
GROUND BAR
PROVIDE FEED-THRU LUGS

CKT No.	DESCRIPTION	BREAKER POLE	BREAKER AMPS	BREAKER AMPS	BREAKER POLE	DESCRIPTION	CKT No.
1	EXISTING 4-TON COND UNIT	2	40	20	1	SIGNAGE	2
3				20	1	SHOW WINDOW RECPT	4
5	RECEPT - REFRIG	1	20	20	1	LIGHTING EMERG	6
7	RECEPT - FREEZER	1	20	40	2	EXISTING AHU	8
9	RECEPT - CONV FRONT	1	20				10
11	RECEPT - CONVE BACK	1	20	20	1	LIGHTING - FRONT	12
13	RECEPT - SERVICE	1	20	20	1	LIGHTING - BACK	14
15	SPACE	--	--	--	--	SPACE	16
17	RECEPT - MAKE TABLE	1	20	30	2	WATER HEATER	18
19	RECEPT - MAKE TABLE	1	20				20
21	SPACE	--	--	--	--	SPACE	22
23	SPACE	--	--	--	--	SPACE	24

BRANCH CIRCUIT VOLTAGE DROP CALCULATIONS

BREAKER	AWG	LENGTH		RACEWAY
20 AMP (CONNECTED LOAD 80%)	#12	70'	MEDIUM RUN	1/2"
	#10	111'	LONG RUN	3/4"
30 AMP (CONNECTED LOAD 80%)	#10	68'	MEDIUM RUN	3/4"
	#8	96'	LONG RUN	1"
40 AMP (CONNECTED LOAD 80%)	#8	72'	MEDIUM RUN	1"
	#6	114'	LONG RUN	1"

NOTE:
ALL CIRCUITS TO COMPLY WITH 3% PER FBC ENERGY 405.6.3



TYPICAL DEVICE INSTALLATION REQUIREMENTS

NO SCALE — SEE NFPA 72 AND A.D.A. FOR ADDITIONAL REQUIREMENTS

Digitally signed by ROBERT GREGG
Date: 2025.01.09 14:28:27 -05'00'

ROBERT E. GREGG — STATE OF FLORIDA — REGISTERED ARCHITECT — AR9927

Electrical Plan

SCALE: 1/4" = 1'-0"

E.3

FRUIT FLOAT CAFÉ

13050 Gulf Boulevard,
Madeira Beach, Florida 33708

ROBERT E. GREGG ARCHITECT
Robert E. Gregg
Cell: 727.644.8193
Email: archreg@aol.com
1008 Woodruff Ave., Clearwater, FL 33756

PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST 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 **September 16, 2025, at 1:00 p.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 SPECIAL EXCEPTION USE REQUEST 2025-02

Application:	SE 2025-02
Applicant:	Hannah Nygren
Property Owner(s):	Vuhuy Tonthat
Property Address(s):	13050 Gulf Boulevard Madeira Beach, Florida
Parcel ID(s):	15-31-15-58320-004-0240
Legal Description:	MITCHELL'S BEACH REVISED BLK 4, LOT 24 LESS RD
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (John's Pass Resort Character District)/Activity Center

Request: For the approval of a Special Exception Use to operate a cafe in the John's Pass Resort Character District of the C-1, John's Pass Village Activity Center Zoning District.

Specific Code Provision: Section D-105. - Special exception uses. 3)John's Pass Resort: a. Retail commercial, restaurant, and personal service uses as a stand-alone use. Stand-alone commercial by special exception use can only front Gulf Boulevard.

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 300 Municipal Drive, Madeira Beach, 33708. The application for SE 2025-02 is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

Posted: September 4, 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.

City Of Madeira Beach FLORIDA

AFFIDAVIT OF POSTING

Date: 9/4/2025

Postings for: SE-2025-02

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

Lisa Schuerman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 5th day of September, 2025.

Personally known or produced _____ as identification.

MARY ANN HEARN
MY COMMISSION # HH 460001
EXPIRES: October 30, 2027

Notary Public Stamp

Mary Ann Hearn
Notary Public

9/5/2025
Date

*Copy of public notice is attached.

City Of Madeira Beach FLORIDA

AFFIDAVIT OF MAILING

Date: 9/4/2025

Mailings for Case # SE-2025-02

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

Lisa Schuerman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 5th day of September, 20 25.

Personally known or produced _____ as identification.

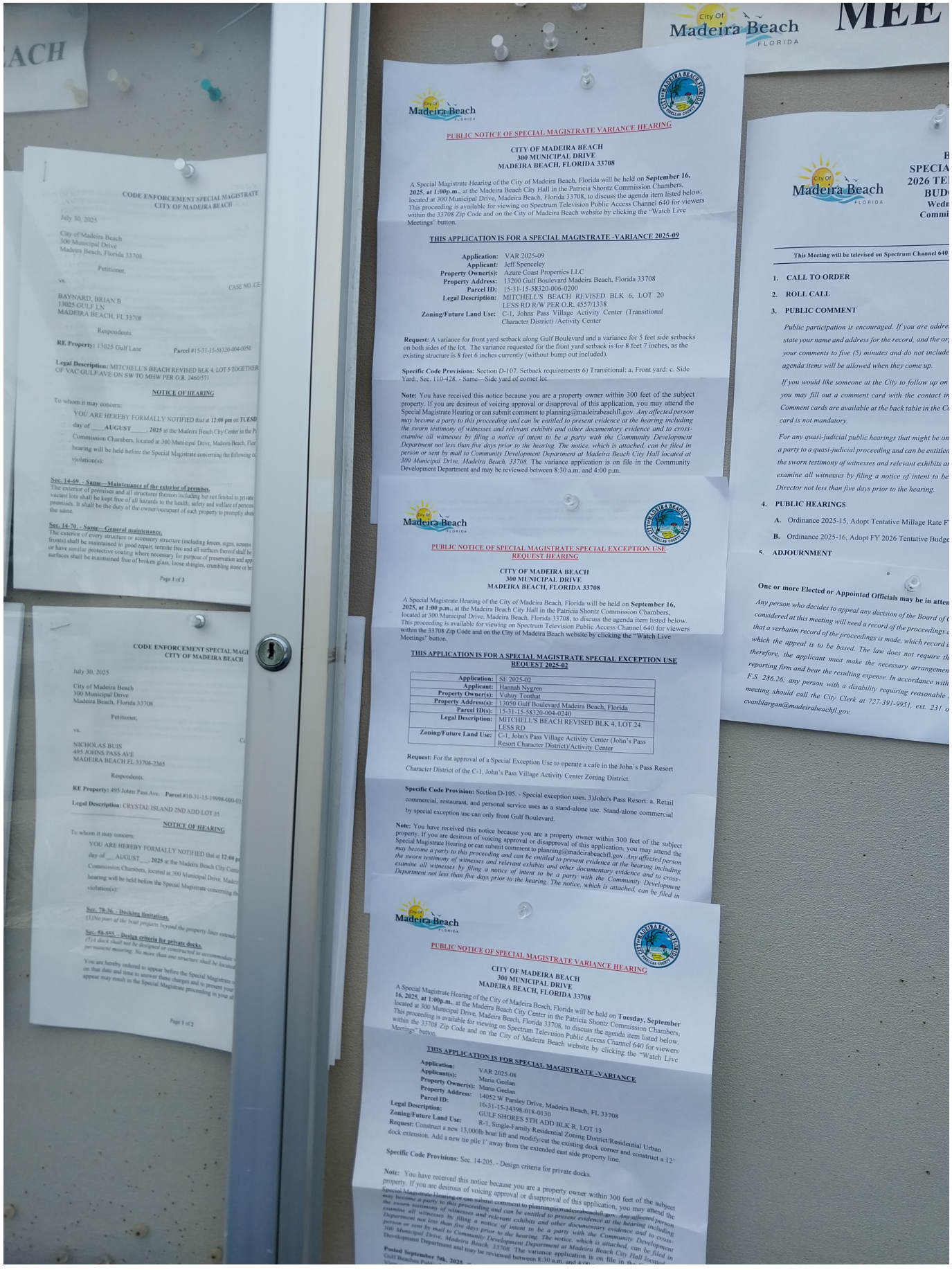
MARY ANN HEARN
MY COMMISSION # HH 460001
EXPIRES: October 30, 2027

Notary Public Stamp

Mary Ann Hearn
Notary Public

9/5/2025
Date

*Copy of public notice is attached.



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

July 30, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-

BAYNARD, BRIAN B
13025 GULF LN
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 13025 Gulf Lane **Parcel #**15-31-15-58320-004-0050

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOT 5 TOGETHER OF VAC GULF AVE ON SW TO MHW PER O.R. 2460/571

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **TUESD** day of **___AUGUST____, 2025** at the Madeira Beach City Center in the P Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Flor hearing will be held before the Special Magistrate concerning the following c violation(s):

Sec. 14-69. - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private vacant lots shall be kept free of all hazards to the health, safety and welfare of persons premises. It shall be the duty of the owner/occupant of such property to promptly abate the same.

Sec. 14-70. - Same—General maintenance.
The exterior of every structure or accessory structure (including fences, signs, screens fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be or have similar protective coating where necessary for purpose of preservation and app surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or br

Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGI
CITY OF MADEIRA BEACH

July 30, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

C

NICHOLAS BUIS
495 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2365

Respondents.

RE Property: 495 Johns Pass Ave. **Parcel #**10-31-15-19998-000-03

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 35

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 p** day of ___AUGUST___, **2025** at the Madeira Beach City Cente Commission Chambers, located at 300 Municipal Drive, Madei hearing will be held before the Special Magistrate concerning th violation(s):

Sec. 78-36. - Docking limitations.
(1)No part of the boat projects beyond the property lines extend

Sec. 58-555. - Design criteria for private docks.
(5)A dock shall not be designed or constructed to accommodate permanent mooring. No more than one structure shall be locate

You are hereby ordered to appear before the Special Magistrate o on that date and time to answer these charges and to present your appear may result in the Special Magistrate proceeding in your a

Page 1 of 2

City Of Madeira Beach FLORIDA

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 **September 16, 2025, at 1:00p.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 2025-09

Application:	VAR 2025-09
Applicant:	Jeff Spenceley
Property Owner(s):	Azure Coast Properties LLC
Property Address:	13200 Gulf Boulevard Madeira Beach, Florida 33708
Parcel ID:	15-31-15-58320-006-0200
Legal Description:	MITCHELL'S BEACH REVISED BLK 6, LOT 20 LESS RD R/W PER O.R. 4557/1338
Zoning/Future Land Use:	C-1, Johns Pass Village Activity Center (Transitional Character District) /Activity Center

Request: A variance for front yard setback along Gulf Boulevard and a variance for 5 feet side setbacks on both sides of the lot. The variance requested for the front yard setback is for 8 feet 7 inches, as the existing structure is 8 feet 6 inches currently (without bump out included).

Specific Code Provisions: Section D-107. Setback requirements 6) Transitional: a. Front yard: c. Side Yard., Sec. 110-428. - Same—Side yard of corner lot

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.

City Of Madeira Beach FLORIDA

PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST 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 **September 16, 2025, at 1:00 p.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 SPECIAL EXCEPTION USE REQUEST 2025-02

Application:	SE 2025-02
Applicant:	Hannah Nygren
Property Owner(s):	Vuhuy Tonthat
Property Address(s):	13050 Gulf Boulevard Madeira Beach, Florida
Parcel ID(s):	15-31-15-58320-004-0240
Legal Description:	MITCHELL'S BEACH REVISED BLK 4, LOT 24 LESS RD
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (John's Pass Resort Character District)/Activity Center

Request: For the approval of a Special Exception Use to operate a cafe in the John's Pass Resort Character District of the C-1, John's Pass Village Activity Center Zoning District.

Specific Code Provision: Section D-105. - Special exception uses. 3)John's Pass Resort: a. Retail commercial, restaurant, and personal service uses as a stand-alone use. Stand-alone commercial by special exception use can only front Gulf Boulevard.

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*

City Of Madeira Beach FLORIDA

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 **Tuesday, September 16, 2025, at 1:00p.m.**, at the Madeira Beach City Center 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 SPECIAL MAGISTRATE -VARIANCE

Application:	VAR 2025-08
Applicant(s):	Maria Geelan
Property Owner(s):	Maria Geelan
Property Address:	14052 W Parsley Drive, Madeira Beach, FL 33708
Parcel ID:	10-31-15-34398-018-0130
Legal Description:	GULF SHORES 5TH ADD BLK R, LOT 13
Zoning/Future Land Use:	R-1, Single-Family Residential Zoning District/Residential Urban

Request: Construct a new 13,000lb boat lift and modify/cut the existing dock corner and construct a 12' dock extension. Add a new tie pile 1' away from the extended east side property line.

Specific Code Provisions: Sec. 14-205. - Design criteria for private docks.

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 September 5th, 2025

City Of Madeira Beach FLORIDA

MEE

SPECIA
2026 TE
BUD
Wedn
Commi

This Meeting will be televised on Spectrum Channel 640

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**

Public participation is encouraged. If you are addre state your name and address for the record, and the or your comments to five (5) minutes and do not include agenda items will be allowed when they come up.

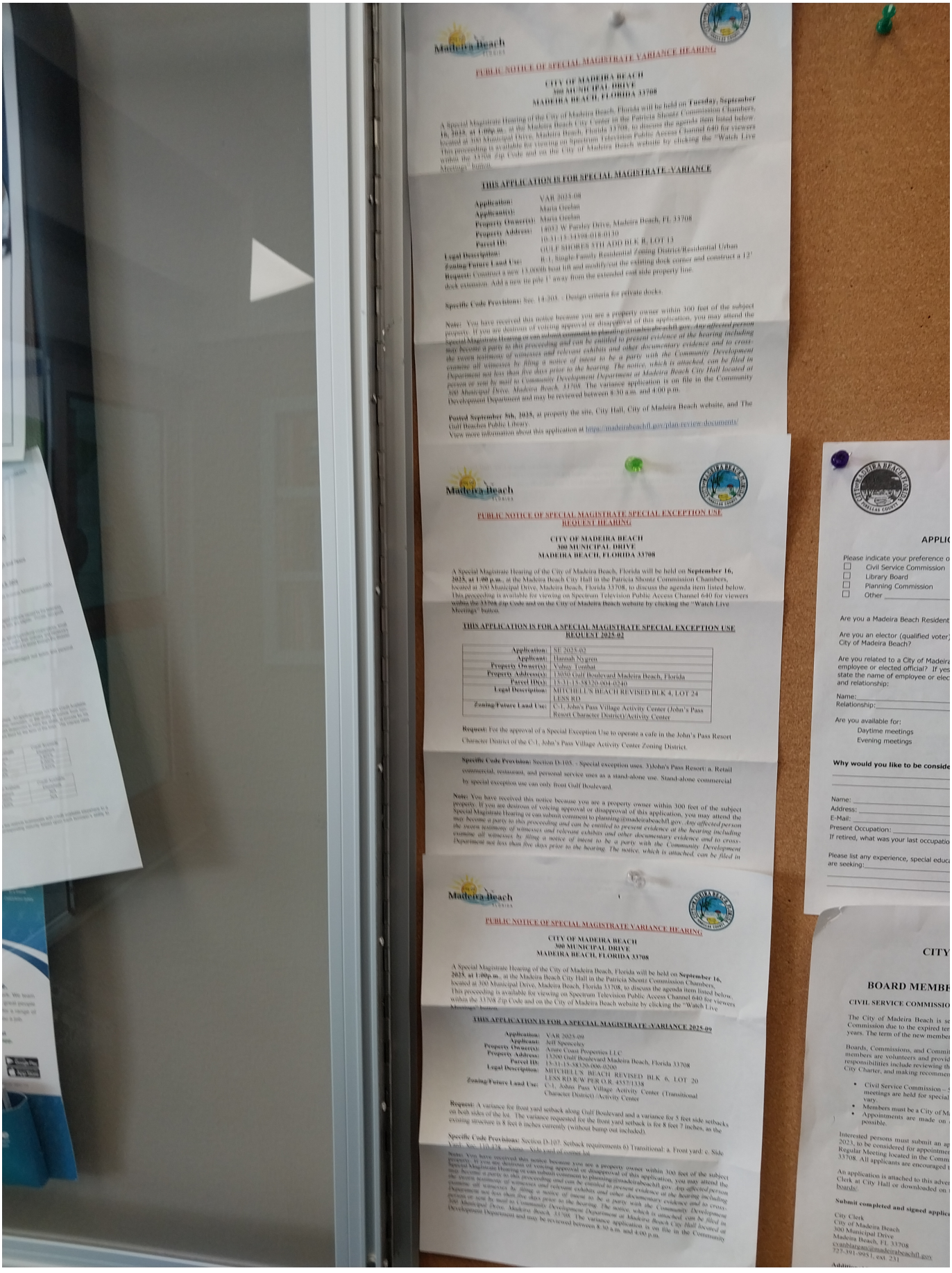
If you would like someone at the City to follow up on you may fill out a comment card with the contact in Comment cards are available at the back table in the C card is not mandatory.

For any quasi-judicial public hearings that might be on a party to a quasi-judicial proceeding and can be entitled the sworn testimony of witnesses and relevant exhibits a examine all witnesses by filing a notice of intent to be Director not less than five days prior to the hearing.

4. **PUBLIC HEARINGS**
   - **A.** Ordinance 2025-15, Adopt Tentative Millage Rate F
   - **B.** Ordinance 2025-16, Adopt FY 2026 Tentative Budge
5. **ADJOURNMENT**

One or more Elected or Appointed Officials may be in atten

Any person who decides to appeal any decision of the Board of considered at this meeting will need a record of the proceedings that a verbatim record of the proceedings is made, which record which the appeal is to be based. The law does not require th therefore, the applicant must make the necessary arrangemen reporting firm and bear the resulting expense. In accordance with F.S. 286.26, any person with a disability requiring reasonable meeting should call the City Clerk at 727-391-9951, ext. 231 o cvanblargan@madeirabeachfl.gov.



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

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

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THIS APPLICATION IS FOR SPECIAL MAGISTRATE - VARIANCE

Application: VAR 2025-08
Applicant(s): Maria Ucedan
Property Owner(s): Maria Ucedan
Property Address: 14032 W Parsley Drive, Madeira Beach, FL 33708
Parcel ID: 10-31-15-34398-018-0130
Legal Description: GULF SHORES 5TH ADD BLK B, LOT 13
Zoning/Future Land Use: GULF SHORES 5TH ADD BLK B, LOT 13
R-1, Single-Family Residential Zoning District/Residential Urban

Request: Construct a new 13,000lb boat lift and modify/cut the existing deck corner and construct a 12' dock extension. Add a new tie pile 1' away from the extended east side property line.

Specific Code Provisions: Sec. 14-203. - Design criteria for private docks.

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Posted September 5th, 2025, at property the site, City Hall, City of Madeira Beach website, and The Gulf Beaches Public Library.
View more information about this application at https://madeirabeachfl.gov/plan-review-documents/

PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST HEARING

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

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THIS APPLICATION IS FOR A SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST 2025-02

Application:	SE 2025-02
Applicant:	Hannah Nygren
Property Owner(s):	Vuhuy Tomhat
Property Address(s):	13050 Gulf Boulevard Madeira Beach, Florida
Parcel ID(s):	15-31-15-38320-004-0240
Legal Description:	MITCHELL'S BEACH REVISED BLK 4, LOT 24 LESS RD
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (John's Pass Resort Character District)/Activity Center

Request: For the approval of a Special Exception Use to operate a cafe in the John's Pass Resort Character District of the C-1, John's Pass Village Activity Center Zoning District.

Specific Code Provision: Section D-103. - Special exception uses. 31John's Pass Resort: a. Retail commercial, restaurant, and personal service uses as a stand-alone use. Stand-alone commercial by special exception use can only front Gulf Boulevard.

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THIS APPLICATION IS FOR A SPECIAL MAGISTRATE - VARIANCE 2025-09

Application: VAR 2025-09
Applicant: Jeff Speeceley
Property Owner(s): Azure Coast Properties LLC
Property Address: 13200 Gulf Boulevard Madeira Beach, Florida 33708
Parcel ID: 15-31-15-38320-006-0200
Legal Description: MITCHELL'S BEACH REVISED BLK 6, LOT 20 LESS RD R/W PER O.R. 4557/1338
Zoning/Future Land Use: C-1, Johns Pass Village Activity Center (Transitional Character District)/ Activity Center

Request: A variance for front yard setback along Gulf Boulevard and a variance for 5 feet side setbacks on both sides of the lot. The variance requested for the front yard setback is for 8 feet 7 inches, as the existing structure is 8 feet 6 inches currently (without bump out included).

Specific Code Provision: Section D-107. Setback requirements 6) Transitional: a. Front yard: c. Side Yard: Sec. 110-438. - Yards. Side yard of corner lot.

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.

APPLI

Please indicate your preference o
- ☐ Civil Service Commission
- ☐ Library Board
- ☐ Planning Commission
- ☐ Other _____

Are you a Madeira Beach Resident

Are you an elector (qualified voter)
City of Madeira Beach?

Are you related to a City of Madeira
employee or elected official? If yes
state the name of employee or elec
and relationship:

Name:_____
Relationship:_____

Are you available for:
- Daytime meetings
- Evening meetings

Why would you like to be conside

Name: _____
Address: _____
E-Mail: _____
Present Occupation: _____
If retired, what was your last occupatio

Please list any experience, special educa
are seeking:_____

CITY

BOARD MEMBE

CIVIL SERVICE COMMISSIO

The City of Madeira Beach is se
Commission due to the expired ter
years. The term of the new member

Boards, Commissions, and Commit
members are volunteers and provid
responsibilities include reviewing th
City Charter, and making recommen

- Civil Service Commission – 5
meetings are held for special
vary.
- Members must be a City of M
- Appointments are made on
possible.

Interested persons must submit an ap
2023, to be considered for appointme
Regular Meeting located in the Comm
33708. All applicants are encouraged t

An application is attached to this adver
Clerk at City Hall or downloaded on
boards/

Submit completed and signed applica

City Clerk
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
cvanhatarau@madeirabeachfl.gov
727-391-9951, ext. 231

NOTICE OF PUBLIC HEARING
APPLICATION NO.: SE-2025-02
REQUEST: Operate Cafe in John's Pass Resort Character district C-1 JPV Activity Center
PROPERTY DESCRIPTION: 13050 Gulf Blvd
HEARING DATE & TIME: 9/16/2025 @ 1:00 PM
HEARING LOCATION: COMMISSION CHAMBERS, MADEIRA BEACH CITY HALL, 300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708.
THE PROJECT FILE IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS IN THE COMMUNITY DEVELOPMENT DEPARTMENT 300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708 OR CALL 727-391-9951 FOR MORE INFORMATION

Plan Review Documents

Special Magistrate Variances and Special Exception Uses

9/16/25 Special Magistrate Meeting 1 PM

Variance Public Hearings

VAR 2025-08 14052 W Parsley Dr Application and Public Notice

VAR 2025-09 13200 Gulf Blvd

VAR 2025-09 13200 Gulf Blvd Public Notice

VAR 2025-09 13200 Gulf Blvd Application

Special Exception Use Public Hearings

SE 2025-02 Fruit Float Cafe

SE 2025-02 Fruit Float Cafe Public Notice

SE 2025-02 Fruit Float Cafe Application

Outlook

Fw: Fruit Float Cafe

From Planning <Planning@madeirabeachfl.gov>
Date Mon 8/18/2025 9:21 AM
To Morris, Andrew <Amorris@madeirabeachfl.gov>

Best Regards,

Andrew Morris

Andrew Morris, AICP
Long Range Planner
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
O: 727-742-3701
Email: amorris@madeirabeachfl.gov

From: Chancellor Wilson <chancellorwilson10@gmail.com>
Sent: Saturday, August 16, 2025 8:17 PM
To: Planning <planning@madeirabeachfl.gov>
Subject: Fruit Float Cafe

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.
Hello,

I'm writing to express my excitement for the fruit float cafe - it's so refreshing to have something healthy and not to mention local opening in the madeira beach area.

I can say with confidence that I'd be frequenting this cafe, and I truly believe it would make a great addition to the commerce and cultural heartbeat of the region.

Thanks!
Chancellor Wilson
Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.

Outlook

FW: Fruit Float

From Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>
Date Mon 8/4/2025 9:07 AM
To Morris, Andrew <Amorris@madeirabeachfl.gov>

Lisa Scheuermann
Community Engagement Officer
City of Madeira Beach
727-409-3226
www.madeirabeachfl.gov

For Business Tax Licensing applications, click the below link.
https://www.mgoconnect.org/auth/login

-----Original Message-----
From: Eva Campbell <divathebaby6@icloud.com>
Sent: Wednesday, July 30, 2025 3:11 PM
To: Planning <planning@madeirabeachfl.gov>
Subject: Fruit Float

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I went to Treasure Island about a week ago. Everyday on the beach I got at least one thing from the Fruit Float! Every worker we encountered was an amazing person and told us all about their upcoming business. It is such a cool thing to have there. Their new shop is going to be AMAZING!
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Outlook

FW: Fruit Float

From Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>
Date Wed 7/30/2025 4:07 PM
To Morris, Andrew <Amorris@madeirabeachfl.gov>

Lisa Scheuermann
Community Engagement Officer
City of Madeira Beach
727-409-3226
www.madeirabeachfl.gov

For Business Tax Licensing applications, click the below link.
https://www.mgoconnect.org/auth/login

From: katie corrigan <katiecorrigan2@yahoo.com>
Sent: Wednesday, July 30, 2025 2:14 PM
To: Planning <planning@madeirabeachfl.gov>
Subject: Fruit Float

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Afternoon,
I'm writing to say how much the residents of Madeira Beach and the surroundings cities love Fruit Float! It has become a great addition to our community and we want them to be able to expand and grow with us!
Thank you :)

Sent from Yahoo Mail for iPhone
Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.

Outlook

FW: Support for Fruit Float Cafe

From Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>
Date Tue 9/2/2025 10:47 AM
To Morris, Andrew <Amorris@madeirabeachfl.gov>

Lisa Scheuermann
Community Engagement Officer
City of Madeira Beach
727-409-3226
www.madeirabeachfl.gov

For Business Tax Licensing applications, click the below link.
https://www.mgoconnect.org/auth/login

-----Original Message-----
From: katelyn kreuyer <katelyn.kreuyer@yahoo.com>
Sent: Friday, August 8, 2025 4:02 PM
To: Planning <planning@madeirabeachfl.gov>
Subject: Support for Fruit Float Cafe

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To whom it may concern,

My name is Katie Kreuyer, and I'm a local bartender here in John's pass at the Friendly Fisherman. I'm reaching out to express my support and desire for the Fruit Float Cafe to open in our community. We support local women owned business and need cute establishments in the pass that offer healthy foods to locals and tourists alike. I respectfully request that you consider allowing the Fruit Float Cafe to open as soon as possible.

Thank you for your time,

Katie Kreuyer

Sent from my iPhone
Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.

Outlook

FW: Let Fruit Float Cafe Open

From Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>
Date Mon 8/11/2025 9:26 AM
To Morris, Andrew <Amorris@madeirabeachfl.gov>

Lisa Scheuermann
Community Engagement Officer
City of Madeira Beach
727-409-3226
www.madeirabeachfl.gov

For Business Tax Licensing applications, click the below link.
https://www.mgoconnect.org/auth/login

From: Kelly Mcguff <kellymcguff59@gmail.com>
Sent: Friday, August 8, 2025 4:15 PM
To: Planning <planning@madeirabeachfl.gov>
Subject: Let Fruit Float Cafe Open

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Im Kelly Mcguff and I've been employed at Delosas in the pass for over 11 years and I am really excited for Fruit Float Cafe to open and breathe fresh air into the John's Pass Village. We need more young business owners and good coffee to. The girls who work for Fruit Float are friendly and kind young women who are just trying to operate a positive business here. Let them open their store.

Thank you

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Outlook

FW: Allow Fruit Float to Open

From Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>
Date Wed 7/30/2025 4:08 PM
To Morris, Andrew <Amorris@madeirabeachfl.gov>

Lisa Scheuermann
Community Engagement Officer
City of Madeira Beach
727-409-3226
www.madeirabeachfl.gov

For Business Tax Licensing applications, click the below link.
https://www.mgoconnect.org/auth/login

From: Kylie Stitz <kyliestitz@gmail.com>
Sent: Wednesday, July 30, 2025 3:57 PM
To: Planning <planning@madeirabeachfl.gov>
Subject: Allow Fruit Float to Open

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

As a lover of fruit float, I have gotten word that there is delay in opening. The growth of the community & the unique story Fruit Float shares is only begging to be out there for all who visit this incredible destination & one many of us call home. There is only positive to come from the opening a business like this. This will be a grand gift to our beach town.

All the best,

Kylie Stitz
Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.

Outlook

FW: Fruit Float Needs to Open ASAP

From Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>
Date Wed 7/30/2025 4:08 PM
To Morris, Andrew <Amorris@madeirabeachfl.gov>

Lisa Scheuermann
Community Engagement Officer
City of Madeira Beach
727-409-3226
www.madeirabeachfl.gov

For Business Tax Licensing applications, click the below link.
https://www.mgoconnect.org/auth/login

From: leah sprague <leahnicolesc@gmail.com>
Sent: Wednesday, July 30, 2025 2:27 PM
To: Planning <planning@madeirabeachfl.gov>
Subject: Fruit Float Needs to Open ASAP

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To whom it may concern,

We NEED Fruit Float to open immediately. What's better than enjoying fresh fruit on the beach in 100° weather? The answer is absolutely nothing. From social media to simply lying on the beach, I hear people speaking about the delicious fruit that Fruit Float has to offer and the outstanding service that their employees give. With this being said, not only would the city benefit from allowing Fruit Float to open as quickly as possible, but also those who live on the beach and those who travel to the beach for such indulgences like me. Please allow them to open as soon as possible, you will not regret it.

Sincerest regards,

Leah Sprague

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Outlook

FW: Yay Fruit Float!

From Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>
Date Sat 8/2/2025 10:03 AM
To Morris, Andrew <Amorris@madeirabeachfl.gov>

Lisa Scheuermann
Community Engagement Officer
City of Madeira Beach
727-409-3226
www.madeirabeachfl.gov

For Business Tax Licensing applications, click the below link.
https://www.mgoconnect.org/auth/login

From: Lisa F <li.fri@aol.com>
Sent: Friday, August 1, 2025 10:05 PM
To: Planning <Planning@madeirabeachfl.gov>
Subject: Yay Fruit Float!

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mad Beach!

I was so excited to see the sign for Fruit Float Cafe on Gulf Blvd! I'm so looking forward to grabbing a coconut water on my way home from work! Thanks for all you do to make Madeira Beach our paradise!

Have a blessed day!
Kindly,
Lisa Fries

Sent from the all new AOL app for iOS
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Outlook

FW: Fruit Float Cafe

From Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>
Date Tue 9/2/2025 8:56 AM
To Morris, Andrew <Amorris@madeirabeachfl.gov>

Lisa Scheuermann
Community Engagement Officer
City of Madeira Beach
727-409-3226
www.madeirabeachfl.gov

For Business Tax Licensing applications, click the below link.
https://www.mgoconnect.org/auth/login

From: Matthew Rametta <matthewrametta1@gmail.com>
Sent: Sunday, August 31, 2025 10:21 AM
To: Planning <planning@madeirabeachfl.gov>
Subject: Fruit Float Cafe

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Sir or Madam,
Over here at Madeira for the Labor Day weekend. Walked by Fruit Float Cafe and saw they were having a tasting. So excited to see small businesses coming back to Mad Beach! All of the employees were kind and very welcoming. This is exactly the small business that is definitely needed and should have a place here. Feel free to call me with any questions.

Matthew Rametta
813-245-8411
Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.

Outlook

FW: Fruit Float in Mad Beach

From Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>
Date Mon 8/4/2025 9:06 AM
To Morris, Andrew <Amorris@madeirabeachfl.gov>

Lisa Scheuermann
Community Engagement Officer
City of Madeira Beach
727-409-3226
www.madeirabeachfl.gov

For Business Tax Licensing applications, click the below link.
https://www.mgoconnect.org/auth/login

-----Original Message-----
From: Nicole T <turnbullnicole1@gmail.com>
Sent: Wednesday, July 30, 2025 7:33 PM
To: Planning <planning@madeirabeachfl.gov>
Subject: Fruit Float in Mad Beach

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello I would love to see the storefront for Fruit Float open soon! This place means a lot to me and I want to support local business.

Warmly,
Nicole Tennenbaum
Cell (727)600-0141
Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.

Outlook

FW: Fruit Float Storefront

From Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>
Date Thu 7/31/2025 8:25 AM
To Morris, Andrew <Amorris@madeirabeachfl.gov>

Lisa Scheuermann
Community Engagement Officer
City of Madeira Beach
727-409-3226
www.madeirabeachfl.gov

For Business Tax Licensing applications, click the below link.
https://www.mgoconnect.org/auth/login

-----Original Message-----
From: Olivia Rightley <orightley@icloud.com>
Sent: Wednesday, July 30, 2025 10:34 PM
To: Planning <planning@madeirabeachfl.gov>
Subject: Fruit Float Storefront

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good evening,

I would love to see the Fruit Float store front open up immediately. This unique business is not only loved by me but other locals and tourists in the area. It is a unique concept and brings so much value to the Madeira Beach community. I look forward to seeing their boats when I am at the beach and would love to have a permanent store to visit. Please allow the storefront to open immediately! Thank you!

Olivia Rightley

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SPECIAL MAGISTRATE – VARIANCE REQUEST

VAR 2025-08

Staff Report and Recommendation
Special Magistrate Meeting – September 16, 2025

Application:	VAR 2025-08
Applicant(s):	Maria Geelan
Property Owner(s):	Maria Geelan
Property Address:	14052 W Parsley Drive, Madeira Beach, FL 33708
Parcel ID:	10-31-15-34398-018-0130
Legal Description:	GULF SHORES 5TH ADD BLK R, LOT 13
Zoning/Future Land Use:	R-1, Single-Family Residential Zoning District/Residential Urban

Request: Construct a new 13,000lb boat lift and modify/cut the existing dock corner and construct a 12' dock extension. Add a new tie pile 1' away from the extended east side property line.

Specific Code Provisions: Sec. 14-205. - Design criteria for private docks.

I. Background

On 5/8/24 the property owner of 14050 W Parley Drive applied for VAR 2024-06 to extend an existing dock and add in a boat lift. After being notified by mail, both adjacent property owners of 14050 W Parsley Drive, including Maria Geelan, the applicant for this variance, met with city staff and expressed their concerns of not being able to access their own docks/lifts. It was then noted that the drawings submitted with VAR 2024-06 where being misrepresented and were not drawn to scale amongst some other concerns. The applicant for VAR 2024-06 was then notified that the application would need to be revised to retain a staff recommendation of approval. The drawings for VAR 2024-06 were revised, however no updated version has been submitted that is both drawn to scale and, in the opinion of City staff, meets the required variance criteria.

On 8/22/24 city staff worked with the homeowners to prepare a dock sketch that would allow both 14050 and 14052 W Parsley the ability to construct reasonably sized docks with a 13,000-pound boat lift on each. This sketch has been included with this agenda packet. The sketch allows the dock at 14050 to extend out farther than the dock proposed under this application for 14052 despite similar property widths due to mangroves along the seawall of 14050 W Parsley Dr. The last correspondence at the time of this VAR 2025-08 being received between the applicant for VAR 2024-06 and city staff has also been included with this agenda packet for the special magistrate's review. The property owner of 14050 W Parsley Drive has also been notified of this hearing by email in advance of the required mailings.

It is also worth noting that the drawings prepared by the city in August, 2024 show the property width as 36 feet wide based on the Pinellas County Property Appraiser's website. Based on the survey dated 11/27/2024 and included with this application, however the waterfront width along the seawall is only 34.77 feet. At the request of city staff, the applicant's contractor has revised the plan view drawing accordingly. Also, at the request of city staff to ensure precision, the applicant has included with the survey the actual distance of the existing dock from the west property line. The proposed request would not allow this footprint to extend any closer to the west property than what is existing.

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.) 14052 W Parsley is an irregular pie shaped lot with the lot becoming increasingly more narrow as it extends towards the seawall reducing the buildable footprint for a dock and lift. The rear lot line is arc' d and is 36 feet wide. The waterfront width of the seawall, which is slightly beyond the rear property line is 34.77 feet wide. The minimum lot width in this zoning district is 50 feet.

c.) The proposed boat lift fits the character of the neighborhood. The R-1, Single-Family Zoning District allows for residential docks as an accessory use. Other nearby properties have similar sized boat lifts and docks. Many of the surrounding

docks and boat lifts would require a neighbor sign off or variance because they do not fit within one-half the width and are located outside the center one-third of the property at the waterfront.

(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 plat for 14052 W Parsley Dr and other nearby lots was approved in 1946. The lot predates the design criteria for private docks requirements and is not the result 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: Most properties in this zoning district would be able to build a similar sized dock and lift. Included in the sketch the city provided the applicant on 8/22/24 is a sketch of a dock and lift for the abutting left property (14050 W Parsley Dr) with a similarly sized boat lift and dock which the city would also support a variance for.

(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.

Findings: A literal interpretation of the Code (Sec. 14-205) would deny the applicant the right to construct a reasonably sized boat lift on their existing dock. Other neighboring properties have similarly sized boat lifts and tie poles in line with the boat lift as proposed by the applicant.

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

Findings: Granting VAR 2025-08 would be the minimum variance possible to allow for a reasonably sized boat lift to be constructed. The sketch the city prepared on 8/22/24 was designed with the intent of depicting what would be minimally possible to allow for both 14052 and 14050 W Parsley to have a reasonably sized boat lift without interfering with each other. All proposed tie piles are at least a foot within the extended property lines and any other design would likely restrict access to the applicant's or applicant's neighboring property. Since the sketch was prepared for the applicant and their neighbor at 14050 while reviewing VAR 2024-06, no other possible recommendations to reconfigure the dock/ lift have been presented to the city by any parties.

(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: VAR 2025-08 will be in harmony with the general intent and purpose of the city code of ordinances by allowing for reasonable waterfront access that other neighboring waterfront properties currently enjoy. The proposed boatlift would fit within the character of the neighborhood and would not be detrimental to the public welfare of neighboring properties. As demonstrated by the 8/22/24 sketch, grating this variance would still allow both adjacent property owners to be able to access their docks and build a reasonably sized dock and lift of their own.

III. Staff Recommendation:

Staff recommends approval of Variance 2025-08 to (1) Extend the existing dock from 20 feet in length to 32 feet in length from the seawall, (2) modify the existing dock to construct a boat lift one foot off the extended east side property line, and (3) construct additional free standing tie poles one foot off the extended east side property line.

Submitted by:
Joseph Petraglia, CFM
Planner I
Community Development Department

Attachments:
1) Application & Responses
2) Plan View Drawing - prepared by Docks Inc. for the applicant
3) P&Z Sketch Recommendation 8.22.24 - prepared by the city for VAR 2024-06
4) Property Survey showing seawall width and dimension from adjacent property line to dock to remain
5) Existing Dock Permit (wnd-20-00266)
6) Areal Picture
7) Last email correspondence from applicant of VAR 2024-06 prior to public notice mailings and postings
8) Public Notice and Posting Information
9) Updated email correspondence from applicant of VAR 2024-06 up to 9/9/2025

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 APPLICATON

***Applicant:** Name and Address
TEMPORARY
Maria Geelan
1799 N. Highland Ave - Apt. B-10
Clearwater FL 33755

Telephone: (973) 219-6442

Email: geelan500@gmail.com

***Property Owner:** Name and Address
Maria Geelan
14052 W. Parsley Dr.
Madeira Beach FL 33708

Telephone: (973) 219-6442

Email: geelan500@gmail.com

Application for the property located at: (Street Address or Location of the Vacant Lot)
14052 W. Parsley Dr. Madeira Beach FL 33708

Legal Description: Parcel # 10-31-15-34398-018-0130
Gulf Shores 5th ADD BLK R, LOT 13
Madeira Beach

Lot Area: 44x96 **Width:** 44 ft. **Depth:** 96 ft.

Zoning District: Single Family Residential (R-1)

Present Structures on Property: None

Present Use of Property: Primary Residence

Date Building Permit Request denied: Traditional permit was not applied for as my one neighbor's located at 14050 W. Parsley Dr. refused to sign Al Carrier's recommended plan.

Variance(s) needed from the zoning requirements: Variance for construction of a new 13,000 lb boat lift and modify/cut the existing dock corner and construct 12 foot dock extension. In addition, add a new tie pole between my existing tie pole and new boat lift.

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

DISCLAIMER: According to Florida Statues, 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: _____ ☐ **Check #** _____ ☐ **Cash** ☐ **Receipt #** _____

Date Received: ____ / ____ / ____ **Received by:** _____

Special Magistrate Case # Assigned: _____

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

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

X _____ Date: _____ / _____ / _____
Jenny Rowan, Community Development Director

X _____ Date: _____ / _____ / _____
Robin Gomez, City Manager

DISCLAIMER: According to Florida Statues, 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 #:_____

APPLICATION (Must submit the following analysis)

This application to the Special Magistrate is requesting permission to: construct a new 13,000lb boat lift and modify/cut the existing dock corner and construct 12' dock extension. In addition, add a new tie pole between my existing tie pole and new boat lift as reflected in Al Carriers design.

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.

DISCLAIMER: According to Florida Statues, 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.

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.

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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 Maria Geelan Date: 7 / 9 / 2025

Property Owner's Signature

STATE OF Florida

COUNTY OF Pinellas

Before me this 9 day of July, 2022, 25 Maria Geelan 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 FLDL as identification.

[SEAL]

GABRIEL CRUZ
Notary Public - State of Florida
Commission # HH 514174
My Comm. Expires Apr 10, 2028
Bonded through National Notary Assn.

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.

DISCLAIMER: According to Florida Statues, 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.

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

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 form 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.

DISCLAIMER: According to Florida Statues, 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.

Maria Geelan
14052 W. Parsley Drive
Madeira Beach, FL 33708
Phone: 973-219-6442
E-Mail: geelan500@gmail.com

July 9, 2025

Planning & Zoning Department
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708

To Whom It May Concern,

This letter is for the purpose of requesting a special magistrate variance from the City of Madeira Beach to construct a new 13,000 lb. boat lift and modify/cut my existing dock corner and construct 12' dock extension. In addition, add a new tie pole between my existing tie pole and new boat lift at my primary residence at 14052 W. Parsley Drive. My proposed boat lift and dock reconstruction plan was designed by Al Carrier who was the engineer of record working for Madeira Beach.

The City of Madeira Beach (Marci Forbes & Joe Petraglia) consulted with Al Carrier from TranSystems (Deuel & Associates). Al Carrier was the engineer of record for the City who worked with Perry & Heidi Ressler, located at 14050 W. Parsley Drive, on their variance request (VAR2024-06) and myself at 14052 W. Parsley Drive to create a boat lift and dock plans that would be reasonable for both properties and our surrounding neighbors within our small curved cove/waterway. We had two in-person meetings on Tuesday 8/13/24 and Thursday 8/22/24 with the Al Carrier and the City.

Tony & Tina Morrison at 14048 W. Parsley Drive, who have been residents for over 40 years, were an integral part of this process. Tina Morrison attended all the meetings. She provided unique history, details and facts about the neighboring properties and waterway during our meetings. They both have agreed to Al Carrier's plan design. In addition, my neighbors Robert Nazzal & Jameson Graceffa, to the right of my property at 14054 W. Parsley Drive, also agree to the plan design. However, my neighbor Perry & Heidi Ressler to the left of my property at 14050 W. Parsley Dr. do not agree to the plan design and are unwilling to collaborate with us. Therefore, a special magistrate variance application is being submitted with Al Carrier's plan design recommendation, for approval. The City indicated they would support this proposal that matches the drawing that Al Carrier provided.

The scope of this project is appropriate for the area and comparable to docks and lifts already existing and approved by the City of Madeira Beach on the same street, similar streets and same subdivision within the City.

My request meets City Code Sec. 2-507 and demonstrates that special conditions and circumstances exist at my property at 14052 W. Parsley Drive as follows:

1a. substandard or irregular shaped lot, especially at my waterway and seawall which is a pie shaped lot. The extended property lines lead towards each other, reducing the buildable area for a dock. This circumstance not only exists at my property but it also exists with my neighbors on W. Parsley Drive and others included in our curved waterway on 140th Avenue, and N. Bayshore Drive.

1c. residential neighborhood character. Many other properties in this area have docks and boat lifts that are built beyond the requirements of Sec. 14-205. Most dock permit applicants do not have issues obtaining neighbor sign off for similarly sized docks and lifts.

2. The special circumstances and conditions associated with this variance application are not a result and are not caused by the action of me as the property owner. These overall lot sizes combined with the irregular/pie-shaped lots were at some point approved by the City of Madeira Beach planning and zoning board based on the natural curved shape of the corresponding waterway.

3. Granting my variance application does not provide or confer any special privilege to me as the property owner, nor would it negatively impact any other neighboring homeowner, lands, buildings or structures adjacent to my property. Many other properties on the water in this same zoning district already accommodate or would be able to accommodate this size dock and lift.

4. The current City code (the literal interpretation of this code), would not allow me to be able to fit a reasonably sized boat lift and extended dock requirement for the new boat lift, which is typically allowed in this zoning district. Not granting this variance would prevent me and my family from enjoying the same water recreational privileges that other adjacent neighbors and others within the same zoning district currently have. Most adjacent neighbors have existing docks that do not meet this literal interpretation of the code.

5. The overall scope of the project meets the minimum variance required to accommodate a reasonable dock and boat lift structure. Al Carrier demonstrated in his drawing that both new boat lifts and new/modified docks at my property (14052 W. Parsley Drive) and at 14050 W. Parsley Drive are reasonable to all neighbors and will not impede on others who use this waterway to enter and exit their properties.

6. Granting of the variance will not harm others and is within the purpose of the City Land Development Regulations and will not be injurious or detrimental to the area or to the public welfare. In addition, it will not negatively affect the character of the neighborhood. Al Carrier put many hours of research and discussion into creating a reasonable plan design for all neighboring properties.

Thank you for consideration of my application for variance of a new boat lift and modified/extended dock. Speeler Foundations, Inc. has already filed for a permit to build a new seawall (Project 2025-3530-SEWL), due to further hurricane damage, on my behalf and I am looking to build the boat lift and revised dock in conjunction with this project.

Best Regards,

Maria Geelan

Attachments:

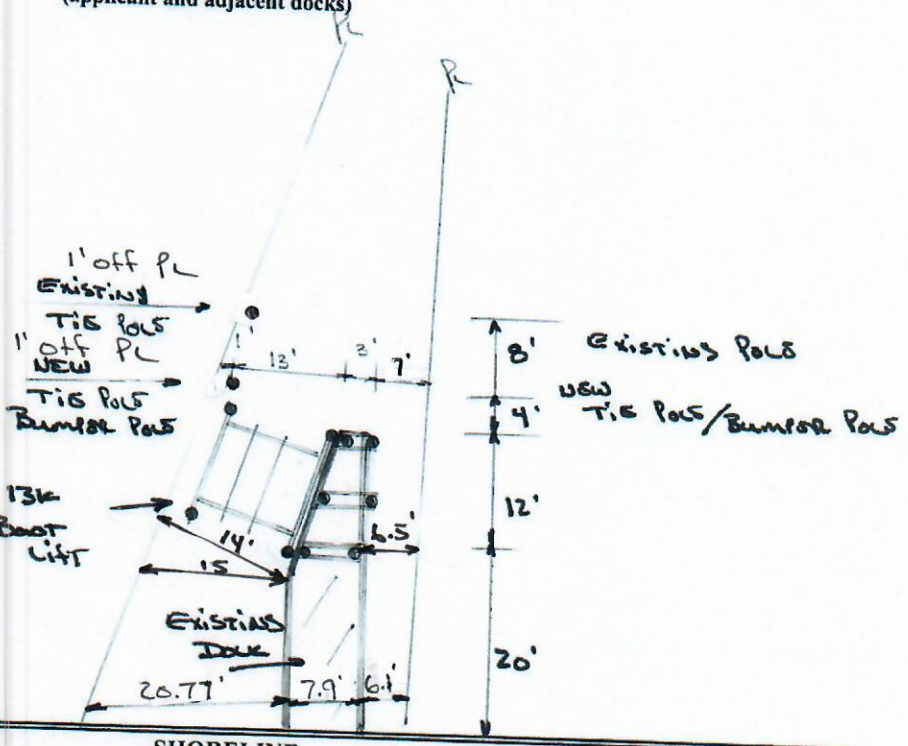
1. Al Carrier's Drawing of Boat Lift & Modified Dock for 14052 W. Parsley Dr.
2. Picture of Lot
3. Survey 11/27/2024
4. Quit Claim Deed 12/6/2022
5. Warranty Deed 6/1/2020
6. E-Mail Correspondence (Al Carrier/Morrison & Geelan Approval/Joseph Petraglia #1, #2)
7. Speeler Foundations, Inc., Docks Inc., and Adams Construction Services, LLC – Proposals

Owner Name: MARIA GOEGHAN Site Address: 14052 W PARSLEY DR MADEIRA BEACH FL 33708

Nature and Size of Project: INSTALL 12' PIE SHAPED DOCK EXTENSION & BOAT LIFT
INSTALL (1) TIE POLE/BUMPER POLE

Total Project Square Footage:	224	New Square Footage:	66
Total Number of Pilings:	9 NEW	Diameter of Pilings:	8"-10"
Waterway Width	300+	Waterfront Width	~~36~~ 34.77

Plan View Drawing
(applicant and adjacent docks)

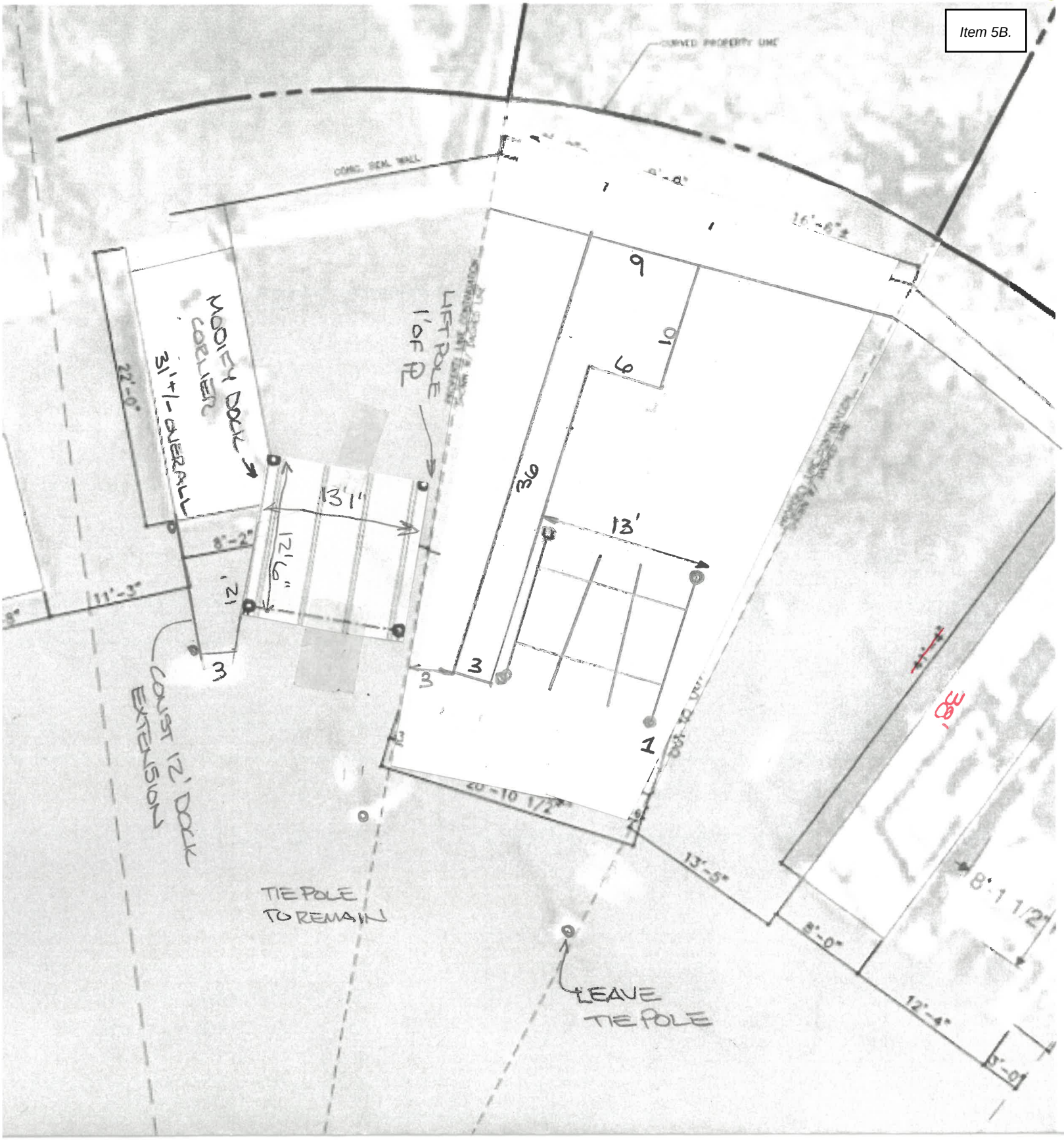


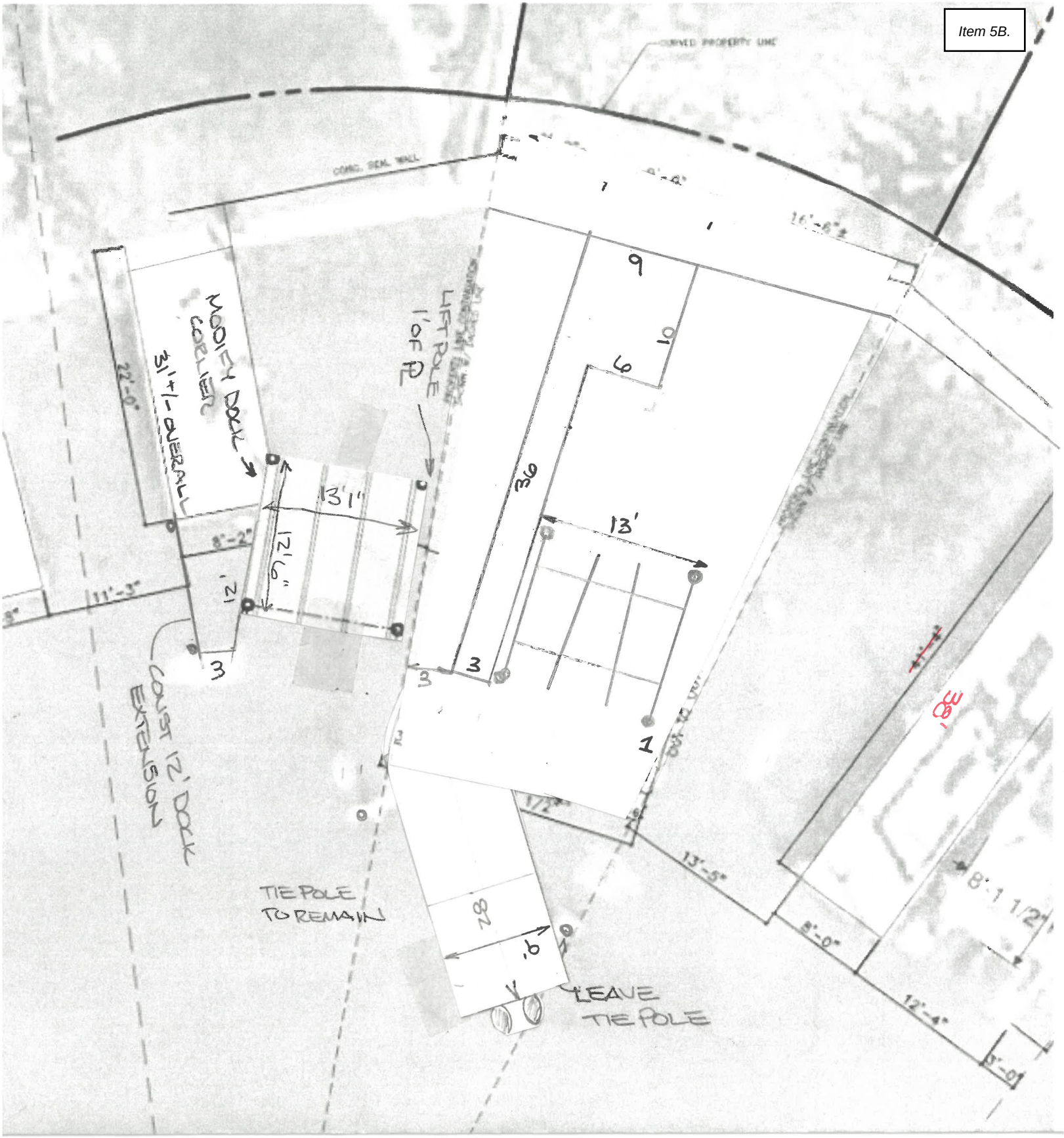
SHORELINE

The undersigned does not object to the proposed project as drawn in the space provided above.

Left Owner		Right Owner	
Signature	Date	Signature	Date

Municipality Approval	**Water and Navigation Approval**


CURVED PROPERTY LINE
CONC. SEAL WALL
16'-6"±
MODIFY DOCK CORNER
31'+/- OVERALL
22'-0"
13'1"
12'6"
8'-2"
11'-3"
12'
3
LIFT POLE 1' OF PP
9
9
6
36
13'
3
3
1
20'-10 1/2"
13'-5"
8'-0"
12'-4"
5'-0"
8'-1 1/2"
CONST 12' DOCK EXTENSION
TIE POLE TO REMAIN
LEAVE TIE POLE


CURVED PROPERTY LINE
CONC. SEA. WALL
MODIFY DOCK CORNER
31'+/- OVERALL
22'-0"
LIFT POLE 1' OF PL
13'1"
12'6"
8'-2"
11'-3"
12'
3
CONST 12' DOCK EXTENSION
TIE POLE TO REMAIN
36
9
9
6
13'
3
3
1
13'-5"
8'-0"
12'-4"
5'-0"
8:1 1/2
LEAVE TIE POLE

BOUNDARY & TOPOGRAPHIC SURVEY
WITH TREE LOCATION

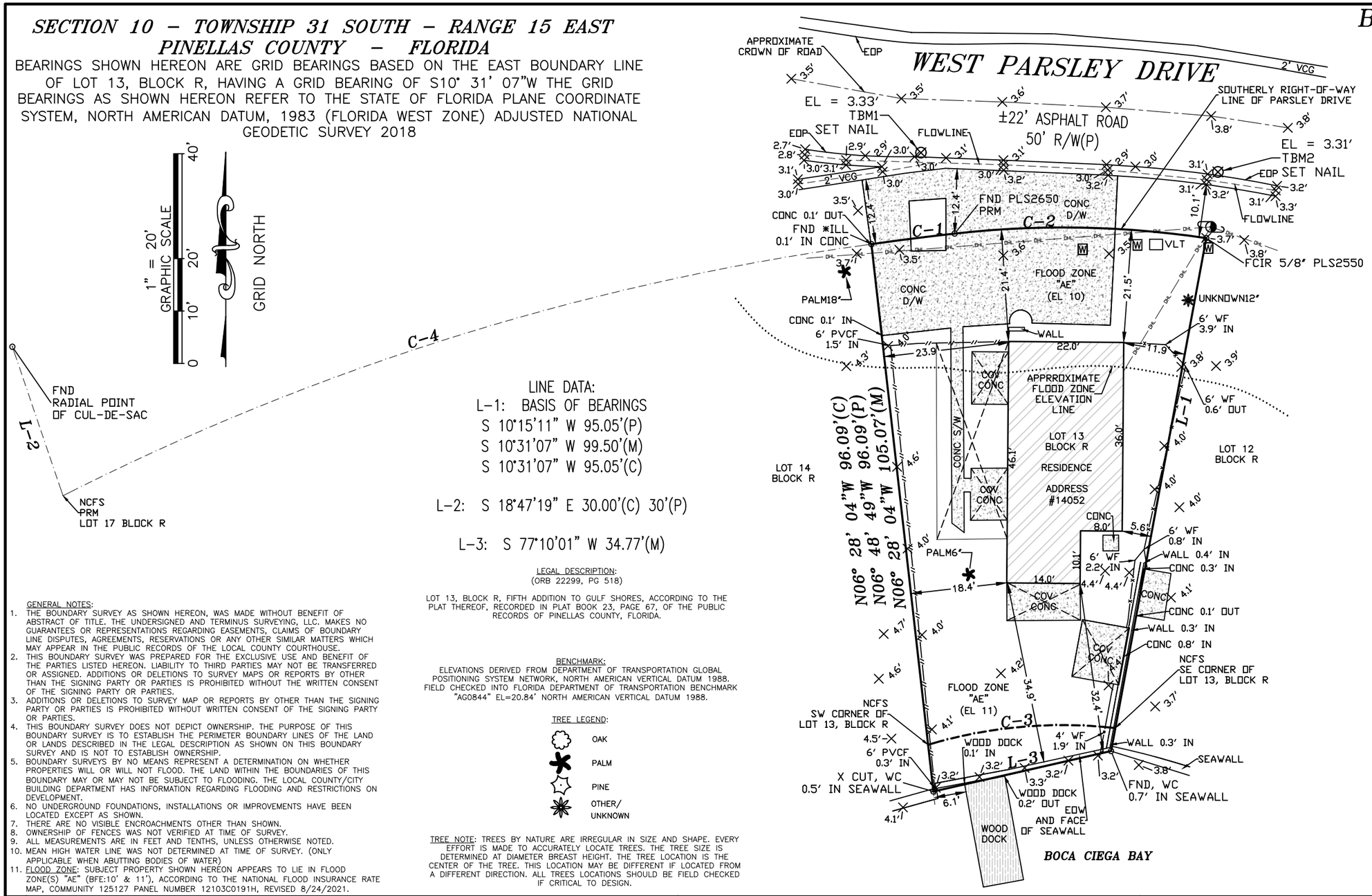
ADDRESS:
14052 WEST PARSLEY DRIVE
MADEIRA BEACH, FLORIDA 33708

SECTION 10 – TOWNSHIP 31 SOUTH – RANGE 15 EAST
PINELLAS COUNTY – FLORIDA

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE EAST BOUNDARY LINE OF LOT 13, BLOCK R, HAVING A GRID BEARING OF S10° 31' 07"W THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE OF FLORIDA PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, 1983 (FLORIDA WEST ZONE) ADJUSTED NATIONAL GEODETIC SURVEY 2018

1" = 20' GRAPHIC SCALE
0 10' 20' 40'

GRID NORTH



LINE DATA:
L-1: BASIS OF BEARINGS
S 10°15'11" W 95.05'(P)
S 10°31'07" W 99.50'(M)
S 10°31'07" W 95.05'(C)

L-2: S 18°47'19" E 30.00'(C) 30'(P)

L-3: S 77°10'01" W 34.77'(M)

LEGAL DESCRIPTION:
(ORB 22299, PG 518)

LOT 13, BLOCK R, FIFTH ADDITION TO GULF SHORES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 67, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BENCHMARK:
ELEVATIONS DERIVED FROM DEPARTMENT OF TRANSPORTATION GLOBAL POSITIONING SYSTEM NETWORK, NORTH AMERICAN VERTICAL DATUM 1988. FIELD CHECKED INTO FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "AG0844" EL=20.84' NORTH AMERICAN VERTICAL DATUM 1988.

TREE LEGEND:

OAK
PALM
PINE
OTHER/ UNKNOWN

TREE NOTE: TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE SIZE IS DETERMINED AT DIAMETER BREAST HEIGHT. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREES LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.

CURVE DATA

C-1
RADIUS = 485'(P)
DELTA = 001°53'33"(M)
ARC = 16.02'(M) 16'(P)
CHORD = 16.02'(M) 16'(P)
CB = N82° 46' 06"E(M)
N82° 17' 14"E(P)

C-2
RADIUS = 184.81'(P)
DELTA = 014°55'44"(M)
ARC = 48.15'(M) 48.19'(P)
CHORD = 48.02'(M) 48.05'(P)
CB = S88° 58' 07"E(M)
S89° 17' 50"E(M)

C-3
RADIUS = 89.87'(P)
DELTA = 023°01'19"(C)
ARC = 36.11'(C) 36'(P)
CHORD = 35.87'(C) 35.76'(P)
CB = S84° 55' 01"W(C)
S84° 29' 26"W(P)

C-4
RADIUS = 485'(P)
DELTA = 019°10'36"(C)
ARC = 162.33'(C) 161.63'(P)
CHORD = 161.57'(C) 160.88'(C)
CB = N72° 43' 30"E(C)

GENERAL NOTES:
1. THE BOUNDARY SURVEY AS SHOWN HEREON, WAS MADE WITHOUT BENEFIT OF ABSTRACT OF TITLE. THE UNDERSIGNED AND TERMINUS SURVEYING, LLC. MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING EASEMENTS, CLAIMS OF BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR ANY OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE PUBLIC RECORDS OF THE LOCAL COUNTY COURTHOUSE.
2. THIS BOUNDARY SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THIS BOUNDARY SURVEY DOES NOT DEPICT OWNERSHIP. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO ESTABLISH THE PERIMETER BOUNDARY LINES OF THE LAND OR LANDS DESCRIBED IN THE LEGAL DESCRIPTION AS SHOWN ON THIS BOUNDARY SURVEY AND IS NOT TO ESTABLISH OWNERSHIP.
5. BOUNDARY SURVEYS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. THE LAND WITHIN THE BOUNDARIES OF THIS BOUNDARY MAY OR MAY NOT BE SUBJECT TO FLOODING. THE LOCAL COUNTY/CITY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
6. NO UNDERGROUND FOUNDATIONS, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
7. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.
8. OWNERSHIP OF FENCES WAS NOT VERIFIED AT TIME OF SURVEY.
9. ALL MEASUREMENTS ARE IN FEET AND TENTHS, UNLESS OTHERWISE NOTED.
10. MEAN HIGH WATER LINE WAS NOT DETERMINED AT TIME OF SURVEY. (ONLY APPLICABLE WHEN ABUTTING BODIES OF WATER)
11. FLOOD ZONE: SUBJECT PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE(S) "AE" (BFE:10' & 11'), ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY 125127 PANEL NUMBER 12103C0191H, REVISED 8/24/2021.

LEGEND (NOT TO SCALE)

(C) CALCULATED	FFE FINISHED FLOOR ELEVATION	POB POINT OF BEGINNING	AC AIR CONDITIONER	RW RECLAIMED WATER VALVE
(F) FIELD	FIP FOUND IRON PIPE	POC POINT OF COMMENCEMENT	℄ CENTER LINE	(S) SANITARY MANHOLE
(L) LEGAL DESCRIPTION	FIR FIND IRON ROD	PRM PERMANENT REFERENCE MONUMENT	CO CLEANOUT	SIGN
(M) MEASURED	FND FOUND NAIL & DISC	PSM PROFESSIONAL SURVEYOR AND MAPPER	COVERED AREA	× 35.7' SPOT ELEVATION
(P) PLAT	FPP FOUND (PINCHED) IRON PIPE	PVCF VINYL FENCE	DRAINAGE MANHOLE	T TELEPHONE BOX
ASP ASPHALT	FRRS FOUND RAILROAD SPIKE	RLS REGISTERED LAND SURVEYOR	NOT TO SCALE	TRANSFORMER
BC BUILDING CORNER	FX FOUND X-CUT IN CONCRETE	R/W RIGHT-OF-WAY	E ELECTRIC BOX	UTILITY POLE
BWF BARBED-WIRE FENCE	GFFE GARAGE FINISHED FLOOR ELEVATION	SCIR SET CAPPED IRON ROD (1/2" LB 8207)	FIRE HYDRANT	UTILITY PEDESTAL
BFE BASE FLOOD ELEVATION	ILL ILLEGIBLE	SND SET NAIL & DISK (LB 8207)	GAS VALVE	V VERIZON BOX
CB CHORD BEARING	LB LICENSED BUSINESS	S/W SIDEWALK	GUY ANCHOR	M WATER METER
CCR CERTIFIED CORNER RECORD	MES MITERED END SECTION	TBM TEMPORARY BENCHMARK	GRATE INLET	W WATER VALVE
CLF CHAIN LINK FENCE	NCFS NO CORNER FOUND OR SET	TOB TOP OF BANK	HANDICAP PARKING	WELL
CONC CONCRETE	O/A OVERALL	TOS TOE OF SLOPE	LIGHT POLE	YD YARD DRAIN
COV COVERED	ORB OFFICIAL RECORDS BOOK	TYP TYPICAL	MAILBOX	YARD LIGHT
D/W DRIVEWAY	OHL OVER-HEAD UTILITY LINE	VCG VALLEY CURB & GUTTER	MW MONITORING WELL	
EL ELEVATION	PB PLAT BOOK	VLT VAULT	MITERED END SECTION	
EOP EDGE OF PAVEMENT	PC POINT OF CURVATURE	WC WITNESS CORNER		
EOW EDGE OF WATER	PCP PERMANENT CONTROL POINT	WF WOOD FENCE		
FCG F-TYPE CURB & GUTTER	PG PAGE			
FOIP FOUND CAPPED IRON PIPE	PLS PROFESSIONAL LAND SURVEYOR			
FOIR FOUND CAPPED IRON ROD				
FCM FOUND CONCRETE MONUMENT				

THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

11/27/2024
MICHAEL P. MOONEY DATE
PROFESSIONAL SURVEYOR & MAPPER #3930
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR & MAPPER.

MICHAEL P. MOONEY CERTIFICATE No. 3930 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

CERTIFIED TO:

– DIGGLE CONSTRUCTION

TERMINUS SURVEYING LLC.
2752 JASON STREET
TAMPA, FLORIDA 33619
(813) 681-4481
www.TerminusSurveying.com
FrontDesk@TeamTerminus.com

COPYRIGHT 2024 BY TERMINUS SURVEYING, LLC CERTIFICATE OF AUTHORIZATION: LB #8207

JOB INFORMATION:

CREW CHIEF: BB
FIELD DATE: 11/20/2024
FIELD BOOK: T83 PAGE: 15
DRAFTER: RR
DRAWING DATE: 11/27/2024
CHECKED BY: JSM

JOB# 24001203

REVISIONS
RR-7/21/25-CLIENT COMMEN
–
–
–

TERMINUS SURVEYING

File Copy

SUBJECT TO FIELD INSPECTION APPROVAL

PRIVATE DOCK

Application # _____
(OFFICIAL USE ONLY)

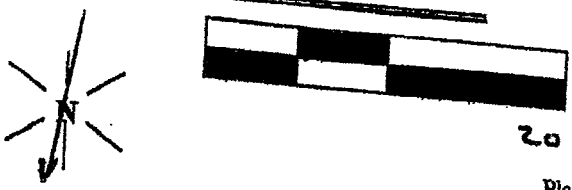
MHW

MLW

BOTTOM

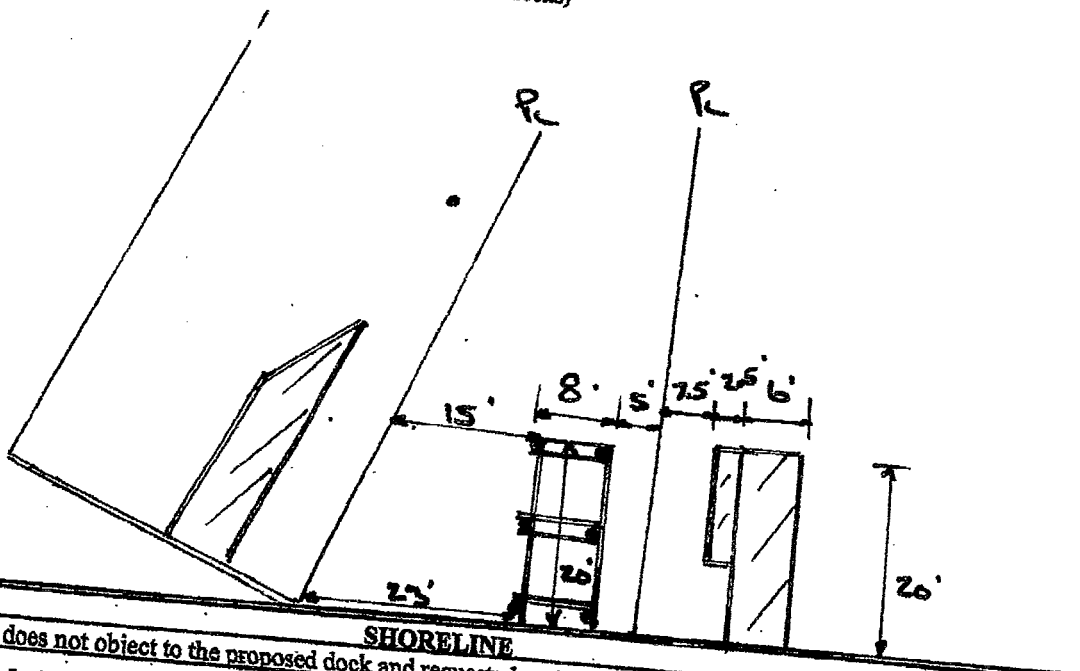
ENG. SCALE: 1" = 20

Profile View



TOTAL SQUARE FEET	160
NEW SQUARE FEET	160
WATERWAY WIDTH	470
WATERFRONT WIDTH	36'

Plan View
(applicant and adjacent docks)



SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner	Right Owner
Signature	Signature
Date	Date 10/29/2020

Municipality Approval

Water and Navigation Approval

APPROVED
PINELLAS COUNTY
WATER AND NAVIGATION

Carol E. Dupreez 1/13/21

AK 11/10/20

WND-20-00266

Geelan Property
14052 W. Parsley Dr.

Joseph Petraglia

From: Joseph Petraglia
Sent: Wednesday, August 13, 2025 4:33 PM
To: Perry Ressler; Lisa Scheuermann
Cc: Jenny Silver; Marci Forbes; Morris, Andrew; Carrier, Al
Subject: RE: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr
Attachments: Affected Party Intent.pdf

Hi Perry,

Hope you are doing well. I am writing to let you know as a courtesy that Maria Geelan has recently applied for VAR 2025-08 to reconfigure her dock and construct a boat lift as depicted in the drawings Al provided around this time last year. The variance will be heard on Tuesday September 16th at 1pm and the details will be uploaded at the below link once we get closer to the hearing date. Should you wish to attend the meeting as an affected party the attached form will need to be completed and sent back to @Lisa Scheuermann by Thursday September 11, 2025.

https://madeirabeach-fl.municodemeetings.com/bc-sm/page/special-magistrate-variancesspecial-exception-usecode-enforcement-hearing-7

Best,
Joseph Petraglia, CFM
Planner I
Community Development Department
City of Madeira Beach
727-603-0423
www.madeirabeachfl.gov

From: Perry Ressler <resslers@hotmail.com>
Sent: Tuesday, August 27, 2024 4:29 PM
To: Joseph Petraglia <JPetraglia@madeirabeachfl.gov>; Carrier, Al <ACarrier@madeirabeachfl.gov>
Cc: Jenny Rowan <Jrowan@madeirabeachfl.gov>; Jay Stearman <JStearman@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>; Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>; Morris, Andrew <Amorris@madeirabeachfl.gov>; Grace Mills <GMills@madeirabeachfl.gov>
Subject: Re: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

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Sounds good and will do so. Thank you again!

Perry

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From: Joseph Petraglia <JPetraglia@madeirabeachfl.gov>
Sent: Tuesday, August 27, 2024 4:26:43 PM
To: Perry Ressler <resslers@hotmail.com>; Carrier, Al <ACarrier@madeirabeachfl.gov>
Cc: Jenny Rowan <Jrowan@madeirabeachfl.gov>; Jay Stearman <JStearman@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>; Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>; Morris, Andrew <Amorris@madeirabeachfl.gov>; Grace Mills <GMills@madeirabeachfl.gov>
Subject: RE: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

Okay sounds good. Let us know once you know your availability for a meeting preferably on a Tuesday or Thursday between 9am and 3:30pm.

Best,
Joseph Petraglia
Planner I / Planning Tech
City of Madeira Beach
727-603-0423
www.madeirabeachfl.gov

From: Perry Ressler <resslers@hotmail.com>
Sent: Tuesday, August 27, 2024 4:22 PM
To: Joseph Petraglia <JPetraglia@madeirabeachfl.gov>; Carrier, Al <ACarrier@madeirabeachfl.gov>
Cc: Jenny Rowan <Jrowan@madeirabeachfl.gov>; Jay Stearman <JStearman@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>; Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>; Morris, Andrew <Amorris@madeirabeachfl.gov>; Grace Mills <GMills@madeirabeachfl.gov>
Subject: Re: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

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Hi Joe,

I am traveling the rest of this week there is a holiday coming up next week so I don't see how a meeting can occur in time to fully vet possibilities to reach a solution together with all parties prior to September 5th deadline for a September Magistrate hearing date.

Will try to get something set-up for mid-month and then proceed from a meeting in that area and an October hearing if necessary.

Thank you for your follow-up on this issue.

Perry

From: Joseph Petraglia <JPetraglia@madeirabeachfl.gov>
Sent: Tuesday, August 27, 2024 11:07 AM
To: Perry Ressler <resslers@hotmail.com>; Carrier, Al <ACarrier@madeirabeachfl.gov>
Cc: Jenny Rowan <Jrowan@madeirabeachfl.gov>; Jay Stearman <JStearman@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>; Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>; Morris, Andrew <Amorris@madeirabeachfl.gov>; Grace Mills <GMills@madeirabeachfl.gov>
Subject: RE: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

Perry,

The proposed dock would be longer in length and width than your existing dock, Geelan's existing dock, and Geelan's proposed dock and both Tina and Maria have expressed that they would not sign off on anything further. If you would like to set up a meeting with your neighbors to discuss further, we can facilitate otherwise we can move forward with the special magistrate.

If you would like to have the case heard at the special magistrate meeting, please confirm that the application I've attached is the one you would like to proceed with. If so, we would recommend removing or amending the drawings that are not measured from the water's edge of the seawall (pages 20, 30, and 31). Please send any changes you would like to make to the application, no later than 8am on Thursday, September 5th to be heard at the September 23rd hearing.

Best,
Joseph Petraglia
Planner I / Planning Tech
City of Madeira Beach
727-603-0423
www.madeirabeachfl.gov

From: Perry Ressler <resslers@hotmail.com>
Sent: Sunday, August 25, 2024 11:27 AM
To: Joseph Petraglia <JPetraglia@madeirabeachfl.gov>; Carrier, Al <ACarrier@madeirabeachfl.gov>
Cc: Jenny Rowan <Jrowan@madeirabeachfl.gov>; Jay Stearman <JStearman@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>
Subject: Re: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

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Hello,

It is very disappointing to hear that the City of Madeira Beach can't support our 5th downsized revision for a new dock and boat lift plan after initially supporting an original plan of a much larger scale. Since the

original plan we have downsized the initial plan five times and have reduced the size of the dock, boat li boat itself to accommodate concerns of the neighbors' and the City in an effort to reach a minimum required foot print to support a downsized dock, boat lift and boat for safe, functional, recreational usage of the local waterways. The 5th plan revision, not being supported, sits well inside the existing dock and tide poles on the property, is smaller in size and scope than any of the previous plans and sits well inside the extended property lines into the waterway, while improving waterway access from current waterway for both neighbors, while being less obstructive to their overall views.

The plan being proposal by the City of Madeira Beach, Geelen and Morrison, would basically make our the dock unusable, reducing the main dock area to 10'X9', not even past existing protected vegetation, obstructs our waterway view, prohibits seating/standing area of the dock, restricts usage and is less than 1/3 the size of both neighboring docks (Geelan at 8'2" wide by 31' long and Morrison at 8' wide by 38' long according to the City, Geelan and Morrison). The City of Maderia Beach, Geelan, Morrison plan propose Geelen doesn't reposition or resize her current dock structure, adds a boat lift that would extend out an additional 8' plus beyond the end of her current dock structure, 39' to 39'6" from her seawall, sit within 1' of our extended property line the entire length of the boat lift which would totally restrict access to our dock from the left and were nearly totally obstruct the waterway view from our property.

From our perspective it seems like everything is being done to accommodate the two neighboring property owners, their concerns and their needs and little to nothing is being done to accommodate ours, if anything ours are being unreasonably restricted. You are asking us to have a main dock area without adequate room for chairs, sitting, a view and reasonable usage of our property and the common waterways. The proposed plan is asking us to obstruct our views and usage of the waterway by support of Geelan dock and lift changes and appear to us as an unfair emphasis being put on the desires and/or needs of the two neighbors than of the minimum requirements for a permitting a minimum dock and boat lift that to accommodate a reasonable size vessel for safe operations in the immediate and local waterways from our owned property.

I am not certain who is driving this decision, Marie Geelan, Tony and Tina Morrison or the City of Madeira Beach....????? It is okay for the neighboring docks to be much larger, sit within 1' and 3' of extended neighboring property lines and for their structures (dock, boat lift and boat) needs to be accommodated and met, but not for ours.

The proposed plan by the City, Geelan and Morrison, has Geelan not moving or downsizing her existing dock and rather shaving a corner of it off and then added a boat lift that would extend 8' or more beyond the end dock and within 1' of our property the entire length of the added boat lift. This plan would, block all access to the side of our dock and property, would block our waterway view, sit within 1' of our extended property line while extend out an additional 8 plus feet into the waterway. Meanwhile our dock, lift and boat on the lift are to sit even further inside the existing footprint of the current dock and tide poles, is to be downsized even further and we are to have a main dock area 1/3 or less the size of the neighboring docks, even further inside the current footprint of the existing dock and tide poles and a plan, help them and hinder or restrict us.

If Geelan desires a boat lift it should be to positioned to the left side of her property and her dock should be positioned toward our property with the lift toward her other neighbor as you look at it from the water. That would allow straight in and out access to the waterway without altering angles and would allow for reasonable space to the neighbor's property and not unreasonably obstruct neighboring views or waterway access.

The plan being proposed by the City, Maria Geelan and Morrisons, as designed and presented, is a very poor plan, we do not support the plan and are not willing to sign off on it. It feels as though current efforts are

being made to accommodate everyone but us. Conditions exist on our property that do not exist on the Geelan and Morrison properties. Precedence for our amended plan exists everywhere within the City of Madeira, within the neighboring properties themselves, other properties on the same street, neighboring streets, sub-division and City of Madeira Beach. A much better plan for Geelan has been paid for and shared with the City which would allow even better access to and from the waterway to her property, that would provide better views and waterway access for herself and both immediate neighboring properties and it isn't being discussed or vetted.

If all parties would like to get together in person to arrive at a reasonable solution, we fully support doing so and will be happy to accommodate the schedules of all parties to make that happen. If a group meeting can't be set up and/or a reasonable plan can't be reached, we wish to proceed with the Variance Application and magistrate court hearing date on this matter without the support of the City, Geelan and Morrison and will seek legal counsel to represent us, matters of fact, precedence, our amended plan and the variance.

Regards,
Perry

From: Joseph Petraglia <JPetraglia@madeirabeachfl.gov>
Sent: Friday, August 23, 2024 1:24 PM
To: Perry Ressler <resslers@hotmail.com>; Carrier, Al <ACarrier@madeirabeachfl.gov>
Cc: Jenny Rowan <Jrowan@madeirabeachfl.gov>; Jay Stearman <JStearman@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>
Subject: RE: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

Perry,

Please confirm if you would like to move forward with the design from the sketch from my previous email (36' out from the water's edge of the seawall). Both of your adjacent neighbors have since confirmed they would sign off on that design with the conditions mentioned and city staff would not support a variance for anything more intrusive.

Best,
Joseph Petraglia
Planner I / Planning Tech

City of Madeira Beach

727-603-0423

www.madeirabeachfl.gov

From: Perry Ressler <resslers@hotmail.com>
Sent: Friday, August 23, 2024 2:01 PM
To: Joseph Petraglia <JPetraglia@madeirabeachfl.gov>; Carrier, Al <ACarrier@madeirabeachfl.gov>
Cc: Jenny Rowan <Jrowan@madeirabeachfl.gov>; Jay Stearman <JStearman@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>
Subject: Re: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

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Hello,

I had discussions with Mr. Dickerson and he mentioned that the drawing on the actual property survey is from the front from the edge of the seawall as shown and drawn on the seawall. The dimensions to the extended property lines are accurate.

Aerial images have distortion from the vertical to horizontal lines of the seawall. The intent on the aerial is to show on the aerial image. Construction would be from the outer edge of the seawall to the water as drawn on the property survey. If going off the current Survey (completed at time of home purchase) everything is accurate and to scale.

Perry

From: Joseph Petraglia <JPetraglia@madeirabeachfl.gov>
Sent: Thursday, August 22, 2024 12:51 PM
To: Perry Ressler <resslers@hotmail.com>; Carrier, Al <ACarrier@madeirabeachfl.gov>
Cc: Jenny Rowan <Jrowan@madeirabeachfl.gov>; Jay Stearman <JStearman@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>
Subject: RE: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

Hi Perry,

Please see the attached proposal that Al sketched for you and Maria. After discussing, this proposal (36' out from the seawall) would be the maximum city staff would support with the conditions that you do not install any tie poles further than 36' from your seawall and that the boat lift be no more than 13k lbs. Maria has agreed to sign off on the attached assuming you would sign off on what is shown on her property and Tina/ Tony are still deciding if they would sign off. If you are not able to obtain both signatures the case will still need to be heard by the special magistrate. Please let us know if you would like to proceed with the attached proposal, and I will let you know what the next steps would be. If you would like to set up another meeting to discuss we should be able to do so next Tuesday or Thursday.

Best,
Joseph Petraglia
Planner I / Planning Tech

City of Madeira Beach

727-603-0423

www.madeirabeachfl.gov

From: Joseph Petraglia <JPetraglia@madeirabeachfl.gov>
Sent: Monday, August 19, 2024 3:49 PM
To: Perry Ressler <resslers@hotmail.com>; Carrier, Al <ACarrier@madeirabeachfl.gov>
Cc: Jenny Rowan <Jrowan@madeirabeachfl.gov>; Jay Stearman <JStearman@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>
Subject: RE: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

Hi Perry,

Yes, we met with Maria and Tina last week and Al provided some drawings for them to review on Friday afternoon. We should have an update for you towards the end of the week.

Best,
Joseph Petraglia
Planner I / Planning Tech

City of Madeira Beach

727-603-0423

www.madeirabeachfl.gov

From: Perry Ressler <resslers@hotmail.com>
Sent: Monday, August 19, 2024 2:47 PM
To: Joseph Petraglia <JPetraglia@madeirabeachfl.gov>; Carrier, Al <ACarrier@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>
Cc: Jenny Rowan <Jrowan@madeirabeachfl.gov>; Jay Stearman <JStearman@madeirabeachfl.gov>
Subject: Re: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

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Hello,

Was following up from our meeting a couple of weeks ago to see if the City was able to have follow-up conversations with the neighboring property owners (Marie Geelan and Tony and Tina Morrison) regarding a dock and boat lift for our property outside of the Variance Application and Magistrate hearing process?

If you have any updates, could you please let us know?

Thank you,

Perry

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From: Perry Ressler <resslers@hotmail.com>
Sent: Tuesday, August 6, 2024 9:47:29 AM
To: Joseph Petraglia <JPetraglia@madeirabeachfl.gov>; Carrier, Al <ACarrier@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>
Cc: Jenny Rowan <Jrowan@madeirabeachfl.gov>; Jay Stearman <JStearman@madeirabeachfl.gov>
Subject: Re: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

Hello,

In front of today's meeting I made some additional updates to the letter to the City for the Variance and also had a couple of other property images I wanted to share with you for possible discussion in this morning's meeting.

Please see attached letter and images. Look forward to seeing you and for the opportunity to discuss the dock and boat lift variance application with you. See you soon.

Thank you,

Perry

From: Joseph Petraglia <JPetraglia@madeirabeachfl.gov>
Sent: Wednesday, July 31, 2024 7:43 AM
To: Perry Ressler <resslers@hotmail.com>; Carrier, Al <ACarrier@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>
Cc: Jenny Rowan <Jrowan@madeirabeachfl.gov>; Jay Stearman <JStearman@madeirabeachfl.gov>
Subject: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr
When: Tuesday, August 6, 2024 10:00 AM-11:00 AM.
Where: Com Dev Conference Room

Sounds good, thanks and we will see you then!

From: Perry Ressler <resslers@hotmail.com>
Sent: Wednesday, July 31, 2024 8:41 AM
To: Joseph Petraglia <JPetraglia@madeirabeachfl.gov>
Cc: Carrier, Al <ACarrier@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>; Jenny Rowan <Jrowan@madeirabeachfl.gov>; Jay Stearman <JStearman@madeirabeachfl.gov>
Subject: Re: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

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Hi Joe,

Thank you for the reply and for scheduling a time that works best for the City staff to discuss our variance application. I am able to rearrange my schedule for the Tuesday, August 6th meeting at 11:00 a.m.

I appreciate the opportunity to discuss the variance with the City staff and will see you that Tuesday.

Best Regards,

Perry

From: Joseph Petraglia <JPetraglia@madeirabeachfl.gov>
Sent: Wednesday, July 31, 2024 7:36 AM
To: Perry Ressler <resslers@hotmail.com>
Cc: Carrier, Al <ACarrier@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>; Jenny Rowan <Jrowan@madeirabeachfl.gov>; Jay Stearman <JStearman@madeirabeachfl.gov>
Subject: RE: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

Hi Perry,

Thanks for getting this over to us. We would be happy to set up a meeting to discuss your resubmittal. Unfortunately, tomorrow does not work, but our next available is Tuesday, August 6th at 11 am. Let me know if this works or if there would be a better time later that day.

Best,
Joseph Petraglia
Planner I / Planning Tech

City of Madeira Beach

727-603-0423

www.madeirabeachfl.gov

From: Perry Ressler <resslers@hotmail.com>
Sent: Tuesday, July 30, 2024 5:50 PM
To: Joseph Petraglia <JPetraglia@madeirabeachfl.gov>
Cc: Carrier, Al <ACarrier@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>; Jenny Rowan <Jrowan@madeirabeachfl.gov>; Jay Stearman <JStearman@madeirabeachfl.gov>
Subject: Re: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

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Hello,

Please find attached an amended Variance Application with supporting documents per your email request below. Also attached are separate PDF's that can be opened and enlarged to be more eligible of the newest revised to scale Dock and Boat Lift plan itself and the same scaled plan overlay on the physical property survey and to scale plan on an AIS/GIS property aerial. Lastly are to scale aerial over-views of neighboring docks and docks with boat lifts for adjacent and nearby properties on W Parsley Drive in Madeira Beach.

I am also reaching out to see if we can set up a meeting this Thursday, August 1st preferably in the morning to discuss this matter further with this group from the City of Maderia Beach. Please let me know if this would work on your end so I can make work and travel plans to Madeira Beach to accommodate a meeting.

Thank you,

Perry

From: Joseph Petraglia <JPetraglia@madeirabeachfl.gov>
Sent: Tuesday, July 9, 2024 11:45 AM
To: Perry Ressler <resslers@hotmail.com>
Cc: Carrier, Al <ACarrier@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>; Jenny Rowan <Jrowan@madeirabeachfl.gov>; Jay Stearman <JStearman@madeirabeachfl.gov>
Subject: RE: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

Hi Perry,

I have received and reviewed your new variance application which you sent directly to me in two new and separate email chains. For continuity, all future correspondence should be replied to directly on this email chain and include all recipients. In review of your new variance application (attached) city staff offers the following comments:

1. In your application on either the last item on page 1 or the first item on page 3 please specifically state the minimum distance you are requesting your dock to be allowed from each of your extended property lines as well as the distance out from the seawall that you are requesting.
2. The application states the proposed dock will be 44 ft from the seawall, however, the drawings provided measure 44 ft from the property line. Please correct the drawings to accurately depict the length of the dock from the seawall.
3. The areal view does not show left neighbor's dock. Please ensure the areal view is an accurate depiction of the current state.
4. Your response to criteria number 6 seems to mix up the left and right neighbors. Please clarify or use cardinal directions.

In addition to the comments mentioned above, city staff has determined this is not a length and layout we would be able to support and would recommend scheduling a meeting sometime next week. If you decide to proceed with this month's meeting without having staff support, your resubmittal must be turned in by this Thursday otherwise, we will defer until we are all on the same page with a proposal that we can support.

Best,
Joseph Petraglia
Planner I / Planning Tech

City of Madeira Beach

727-603-0423

www.madeirabeachfl.gov

From: Joseph Petraglia
Sent: Tuesday, June 25, 2024 3:06 PM
To: Perry Ressler <resslers@hotmail.com>
Cc: Carrier, Al <ACarrier@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>; Jenny Rowan <Jrowan@madeirabeachfl.gov>; Jay Stearman <JStearman@madeirabeachfl.gov>
Subject: RE: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

Perry,

After reviewing your resubmittal, city staff has agreed this looks to be a more reasonable request that we would likely be able to support, however, the drawing is still not to scale.

Please send a new and completed variance application form with new responses to each of the 6 criteria along with a scalable drawing of the proposed dock no later than July 8th to be heard at the July 29th special magistrate meeting.

Best,
Joseph Petraglia
Planner I / Planning Tech

City of Madeira Beach

727-603-0423

www.madeirabeachfl.gov

From: Joseph Petraglia <jpetraglia@madeirabeachfl.gov>
Sent: Monday, June 24, 2024 12:25 PM
To: Perry Ressler <resslers@hotmail.com>
Cc: Carrier, Al <ACarrier@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>; Jenny Rowan <Jrowan@madeirabeachfl.gov>
Subject: RE: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

Received, thank you. We will review and let you know our comments sometime by the end of the week.

Best,
Joseph Petraglia
Planner I / Planning Tech

City of Madeira Beach

727-603-0423

www.madeirabeachfl.gov

From: Perry Ressler <resslers@hotmail.com>
Sent: Monday, June 24, 2024 11:26 AM
To: Joseph Petraglia <jpetraglia@madeirabeachfl.gov>
Subject: Ressler Dock Variance

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Joe,

Please see the attached image to scale of a third ammended dock proposal that is downsized yet again and easily fits well inside property boundaries and is the minimum we can build and install to get past the mangroves, into the water and to accommodate a very reasonable size boat for the area waterways.

Thank you,

Perry

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MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.gov **mike@pcpao.gov**

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Subject Parcel: 10-31-15-34398-018-0130
Radius: 300 feet
Parcel Count: 40
Total pages: 3

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MATTIO, STEFANIA
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PARTYKA, OKSANA
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BARNA, KRISTIN B
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LARGO, FL 33708-2351

FULLE, DOUGLAS D
FULLE, MICHELLE L
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WHITE, ELIZABETH MAY
WHITE, JARED CRAIG
14080 MARGUERITE DR
MADEIRA BEACH, FL 33708-2336

FERRO, ABIGAIL
FERRO PROPERTIES LLC
14066 MARGUERITE DR
MADEIRA BEACH, FL 33708-2336

BARREIRO, MICHELLE
REEBER, JOHN
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TAYLOR, RUSSELL EDEN
PHYALL, KANDACE TAYLOR
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COSTA, PHILIP
COSTA, STEPHANIE
14071 W PARSLEY DR
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JARAMILLO, DIANA TRE
WETHERINGTON, PIEDAD TRE
14087 W PARSLEY DR
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MOHLER, ROBERT CARL
DE SANTIS, CATHERINE
14091 W PARSLEY DR
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PASCUZZI, RONALD J
PASCUZZI, CRISTINA C
14072 W PARSLEY DR
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ZALAMEA, ANAMARIA
KACZYNSKI, RAFAL
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GREINER, CHERYL
MACIOCE, ANITA
14090 W PARSLEY DR
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CONNOLLY, TIMOTHY R
CONNOLLY, MICHELE A
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WALLAKER, DANIEL M
WALLAKER, ANDREA B
14058 W PARSLEY DR
MADEIRA BEACH, FL 33708-2351

MORRISON, ANTHONY J
MORRISON, TINA G
14048 W PARSLEY DR
MADEIRA BEACH, FL 33708-2351

JONES, BARBARA L
TUERFFS, WILLIAM M
14028 W PARSLEY DR
MADEIRA BEACH, FL 33708-2351

GIBBONS, E LYNN
GIBBONS, SHANNON P
14100 W PARSLEY DR
MADERIA BEACH, FL 33708-2353

PEPE, LUIGI SANTE
PEPE, DIANNE GAIL
14024 W PARSLEY DR
MADIERA BEACH, FL 33708-2351

PALMER/LARSON REVOCABLE LIVING TRUST
LARSON, DAVID L TRE
11125 PARK BLVD STE 104-221
SEMINOLE, FL 33772-4757

WINN, PATRICK T
WINN, DENISE C
438 LYNWOOD DR
SEVERNA PARK, MD 21146-2433

RESSLER, PERRY E TRE
RESSLER, HEIDI A TRE
10880 SE TIMUCUAN RD
SUMMERFIELD, FL 34491-4650

MACKLIN, STEVEN
MACKLIN, MIRELLI C
3714 W BARCELONA ST
TAMPA, FL 33629-6904

GRACEFFA, JAMESON
NAZZAL, ROBERT
89 VILLA ST
WALTHAM, MA 02453-1543

VANDERWAAL, DENNIS R
9483 BRENDA DR
ROSCOE, IL 61073-9470

HOME SWEET HOME LIVING LLC
4736 SPRING PL
LAND O LAKES, FL 34639-4121

CHASSIN, GREGORY R
14080 W PARSLEY DR
MADEIRA BEACH, FL 33708-2351

BRODERICK, FREDERICK
14077 W PARSLEY DR
MADEIRA BEACH, FL 33708-2350

MACKENZIE, DOUGLAS J
14069 W PARSLEY DR
MADEIRA BEACH, FL 33708-2350

HOME SWEET HOME LIVING LLC
4736 SPRING PL
LAND O LAKES, FL 34639-4121

PERRINE, KIMBERLY
14022 W PARSLEY DR
MADEIRA BEACH, FL 33708-2351

PRO ROOFING LLC
105 147TH AVE
MADEIRA BEACH, FL 33708-2125

HASBUN, ELIAS TRE
1263 JUNGLE AVE N
ST PETERSBURG, FL 33710-4329

CONCESSI, DANIEL
14065 W PARSLEY DR
ST PETERSBURG, FL 33708-2350

TULLY, MARK
16606 FOOTHILL DR
TAMPA, FL 33624-1051

HERRON, RAYMOND D II
PO BOX 876
ST PETERSBURG, FL 33743

ROWLES, MAHLAH C
14076 MARGUERITE DR
MADEIRA BEACH, FL 33708-2336

WESLEY, ROBERT
14018 W PARSLEY DR
MADEIRA BEACH, FL 33708-2351

DECALDAS, FERNANDO
3 RUTLEDGE RD
PINE BROOK, NJ 07058-9611

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 **Tuesday, September 16, 2025**, **at 1:00p.m.**, at the Madeira Beach City Center 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 SPECIAL MAGISTRATE -VARIANCE

Application:	VAR 2025-08
Applicant(s):	Maria Geelan
Property Owner(s):	Maria Geelan
Property Address:	14052 W Parsley Drive, Madeira Beach, FL 33708
Parcel ID:	10-31-15-34398-018-0130
Legal Description:	GULF SHORES 5TH ADD BLK R, LOT 13
Zoning/Future Land Use:	R-1, Single-Family Residential Zoning District/Residential Urban

Request: Construct a new 13,000lb boat lift and modify/cut the existing dock corner and construct a 12' dock extension. Add a new tie pile 1' away from the extended east side property line.

Specific Code Provisions: Sec. 14-205. - Design criteria for private docks.

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 September 5th, 2025, at property the site, City Hall, City of Madeira Beach website, and The Gulf Beaches Public 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: _____

Applicant's 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.

City Of Madeira Beach FLORIDA

AFFIDAVIT OF MAILING

Date: 9/4/2025

Mailings for Case # VAR-2025-08

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

Lisa Scheuerman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 5th day of September, 2025.

Personally known or produced _____ as identification.

MARY ANN HEARN
MY COMMISSION # HH 460001
EXPIRES: October 30, 2027

Notary Public Stamp

Mary Ann Hearn
Notary Public

9/5/2025
Date

*Copy of public notice is attached.

City Of Madeira Beach FLORIDA

AFFIDAVIT OF POSTING

Date: 9/4/2025

Postings for: VAR-2025-08

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

Lisa Scheuerman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 5th day of September, 20 25.

Personally known or produced _____ as identification.

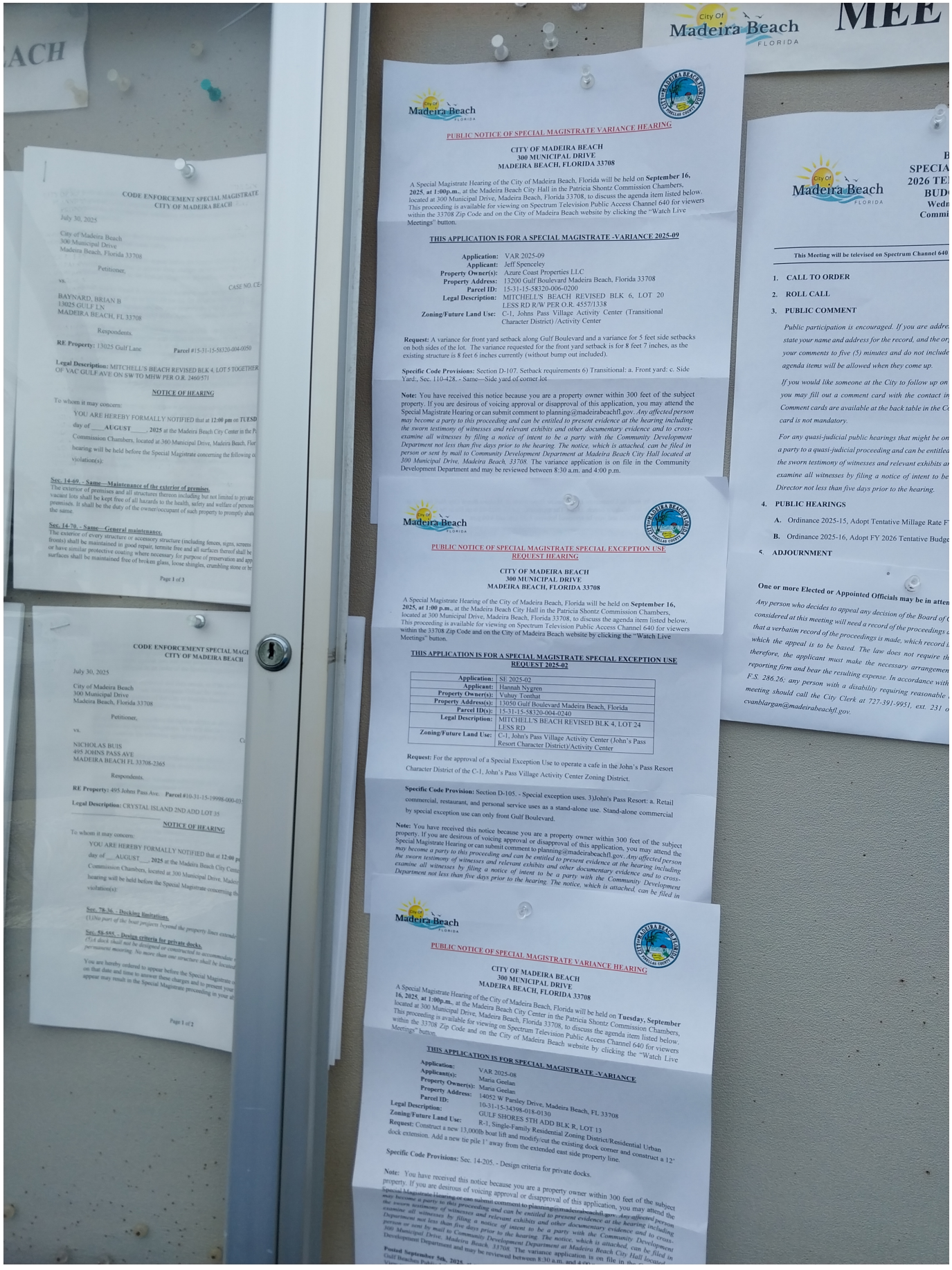
MARY ANN HEARN
MY COMMISSION # HH 460001
EXPIRES: October 30, 2027

Notary Public Stamp

Mary Ann Hearn
Notary Public

9/5/2025
Date

*Copy of public notice is attached.



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

July 30, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-

BAYNARD, BRIAN B
13025 GULF LN
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 13025 Gulf Lane **Parcel #**15-31-15-58320-004-0050

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOT 5 TOGETHER WITH VAC GULF AVE ON SW TO MHW PER O.R. 2460/571

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **TUESD** day of **___AUGUST____, 2025** at the Madeira Beach City Center in the P Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Flor hearing will be held before the Special Magistrate concerning the following c violation(s):

Sec. 14-69. - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private vacant lots shall be kept free of all hazards to the health, safety and welfare of persons premises. It shall be the duty of the owner/occupant of such property to promptly abate the same.

Sec. 14-70. - Same—General maintenance.
The exterior of every structure or accessory structure (including fences, signs, screens fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be or have similar protective coating where necessary for purpose of preservation and app surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or br

Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGI
CITY OF MADEIRA BEACH

July 30, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

C

NICHOLAS BUIS
495 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2365

Respondents.

RE Property: 495 Johns Pass Ave. **Parcel #**10-31-15-19998-000-03

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 35

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 p** day of ___AUGUST___, **2025** at the Madeira Beach City Cente Commission Chambers, located at 300 Municipal Drive, Madei hearing will be held before the Special Magistrate concerning th violation(s):

Sec. 78-36. - Docking limitations.
(1)No part of the boat projects beyond the property lines extend

Sec. 58-655. - Design criteria for private docks.
(5)A dock shall not be designed or constructed to accommodate permanent mooring. No more than one structure shall be locate

You are hereby ordered to appear before the Special Magistrate o on that date and time to answer these charges and to present your appear may result in the Special Magistrate proceeding in your a

Page 1 of 2

City Of Madeira Beach FLORIDA

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 **September 16, 2025, at 1:00p.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 2025-09

Application:	VAR 2025-09
Applicant:	Jeff Spenceley
Property Owner(s):	Azure Coast Properties LLC
Property Address:	13200 Gulf Boulevard Madeira Beach, Florida 33708
Parcel ID:	15-31-15-58320-006-0200
Legal Description:	MITCHELL'S BEACH REVISED BLK 6, LOT 20 LESS RD R/W PER O.R. 4557/1338
Zoning/Future Land Use:	C-1, Johns Pass Village Activity Center (Transitional Character District) /Activity Center

Request: A variance for front yard setback along Gulf Boulevard and a variance for 5 feet side setbacks on both sides of the lot. The variance requested for the front yard setback is for 8 feet 7 inches, as the existing structure is 8 feet 6 inches currently (without bump out included).

Specific Code Provisions: Section D-107. Setback requirements 6) Transitional: a. Front yard: c. Side Yard., Sec. 110-428. - Same—Side yard of corner lot

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.

City Of Madeira Beach FLORIDA

PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST 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 **September 16, 2025, at 1:00 p.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 SPECIAL EXCEPTION USE REQUEST 2025-02

Application:	SE 2025-02
Applicant:	Hannah Nygren
Property Owner(s):	Vuhuy Tonthat
Property Address(s):	13050 Gulf Boulevard Madeira Beach, Florida
Parcel ID(s):	15-31-15-58320-004-0240
Legal Description:	MITCHELL'S BEACH REVISED BLK 4, LOT 24 LESS RD
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (John's Pass Resort Character District)/Activity Center

Request: For the approval of a Special Exception Use to operate a cafe in the John's Pass Resort Character District of the C-1, John's Pass Village Activity Center Zoning District.

Specific Code Provision: Section D-105. - Special exception uses. 3)John's Pass Resort: a. Retail commercial, restaurant, and personal service uses as a stand-alone use. Stand-alone commercial by special exception use can only front Gulf Boulevard.

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*

City Of Madeira Beach FLORIDA

PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

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

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THIS APPLICATION IS FOR SPECIAL MAGISTRATE -VARIANCE

Application:	VAR 2025-08
Applicant(s):	Maria Geelan
Property Owner(s):	Maria Geelan
Property Address:	14052 W Parsley Drive, Madeira Beach, FL 33708
Parcel ID:	10-31-15-34398-018-0130
Legal Description:	GULF SHORES 5TH ADD BLK R, LOT 13
Zoning/Future Land Use:	R-1, Single-Family Residential Zoning District/Residential Urban

Request: Construct a new 13,000lb boat lift and modify/cut the existing dock corner and construct a 12' dock extension. Add a new tie pile 1' away from the extended east side property line.

Specific Code Provisions: Sec. 14-205. - Design criteria for private docks.

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 September 5th, 2025

City Of Madeira Beach FLORIDA

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2026 TE
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Commi

This Meeting will be televised on Spectrum Channel 640

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**

Public participation is encouraged. If you are addre state your name and address for the record, and the or your comments to five (5) minutes and do not include agenda items will be allowed when they come up.

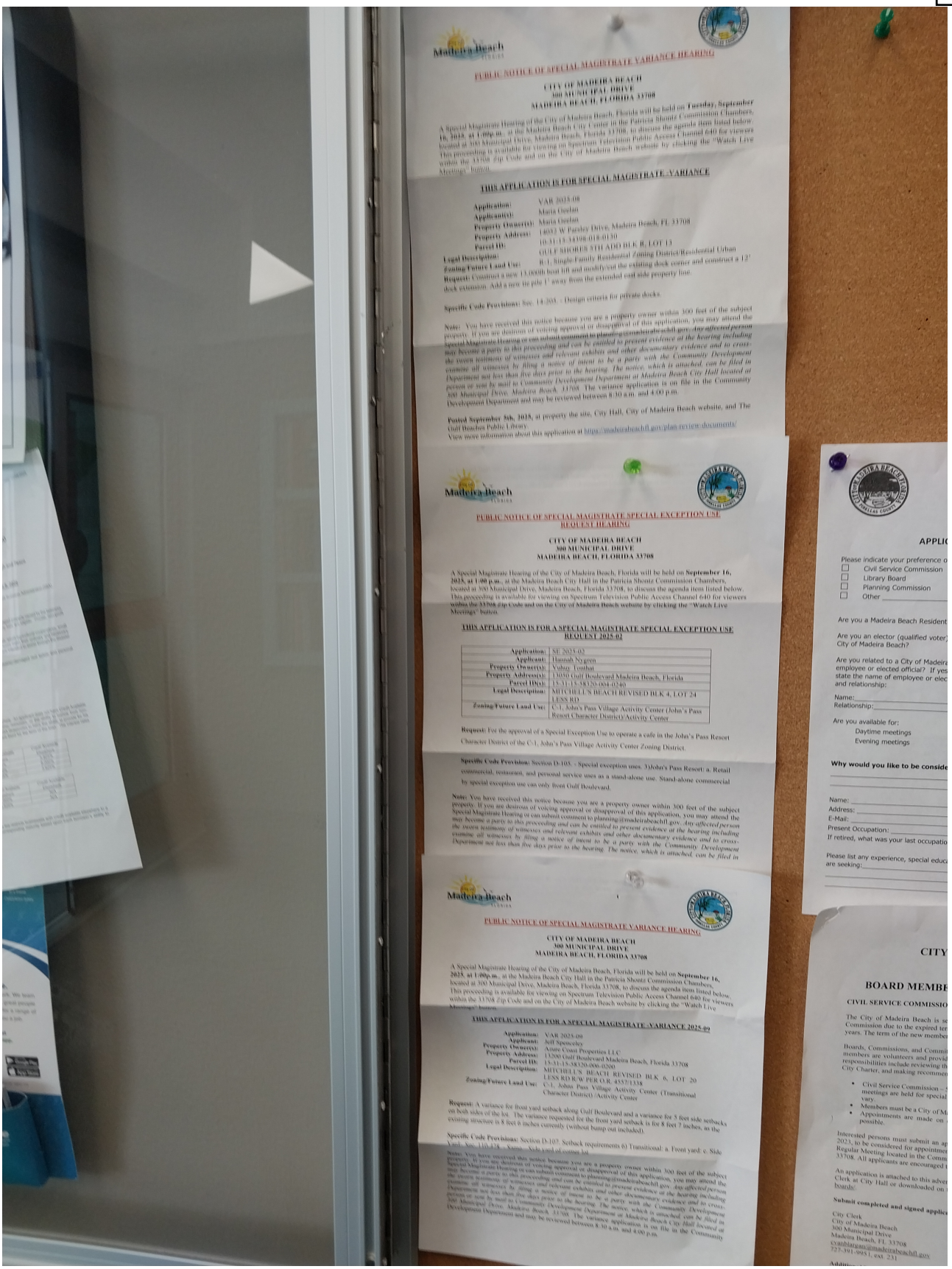
If you would like someone at the City to follow up on you may fill out a comment card with the contact in Comment cards are available at the back table in the Co card is not mandatory.

For any quasi-judicial public hearings that might be on a party to a quasi-judicial proceeding and can be entitled the sworn testimony of witnesses and relevant exhibits a examine all witnesses by filing a notice of intent to be Director not less than five days prior to the hearing.

4. **PUBLIC HEARINGS**
   - **A.** Ordinance 2025-15, Adopt Tentative Millage Rate F
   - **B.** Ordinance 2025-16, Adopt FY 2026 Tentative Budge
5. **ADJOURNMENT**

One or more Elected or Appointed Officials may be in atten

Any person who decides to appeal any decision of the Board of considered at this meeting will need a record of the proceedings that a verbatim record of the proceedings is made, which record which the appeal is to be based. The law does not require th therefore, the applicant must make the necessary arrangemen reporting firm and bear the resulting expense. In accordance with F.S. 286.26, any person with a disability requiring reasonable meeting should call the City Clerk at 727-391-9951, ext. 231 o cvanblargan@madeirabeachfl.gov.



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

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

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THIS APPLICATION IS FOR SPECIAL MAGISTRATE -VARIANCE

Application: VAR 2025-08
Applicant(s): Maria Guelan
Property Owner(s): Maria Guelan
Property Address: 14033 W Parsley Drive, Madeira Beach, FL 33708
Parcel ID: 10-31-15-34398-018-0130
Legal Description: GULF SHORES 5TH ADD BLK B, LOT 13
Zoning/Future Land Use: R-1, Single Family Residential Zoning District/Residential Urban
Request: Construct a new 13,000lb boat lift and modify/cut the existing dock corner and construct a 12' dock extension. Add a new tie pile 1' away from the extended east side property line.

Specific Code Provisions: Sec. 14-303. - Design criteria for private docks.

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 September 5th, 2025, at property the site, City Hall, City of Madeira Beach website, and The Gulf Beaches Public Library.
View more information about this application at https://madeirabeachfl.gov/plan-review-documents/

PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST HEARING

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

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THIS APPLICATION IS FOR A SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST 2025-02

Application:	SE 2025-02
Applicant:	Hannah Nygren
Property Owner(s):	Vuhuy Touthat
Property Address(s):	13050 Gulf Boulevard Madeira Beach, Florida
Parcel ID(s):	13-31-15-38320-004-0240
Legal Description:	MITCHELL'S BEACH REVISED BLK 4, LOT 24 LESS RD
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (John's Pass Resort Character District)/Activity Center

Request: For the approval of a Special Exception Use to operate a cafe in the John's Pass Resort Character District of the C-1, John's Pass Village Activity Center Zoning District.

Specific Code Provision: Section D-103. - Special exception uses. 3)John's Pass Resort: a. Retail commercial, restaurant, and personal service uses as a stand-alone use. Stand-alone commercial by special exception use can only front Gulf Boulevard.

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*

PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

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

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THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE 2025-09

Application: VAR 2025-09
Applicant: Jeff Spencelea
Property Owner(s): Azure Coast Properties LLC
Property Address: 13200 Gulf Boulevard Madeira Beach, Florida 33708
Parcel ID: 13-31-15-38320-006-0200
Legal Description: MITCHELL'S BEACH REVISED BLK 6, LOT 20 LESS RD R/W PER OR 4357/1338
Zoning/Future Land Use: C-1, Johns Pass Village Activity Center (Transitional Character District) /Activity Center

Request: A variance for front yard setback along Gulf Boulevard and a variance for 3 feet side setbacks on both sides of the lot. The variance requested for the front yard setback is for 8 feet 7 inches, as the existing structure is 8 feet 6 inches currently (without bump out included).

Specific Code Provisions: Section D-107. Setback requirements 6) Transitional: a. Front yard: c. Side Yard: Sec. 110-378. - Yards - Side yard of corner lot.

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.

APPLI

Please indicate your preference o
- ☐ Civil Service Commission
- ☐ Library Board
- ☐ Planning Commission
- ☐ Other _____

Are you a Madeira Beach Resident

Are you an elector (qualified voter)
City of Madeira Beach?

Are you related to a City of Madeira
employee or elected official? If yes
state the name of employee or elec
and relationship:

Name:_____
Relationship:_____

Are you available for:
- Daytime meetings
- Evening meetings

Why would you like to be conside

Name: _____
Address: _____
E-Mail: _____
Present Occupation: _____
If retired, what was your last occupatio

Please list any experience, special educ
are seeking:_____

CITY

BOARD MEMBE

CIVIL SERVICE COMMISSIO

The City of Madeira Beach is se
Commission due to the expired ter
years. The term of the new membe

Boards, Commissions, and Commit
members are volunteers and provid
responsibilities include reviewing th
City Charter, and making recommen

- Civil Service Commission – 3
  meetings are held for special
  vary.
- Members must be a City of M
- Appointments are made on
  possible.

Interested persons must submit an ap
2023, to be considered for appointme
Regular Meeting located in the Comm
33708. All applicants are encouraged

An application is attached to this adver
Clerk at City Hall or downloaded on
boards:

Submit completed and signed applic

City Clerk
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
cvanblargan@madeirabeachfl.gov
727-391-9951 ext. 231

NOTICE OF PUBLIC HEARING
APPLICATION NO: VAR 2025-02
REQUEST: Construct a 13,000lb boat lift, Modify existing dock Construct 10' extension & add tie pile
PROPERTY DESCRIPTION: 14052 W Parsley
HEARING DATE & TIME: 9/16/2025 @ 1:00 PM
HEARING LOCATION: COMMISSION CHAMBERS, MADEIRA BEACH CITY HALL, 300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708.
THE PROJECT FILE IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS IN THE COMMUNITY DEVELOPMENT DEPARTMENT 300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708 OR CALL 727-391-9951 FOR MORE INFORMATION

Plan Review Documents

Special Magistrate Variances and Special Exception Uses

9/16/25 Special Magistrate Meeting 1 PM

Variance Public Hearings

VAR 2025-08 14052 W Parsley Dr Application and Public Notice

VAR 2025-09 13200 Gulf Blvd

VAR 2025-09 13200 Gulf Blvd Public Notice

VAR 2025-09 13200 Gulf Blvd Application

Special Exception Use Public Hearings

SE 2025-02 Fruit Float Cafe

SE 2025-02 Fruit Float Cafe Public Notice

SE 2025-02 Fruit Float Cafe Application

Joseph Petraglia

From: Joseph Petraglia
Sent: Tuesday, September 9, 2025 12:09 PM
To: Perry Ressler
Cc: Planning; Marci Forbes; Carrier, Al; Morris, Andrew
Subject: RE: Oppose Variance Application 2025-08 - Maria Geelan, Property Ownership Change, and Unavailable due to work travel for meeting time

Perry,

The city has provided advanced notice to what is required under Sec. 2-503 of the city code, and you were also notified by email. I will be sure to share your email with the special magistrate for consideration prior to a decision being made.

Best,
Joseph Petraglia, CFM
Planner I
Community Development Department
City of Madeira Beach
727-603-0423
www.madeirabeachfl.gov

CONTRACTOR REGISTRATION DATABASE

We now have a contractor registration database in MGO. Please follow the instructions below and register with Madeira Beach. CONTRACTORS MUST BE REGISTERED BY OCTOBER 1ST.

To register online, go to www.mgoconnect.org and follow the below steps:
1. Select state "Florida", jurisdiction "Madeira Beach", and click "Go"
2. Login to your account by clicking "Login" or set up an MGO account
3. On the Home page, click "Apply for Contractor Registration"
4. Fill out all required fields, upload required documents and submit the application. (Please note that COI must have City of Madeira Beach listed as certificate holder)

If you have any questions regarding this matter, please contact Madeira Beach Building Department at buildingdept@madeirabeachfl.gov.

From: Perry Ressler <resslers@hotmail.com>
Sent: Monday, September 8, 2025 2:05 PM
To: Joseph Petraglia <jpetraglia@madeirabeachfl.gov>
Cc: Planning <Planning@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>; Carrier, Al <ACarrier@madeirabeachfl.gov>; Morris, Andrew <Amorris@madeirabeachfl.gov>
Subject: Re: Oppose Variance Application 2025-08 - Maria Geelan, Property Ownership Change, and Unavailable due to work travel for meeting time

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Joe,

Hearings are postponed at later notice than this on a regular basis. Additionally, the City of Madeira Beach isn't providing due notice to the new owner of the property under contract which is in violation with the City's own code.

Furthermore, should the property sale fall through, we would remain the owners of the property and should have the right to contest the City's position and recommendation. It is very obvious the City has chosen to side with Geelan on her property and is influenced by our property owner to our left and Geelan who both contested our original and our amended dock and boat lift plans that had little to no impact on their line of sights, had no impact to watercrafts ability to approach their docks from either side, and our amended dock and boat plan that would provide greater distance to the property lines into the waterway than one property owners existing tide poles (on property line to the left from the street and inside property line to the left from the street as you look at the property).

What the City Planning has drawn and approved to the Magistrate Hearing for a Variance grant and approval process from Geelan makes no sense at all. You are giving her everything she wants while encroaching on our current property under contract. Your variance and this hearing may result in our contract for sale and property closing being cancelled and also eliminates the notification requirement and voice of the new owner should the property close which also violates your own code and the variance approval process.

If our contract with the new buyer falls through due to the actions of the variance application, the City's refusal to reschedule the hearing for the new owner and/or current owner, we will seek legal action against the City of Maderia Beach and appeal any results of the Magistrate Hearing on the Variance.

Thank you for not working with us once again which has been a consistent pattern of the Planning Department for the City since initial discussions in person, by email, through an initial supporting variance application, through an amended downsized version of the application for said dock and lift, not supported by the City.

Perry

From: Joseph Petraglia <jpetraglia@madeirabeachfl.gov>
Sent: Monday, September 8, 2025 11:47 AM
To: Perry Ressler <resslers@hotmail.com>
Cc: Planning <Planning@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>; Carrier, Al <ACarrier@madeirabeachfl.gov>; Morris, Andrew <Amorris@madeirabeachfl.gov>
Subject: RE: Oppose Variance Application 2025-08 - Maria Geelan, Property Ownership Change, and Unavailable due to work travel for meeting time

Good afternoon,

While staff cannot postpone this variance hearing we will bring your concerns to the special magistrate's attention who can table the application should he chose (Sec. 2-504).

Best,
Joseph Petraglia, CFM
Planner I
Community Development Department
City of Madeira Beach
727-603-0423
www.madeirabeachfl.gov

CONTRACTOR REGISTRATION DATABASE

We now have a contractor registration database in MGO. Please follow the instructions below and register with Madeira Beach. CONTRACTORS MUST BE REGISTERED BY OCTOBER 1ST.

To register online, go to www.mgoconnect.org and follow the below steps:
1. Select state "Florida", jurisdiction "Madeira Beach", and click "Go"
2. Login to your account by clicking "Login" or set up an MGO account
3. On the Home page, click "Apply for Contractor Registration"
4. Fill out all required fields, upload required documents and submit the application. (Please note that COI must have City of Madeira Beach listed as certificate holder)

If you have any questions regarding this matter, please contact Madeira Beach Building Department at buildingdept@madeirabeachfl.gov.

From: Perry Ressler <resslers@hotmail.com>
Sent: Monday, September 8, 2025 11:37 AM
To: Joseph Petraglia <jpetraglia@madeirabeachfl.gov>; Planning <planning@madeirabeachfl.gov>
Subject: Oppose Variance Application 2025-08 - Maria Geelan, Property Ownership Change, and Unavailable due to work travel for meeting time

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Joe and the Madeira Beach Planning and Zoning,

I am reaching out regarding the proposed date and time of a hearing for Maria Geelan (14052 W Parsley Drive, Madeira Beach, FL) for her variance application (VAR 2025-08) and am requesting the meeting be postponed and/or rescheduled for a later date under the following criteria:

1. We just received notification by mail this morning (9/8/2025) of the hearing date for next week as it arrived Saturday and we were out of town until this morning and received the meeting hearing notice this morning.
2. The property is in the process of new ownership (closes later this month) and the new owners of the property should have the right to voice their opinion on the plan as it impacts their new property at 14050 W. Parsley Drive (immediate neighboring property to Geelan).
3. We oppose the variance from a current owner standpoint as it's more invasive to our property, property lines/boundry lines into the waterway, and than our plan and amended plans for a new dock

and boat lift and it also obstructs the property view and any access to our current dock from tha of the property.

4. The City of Madeira Beach rejected our initial and our amended plans for a dock and boat lift that had little to no impact on the neighboring properties and was further inside the extended property lines than the proposed plan going to hearing for the Geelan property which is showing favoritism toward Geelan over Ressler (see attached amended plan, specifically page 18 for application for variance for dock and boat lift at 14050 W. Parsley Drive).
5. The City of Madeira Beach is allowing a neighbor on one side to have tide poles on and inside our property lines to the left and is in favor on a plan for Geelan to the right whereby both neighbors are encroaching on the property current and proposed with line of site and waterway access both to the home at 14050 W. Parsley Drive which is sandwiched in between their properties and current and proposed encroachments.
6. It is the responsibility of the City of Madeira Beach to recognize the rights of a property owner impacted by a zoning variance application and meeting and the new property owner for 14050 W Parsley Drive who takes possession of the property at closing later this month, should be informed of the variance and have a right as the new property owner to approve or oppose it through hearing.

From a personal level, I am shocked that the City is in favor of moving this variance to a hearing when it is far more harmful and impactful to the property at 14050 W Parsley Drive than the plan the City wouldn't endorse and move to hearing for 14050 W Parsley Drive for the Ressler's that had more space to neighboring boundary lines, didn't have the obstruction of waterways to neighboring property owners docks or waterways, and it seems to me that you are putting more value in their wants and opinions than those of ours who spent countless hours, efforts, dollars, redesign, engineering, architectural drawings, etc. to reach a compromising solution.

Please confirm receipt of this email and acknowledge if the hearing date will be postponed to allow for proper notification to the new property owner at 14050 W Parsley Drive, Madeira Beach, FL 33708. If you have any questions or concerns regarding this matter, you can reach us by email or directly on my cell at 352-552-6674.

Respectfully,
Perry Ressler

Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.

SPECIAL MAGISTRATE – VARIANCE REQUEST

VAR 2025-09

Staff Report and Recommendation
Special Magistrate Meeting – September 16, 2025

Application:	VAR 2025-09
Applicant:	Jeff Spenceley
Property Owner(s):	Azure Coast Properties LLC
Property Address:	13200 Gulf Boulevard Madeira Beach, Florida 33708
Parcel ID:	15-31-15-58320-006-0200
Legal Description:	MITCHELL'S BEACH REVISED BLK 6, LOT 20 LESS RD R/W PER O.R. 4557/1338
Zoning/Future Land Use:	C-1, Johns Pass Village Activity Center (Transitional Character District) /Activity Center

Request:

A variance for front yard setback along Gulf Boulevard and a variance for 5 feet side setbacks on both sides of the lot. The variance requested for the front yard setback is for 8 feet 7 inches, as the existing structure is 8 feet 6 inches currently (without bump out included).

Specific Code Provisions:

Section D-107. Setback requirements 6) Transitional: a. Front yard: c. Side Yard:, Sec. 110-428. - Same—Side yard of corner lot

I. Background

The variance request for the property at 13200 Gulf Boulevard is to reduce the front yard setback, and the side yard setback to allow the construction of a duplex. The property had two nonconforming cottages that were encroaching into the required setbacks. These cottages flooded during Hurricane Helene, which was considered a declaration of disaster area event. Since the cottages were damaged during Hurricane Helene, ***Section 110-96 - Rebuilding after a catastrophic loss*** allows for duplexes on nonconforming lots to retain their existing density and for single-family homes to retain their footprints. But without the approval of this proposed variance, it would be difficult for the applicant to build a new residential structure or structures that would retain the density of the two residential units.

SETBACK	REQUIRED	EXISTING	PROPOSED SETBACKS
FRONT	20 Feet	8 Feet 6 Inches (Base of Structure) and 3 Feet (Porch Bump Out)	8 Feet 7 Inches
SIDE	5 Feet Interior Side, 10 Feet Street Adjacent	5 Feet Each Side	5 Feet Each Side
REAR	18 Feet	1.2 Feet	18 Feet 1 Inches

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. When the lot plat was originally approved back in 1914, the lot had a width of 40 feet and a lot depth of 104 feet. Cottage A was built in 1939, and Cottage B was built 1925. Both the lot plat and the cottages were created before Madeira Beach adopted Land Development Regulations. When Gulf Boulevard was widened and the intersection of 132nd Avenue and Gulf Boulevard was improved, the lot depth and the front lot width along Gulf Boulevard were reduced. The reduction in lot size increased the nonconformities for this property. The irregular shape of the lot and the lot being adjacent to a street make it difficult to reasonably use the lot compared to neighboring properties.

c. The proposed variance would support maintaining the existing residential neighborhood character by allowing the construction of a new duplex. This property is in the Transitional Character District of the John's Pass Village Activity Center. The west side Gulf Boulevard is a mix of residential and temporary lodging uses. A duplex would be a more compatible use for this property than the previous nonconforming cottages that had minimal setbacks.

e. The previous cottages were at grade and flooded with storm surge from Hurricane Helene. Building a new FEMA compliant duplex would be more disaster resistant and would not increase residential density in a coastal high hazard area.

(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 applicant did not make a self-created hardship since the previous nonconforming cottages and irregular shaped lot existed before Madeira Beach adopted Land Development Regulations. The widening of Gulf Boulevard also made the property more nonconforming by reducing the lot size and front setback.

(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:

The proposed variance would allow for the construction of a new duplex that would not confer on the applicant any special privilege. Other neighboring properties are also able to use ***Section 110-96 - Rebuilding after a catastrophic loss*** to retain existing residential density. The proposed setbacks would not increase nonconformities and would bring the rear setback fully into compliance.

(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 irregular shape of the lot and the lot being adjacent to a street corner make building a duplex difficult compared to other neighboring properties. ***Section 110-96 - Rebuilding after a catastrophic loss*** allows duplexes on nonconforming lots to retain their existing density and for single-family homes to retain their existing footprint. Requiring the applicant to meet the required front yard setback and street adjacent side yard setback would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district. Other neighboring properties on nonconforming lots have the right to retain their existing residential density, but some would require similar variances for setbacks.

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

Staff Findings:

Since the cottages were damaged during a declaration of disaster area event, **S*ection 110-96. - Rebuilding after a catastrophic loss*** does allow for a property owner to build two new cottages within the existing footprints of the previous structures. But if the applicant had built two new cottages instead of a duplex, they would have

continued the existing nonconforming setbacks. The proposed variance would be the minimum needed to allow for a new duplex to be built that would retain the density of the previous cottages. The applicant's proposed setbacks would be closer to being conforming compared to the previous structures and would not increase residential density higher than the previous cottages.

(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 Transitional Character District does support residential uses like duplexes. The proposed variance would bring a previously nonconforming property closer to being conforming and would maintain the existing residential density that is protected because of ***Section 110-96 - Rebuilding after a catastrophic loss***. The proposed variance would not be detrimental to public welfare or harmful to nearby property owners. The applicant would still need to meet all other land development regulation requirements for a duplex located in the Transitional Character District.

III. Staff Recommendation: City staff recommends the approval of VAR 2025-09 13200 Gulf Boulevard for a front yard setback of 8 feet 7 inches and for side yard setbacks of 5 feet on both sides of the lot.

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 APPLICATON

***Applicant:** Name and Address

Jeff Spenceley
5233 Stallion Ct
Liberty Twp, OH 45011

Telephone: (513) 374-3278

Email: Jeffsellscincinnati@gmail.com

***Property Owner:** Name and Address

Azure Coast Properties LLC
5233 Stallion Ct
Liberty Twp, OH 45011

Telephone: (513) 316-4071

Email: levanke@yahoo.com

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

13200 Gulf Blvd. Madeira Beach, FL 33708

Legal Description: Lot 20, Block 6, Mitchell's Beach

Lot Area: 3,367 sf **Width:** 40 ft. **Depth:** 88 ft.

Zoning District: Johns Pass Transitional

Present Structures on Property: 2 cottages + a carport - demo this week

Present Use of Property: Multi-Fam <10 units

Date Building Permit Request denied:

Variance(s) needed from the zoning requirements: Yes, requesting a variance on Gulf Blvd side + both sides of property

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

DISCLAIMER: According to Florida Statues, 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 #: VAR 2025-0[illegible]

** For City of Madeira Beach Use Only**

Fee: $1,800 ☐ **Check #** _____ ☐ **Cash** ☑ **Receipt #** 0088191668456700

Date Received: 8 / 19 / 25 **Received by:** _____

Special Magistrate Case # Assigned: VAR 2025-09

Special Magistrate Hearing Date: 9 / 16 / 25 ☐ **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 _____ Date: _____ / _____ / _____
Jenny Rowan, Community Development Director

X _____ Date: _____ / _____ / _____
Robin Gomez, City Manager

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Special Magistrate Case #:_____

APPLICATION (Must submit the following analysis)

This application to the Special Magistrate is requesting permission to: variance for Gulf Blvd (Front yard) & variance to 5' on both sides of the lot. The variance requested for the front is for 8'7", as the existing structure is 8'6" currently (without the bump out included).

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.

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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 Kristen Spenceley Date: 8 / 8 / 25

Property Owner's Signature

STATE OF Ohio

COUNTY OF Butler

Before me this 8th day of August, 2025, Kristen Spenceley 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 Drivers License as identification.

[SEAL]

April Ridenour
Notary Public, State of Ohio
My Commission Expires 2-7-2027
Comm# 2022-RE-844317

April Ridenour

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.

DISCLAIMER: According to Florida Statues, 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.

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

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 form 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.

DISCLAIMER: According to Florida Statues, 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.

Our property that is located @ 13200 Gulf Blvd in Madeira Beach is essentially an odd shaped lot measuring approximately 87' x 40' with a small 8' diagonal on the southeast corner of the lot that faces Gulf Blvd. Since we have such an odd shaped lot, the required setbacks under the zoning/building codes of 20' off the front (Gulf Blvd), 5' from each side, and 18' off the rear (Gulf Lane – alley) would basically cut our lot in half and deem the other half unusable any longer. The original structures on the property (2 cottages, carport, and sheds) were built with current setbacks that nearly touch the property lines on both the front and rear of the lot. After our initial meeting with representatives from Madeira Beach they said they would be in support of setbacks for the rear of 18' (required), 5' on the sides (required), and a setback on the front that matched the current footprint of the existing structure minus the bumpout (which is 8'6"). Our proposed new structure would be in compliance with those guidelines by having setbacks of 18'1" on the rear, 5' on both sides, and 8'7" on the front. Our proposed new structure will also be designed to preserve the neighborhood character plus will be raised up above the flood elevation levels, footings will be engineered according to soil testing results, CMU breakaway walls on the ground floor, hurricane glass, etc. to ensure that it is built to withstand any disaster in the future.

This is not a special condition or circumstance that is resulted by anything we have done, this is how our lot was designed/zoned when we purchased it. This variance will not give us any special privilege that is denied to other lands, buildings, or structures in the same zoning district as many properties in the area are built right up against their property lines with minimal setbacks. We are just asking for the variance on the front so we have space to build a nice duplex and not have our lot cut in half due to the odd shape. It will be built to have FL charm and character plus withstand any future disasters and will not be injurious to the area involved or detrimental to the public welfare.

I have attached the original survey with the existing structures (2 cottages, carport, and sheds) showing the current setbacks of the property. I have also attached the proposed structure site plan showing where we meet the required setbacks for the 18' rear (18'1"), 5' on both sides (5'), and the requested variance for the front (8'7"). Lastly, I have also attached the draft of the building plans for our duplex, the warranty deed, and the completed variance application. Thank you for your consideration and we look forward to being residents of Madeira Beach!

- Existing property setbacks are approx. 3’ on the front with the bump out included, but exactly 8’6” without the bump out. The sides are both 5’ and the rear is a 1’2”setback.
- The required setbacks are 20’ on the front, 5’ on both sides, and 18’ on the rear.
- The proposed setbacks for the new duplex structure are 8’7” on the front, 5’ on both sides, and 18’1” on the rear.

This Instrument Prepared By and Return to:

Jason A. Goldstein, Esq.
Goldstein Law Firm, P.A.
7601 38th Ave North
St. Petersburg, FL 33710

Parcel ID#: 15-31-15-58320-006-0200
Consideration: $630,000.00

WARRANTY DEED

THIS WARRANTY DEED, made this 21st day of May, 2025, between **13200 GULF, LLC**, a Florida limited liability company, whose post office address is 5204 Hampton Beach Place, Tampa, FL 33609, **Grantor** and **AZURE COAST PROPERTIES LLC**, an Ohio limited liability company, whose post office address is 5233 Stallion Court, Liberty Township, OH 45011, **Grantee**.

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs, successors and assigns forever, title in the following described land, situate, lying and being in the County of Pinellas, State of Florida, to-wit (the "Property"):

LEGAL DESCRIPTION

Lot 20, Block 6, MITCHELL'S BEACH, according to the map or plat thereof as recorded in Plat Book 3, Page 54 of the Public Records of Pinellas County, Florida, LESS ROAD RIGHT OF WAY.

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

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantees forever.

IN WITNESS WHEREOF, the Grantor have hereunto set her hands and seal the day and year first above written.

Edmund Bongolan

13200 Gulf LLC -
Olan LLC, as Managing Member of
13200 Gulf LLC -
Edmund Bongolan, as Managing Member of Olan LLC

Signed, sealed and delivered in our presence:

x _____
Jason A. Goldstein
7601 38th Avenue North
St. Petersburg, FL 33710

x Dana Murphy
Print Name: Dana Murphy
7601 38th Avenue North
St. Petersburg, FL 33710

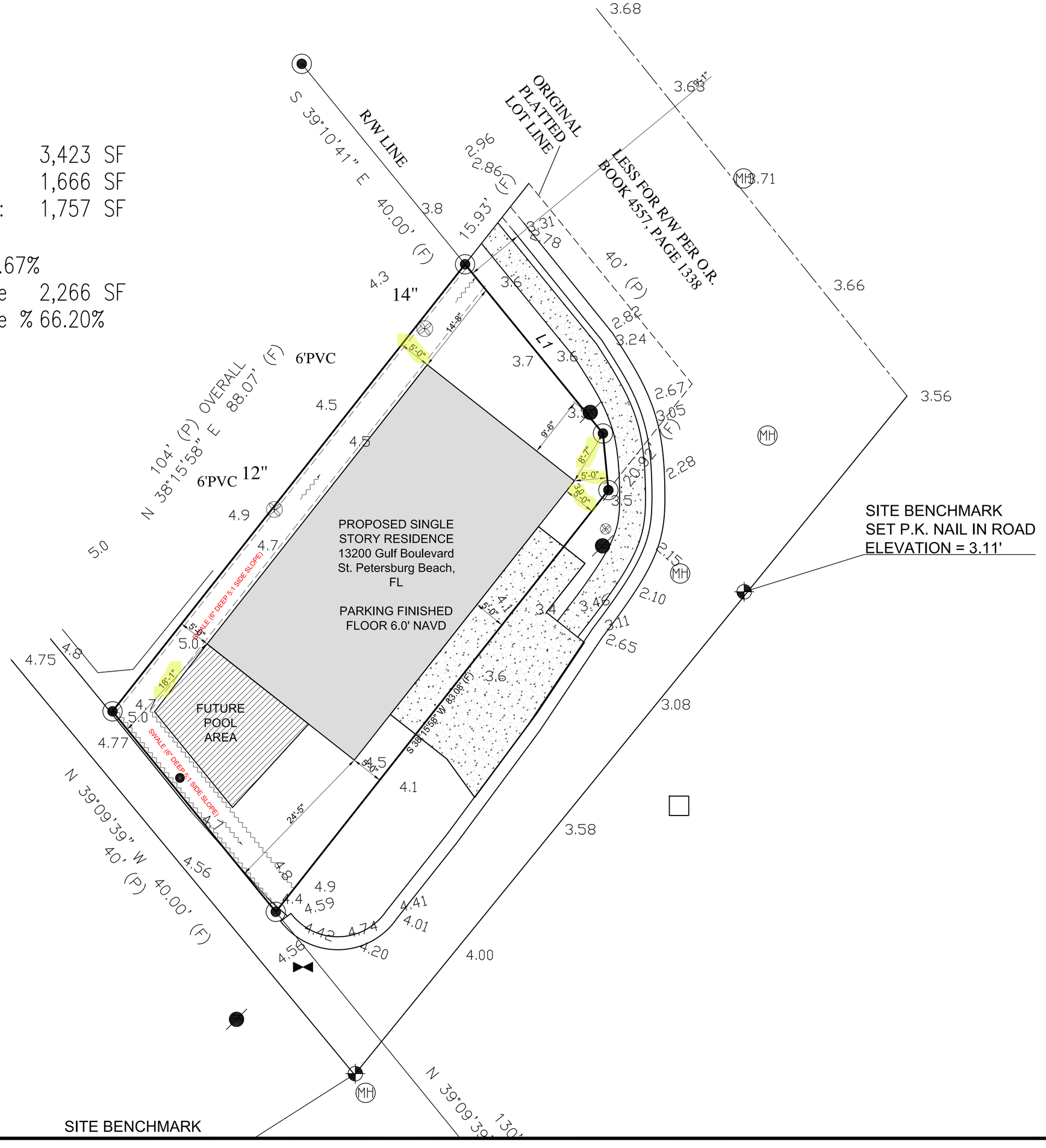
STATE OF FLORIDA
COUNTY OF PINELLAS

Acknowledged, affirmed, and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 21st day of May, 2025, by Edmund Bongolan, who is/are personally known to me or who has produced a FL Driver's License as identification.

Notary Public State of Florida
Marilyn K Johnson
My Commission HH 432155
Expires 8/14/2027

Notary Signature
My Commission Expires:

Total Lot Area:	3,423 SF
Impervious Area:	1,666 SF
Greenspace Area:	1,757 SF
ISR: 0.49 SF	
ISR (%):	48.67%
Building Coverage	2,266 SF
Building Coverage %	66.20%



THIS DRAWING MAY NOT BE USED OR RE-PRODUCED WITHOUT WRITTEN PERMISSION OF G-SQUARED CAD SERVICES.

ENGINEERING SERVICES PROVIDED BY
GREGORY D. GAINER P.E. FL#70885
1401 PRESTON STREET S
ST. PETERSBURG, FL 33712
SEALED FOR STRUCTURAL ONLY
727-452-6823

CAD SERVICES
5387 ALHAMBRA WAY S
ST PETERSBURG, FL 33712
727-452-6823 passmenot@hotmail.com

NEW SINGLE FAMILY RESIDENCE

AZURE COAST PROPERTIES LLC
13200 GULF BOULEVARD
MADEIRA BEACH FL

DATE 8 AUGUST 2025
DRAWN
CHECKED
JOB NO. 33708
GDG

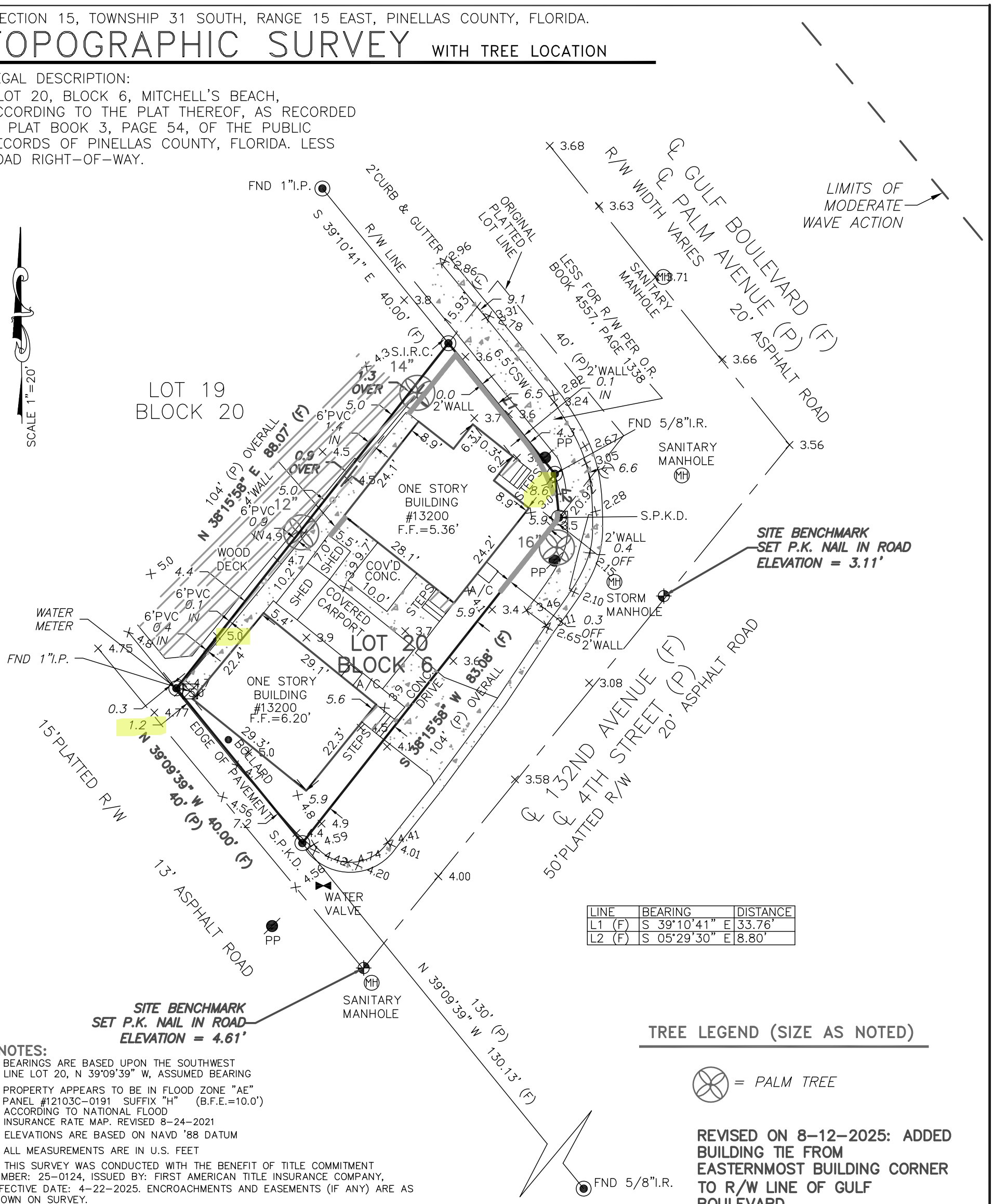
SHEET C1

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

TOPOGRAPHIC SURVEY WITH TREE LOCATION

LEGAL DESCRIPTION:

LOT 20, BLOCK 6, MITCHELL'S BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 54, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY.



LINE	BEARING	DISTANCE
L1 (F)	S 39°10'41" E	33.76'
L2 (F)	S 05°29'30" E	8.80'

TREE LEGEND (SIZE AS NOTED)

= PALM TREE

REVISED ON 8-12-2025: ADDED BUILDING TIE FROM EASTERNMOST BUILDING CORNER TO R/W LINE OF GULF BOULEVARD

WOOD DECK CROSSES OVER THE BOUNDARY LINE AS SHOWN

NOTES:

1) BEARINGS ARE BASED UPON THE SOUTHWEST LINE LOT 20, N 39°09'39" W, ASSUMED BEARING
2) PROPERTY APPEARS TO BE IN FLOOD ZONE "AE" PANEL #12103C-0191 SUFFIX "H" (B.F.E.=10.0') ACCORDING TO NATIONAL FLOOD INSURANCE RATE MAP. REVISED 8-24-2021
3) ELEVATIONS ARE BASED ON NAVD '88 DATUM
4) ALL MEASUREMENTS ARE IN U.S. FEET
5) THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF TITLE COMMITMENT NUMBER: 25-0124, ISSUED BY: FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: 4-22-2025. ENCROACHMENTS AND EASEMENTS (IF ANY) ARE AS SHOWN ON SURVEY.
6) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP, OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.
7) LEGAL DESCRIPTION FURNISHED BY TITLE COMPANY

Certificate of Authorization "LB #6945"

LEGEND:

A/C = AIR CONDITIONER
(C)=CALCULATED
CLF=CHAIN LINK FENCE
C.M. = CONCRETE MONUMENT
CONC = CONCRETE
CSW = CONCRETE SIDEWALK
(D) = DEED MEASUREMENT
(F) = FIELD MEASURED
NO. I.D.= NO IDENTIFICATION
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
RLS/PLS = REGISTERED/PROFESSIONAL LAND SURVEYOR
PVC= PLASTIC VINYL FENCE
PCP = PERMANENT CONTROL POINT
I.P. = IRON PIPE
I.R. = IRON ROD
LB = LICENSED BUSINESS
O.U. = OVER HEAD UTILITY
P.K. = PARKER KRYLON
(P) = PLAT
PP = POWER POLE
R/W = RIGHT-OF-WAY
ASPH = ASPHALT
(R)= RADIAL
FHD = FIRE HYDRANT
FND = FOUND
(N/R) = NON-RADIAL
(TYP)= TYPICAL
W/F =WOOD FENCE
S.P.K.D. = SET P.K. NAIL & DISK LB#6945
S.I.R.C. = SET 5/8" I.R. & CAP LB#6945

CERTIFIED TO:

AZURE COAST PROPERTIES LLC
GOLDSTEIN LAW FIRM. P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

MARK A. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6572
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

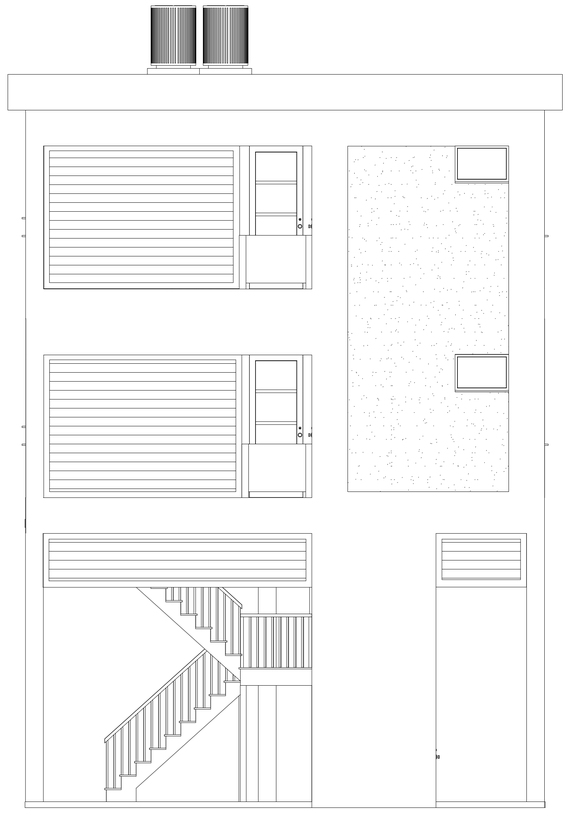
MARK A. JOHNSON License Number 6572 STATE OF FLORIDA Professional Surveyor and Mapper

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17-7.0025(3) (a) (b) (c) (d)

FIELD WORK BY:	BHP	DATE: 5-21-2025	F.B. / PG. 26 / 37
DRAFTED BY:	B.P.	DATE: 5-27-2025	JOB # 25-534

DON WILLIAMSON & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS LB # 6945
5020 GUNN HIGHWAY SUITE 220 A
TAMPA, FL 33624
(813) 265-4795
FAX (813) 264-6062
WAISURVEYING@GMAIL.COM



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

AZURE COAST PROPERTIES LLC

13200 GULF BOULEVARD
MADEIRA BEACH, FL 33708

SCOPE OF WORK:

NEW 3-STORY ICF DUPLEX

TOTAL LIVING AREA: 2,598 SQ FT
TOTAL NON-LIVING AREA: 2,187 SQ FT
TOTAL BUILDING AREA: 4,785 SQ FT

FLOOD ZONE DATA:

FLOOD ZONE: AE
BASE FLOOD ELEVATION: 10.0'
DESIGN FLOOD ELEVATION: 14.0'
HAZARD ZONE: COASTAL A ZONE

TABLE OF CONTENTS:

1.) COVER PAGE, DESIGN CRITERIA, & CODE INFORMATION

2.) GROUND FLOOR PLANS

3.) SECOND FLOOR PLANS

4.) THIRD FLOOR PLANS

5.) EXTERIOR ELEVATIONS

6.) FOUNDATION PLAN & NOTES
ROOF PLAN & NOTES

7.) FLOOR FRAMING PLANS

8.) ELECTRICAL PLANS

THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING CODES: FLORIDA BUILDING CODE, 8TH EDITION, ALL SUPPLEMENTAL CODES, THE FLORIDA FIRE PREVENTION CODE, AND THE 2020 NATIONAL ELECTRICAL CODE.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ASPECTS OF THIS DESIGN PRIOR TO THE START OF CONSTRUCTION.

DESIGN CRITERIA:

WIND SPEED: 150 MPH, 3-SECOND GUST,
124 MPH ASD
EXPOSURE: D
RISK CATEGORY: II

ENCLOSED RESIDENTIAL = 0.18
INTERNAL PRESSURE CO-EFFICIENT

ALL WINDOWS AND EXTERIOR DOORS ARE TO BE IMPACT RESISTANT OR HAVE AN APPROVED SHUTTER INSTALLED.

DESIGN LOADS:

ROOF: 20 PSF LIVE & 20 PSF DEAD LOADS
FLOOR: 40 PSF LIVE & 15 PSF DEAD
EXTERIOR STAIRS & LANDINGS: 50 PSF
ELEVATED DECKS: 150 PSF

COMPONENTS & CLADDING
DESIGN PRESSURES:

(ALL EXTERIOR)
ZONE 1: +22.3 / - 35.0 PSF
ZONE 2: +22.3 / -61.6 PSF
ZONE 3: +23.3 /-92.0 PSF
ZONE 4: +38.8 / -42.0 PSF
ZONE 5: +38.8, -51.8 PSF

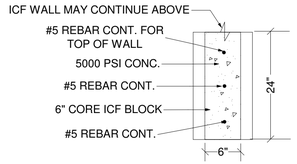
WINDOW & DOOR DESIGN
PRESSURES: +38.8 / -51.8 PSF

ENGINEERING BY:
HNP STRUCTURAL ENGINEERING
520 12TH ST W, SUITE 205
BRADENTON, FL 34205
941.524.6436

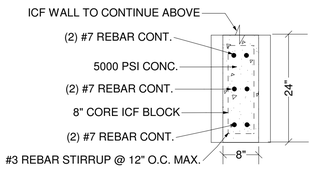
AZURE COAST PROPERTIES LLC
13200 GULF BOULEVARD
MADEIRA BEACH, FL 33708

8-7-25

Dreamcatcher Building Designs
(941) 462-0110
www.DreamcatcherBuildingDesigns.com

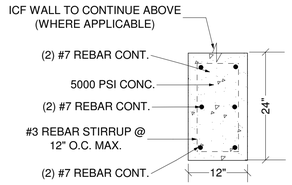


TYPICAL DOOR & WINDOW HEADER
(LESS THAN 6'-0" WIDE)



TYPICAL DOOR &
WINDOW HEADER
(6'-0" WIDE OR GREATER)

WINDOW & DOOR
HEADER DETAILS
SCALE: 3/4" = 1'-0"

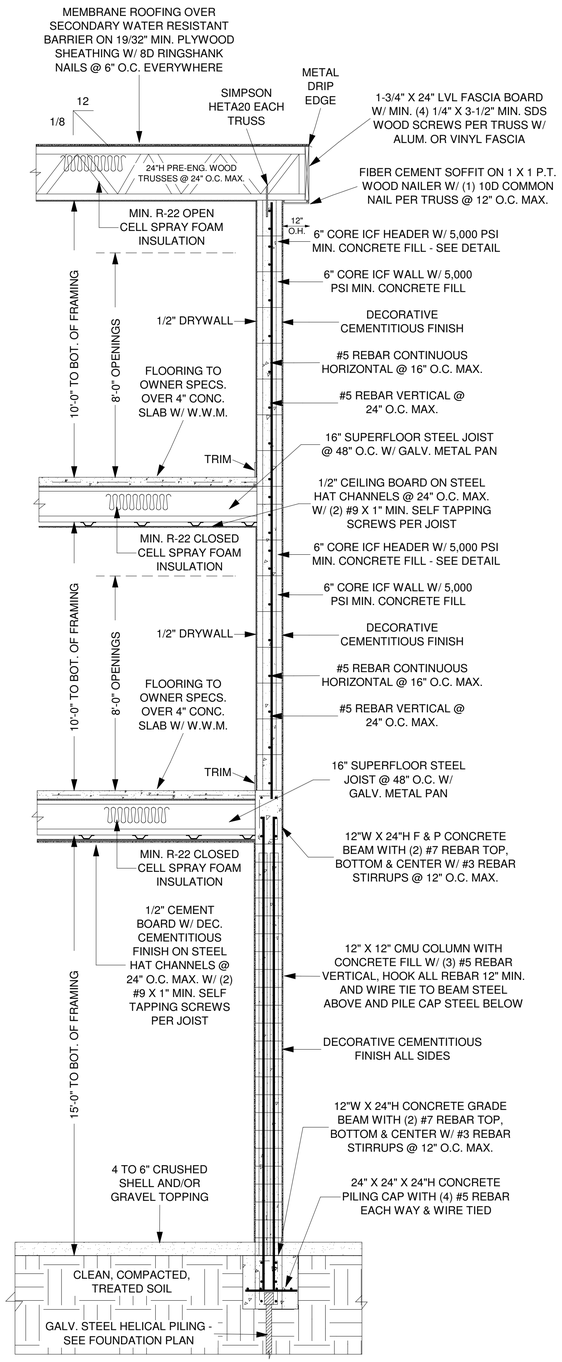


TYPICAL CONCRETE BEAM DETAIL
(PARKING, PORCH & GRADE BEAMS)

FORMED & POURED
CONCRETE BEAM DETAIL
SCALE: 3/4" = 1'-0"

NOTE:

ALL REBAR SPECIFIED MAY BE SUBSTITUTED WITH CORROSION RESISTANT COMPOSITE REBAR OF EQUIVALENT SIZE WITH NO REDUCTION IN DESIGN VALUES.

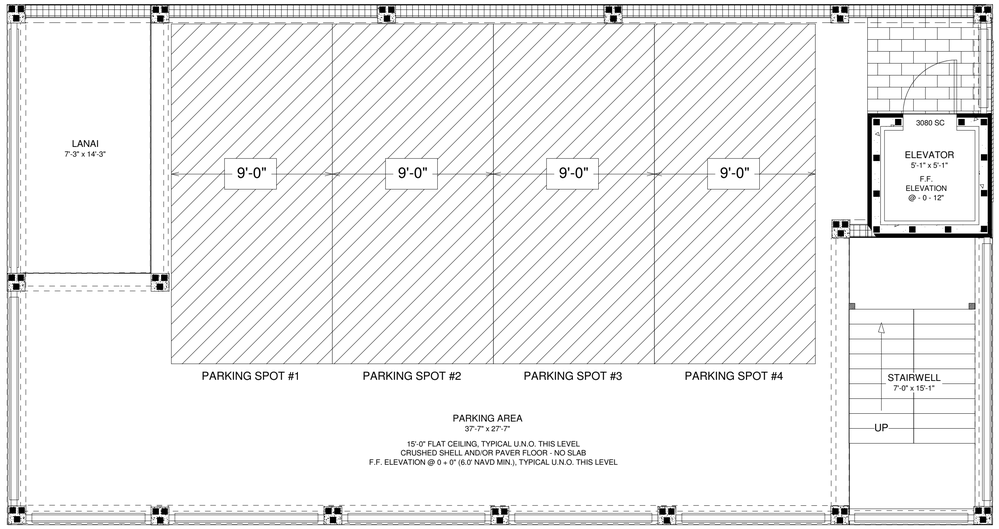


TYPICAL CROSS SECTION DETAIL
SCALE: 3/8" = 1'-0"

NOTE:

THIS FLOOR IS LOCATED BELOW BASE FLOOD ELEVATION. ALL MATERIALS ARE TO WITHSTAND A MINIMUM 72 HOUR WATER SUBMERSION. NO ELECTRIC, PLUMBING OR MECHANICAL EQUIPMENT LESS THAN 48" ABOVE BASE FLOOD ELEVATION EXCEPT LIGHT SWITCHES AS REQUIRED FOR LIFE SAFETY - SEE ELECTRICAL PLAN.

THE ONLY ENCLOSED AREA THIS LEVEL IS THE ELEVATOR SHAFT WHICH IS EXEMPT FROM HYDROSTATIC FLOW-THRU VENT REQUIREMENTS.



PARKING AREA
1,299 SQ FT

ELEVATOR AREA
48 SQ FT

STAIRWELL AREA
128 SQ FT

LANAI AREA
120 SQ FT

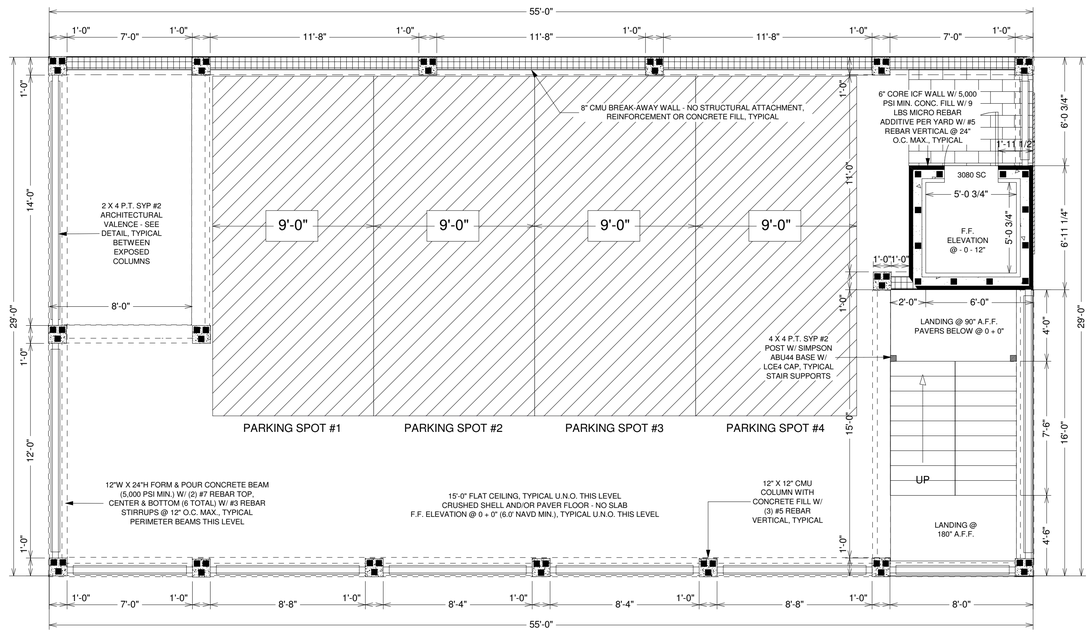
TOTAL AREA THIS LEVEL
1,595 SQ FT

TOTAL LIVING AREA
2,598 SQ FT

TOTAL NON-LIVING AREA
2,187 SQ FT

TOTAL STRUCTURE AREA
4,785 SQ FT

GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"



GROUND FLOOR STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"

PAGE

2 OF 8

ENGINEERING BY:
HNP STRUCTURAL ENGINEERING
520 12TH ST W, SUITE 205
BRADENTON, FL 34205
941.524.6436

AZURE COAST PROPERTIES LLC
13200 GULF BOULEVARD
MADEIRA BEACH, FL 33708

8-7-25

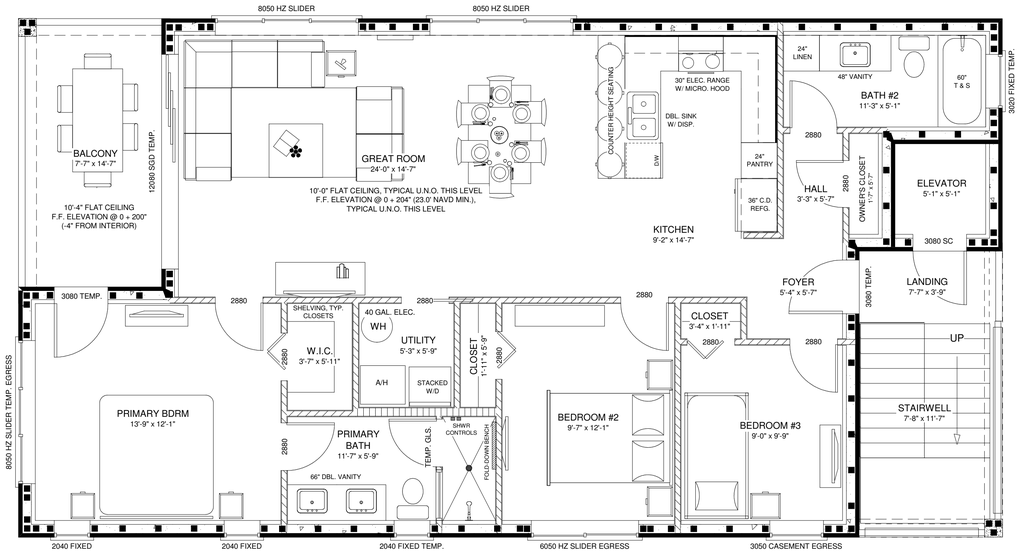
Dreamcatcher Building Designs
(941) 462-0110
www.DreamcatcherBuildingDesigns.com

KITCHEN RENDERING
NOT TO SCALE

NOTE:

COLORS AND MATERIALS DEPICTED IN THESE 3D RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY AND DO NOT REFLECT THE CLIENT'S ACTUAL MATERIAL SELECTIONS.

MAIN LIVING AREA RENDERING
NOT TO SCALE



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

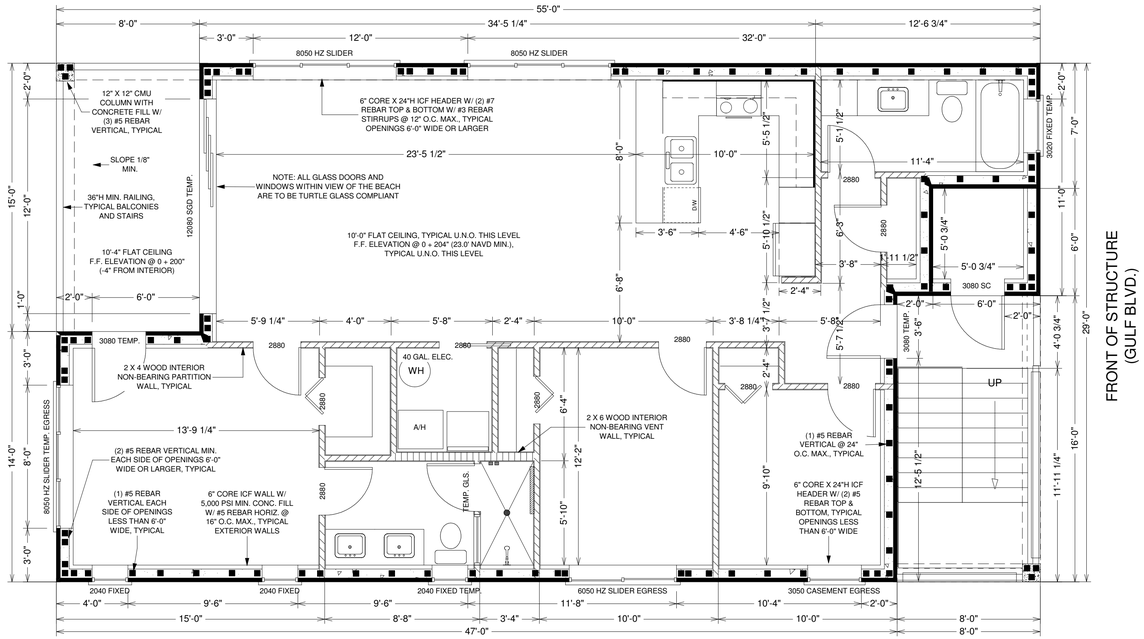
LIVING AREA
1,299 SQ FT

BALCONY AREAS
120 SQ FT

ELEVATOR AREA
48 SQ FT

STAIRWELL AREA
128 SQ FT

TOTAL AREA THIS LEVEL
1,595 SQ FT


55'-0"
8'-0"
34'-5 1/4"
12'-6 3/4"
3'-0"
12'-0"
32'-0"
8050 HZ SLIDER
8050 HZ SLIDER
12" X 12" CMU
COLUMN WITH
CONCRETE FILL W/
(3) #5 REBAR
VERTICAL, TYPICAL
SLOPE 1/8"
MIN.
36"H MIN. RAILING,
TYPICAL BALCONIES
AND STAIRS
10'-4" FLAT CEILING
F.F. ELEVATION @ 0 + 200"
(-4" FROM INTERIOR)
12080 SGD TEMP.
6" CORE X 24"H ICF HEADER W/ (2) #7
REBAR TOP & BOTTOM W/ #3 REBAR
STIRRUPS @ 12" O.C. MAX., TYPICAL
OPENINGS 6'-0" WIDE OR LARGER
NOTE: ALL GLASS DOORS AND
WINDOWS WITHIN VIEW OF THE BEACH
ARE TO BE TURTLE GLASS COMPLIANT
10'-0" FLAT CEILING, TYPICAL U.N.O. THIS LEVEL
F.F. ELEVATION @ 0 + 204" (23.0' NAVD MIN.),
TYPICAL U.N.O. THIS LEVEL
D/W
3020 FIXED TEMP.
3080 SC
3080 TEMP.
3080 TEMP.
2880
2880
2880
2880
2880

GENERAL STRUCTURAL NOTES:

1.) THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE DRAWINGS OF ALL OTHER DISCIPLINES AND THEIR SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO SLEEVES, CHASES, HANGERS, INSERTS, ANCHORS, HOLES, AND OTHER ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.

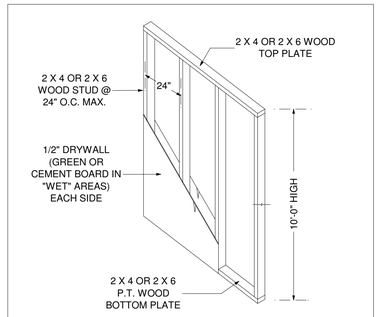
2.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL SAFETY PRECAUTIONS AND REGULATIONS DURING WORK. THE ENGINEER WILL NOT ADVISE NOR ISSUE DIRECTION AS TO SAFETY PRECAUTIONS AND PROGRAMS.

3.) THE STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHODS OR MEANS OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY GUYING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL ALL STRUCTURAL WORK AND CONNECTIONS HAVE BEEN COMPLETED. THE INVESTIGATION, DESIGN, SAFETY, ADEQUACY, AND INSPECTION OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

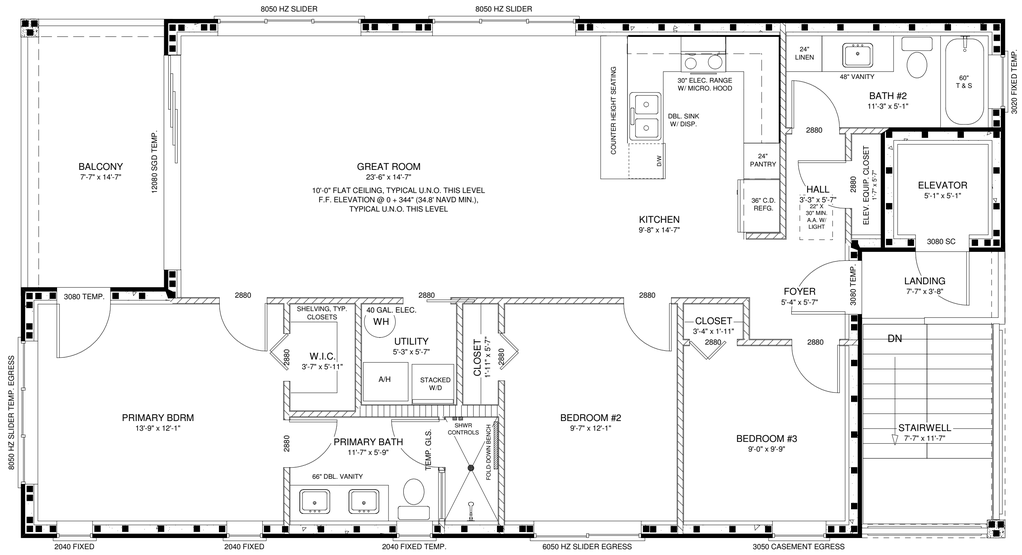
4.) THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES TO PERFORM THE WORK. THE SUPERVISION OF THE WORK IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

5.) DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN, THE STANDARD BEST PRACTICES OF THAT TRADE SHALL BE USED.

6.) LOADING APPLIES TO THE STRUCTURE DURING THE PROCESS OF CONSTRUCTION SHALL NOT EXCEED THE SAFE LOAD-CARRYING CAPACITY OF THE STRUCTURE MEMBERS. THE LIVE LOADING USED IN THE DESIGN OF THIS STRUCTURE ARE INDICATED IN THE "DESIGN CRITERIA NOTES". DO NOT APPLY ANY CONSTRUCTION LOADS UNTIL THE STRUCTURAL FRAMING IS PROPERLY CONNECTED TOGETHER AND UNTIL ALL TEMPORARY BRACING IS IN PLACE.



TYPICAL INTERIOR NON-BEARING PARTITION WALL SECTION
SCALE: 3/8" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

LIVING AREA
1,299 SQ FT

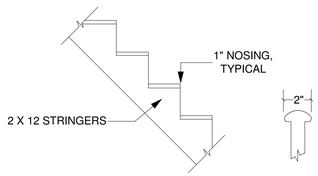
BALCONY AREAS
120 SQ FT

ELEVATOR AREA
48 SQ FT

STAIRWELL AREA
128 SQ FT

TOTAL AREA THIS LEVEL
1,595 SQ FT

STAIR & HANDRAIL DETAIL
NOT TO SCALE



RISER + RISER + TREAD = 24" TO 25-1/2"

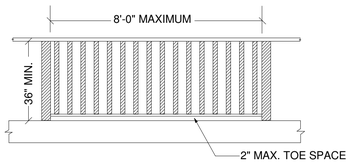
ALL FLOORS: 7" + 7" + 10" = 24"

FLOORS 1 TO 2: RISERS @ 30, TREADS @ 29
FLOORS 2 TO 3: RISERS @ 20, TREADS @ 19

STAIRS TO BE BUILT PER THE FBC 8TH EDITION - ALL HANDRAILS TO HAVE 1-1/4" TO 2" MAX. GRASPABILITY. RAILING TO BE 34" - 38" ABOVE LEADING EDGE OF TREAD.

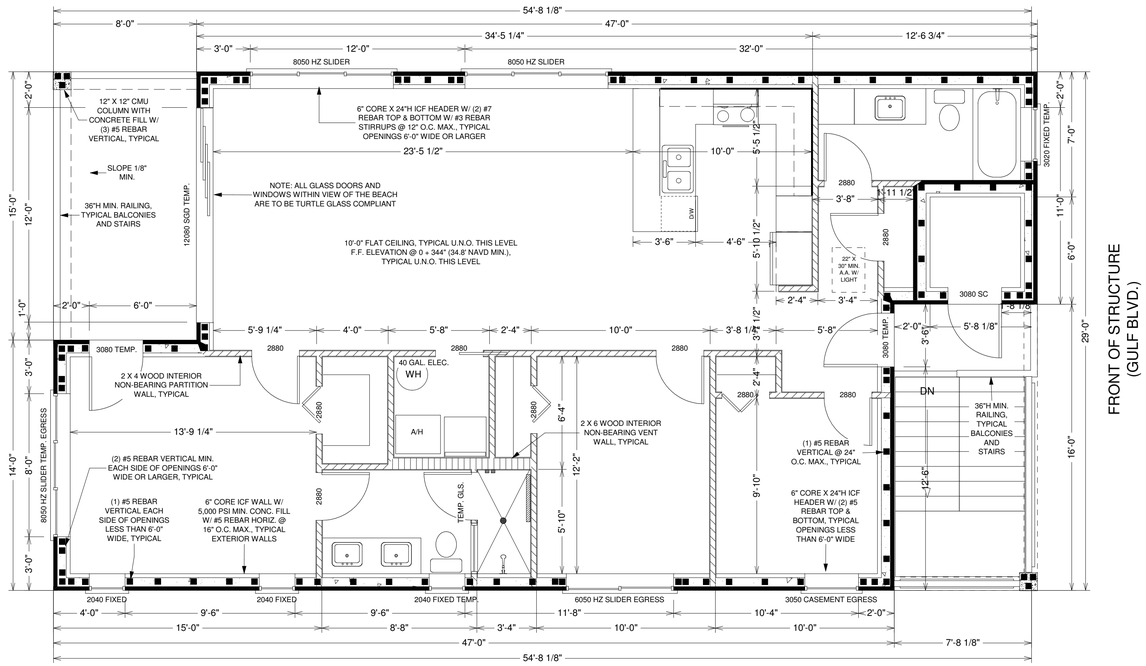
HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP NOSING EDGE OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST NOSING EDGE OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NO LESS THAN 1-1/2" (38 MM) BETWEEN WALL AND THE HANDRAILS. STAIR FLIGHTS THAT ARE 30" OR LESS IN HEIGHT ARE NOT REQUIRED TO HAVE HANDRAILS.

THE MAXIMUM RISER HEIGHT SHALL BE 7-3/4". THE MINIMUM RISER HEIGHT SHALL BE 4". THE MINIMUM TREAD DEPTH, EXCLUSIVE OF NOSING, SHALL NOT BE LESS THAN 9 INCHES, THE MINIMUM WINDER TREAD DEPTH AT THE WALK LINE SHALL BE 10", AND THE MINIMUM WINDER TREAD DEPTH SHALL BE 6". TREADS AND RISERS OF STAIRS SHALL BE PERMITTED TO BE SO PROPORTIONED THAT THE SUM OF TWO RISERS AND A TREAD IS NOT LESS THAN 24 INCHES OR MORE THAN 25-1/2". EVERY TREAD LESS THAN 10" WIDE SHALL HAVE A NOSING, OR EFFECTIVE PROJECTION, OF APPROXIMATELY 1" OVER THE LEVEL IMMEDIATELY BELOW THAT TREAD. OPEN RISERS ARE ONLY PERMITTED WITHIN THE BOTTOM 30" OF THE FLIGHT OF STAIRS.



NOTE: INSTALL BALLUSTERS SUCH THAT A 4" SPHERE WILL NOT PASS BETWEEN BALLUSTERS. GUARD RAILS TO BE CONSTRUCTED IN COMPLIANCE WITH FBC 8TH EDITION AND ALL SUPPLEMENTAL CODES.

TYPICAL GUARDRAIL DETAIL
NOT TO SCALE



FRONT OF STRUCTURE (GULF BLVD.)

THIRD FLOOR STRUCTURAL PLAN
SCALE: 1/4" = 1'-0"

ENGINEERING BY:
HNP STRUCTURAL ENGINEERING
941.524.6436
520 12TH ST W, SUITE 205
BRADENTON, FL 34205

AZURE COAST PROPERTIES LLC
13200 GULF BOULEVARD
MADEIRA BEACH, FL 33708

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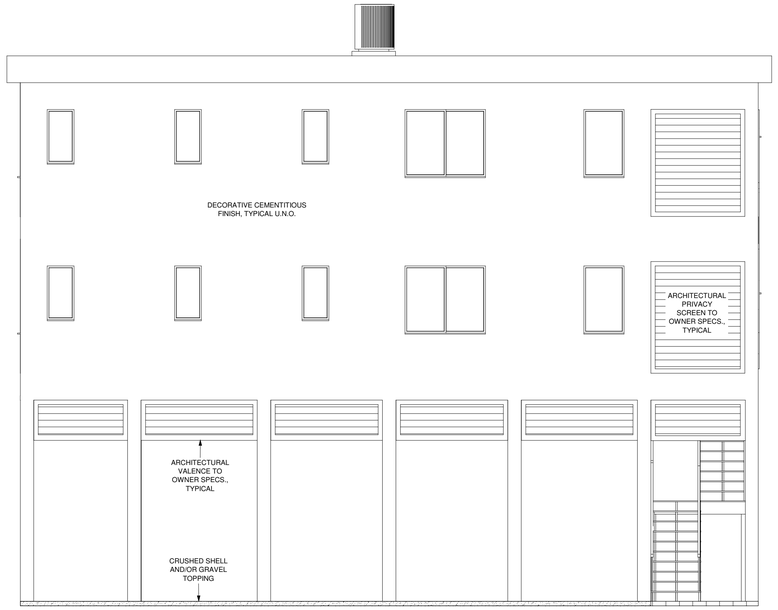
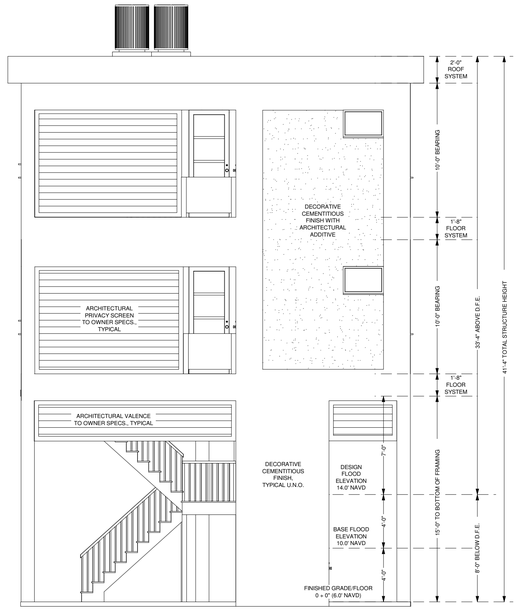
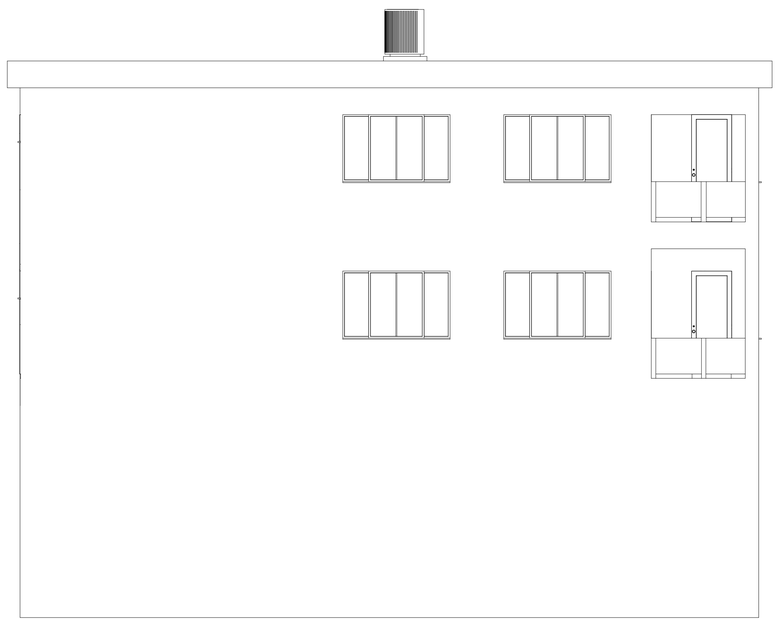


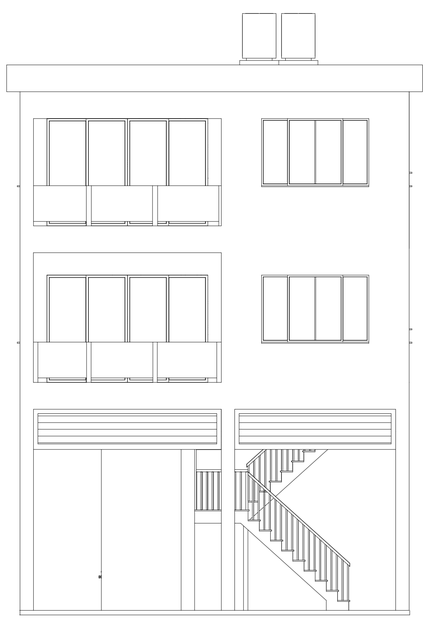
LEFT ELEVATION (132ND AVE)
SCALE: 3/16" = 1'-0"



FRONT ELEVATION (GULF BLVD)
SCALE: 3/16" = 1'-0"



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



REAR ELEVATION
SCALE: 3/16" = 1'-0"

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CAST-IN-PLACE CONCRETE NOTES:

1.) CONCRETE MIXES SHALL BE DESIGNED PER ACI 301, USING PORTLAND CEMENT CONFORMING TO ASTM C-150. AGGREGATE CONFORMING TO ASTM C-33 AND ADMIXTURES CONFORMING TO ASTM C-494, C-1017, C-618, C-989, AND C-260. CONCRETE SHALL BE READY-MIXED IN ACCORDANCE WITH ASTM C-94.

2.) CONCRETE SHALL CONFORM TO THE FOLLOWING COMPRESSIVE STRENGTH, SLUMP AND WATER/CEMENT RATIO REQUIREMENTS:

TYPE	MIN. f'c (28 DAYS)	SLUMP	W/C RATIO	AGG. SIZE
COLUMNS	3000 PSI	3" TO 5"	.46	#57
ELEVATED SLABS	3000 PSI	3" TO 5"	.46	#89
FOOTINGS	3000 PSI	3" TO 5"	.50	#57
SLABS-ON-GRADE	3000 PSI	3" TO 5"	.50	#57
TIE BEAMS	3000 PSI	4" TO 6"	.50	#89
BOND BEAMS	3000 PSI	8" TO 11"	.50	#89

IN ALL SALT ATMOSPHERES, A MINIMUM 5,000 PSI CONCRETE* SHALL BE USED. APPROXIMATE GUIDELINE, WITHIN 1,500 FEET OF SALT WATER SOURCE.

* FOR STRUCTURAL MEMBERS (MAX. W/C = 0.4)

3.) ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS". HOT WEATHER CONCRETE SHALL BE IN ACCORDANCE WITH ACI 305.

4.) ALL REINFORCED STEEL SHALL CONFORM TO ASTM A-615, GRADE 60. ALL WELDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH AWS DI 4.

5.) WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTEM A-185 (FLAT SHEETS ONLY).

6.) ALL REINFORCING STEEL SHALL BE SET AND TIED IN PLACE PRIOR TO POURING OF CONCRETE, EXCEPT THAT VERTICAL DOWELS FOR MASONRY WALL REINFORCING MAY BE "FLOATED" IN PLACE.

7.) REINFORCING STEEL, INCLUDING HOOKS AND BENDS, SHALL BE DETAILED IN ACCORDANCE WITH ACI 315. ALL REINFORCING STEEL INDICATED AS BEING CONTINUOUS (CONT) SHALL BE LAPPED 48 TIMES BAR DIAMETER. LAP CONTINUOUS BOTTOM BARS OVER SUPPORTS, LAP CONTINUOUS TOP BARS AT MID-SPAN UNLESS OTHERWISE NOTED.

8.) UNLESS OTHERWISE NOTED, THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCEMENT:

A.) CONCRETE EXPOSED TO WEATHER: 2"
B.) CONCRETE NOT EXPOSED TO EARTH OR WEATHER (BEAMS & COLUMNS): 1-1/2"
C.) FOUNDATIONS EXPOSED TO EARTH: 3"

9.) BAR SUPPORTS AND HOLDING BARS SHALL BE PROVIDED FOR ALL REINFORCING STEEL TO INSURE MINIMUM CONCRETE COVER. BAR SUPPORTS SHAL BE PLASTIC TIPPED OR STAINLESS STEEL.

10.) ALL EDGES OF PERMANENTLY EXPOSED CONCRETE SURFACES SHALL BE CHAMFERED 3/4" UNLESS OTHERWISE NOTED.

11.) FORM WORK SHALL REMAIN IN PLACE UNTIL CONCRETE HAS OBTAINED AT LEAST 90% OF ITS 28 DAY COMPRESSIVE STRENGTH. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND RESHORING.

SLAB ON GRADE NOTES

1.) PROVIDE CONCRETE SLABS OVER A MINIMUM 6 MIL POLYETHYLENE VAPOR BARRIER, 6" LAPPED & TAPED.

2.) SLABS SHOULD BE CURED WITH A SEALING AND CURING COMPOUND AS SOON AS POSSIBLE. REFER TO SPECS FOR CURING COMPOUNDS.

3.) WALKWAYS AND OTHER EXTERIOR SLABS ARE NOT INDICATED ON THE STRUCTURAL DRAWINGS. SEE THE SITE PLAN AND ARCHITECTURAL DRAWINGS (IF APPLICABLE) FOR LOCATIONS, DIMENSIONS, ELEVATIONS, JOINTING DETAILS AND FINISH DETAILS. PROVIDE 4" WALKS REINFORCED WITH 6-6-10-10 WELDED WIRE FABRIC (6" LAPPED & TIED) UNLESS OTHERWISE NOTED.

4.) SLABS TO BE PERMANENTLY EXPOSED TO WEATHER SHALL BE AIR ENTRAINED (2 TO 3%) WITH AN ADMIXTURE THAT CONFORMS TO ASTM C-260.

5.) ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 301 "SPECIFICATION FOR STRUCTURAL CONCRETE BUILDINGS", "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION" ACCI302. HOT WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306.

6.) SLABS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING FLATNESS/LEVELNESS REQUIREMENTS:

SLAB CATEGORY	SPECIFIED	LOCAL MINIMUM
FLAT	Ff = 35	Ff=23 Fl=13

ROOF NOTES:

ROOF FRAMING: 24"H PRE-ENGINEERED WOOD TRUSSES @ 24" O.C. MAX.

SHEATHING: 19/32" MIN. PLYWOOD SHEATHING W/ 8D RINGSHANK NAILS @ 6" O.C. MAX. EVERYWHERE

COVERING: MEMBRANE ROOFING INSTALLED TO MANUF. SPECS. OVER APPROVED SECONDARY WATER RESISANT BARRIER

PITCH: 1/8 IN 12 (TYPICAL)

OVERHANGS: 12" (TYPICAL)

AIR CONDITIONER NOTES:

THIS DESIGN INCORPORATES (2) ROOF MOUNTED AIR CONDITIONER COMPRESSOR UNITS. UNITS ARE TO BE SECURED TO WITHSTAND A MINIMUM 150 MPH WIND RATING. PROVIDE ELECTRICAL SERVICE AND DISCONNECT SEPARATELY FOR EACH UNIT AND SEAL ALL ROOF PENETRATIONS.

FOUNDATION NOTES:

THIS FOUNDATION IS DESIGNED BASED ON GENERALLY SIMILAR SOIL CONDITIONS AND DESIGN REQUIREMENTS FOR SIMILAR PROJECTS IN THE SAME GEOGRAPHICAL AREA AND WILL BE ADJUSTED BASED ON THE RESULTS OF SOILS TESTING TO BE PERFORMED AFTER VARIANCE AND DEMOLITION PERMIT REQUIREMENTS ARE MET.

SITE PREPARATION NOTES

1.) THE BUILDING SHALL BE PREPARED AND TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER.

2.) IF THE SITE PREPARATION REQUIREMENTS ARE NOT SPECIFIED BY A GEOTECHNICAL REPORT THE FOLLOWING PROCEDURES SHOULD BE USED AS A MINIMUM:

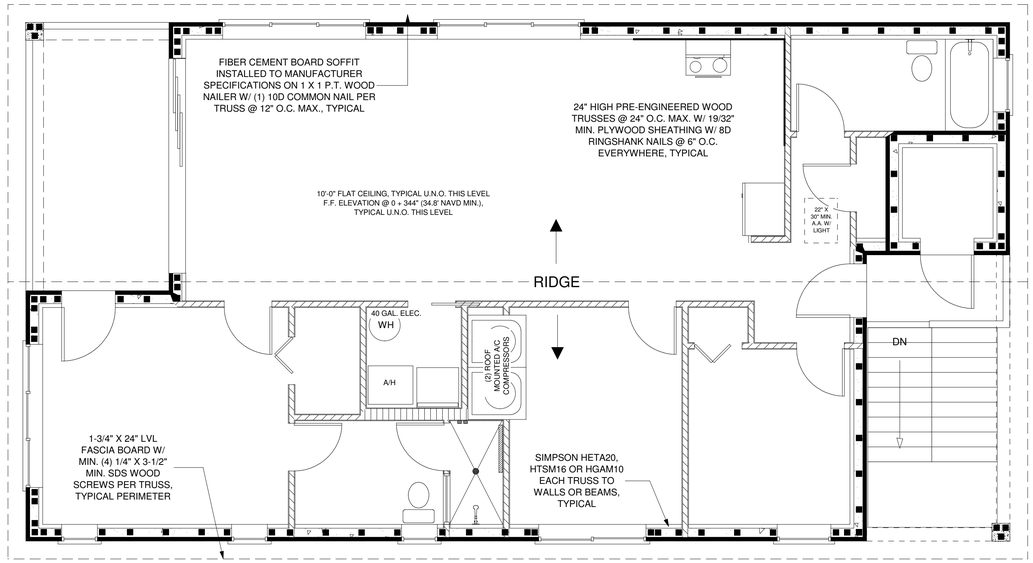
A.) WITHIN AN AREA A MINIMUM OF 5 FEET BEYOND THE BUILDING LIMITS, EXCAVATE A MINIMUM OF 4" ON EXISTING SOIL. REMOVE ALL ORGANICS, PAVEMENT, ROOTS, DEBRIS AND OTHERWISE UNSUITABLE MATERIAL.

B.) THE SURFACE OF THE EXPOSED SUBGRADE SHALL BE INSPECTED FOR POCKETS OF SOFT OR UNSUITABLE MATERIAL. EXCAVATE UNSUITABLE SOIL AS DIRECTED BY THE GEOTECHNICAL ENGINEER/TESTING AGENCY.

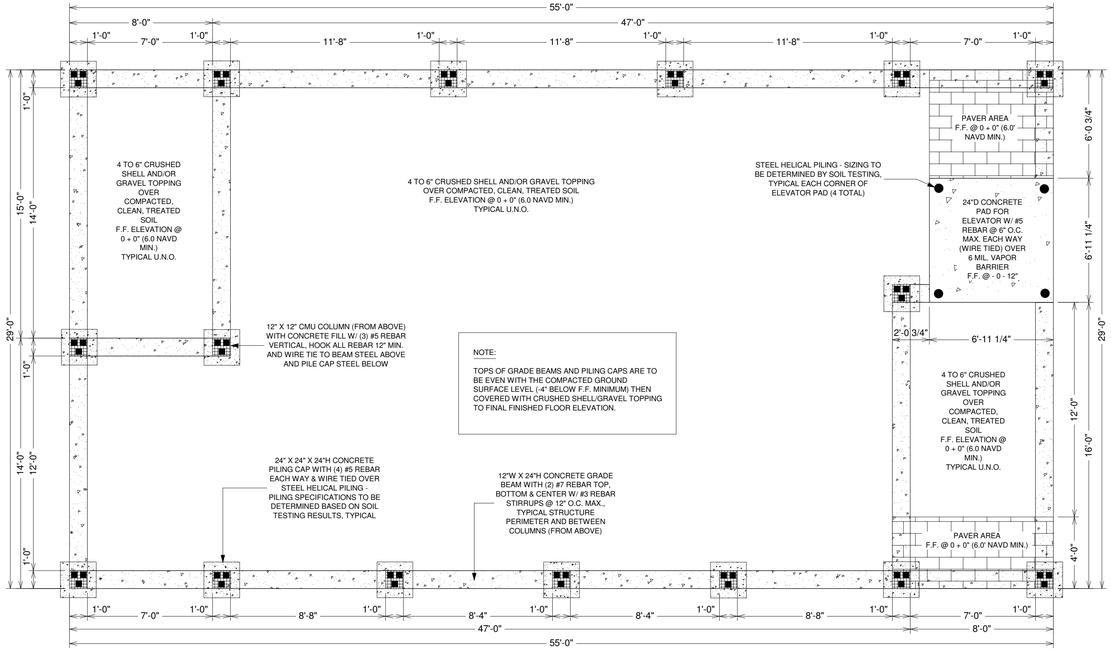
C.) FILL ALL EXCAVATED AREAS WITH APPROVED CONTROLLED FILL. PLACE IN 8-INCH LIFTS AND COMPACT TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY BASED ON THE MODIFIED PROCTOR TEST.

D.) ALL CONTROLLED FILL MATERIAL SHALL BE A SELECT GRANULAR MATERIAL FREE FROM ALL ORGANICS OR OTHERWISE DELETERIOUS MATERIAL.

E.) PROVIDE FIELD DENSITY TESTS FOR EACH 1,500 SQUARE FEET OF BUILDING AREA FOR EACH LIFT OF CONTROLLED FILL.



THIRD FLOOR ROOF PLAN
SCALE: 1/4" = 1'-0"



FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

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TERMITE PREVENTION SPECIFICATIONS:

1.) A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRIC PANEL.

2.) CONDENSATE AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1'-0" AWAY FROM BUILDING SIDE WALLS.

3.) IRRIGATION/SPRINKLER SYSTEMS, INCLUDING ALL RISERS AND SPRAY HEADS, SHALL NOT BE INSTALLED WITHIN 1'-0" OF THE BUILDING SIDE WALLS.

4.) TO PROVIDE FOR INSPECTION FOR TERMITE INFESTATION, BETWEEN WALL COVERING AND FINAL EARTH GRADE SHALL NOT BE LESS THAN 6 INCHES. EXCEPTION: PAINT OR DECORATIVE CEMENTITIOUS FINISH LESS THAN 5/8" THICK ADHERED DIRECTLY TO THE FOUNDATION WALL.

5.) INITIAL TREATMENT SHALL BE DONE AFTER ALL EXCAVATION AND BACKFILL IS COMPLETE.

6.) SOIL DISTURBED AFTER THE INITIAL TREATMENT SHALL BE RETREATED INCLUDING SPACES BOXED AND FORMED.

7.) BOXED AREAS IN CONCRETE FLOORS FOR SUBSEQUENT INSTALLATION OF TRAPS, ETC., SHALL BE MADE WITH PERMANENT METAL OR PLASTIC FORMS. PERMANENT FORMS MUST BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER THE INITIAL TREATMENT.

8.) MINIMUM 6 MIL VAPOR RETARDER MUST BE INSTALLED TO PROTECT AGAINST RAINFALL DILUTION. IF RAINFALL OCCURS BEFORE VAPOR RETARDER PLACEMENT, RETREATMENT IS REQUIRED.

9.) CONCRETE OVERPOUR AND MORTAR ALONG THE FOUNDATION PERIMETER MUST BE REMOVED BEFORE EXTERIOR SOIL TREATMENT.

10.) SOIL TREATMENT MUST BE APPLIED UNDER ALL EXTERIOR CONCRETE OR GRADE WITHIN 1'-0" OF THE STRUCTURE SIDEWALLS.

11.) AN EXTERIOR VERTICAL CHEMICAL BARRIER MUST BE INSTALLED AFTER CONSTRUCTION IS COMPLETE INCLUDING LANDSCAPING AND IRRIGATION. ANY SOIL DISTURBED AFTER THE VERTICAL BARRIER IS APPLIED SHALL BE RETREATED.

12.) ALL BUILDINGS ARE REQUIRED TO HAVE PRE-CONSTRUCTION TREATMENT.

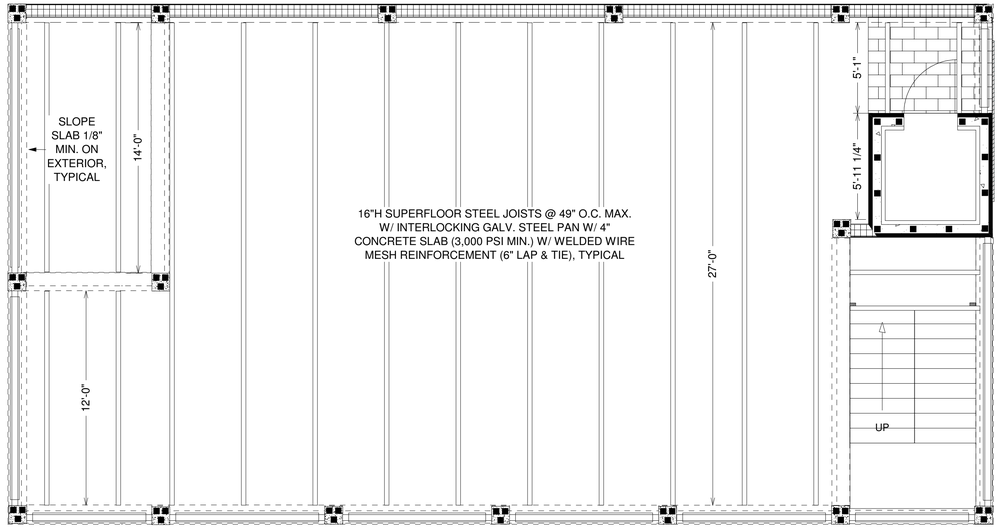
13.) A CERTIFICATE OF COMPLIANCE MUST BE ISSUED TO THE BUILDING DEPARTMENT BY A LICENSED PEST CONTROL COMPANY BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED. THE CERTIFICATE OF COMPLIANCE SHALL STATE: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUNTERRANEAN TERMITES. THE TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

14.) AFTER ALL WORK IS COMPLETED, LOOSE WOOD AND FILL MUST BE REMOVED FROM BELOW AND WITHIN 1'-0" OF THE BUILDING. THIS INCLUDES ALL GRADE STAKES, TUB TRAY BOXES, FORMS, SHORING OR OTHER CELLULOSE CONTAINING MATERIAL.

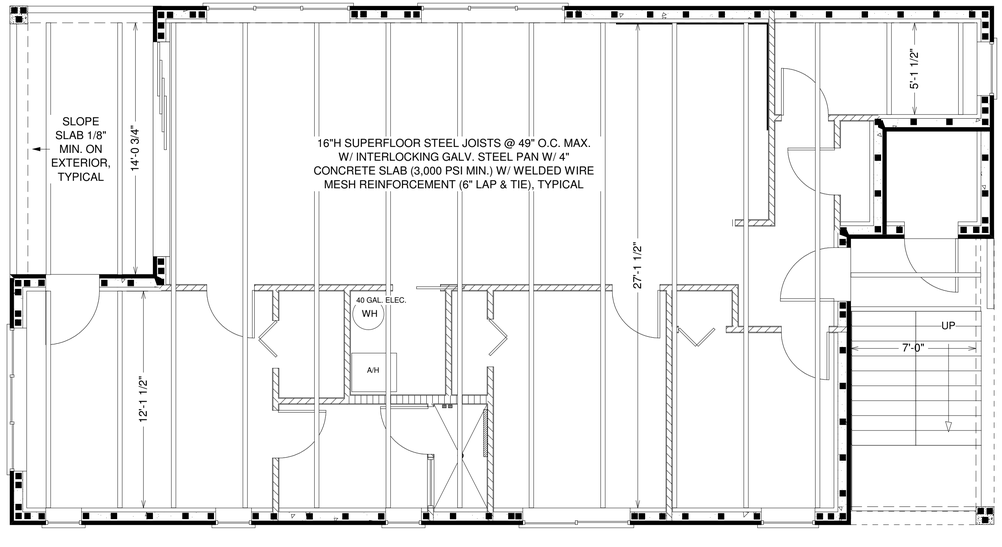
15.) NO WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, ETC., SHALL BE BURIED WITHIN 15'-0" OF ANY BUILDING OR PROPOSED BUILDING.

NOTE:

FLOOR FRAMING PLANS ARE FOR REFERENCE AND CLARITY OF CONSTRUCTION INTENT ONLY. REFER TO SUPERFLOOR STRUCTURAL DRAWINGS (BY OTHERS) FOR ATTACHMENT SPECIFICATIONS.



SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



THIRD FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

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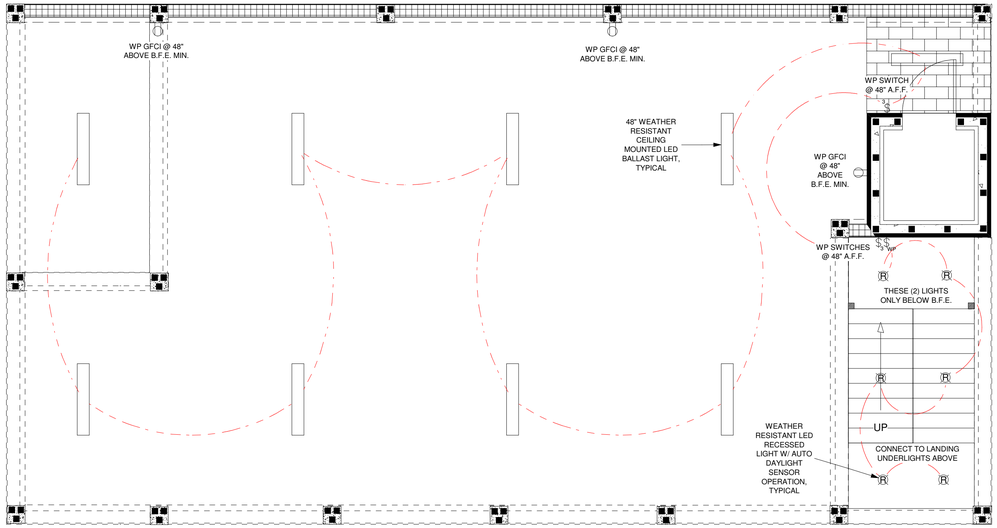
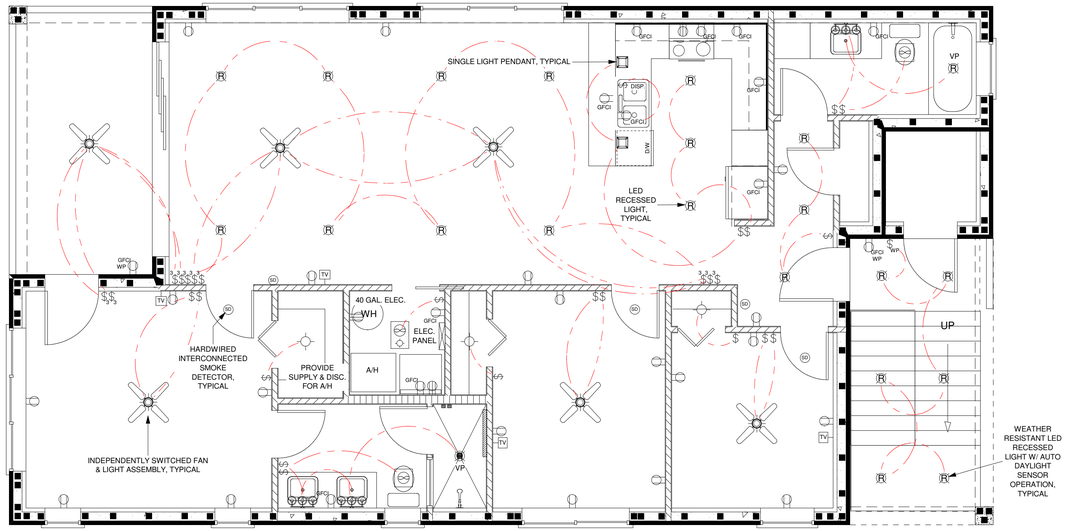


GROUND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

NOTE:

ALL LIGHTS SHOWN ARE TO BE ON DIMMER SWITCHES.



SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES:

1.) ALL WORK IS TO BE DONE TO 2020 NATIONAL ELECTRICAL CODE STANDARDS.

2.) ALL WIRING IS TO BE COPPER AND/OR CONDUIT AND TERMINATED IN APPROPRIATE JUNCTIONS.

3.) ALL OUTLETS IN LIVING AREAS ARE TO BE AFCI-PROTECTED. ALL OUTLETS IN "WET" AREAS OR WITHIN 6 FEET OF A WATER SOURCE ARE TO BE GFCI-PROTECTED. ALL EXTERIOR OUTLETS ARE TO HAVE A WEATHER-RESISTANT COVER.

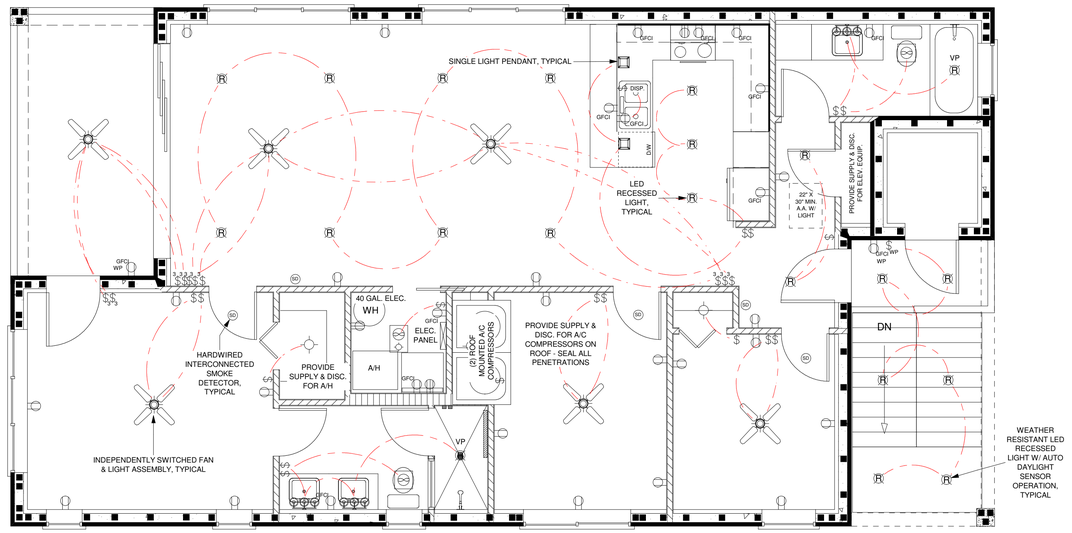
4.) ALL RECESSED LIGHTS ON EXTERIOR OR IN SHOWER/TUB AREAS ARE TO HAVE A VAPOR OR WEATHER RESISTANT COVER.

5.) ALL SMOKE DETECTORS ARE TO BE HARDWIRED AND INTERCONNECTED.

6.) NO ELECTRICAL IS ALLOWED WITHIN 48" MIN. ABOVE BASE FLOOD ELEVATION EXCEPT THE SWITCHES AND STAIRWELL LIGHTING AS REQUIRED FOR LIFE SAFETY.

7.) ALL EXTERIOR LIGHTING IS TO UTILIZE RED BULBS TO MINIMIZE DISTURBANCE TO NESTING SEA TURTLE POPULATIONS.

8.) PROVIDE ELECTRICAL SUPPLY AND DISCONNECT FOR (2) ROOF MOUNTED AIR CONDITIONER COMPRESSORS (SEE ROOF PLAN). SEAL ALL ROOF PENETRATIONS AGAINST LEAKS.



THIRD FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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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 **September 16, 2025**, **at 1:00p.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 2025-09

Application:	VAR 2025-09
Applicant:	Jeff Spenceley
Property Owner(s):	Azure Coast Properties LLC
Property Address:	13200 Gulf Boulevard Madeira Beach, Florida 33708
Parcel ID:	15-31-15-58320-006-0200
Legal Description:	MITCHELL'S BEACH REVISED BLK 6, LOT 20 LESS RD R/W PER O.R. 4557/1338
Zoning/Future Land Use:	C-1, Johns Pass Village Activity Center (Transitional Character District) /Activity Center

Request: A variance for front yard setback along Gulf Boulevard and a variance for 5 feet side setbacks on both sides of the lot. The variance requested for the front yard setback is for 8 feet 7 inches, as the existing structure is 8 feet 6 inches currently (without bump out included).

Specific Code Provisions: Section D-107. Setback requirements 6) Transitional: a. Front yard: c. Side Yard:, Sec. 110-428. - Same—Side yard of corner lot

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: September 4, 2025, at the property site, City Hall, City of Madeira Beach website, and C 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.

City Of Madeira Beach FLORIDA

AFFIDAVIT OF MAILING

Date: 9/4/2025

Mailings for Case # VAR-2025-09

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

Lisa Scheurman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 5th day of September 20 25.

Personally known or produced _____ as identification.

MARY ANN HEARN
MY COMMISSION # HH 460001
EXPIRES: October 30, 2027

Notary Public Stamp

Mary Ann Hearn
Notary Public

9/5/2025
Date

*Copy of public notice is attached.

City Of Madeira Beach FLORIDA

AFFIDAVIT OF POSTING

Date: 9/4/2025

Postings for: VAR-2025-09

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

Lisa Shearmon
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 5th day of September, 2025.

Personally known or produced _____ as identification.

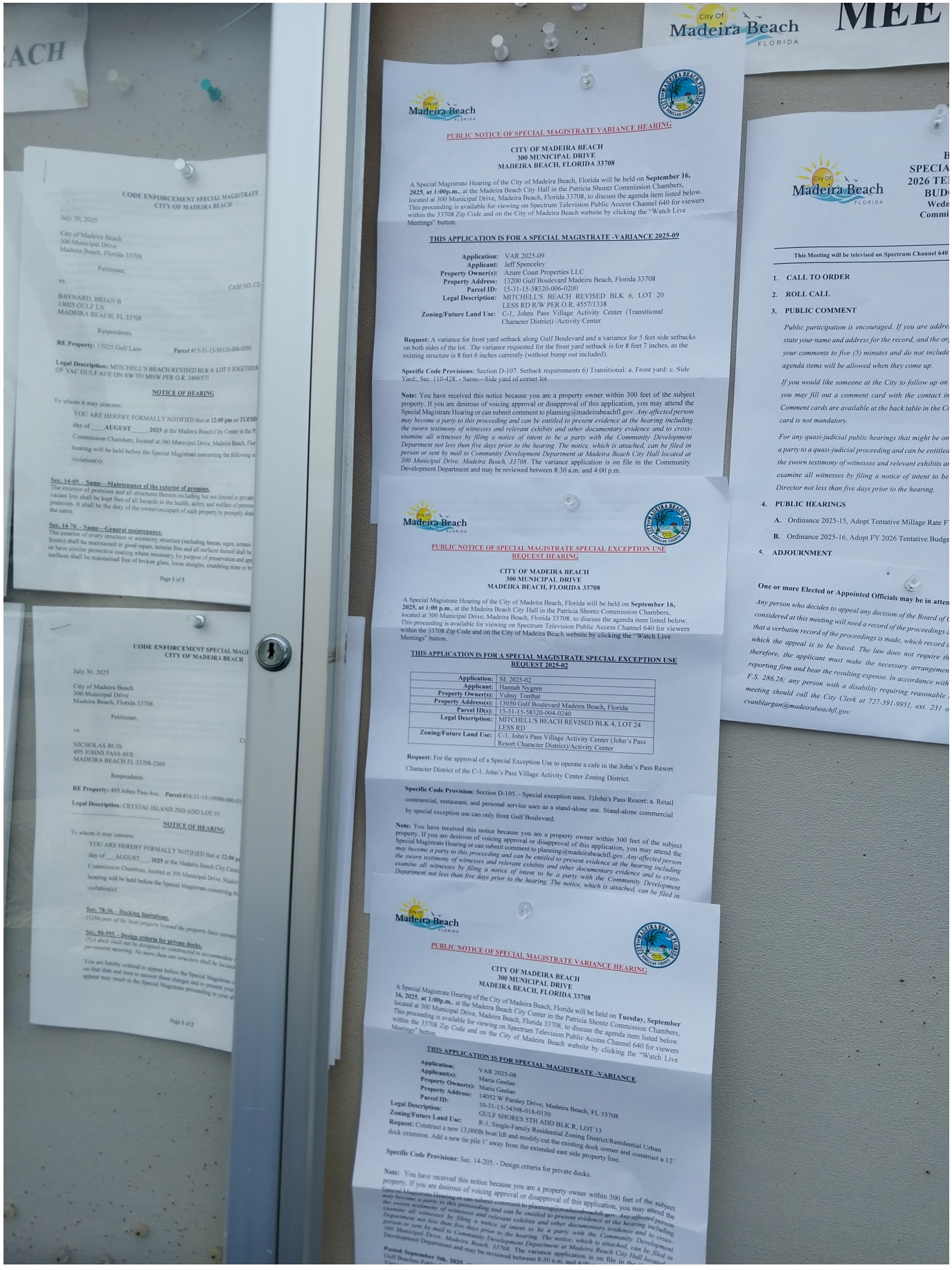
MARY ANN HEARN
MY COMMISSION # HH 460001
EXPIRES: October 30, 2027

Notary Public Stamp

Mary Ann Hearn
Notary Public

9/5/25
Date

*Copy of public notice is attached.



CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

July 30, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-

BAYNARD, BRIAN B
13025 GULF LN
MADEIRA BEACH, FL 33708

Respondents.

RE Property: 13025 Gulf Lane **Parcel #**15-31-15-58320-004-0050

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOT 5 TOGETHER OF VAC GULF AVE ON SW TO MHW PER O.R. 2460/571

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **TUESD** day of **___AUGUST____, 2025** at the Madeira Beach City Center in the P Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Flor hearing will be held before the Special Magistrate concerning the following c violation(s):

Sec. 14-69. - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private vacant lots shall be kept free of all hazards to the health, safety and welfare of persons premises. It shall be the duty of the owner/occupant of such property to promptly abate the same.

Sec. 14-70. - Same—General maintenance.
The exterior of every structure or accessory structure (including fences, signs, screens fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be or have similar protective coating where necessary for purpose of preservation and app surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or br

Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGI
CITY OF MADEIRA BEACH

July 30, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

C

NICHOLAS BUIS
495 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2365

Respondents.

RE Property: 495 Johns Pass Ave. **Parcel #**10-31-15-19998-000-03

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 35

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 p** day of ___AUGUST____, **2025** at the Madeira Beach City Cente Commission Chambers, located at 300 Municipal Drive, Madei hearing will be held before the Special Magistrate concerning th violation(s):

Sec. 78-36. - Docking limitations.
(1)No part of the boat projects beyond the property lines extend

Sec. 58-555. - Design criteria for private docks.
(5)A dock shall not be designed or constructed to accommodate permanent mooring. No more than one structure shall be locate

You are hereby ordered to appear before the Special Magistrate o on that date and time to answer these charges and to present your appear may result in the Special Magistrate proceeding in your a

Page 1 of 2

City Of Madeira Beach FLORIDA

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 **September 16, 2025, at 1:00p.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 2025-09

Application:	VAR 2025-09
Applicant:	Jeff Spenceley
Property Owner(s):	Azure Coast Properties LLC
Property Address:	13200 Gulf Boulevard Madeira Beach, Florida 33708
Parcel ID:	15-31-15-58320-006-0200
Legal Description:	MITCHELL'S BEACH REVISED BLK 6, LOT 20 LESS RD R/W PER O.R. 4557/1338
Zoning/Future Land Use:	C-1, Johns Pass Village Activity Center (Transitional Character District) /Activity Center

Request: A variance for front yard setback along Gulf Boulevard and a variance for 5 feet side setbacks on both sides of the lot. The variance requested for the front yard setback is for 8 feet 7 inches, as the existing structure is 8 feet 6 inches currently (without bump out included).

Specific Code Provisions: Section D-107. Setback requirements 6) Transitional: a. Front yard: c. Side Yard., Sec. 110-428. - Same—Side yard of corner lot

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.

City Of Madeira Beach FLORIDA

PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST 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 **September 16, 2025, at 1:00 p.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 SPECIAL EXCEPTION USE REQUEST 2025-02

Application:	SE 2025-02
Applicant:	Hannah Nygren
Property Owner(s):	Vuhuy Tonthat
Property Address(s):	13050 Gulf Boulevard Madeira Beach, Florida
Parcel ID(s):	15-31-15-58320-004-0240
Legal Description:	MITCHELL'S BEACH REVISED BLK 4, LOT 24 LESS RD
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (John's Pass Resort Character District)/Activity Center

Request: For the approval of a Special Exception Use to operate a cafe in the John's Pass Resort Character District of the C-1, John's Pass Village Activity Center Zoning District.

Specific Code Provision: Section D-105. - Special exception uses. 3)John's Pass Resort: a. Retail commercial, restaurant, and personal service uses as a stand-alone use. Stand-alone commercial by special exception use can only front Gulf Boulevard.

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*

City Of Madeira Beach FLORIDA

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 **Tuesday, September 16, 2025, at 1:00p.m.**, at the Madeira Beach City Center 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 SPECIAL MAGISTRATE -VARIANCE

Application:	VAR 2025-08
Applicant(s):	Maria Geelan
Property Owner(s):	Maria Geelan
Property Address:	14052 W Parsley Drive, Madeira Beach, FL 33708
Parcel ID:	10-31-15-34398-018-0130
Legal Description:	GULF SHORES 5TH ADD BLK R, LOT 13
Zoning/Future Land Use:	R-1, Single-Family Residential Zoning District/Residential Urban

Request: Construct a new 13,000lb boat lift and modify/cut the existing dock corner and construct a 12' dock extension. Add a new tie pile 1' away from the extended east side property line.

Specific Code Provisions: Sec. 14-205. - Design criteria for private docks.

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 September 5th, 2025

City Of Madeira Beach FLORIDA

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2026 TE
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Commi

This Meeting will be televised on Spectrum Channel 640

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**

Public participation is encouraged. If you are addre state your name and address for the record, and the or your comments to five (5) minutes and do not include agenda items will be allowed when they come up.

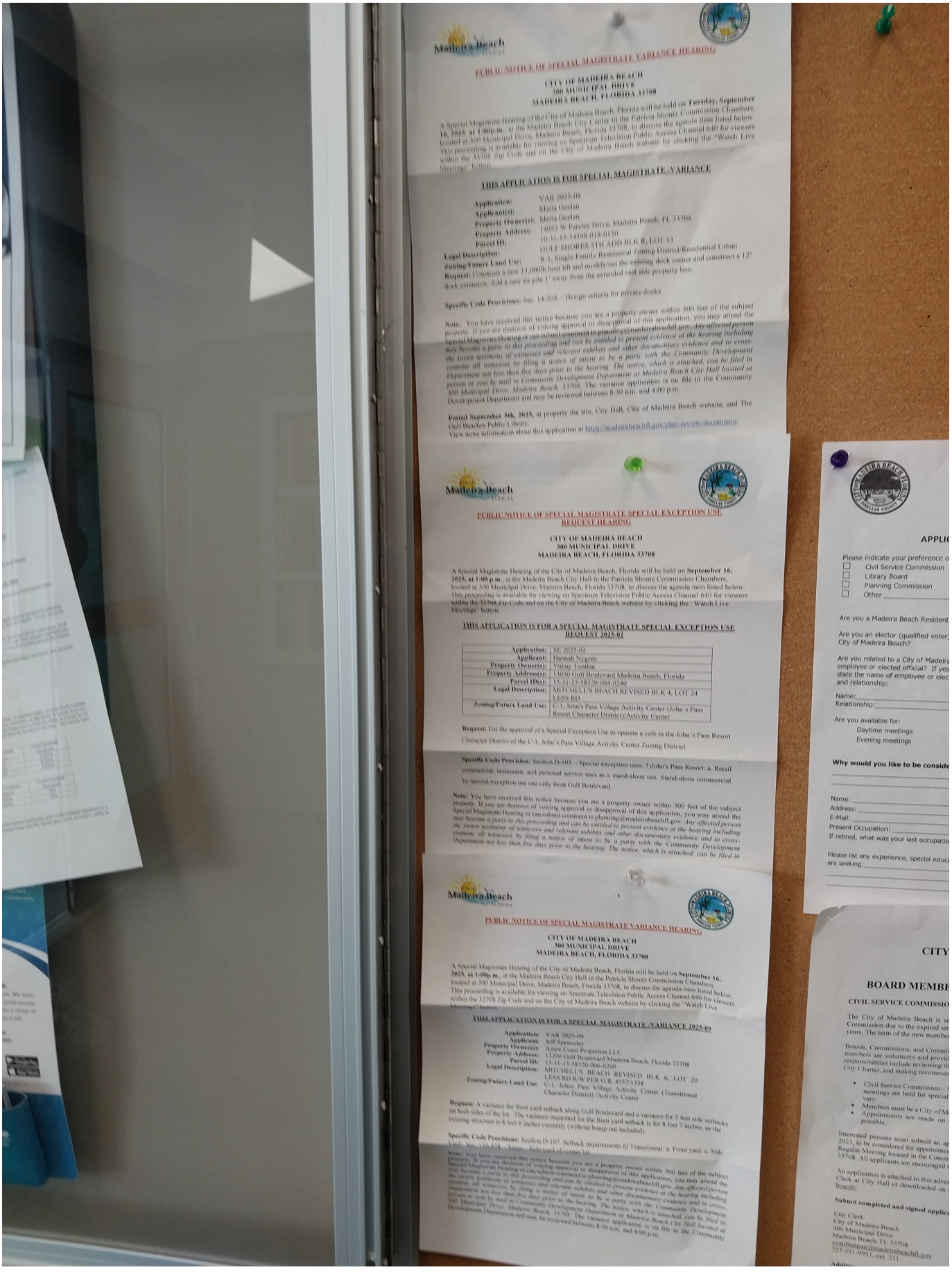
If you would like someone at the City to follow up on you may fill out a comment card with the contact in Comment cards are available at the back table in the C card is not mandatory.

For any quasi-judicial public hearings that might be on a party to a quasi-judicial proceeding and can be entitled the sworn testimony of witnesses and relevant exhibits a examine all witnesses by filing a notice of intent to be Director not less than five days prior to the hearing.

4. **PUBLIC HEARINGS**
   - **A.** Ordinance 2025-15, Adopt Tentative Millage Rate F
   - **B.** Ordinance 2025-16, Adopt FY 2026 Tentative Budge
5. **ADJOURNMENT**

One or more Elected or Appointed Officials may be in atten

Any person who decides to appeal any decision of the Board of considered at this meeting will need a record of the proceedings that a verbatim record of the proceedings is made, which record which the appeal is to be based. The law does not require th therefore, the applicant must make the necessary arrangemen reporting firm and bear the resulting expense. In accordance with F.S. 286.26, any person with a disability requiring reasonable meeting should call the City Clerk at 727-391-9951, ext. 231 o cvanblargan@madeirabeachfl.gov.



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

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

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THIS APPLICATION IS FOR SPECIAL MAGISTRATE - VARIANCE

Application: VAR 2025-08
Applicant(s): Maria Ucedan
Property Owner(s): Maria Ucedan
Property Address: 14032 W Parsley Drive, Madeira Beach, FL 33708
Parcel ID: 10-31-15-34398-018-0130
Legal Description: GULF SHORES 5TH ADD BLK B, LOT 13
Zoning/Future Land Use: GULF SHORES 5TH ADD BLK B, LOT 13
R-1, Single-Family Residential Zoning District/Residential Urban

Request: Construct a new 13,000lb boat lift and modify/cut the existing deck corner and construct a 12' deck extension. Add a new tie pile 1' away from the extended east side property line.

Specific Code Provisions: Sec. 14-203. - Design criteria for private docks.

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 September 5th, 2025, at property the site, City Hall, City of Madeira Beach website, and The Gulf Beaches Public Library.
View more information about this application at https://madeirabeachfl.gov/plan-review-documents/

PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST HEARING

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

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THIS APPLICATION IS FOR A SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST 2025-02

Application:	SE 2025-02
Applicant:	Hannah Nygren
Property Owner(s):	Vuhuy Tonthat
Property Address(es):	13050 Gulf Boulevard Madeira Beach, Florida
Parcel ID(s):	15-31-15-58320-004-0240
Legal Description:	MITCHELL'S BEACH REVISED BLK 4, LOT 24 LESS RD
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (John's Pass Resort Character District)/Activity Center

Request: For the approval of a Special Exception Use to operate a cafe in the John's Pass Resort Character District of the C-1, John's Pass Village Activity Center Zoning District.

Specific Code Provision: Section D-103. - Special exception uses. 31John's Pass Resort: a. Retail commercial, restaurant, and personal service uses as a stand-alone use. Stand-alone commercial by special exception use can only front Gulf Boulevard.

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*

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THIS APPLICATION IS FOR A SPECIAL MAGISTRATE - VARIANCE 2025-09

Application: VAR 2025-09
Applicant: Jeff Speeceley
Property Owner(s): Azure Coast Properties LLC
Property Address: 13200 Gulf Boulevard Madeira Beach, Florida 33708
Parcel ID: 15-31-15-58320-006-0200
Legal Description: MITCHELL'S BEACH REVISED BLK 6, LOT 20 LESS RD R/W PER O.R. 4557/1338
Zoning/Future Land Use: C-1, Johns Pass Village Activity Center (Transitional Character District)/ Activity Center

Request: A variance for front yard setback along Gulf Boulevard and a variance for 5 feet side setbacks on both sides of the lot. The variance requested for the front yard setback is for 8 feet 7 inches, as the existing structure is 8 feet 6 inches currently (without bump out included).

Specific Code Provision: Section D-107. Setback requirements 6) Transitional: a. Front yard: c. Side Yard: Sec. 110-434. - Yards. Side yard of corner lot.

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.

APPLI

Please indicate your preference o
- ☐ Civil Service Commission
- ☐ Library Board
- ☐ Planning Commission
- ☐ Other _____

Are you a Madeira Beach Resident

Are you an elector (qualified voter)
City of Madeira Beach?

Are you related to a City of Madeira
employee or elected official? If yes
state the name of employee or elec
and relationship:

Name:_____
Relationship:_____

Are you available for:
- Daytime meetings
- Evening meetings

Why would you like to be conside

Name: _____
Address: _____
E-Mail: _____
Present Occupation: _____
If retired, what was your last occupatio

Please list any experience, special educa
are seeking:_____

CITY

BOARD MEMBE

CIVIL SERVICE COMMISSIO

The City of Madeira Beach is se
Commission due to the expired ter
years. The term of the new member

Boards, Commissions, and Commit
members are volunteers and provid
responsibilities include reviewing th
City Charter, and making recommen

- Civil Service Commission – 5
meetings are held for special
vary.
- Members must be a City of Mi
- Appointments are made on
possible.

Interested persons must submit an ap
2025, to be considered for appointme
Regular Meeting located in the Comm
33708. All applicants are encouraged t

An application is attached to this adver
Clerk at City Hall or downloaded on
boards/

Submit completed and signed applica

City Clerk
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
cvanhargan@madeirabeachfl.gov
727-391-9951, ext. 231

NOTICE OF PUBLIC HEARING
APPLICATION NO.: VAR 2025-09
REQUEST: Variance for Side Yard Setbacks of 5' & Front Yard Setbacks of 8' 7"
PROPERTY DESCRIPTION: 13200 Gulf Blvd
HEARING DATE & TIME: 9/10/2025 @ 1:00 PM
HEARING LOCATION: COMMISSION CHAMBERS, MADEIRA BEACH CITY HALL, 300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708.
THE PROJECT FILE IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS IN THE COMMUNITY DEVELOPMENT DEPARTMENT 300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708 OR CALL 727-391-9951 FOR MORE INFORMATION

Plan Review Documents

Special Magistrate Variances and Special Exception Uses

9/16/25 Special Magistrate Meeting 1 PM

Variance Public Hearings

VAR 2025-08 14052 W Parsley Dr Application and Public Notice

VAR 2025-09 13200 Gulf Blvd

VAR 2025-09 13200 Gulf Blvd Public Notice

VAR 2025-09 13200 Gulf Blvd Application

Special Exception Use Public Hearings

SE 2025-02 Fruit Float Cafe

SE 2025-02 Fruit Float Cafe Public Notice

SE 2025-02 Fruit Float Cafe Application

Item 5D.

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 04-Sep-2025)

Parcel Number
09-31-15-34308-001-0130

- Owner Name
  MARSH, MICHAEL J
- Property Use
  3913 Hotels and Motels (49 units or less)
- Site Address
  14200 GULF BLVD
  MADEIRA BEACH, FL 33708
- Mailing Address
  14200 GULF BLVD
  MADEIRA BEACH, FL 33708-2237
- Legal Description
  GULF SHORES SUB BLK A, LOTS 13, 14 & 15 & NW'LY 20FT OF LOT 16 TOGETHER WITH VAC PART OF GULF STREET LYING BETWEEN SD LOTS 14 & 15 PER O.R
- Current Tax District
  MADEIRA BEACH (MB)
- Year Built
  1976

Heated SF	Gross SF	Living Units	Buildings
17,030	**23,389**	**23**	**1**

Parcel Map

Exemptions

Year	Homestead	Use %	Status
2026	No	0%	
2025	No	0%	
2024	No	0%	

Property Exemptions & Classifications

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
23120/1868	Find Comps	278.01	A	Current FEMA Maps	Check for EC	Zoning Map	21/10

2025 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$3,025,000	$3,025,000	$3,025,000	$3,025,000	$3,025,000

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$3,500,000	$3,500,000	$3,500,000	$3,500,000	$3,500,000
2023	N	$3,400,000	$3,400,000	$3,400,000	$3,400,000	$3,400,000
2022	N	$3,400,000	$3,400,000	$3,400,000	$3,400,000	$3,400,000
2021	N	$3,100,000	$3,100,000	$3,100,000	$3,100,000	$3,100,000
2020	N	$4,105,000	$4,105,000	$4,105,000	$4,105,000	$4,105,000

2024 Tax Information

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

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.8131	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
04-Apr-2025	$100	U	I	SHORELINE ISLAND RESORT LLC	MARSH MICHAEL J	23120/1868
01-Nov-2012	$8,000,000	M	I	POSEIDON VENTURES LTD	SHORELINE ISLAND RESORT LLC	17791/1952
15-Dec-2000	$5,800,000	U	I	MARSH WILLIAM R	POSEIDEN VENTURES LTD	11157/1922
31-Dec-1973	$85,000	U				03999/0517

2025 Land Information

Land Area: ≅ 22,791 sf | ≅ 0.52 acres Frontage and/or View: Gulf Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Hotels And Motels	160x130	$180	20,800	SF	1.0000	$3,744,000

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements

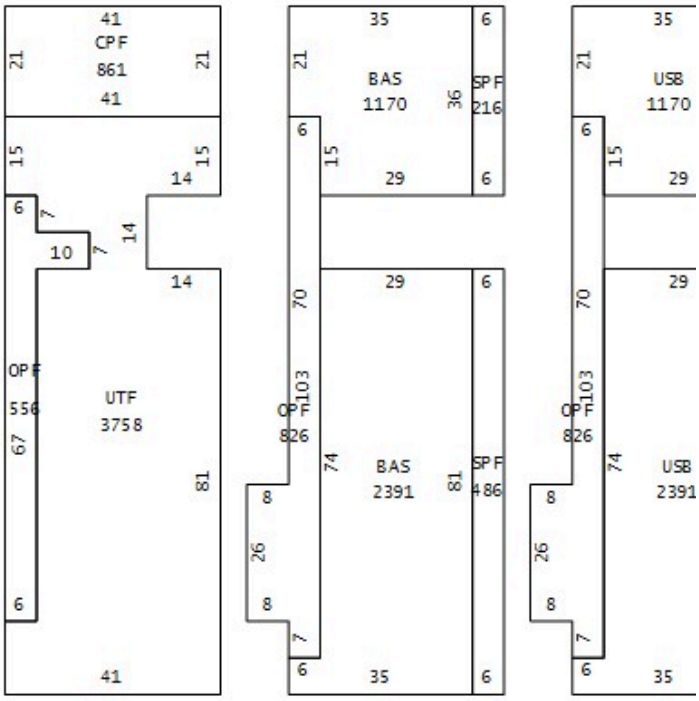
Foundation:	Special Footing
Floor System:	Structrual Slab
Exterior Walls:	Concrete Blk/Stucco
Unit Stories:	5

Sub Area	Heated Area SF	Gross Area SF
Upper Story (USB):	9,711	9,711
Utility (UTF):	3,758	3,758
Base (BAS):	3,561	3,561
Carport (CPF):	0	

Structural Elements

Roof Frame:	Prestress Concrete
Living Units:	23
Roof Cover:	Built Up/Composition
Year Built:	1976
Building Type:	Motel / Hotel < 4 Stories
Quality:	Average
Floor Finish:	Carpet Combination
Interior Finish:	Dry Wall
Cooling:	Heat & Cooling Pkg
Fixtures:	69
Effective Age:	36

Sub Area	Heated Area SF	Gros SF
Open Porch (OPF):	0	3,482
Screen Porch (SPF):	0	2,016
Total Area SF:	**17,030**	**23,389**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	$4.00	5,800.0	$23,200	$23,200	0
CONC PAVE	$12.00	4,200.0	$50,400	$50,400	0
ELEV PASS	$55,000.00	1	$55,000	$22,000	1976
ELEV STOP	$9,000.00	5.0	$45,000	$18,000	1976
FENCE	$16.00	230.0	$3,680	$1,472	1976
FIRESPRINK	$4.00	23,748.0	$94,992	$37,997	1976

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
2025-3872-MECH	HEAT/AIR	07/30/2025	$7,984
2025-3661-MECH	HEAT/AIR	07/10/2025	$4,426
2025-2964-MECH	HEAT/AIR	03/26/2025	$5,214
2025-2683-MECH	HEAT/AIR	03/17/2025	$12,051
2024-4339-RINT	ADDITION/REMODEL/RENOVATION	03/07/2025	$32,725
2024-2773-GAS	PLUMBING	08/03/2024	$4,075
2024-2700-PLBG	PLUMBING	07/30/2024	$54,865
2024-2716-ELEC	ELECTRICAL	07/18/2024	$8,296
2024-2093-FENC	FENCE	02/19/2024	$12,069
20220993	FIRESPRINK	10/28/2022	$5,528

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

May 2, 2025

MICHAEL J MARSH
14200 GULF BLVD
MADEIRA BEACH FL 33708-2590
Case Number: CE-25-70

RE Property: 14200 GULF BLVD **Parcel #**09-31-15-34308-001-0130

Legal Description: GULF SHORES SUB BLK A, LOTS 13, 14 & 15 & NW'LY 20FT OF LOT 16 TOGETHER WITH VAC PART OF GULF STREET LYING BETWEEN SD LOTS 14 & 15 PER O.R

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

During a recent review of properties, it was noted that your property is in violation of the following code/ordinance(s):

Ordinance(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars ($250) per day.

Violation Detail(s):

Work without a permit.

Corrective Action(s):

A licensed contractor will need to apply for and obtain an "after-the-fact" building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:
MAY 16, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars ($250) per day.

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars ($250) per day.

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

July 8, 2025

MICHAEL J MARSH
14200 GULF BLVD
MADEIRA BEACH FL 33708-2590
Case Number: CE-25-70

RE Property: 14200 GULF BLVD **Parcel #**09-31-15-34308-001-0130

Legal Description: GULF SHORES SUB BLK A, LOTS 13, 14 & 15 & NW'LY 20FT OF LOT 16 TOGETHER WITH VAC PART OF GULF STREET LYING BETWEEN SD LOTS 14 & 15 PER O.R

CERTIFIED NOTICE OF CODE VIOLATION

To whom it may concern:

During a recent review of properties, it was noted that your property is in violation of the following code/ordinance(s):

Ordinance(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars ($250) per day.

Violation Detail(s):

Work without a permit.

Corrective Action(s):

A licensed contractor will need to apply for and obtain an "after-the-fact" building permit to comply.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:
July 22, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

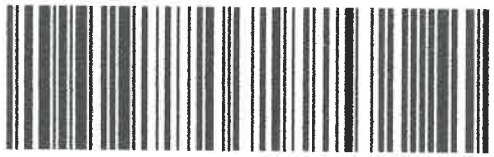
We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars ($250) per day.

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars ($250) per day.

CERTIFIED MAIL®



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US POSTAGE

CITY OF MADEIRA BEACH, FLORIDA
PINELLAS COUNTY

300 Municipal Drive
Madeira Beach, Florida 33708

July 8, 2025

MICHAEL J MARSH
14200 GULF BLVD
MADEIRA BEACH FL 33708-2590
Case Number: CE-25-70

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Michael J Marsh
14200 Gulf Blvd
Madeira Beach FL 33708-2590
CE-25-70

9590 9402 8374 3156 7191 98

2. Article Number *(Transfer from service label)*

9589 0710 5270 2237 2068 32

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

12/11/25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ ail Restricted Delivery
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 25-70

MARSH, MICHAEL J
14200 GULF BLVD
MADEIRA BEACH, FL 33708-2237

Respondents.

RE Property: 14200 Gulf Blvd **Parcel #**09-31-15-34308-001-0130

Legal Description: BOCA VISTA CONDO COMMON AREA TOGETHER WITH TIIF SLL #520224603 PER O.R. 16331/2015 03/01/2011 EXP 03/01/2027

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **01:00 pm** on **TUESDAY** the **16th** day of September, **2025** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of

strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 742-1645.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 4 day of September, 2025.

Taylor Davis

Taylor Davis, Permit & Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 9, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 25-70

MARSH, MICHAEL J
14200 GULF BLVD
MADEIRA BEACH, FL 33708-2237

Respondents.

RE Property: 14200 Gulf Blvd **Parcel #**09-31-15-34308-001-0130

Legal Description: GULF SHORES SUB BLK A, LOTS 13, 14 & 15 & NW'LY 20FT OF LOT 16 TOGETHER WITH VAC PART OF GULF STREET LYING BETWEEN SD LOTS 14 & 15 PER O.R

(amended to correct property's legal description)

AMENDED NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **01:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER, 2025** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No

permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 742-1645.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 9 day of September, 2025.

Taylor Davis,Permit & Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 25-70

MARSH, MICHAEL J
14200 GULF BLVD
MADEIRA BEACH, FL 33708-2237

Respondents.

RE Property: 14200 Gulf Blvd **Parcel** #09-31-15-34308-001-0130

Legal Description: GULF SHORES SUB BLK A, LOTS 13, 14 & 15 & NW'LY 20FT OF LOT 16 TOGETHER WITH VAC PART OF GULF STREET LYING BETWEEN SD LOTS 14 & 15 PER O.R. 4307/1630

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

Please bring the property into compliance by applying for and obtaining an "after-the-fact" building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to $250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.

Taylor Davis,Permit & Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 25-70

MARSH, MICHAEL J
14200 GULF BLVD
MADEIRA BEACH, FL 33708-2237

Respondents.

RE Property: 14200 GULF BLVD **Parcel #** 09-31-15-34308-001-0130

Legal Description: GULF SHORES SUB BLK A, LOTS 13, 14 & 15 & NW'LY 20FT OF LOT 16 TOGETHER WITH VAC PART OF GULF STREET LYING BETWEEN SD LOTS 14 & 15 PER O.R. 4307/1630

AFFIDAVIT OF SERVICE

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 4 day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 4 day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 4 day of September, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 14200 Gulf Blvd, Parcel #09-31-15-34308-001-0130 the City of Madeira Beach.
On the 4 day of September, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Taylor Davis,Permit & Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

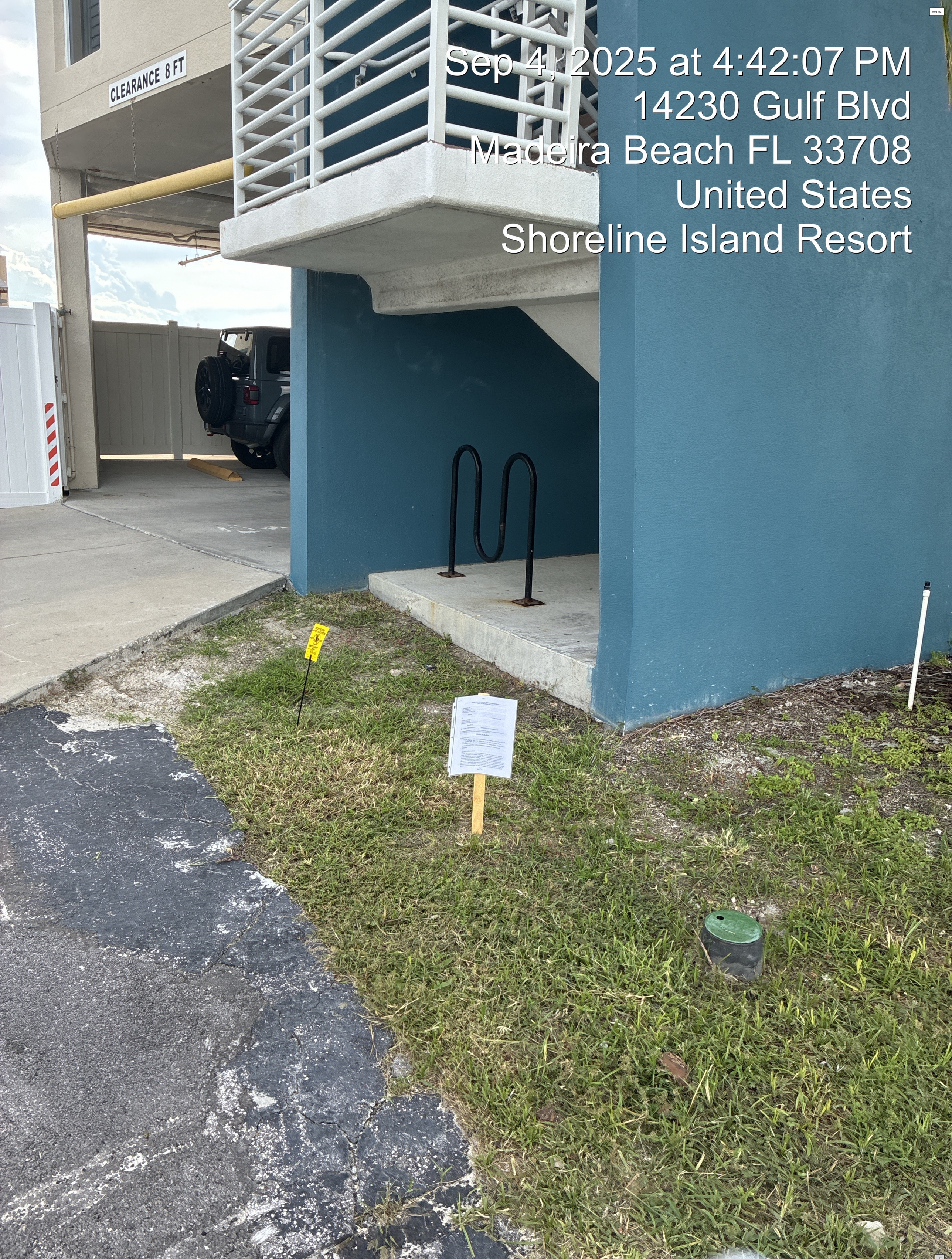
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ____ online notarization, this 4th day of September, 2025, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Print or type Name. Samantha Arison

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 374445


CLEARANCE 8 FT
Sep 4, 2025 at 4:42:07 PM
14230 Gulf Blvd
Madeira Beach FL 33708
United States
Shoreline Island Resort

Sep 4, 2025 at 5:18:33 PM
300 Municipal Dr
Madeira Beach FL 33708
United States
Madeira Beach Recreation

CITY OF MADEIRA BEACH

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-24-63

TUCKER, BLAZIA P
C/O JOHN DIAS PUA
3651 N GOLDENROD RD APT F201
WINTER PARK, FL 32792-8880
Respondents.

RE Property: 635 S BAYSHORE DR **Parcel** #10-31-15-34380-015-0050

Legal Description: GULF SHORES 4TH ADD BLK O, LOT 5 LESS W 1.25FT

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **1:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER**, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-69 - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

(1)Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, waterpaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.

(2)Overhanging or overhead objects which are loose, insecurely fastened or otherwise constitute a danger of falling on persons or property by reason of their location above the ground shall not be stored or maintained on private property.

Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-24-253

WESNER, GERALD F
WESNER, DEBORAH K
14239 W PARSLEY DR
MADEIRA BEACH, FL 33708-2354
Respondents.

RE Property: 14239 W PARSLEY DR **Parcel** #10-31-15-34416-026-0146

Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 14

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **1:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER**, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-70. - Same—General maintenance.
The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-71

D&B REALTY & ESTATES LLC
556 3RD ST N
ST PETERSBURG, FL 33701-2408
Respondent.

RE Property: 14900 Gulfmar Ave **Parcel** #10-31-15-34362-011-0150

Legal Description: GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16

NOTICE OF HEARING
REQUEST FOR ABBREVIATED TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **1:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER**, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-65

BOCA VISTA CONDOMINIUM ASSN INC
9351 DR MARTIN LUTHER KING ST N STE 300
PETERSBURG, FL 33716-3830
Respondents.

Property: 401 150th Ave **Parcel #**09-31-15-09083-000-0001

Legal Description: BOCA VISTA CONDO COMMON AREA TOGETHER WITH TIF
#0224603 PER O.R. 16331/2015 03/01/2011 EXP 03/01/2027

NOTICE OF HEARING

whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **01:00 pm** on **TUESDAY** the day of **September**, **2025** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 3 hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demo change the occupancy of a building or structure, or erect, or construct a sign, or ins alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, inciner other heat producing apparatus, plumbing, mechanical or electrical equipment or a appurtenances, the installation of which is regulated by the land development regul other sections of the Code until a permit has been issued by the building official. N cost of repair or modification does not exceed $500.00, does not result in a structur and does not require an inspection, a permit need not be issued by the building offi permit is required for uncovering flat slabs of no greater than 50 square feet, for w

Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 25-23

HOLIDAY ISLES LODGE 1912 INC BPOE
14111 E PARSLEY DR
MADEIRA BEACH, FL 33708-2346
Respondents.

RE Property: 14111 E Parsley Dr **Parcel #**10-31-15-34416-028-0280

Legal Description: GULF SHORES 4TH ADD BLK Z, LOTS 28, 29, 30 & 31

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **01:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER**, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.
A person, firm or corporation shall not c change the occupancy of a building or st alter fire extinguishing apparatus, elevat other heat producing apparatus, plumbi appurtenances, the installation of which other sections of the Code until a permit cost of repair or modification does not and does not require an inspection, a pe permit is required for uncovering flat sla strictly cosmetic nature (painting, wallpa work less than $100.00 in value.

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 25-70

MARSH, MICHAEL J
14308 GULF BLVD
MADEIRA BEACH, FL 33708-2237
Respondents.

RE Property: 14200 Gulf Blvd **Parcel #**09-31-15-34308-001-0130

Legal Description: BOCA VISTA CONDO COMMON AREA TOGETHER WITH TIF SLL
#1262224603 PER O.R. 16331/2015 03/01/2011 EXP 03/01/2027

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **01:00 pm** on **TUESDAY** the **16th** day of **September**, **2025** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of

MEETING NOTICES

PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

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

...al Magistrate Hearing of the City of Madeira Beach, Florida will be held on **September 16, ... 1:00 p.m.**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, ...at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. ...ceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers ...the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live ...ings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE 2025-09

Application: VAR 2025-09
Applicant: Jeff Spencley
Property Owner(s): Azure Coast Properties LLC
Property Address: 13300 Gulf Boulevard Madeira Beach, Florida 33708
Parcel ID: 15-31-15-58320-006-0200
Legal Description: MITCHELL'S BEACH REVISED BLK 6, LOT 20 LESS RD R/W PER O.R. 4557/1338
...oning/Future Land Use: C-1, Johns Pass Village Activity Center (Transitional Character District) (Activity Center

...e A variance for front yard setback along Gulf Boulevard and a variance for 5 feet side setbacks ...sides of the lot. The variance requested for the front yard setback is for 8 feet 7 inches, ie the ...structure is 8 feet 6 inches currently (without bump out included).

...Code Provisions: Section D-107. Setback requirements 6) Transitional. a. Front yard: c. Side ...ses, 110-426. – Same—Side yard of corner lot.

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

Posted September 5th, 2025, at property site, City Hall, City of Madeira Beach website, and The Gulf Beaches Public Library.
View more information about this application at https://madeirabeachfl.gov/plan-review-documents/

PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST HEARING

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

...ecial Magistrate Hearing of the City of Madeira Beach, Florida will be held on **September 16, ...1:00 p.m.**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, ...ted at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. ...proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers ...the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live ...tings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST (SUP-2025-02)

Application:	SE 2025-02
Applicant:	Hamish Nygren
Property Owner(s):	Volvo Zenthas
Property Address(s):	13050 Gulf Boulevard Madeira Beach, Florida
Parcel ID(s):	15-31-15-58320-006-0240
Legal Description:	MITCHELL'S BEACH REVISED BLK 4, LOT 24 LESS RD
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (John's Pass Resort Character District)/Activity Center

Request: For the approval of a Special Exception Use to operate a cafe in the John's Pass Resort Character District of the C-1, John's Pass Village Activity Center Zoning District.

Specific Code Provisions: Section D-105 – Special exception uses. JohnJohn's Pass Resort: a. Retail commercial, restaurant, and personal service uses as a stand-alone use. Stand-alone commercial by special exception use can only front Gulf Boulevard.

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

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View more information about this application at https://madeirabeachfl.gov/plan-review-documents/

BOARD OF COMMISSIONERS
SPECIAL MEETING - ADOPTING FY
2026 TENTATIVE MILLAGE RATE &
BUDGET ORDINANCES AGENDA
Wednesday, September 10, 2025 at 5:45 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708

This Meeting will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

Public participation is encouraged. If you are addressing the Commission, step to the podium and state your name and address for the record, and the organization or group you represent. Please limit your comments to five (5) minutes and do not include any topic on the agenda. Public comment on agenda items will be allowed when they come up.

If you would like someone at the City to follow up on a comment or question made at the meeting, you may fill out a comment card with the contact information and give it to the City Manager. Comment cards are available at the back table in the Commission Chambers. Completing a comment card is not mandatory.

For any quasi-judicial public hearings that might be on the agenda, an affected person may become a party to a quasi-judicial 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 Director not less than five days prior to the hearing.

4. PUBLIC HEARINGS
   A. Ordinance 2025-15, Adopt Tentative Millage Rate FY 2026 - 1st Reading & Public Hearing
   B. Ordinance 2025-16, Adopt FY 2026 Tentative Budget - 1st Reading & Public Hearing
5. ADJOURNMENT

One or more Elected or Appointed Officials may be in attendance.

Any person who decides to appeal any decision of the Board of Commissioners 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 minutes to be transcribed verbatim; 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 to participate in this meeting should call the City Clerk at 727-391-9951, ext. 231 or 232 or email a written request to cvanblargan@madeirabeachfl.gov.

BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
Wednesday, September 10, 2025 at 6:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708

This Meeting will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE - City Attorney Thomas Trask
3. ROLL CALL
4. APPROVAL OF THE AGENDA
5. PROCLAMATIONS - Mayor
6. PRESENTATIONS (limited to 10 minutes each)
   A. Madeira Beach Fire Department - Promotion, Paramedic School Completion
7. PUBLIC COMMENT

Public participation is encouraged. If you are addressing the Commission, step to the podium and state your name and address for the record, and the organization or group you represent. Please limit your comments to five (5) minutes and do not include any topic on the agenda. Public comment on agenda items will be allowed when they come up.

If you would like someone at the City to follow up on a comment or question made at the meeting, you may fill out a comment card with the contact information and give it to the City Manager. Comment cards are available at the back table in the Commission Chambers. Completing a comment card is not mandatory.

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8. APPROVAL OF THE MINUTES
   A. 08-13-2025, BOC Regular Meeting Minutes
   B. 08-21-2025, BOC Workshop Meeting Minutes - Discussion on City Manager
   C. 08-27-2025, BOC Budget Workshop Meeting Minutes
   D. 08-27-2025, BOC Regular Workshop Meeting Minutes
9. CONSENT AGENDA

Any member of the Board of Commissioners can ask to pull a consent item for separate discussion and vote.

   A. Stormwater Station Generator Replacement located at 14181 N Bayshore Dr. Approval
   B. Diocese of Southwest Florida, Inc Parking Lot License Agreement Approval
   C. FDOT Debris Staging Area Agreement for Archibald and Johns Pass Park Approval
   D. Bay Point Causeway and Dr. Milling and Resurfacing proposal approval
   E. Interlocal Agreement with Pinellas County for Cooperative Emergency Procurements of Disaster Debris Collection & Monitoring and Management Services
10. PUBLIC HEARINGS
   A. Ordinance 2025-17, Amendment to Chapter 14 - Florida Building Code References - 1st Reading & Public Hearing
11. UNFINISHED BUSINESS
   A. Approve Mayor Brooks to serve as Big-C Representative to Forward Pinellas
   B. Building Permit Fee Waiver Extension Request
12. CONTRACTS/AGREEMENTS
13. NEW BUSINESS
   A. Civil Service Commission Appointment
   B. Planning Commission Appointments
   C. Clausler Approval of City Manager Resignation Agreement
   D. Appoint Acting City Manager
   E. Recruiting Firm - City Manager and Other Senior Vacancies
14. AGENDA SETTING (September 24, 2025, BOC Regular Workshop; 6:00 p.m.)
   A. Kimley-Horn Letter of Agreement for Professional Services - Impact Fee Ordinances
   B. Noise Ordinance Review
   C. 2026 Appropriations - Provide a List
   D. Presentation: Shoreaker Advisors
   E. Rybid Information Technology Contract (IT Services)
15. REPORTS/CORRESPONDENCE
   A. Board of Commissioners - 2025 BOC Meetings Schedule
   B. Board of Commissioners - 2026 BOC Meeting Schedule
   C. City Attorney
   D. City Clerk - Board of Commissioners Meeting Report - January 1, 2025 - August 31, 2025
   E. City Manager
16. RESPOND TO PUBLIC COMMENTS/QUESTIONS
17. ADJOURNMENT

One or more Elected or Appointed Officials may be in attendance.

Any person who decides to appeal any decision of the Board of Commissioners 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 minutes to be transcribed verbatim; 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 to participate in this meeting should call the City Clerk at 727-391-9951, ext. 231 or 232 or email a written request to cvanblargan@madeirabeachfl.gov.

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 04-Sep-2025)

Parcel Number
09-31-15-09980-000-0001

- Owner Name
  BOCA VISTA CONDOMINIUM ASSN INC
- Property Use
  0974 Condo Common Area Assn Own - w/improvement
- Site Address
  401 150TH AVE
  MADEIRA BEACH, FL 33708
- Mailing Address
  10033 DR MARTIN LUTHER KING ST N STE 300
  ST PETERSBURG, FL 33716-3830
- Legal Description
  BOCA VISTA CONDO COMMON AREA TOGETHER WITH TIIF SLL #520224603 PER O.R. 16331/2015 03/01/2011 EXP 03/01/2027
- Current Tax District
  MADEIRA BEACH (MB)
- Year Built
  1985

Living SF	Gross SF	Living Units	Buildings
2,419	**3,843**	**0**	**1**

Parcel Map

Exemptions

Year	Homestead	Use %	Status
2026	No	0%	
2025	No	0%	
2024	No	0%	

Property Exemptions & Classifications

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
16331/2015	Find Comps	278.01	A	Current FEMA Maps	Check for EC	Zoning Map	89/10

2025 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$0	$0	$0	$0	$0

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$0	$0	$0	$0	$0
2023	N	$0	$0	$0	$0	$0
2022	N	$0	$0	$0	$0	$0
2021	N	$0	$0	$0	$0	$0
2020	N	$0	$0	$0	$0	$0

2024 Tax Information

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

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.8131	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
28-Jul-2008	$0	U	I	FL INT IMP FUND TR	FL INT IMP FUND TRE	16331/2015

2025 Land Information

Land Area: ≅ 20,160 sf | ≅ 0.46 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Residential Common Area	0x0	$100,000	3.4500	AC	1.0000	$345,000

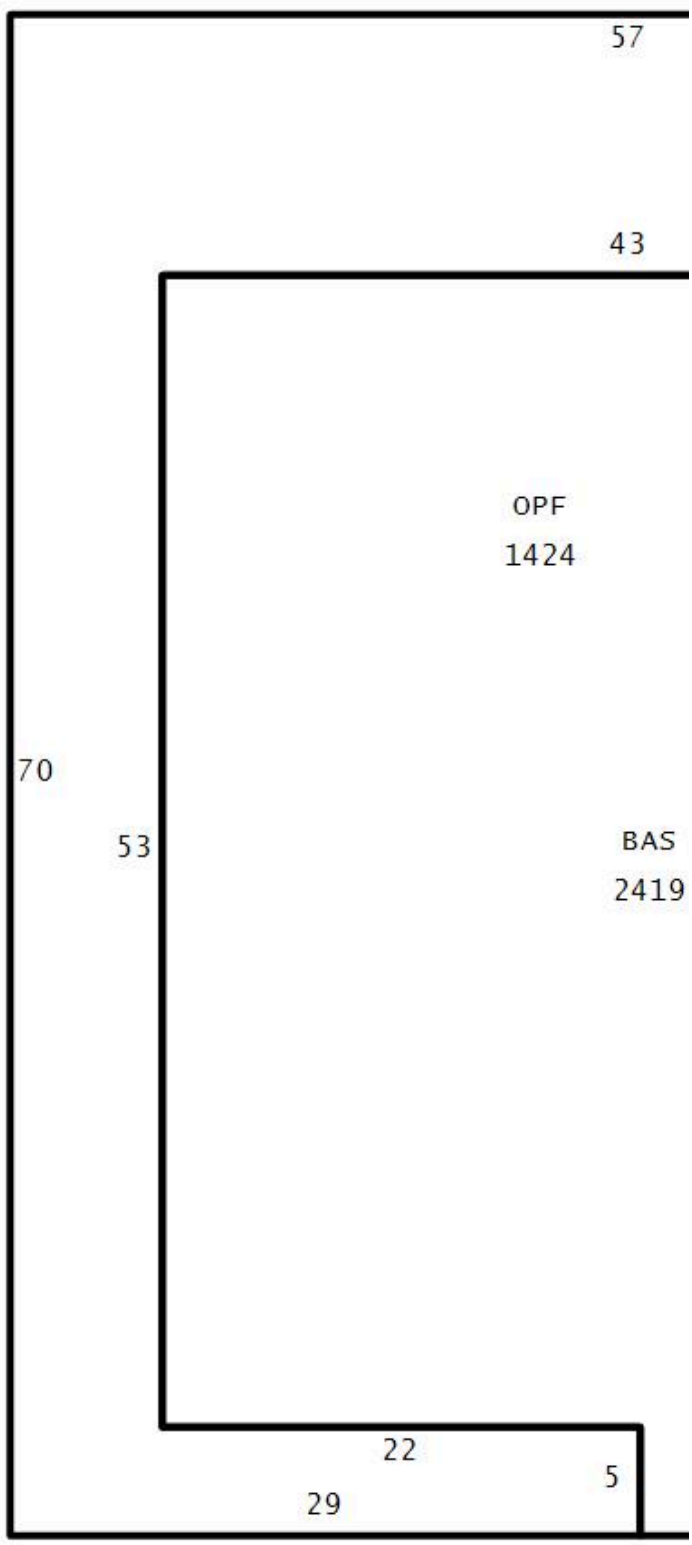
2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Continuous Footing
Floor System:	Slab Above Grade
Exterior Walls:	Concrete Blk/Stucco
Unit Stories:	1
Roof Frame:	Flat
Living Units:	0
Roof Cover:	Built Up Wood
Year Built:	1985
Building Type:	Recreational/Clubhouses
Quality:	Average
Floor Finish:	Carpet Combination
Interior Finish:	Dry Wall

Sub Area	Living Area SF	Gross Area SF
Base (BAS):	2,419	2,419
Open Porch (OPF):	0	1,424
Total Area SF:	**2,419**	**3,843**

Structural Elements

Cooling:	Heat & Cooling Pkg
Fixtures:	11



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y
DOCK	$48.00	105.0	$5,040	$2,016	1985
MULTI PKG	$1,000.00	10.0	$10,000	$10,000	1985
PATIO/DECK	$14.00	3,114.0	$43,596	$17,438	1985
PATIO/DECK	$44.00	1,106.0	$48,664	$19,466	1985
POOL	$200,000.00	1	$200,000	$80,000	1985
SPA/JAC/HT	$28,000.00	1	$28,000	$11,200	1985

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
2025-3088-ROOF	ROOF	04/14/2025	$113,495
2025-2920-ELEC	ELECTRICAL	03/20/2025	$60,151
2025-2623-ROOF	ROOF	03/07/2025	$64,780
2025-2622-ROOF	ROOF	03/03/2025	$254,940
BC20210687	TPP USE	07/26/2021	$30,000
E4898	ELECTRICAL	08/17/2020	$63,000
E4384	ELECTRICAL	01/08/2020	$10,639
DECK4116	PATIO/DECK	10/14/2019	$40,661
BR3817	MISCELLANEOUS	07/01/2019	$6,000
BC3675	ADDITION/REMODEL/RENOVATION	05/16/2019	$32,020

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

April 22, 2025

BOCA VISTA CONDOMINIUM ASSN INC
10033 DR MARTIN LUTHER KING ST N STE 300
ST PETERSBURG, FL 33716-3830
Case Number: CE-25-65

RE Property: 401 150th Ave. **Parcel #**09-31-15-09980-000-0001

Legal Description: BOCA VISTA CONDO COMMON AREA TOGETHER WITH TIIF SLL #520224603 PER O.R. 16331/2015 03/01/2011 EXP 03/01/2027

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

During a recent review of properties, it was noted that your property is in violation of the following code/ordinance(s):

Ordinance(s):

Sec. 14-69. - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

Sec. 14-70. - Same—General maintenance.
The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars ($250) per day.

(2)Floors, interior walls and ceilings of every structure shall be structurally sound.

(6)Supporting structural members are to be kept structurally sound, free of deterioration and capable of bearing imposed loads safely.
(7)Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.
(11)Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safety.
(13)Exterior porches, landings, balconies, stairs and fire escapes shall be provided with railings properly designed and maintained to minimize the hazard of people falling, and the same shall be kept structurally sound, in good repair and free from defects

Violation Detail(s):

Damaged carport areas and balcony railing(s).

Corrective Action(s):

Apply for permits to repair and/or remove carports and immediately take appropriate steps to have a licensed professional inspect and address life and health safety issues including the railing and structural concerns.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:
April 29, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

We are now using My Government Online (MGO). Please scan the QR code below or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars ($250) per day.

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City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

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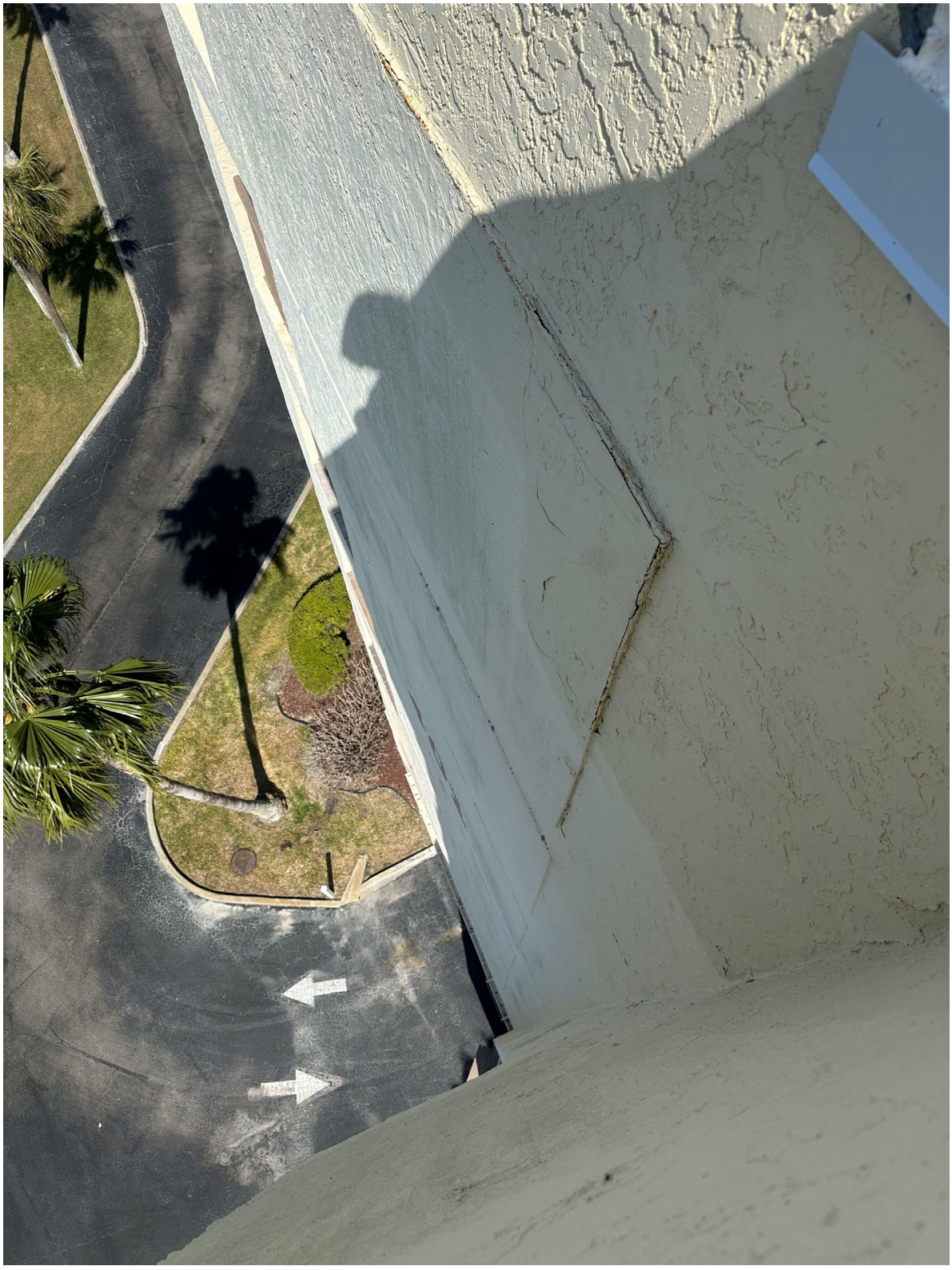

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Madeira Beach, FL 33708
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CODE ENFORCEMENT
CITY OF MADEIRA BEACH

June 16, 2025

BOCA VISTA CONDOMINIUM ASSN INC
10033 DR MARTIN LUTHER KING ST N STE 300
ST PETERSBURG, FL 33716-3830
Case Number: CE-25-65

RE Property: 401 150th Ave. **Parcel #**09-31-15-09980-000-0001

Legal Description: BOCA VISTA CONDO COMMON AREA TOGETHER WITH TIIF SLL #520224603 PER O.R. 16331/2015 03/01/2011 EXP 03/01/2027

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Sec. 14-70. - Same—General maintenance.
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(11)Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safety.
(13)Exterior porches, landings, balconies, stairs and fire escapes shall be provided with railings properly designed and maintained to minimize the hazard of people falling, and the same shall be kept structurally sound, in good repair and free from defects

Violation Detail(s):

Damaged carport areas and balcony railing(s) and north exterior wall.

Corrective Action(s):

Apply for permits to repair and/or remove carports and immediately take appropriate steps to have a licensed professional inspect and address life and health safety issues including the railing and structural concerns.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:
June 30, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

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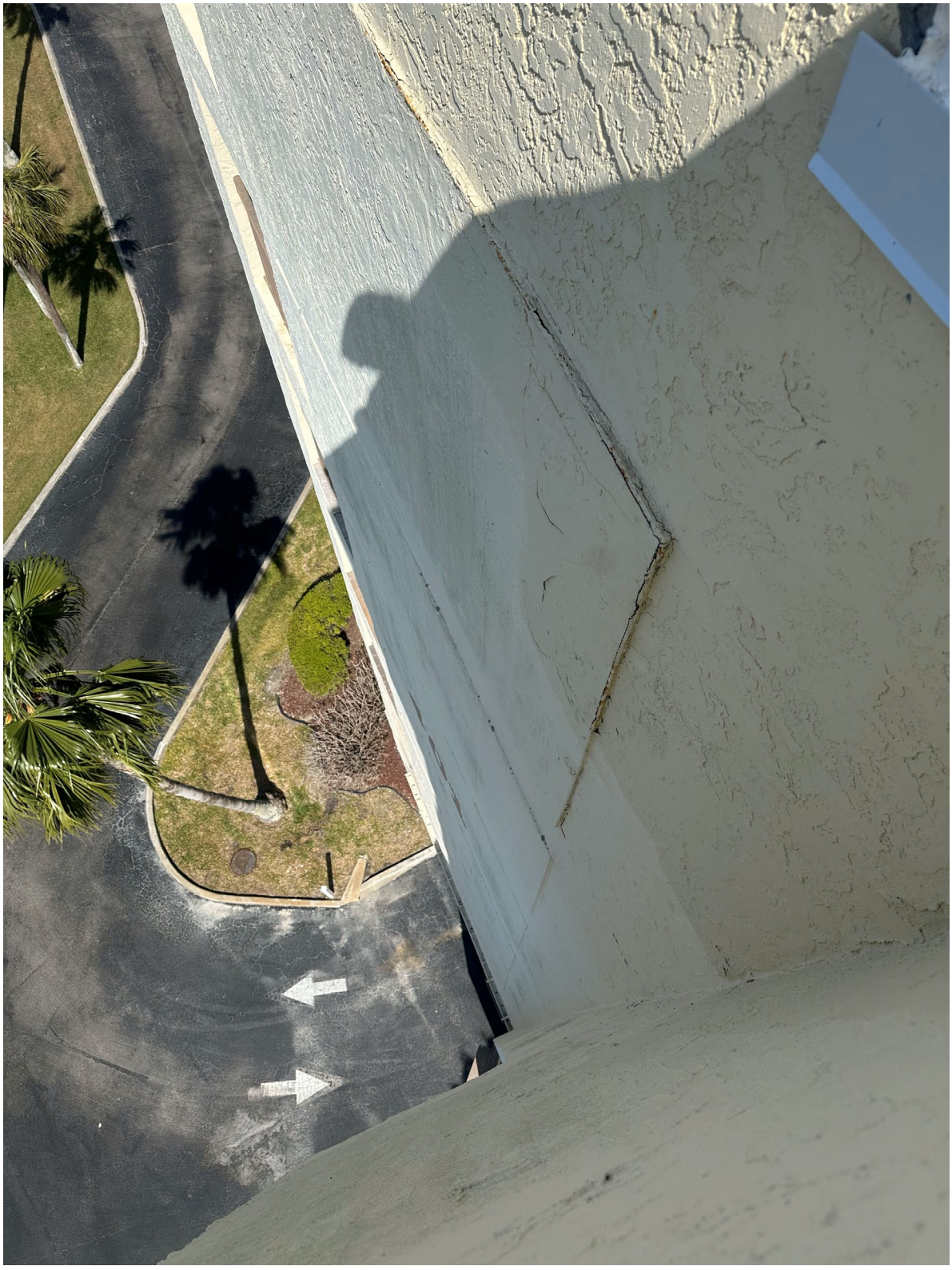
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131



Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars ($250) per day.

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 25-65

BOCA VISTA CONDOMINIUM ASSN INC
10033 DR MARTIN LUTHER KING ST N STE 300
ST PETERSBURG, FL 33716-3830

Respondents.

RE Property: 401 150th Ave **Parcel #**09-31-15-09980-000-0001

Legal Description: BOCA VISTA CONDO COMMON AREA TOGETHER WITH TIIF SLL #520224603 PER O.R. 16331/2015 03/01/2011 EXP 03/01/2027

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **01:00 pm** on **TUESDAY** the **16th** day of September, **2025** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of

strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 742-1645.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 4 day of September 2025.

Taylor Davis

Taylor Davis,Permit & Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 25-65

BOCA VISTA CONDOMINIUM ASSN INC
10033 DR MARTIN LUTHER KING ST N STE 300
ST PETERSBURG, FL 33716-3830

Respondents.

RE Property: 401 150th Ave **Parcel** #09-31-15-09980-000-0001

Legal Description: BOCA VISTA CONDO COMMON AREA TOGETHER WITH TIIF SLL #520224603 PER O.R. 16331/2015 03/01/2011 EXP 03/01/2027

AFFIDAVIT OF SERVICE

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 4 day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 4 day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 4 day of September, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 401 150th Ave, Parcel # 09-31-15-09980-000-0001 the City of Madeira Beach.
On the 4 day of September, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Taylor Davis,Permit & Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ____ online notarization, this 4th day of September, 2025, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Print or type Name. Samantha Arison

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 374445

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 25-65

BOCA VISTA CONDOMINIUM ASSN INC
10033 DR MARTIN LUTHER KING ST N STE 300
ST PETERSBURG, FL 33716-3830

Respondents.

RE Property: 401 150th Ave **Parcel #**09-31-15-09980-000-0001

Legal Description: BOCA VISTA CONDO COMMON AREA TOGETHER WITH TIIF SLL #520224603 PER O.R. 16331/2015 03/01/2011 EXP 03/01/2027

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

Please bring the property into compliance by applying for and obtaining an "after-the-fact" building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to $250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.

Taylor Davis,Permit & Code Compliance Specialist
City of Madeira Beach

Sep 4, 2025 at 5:02:11 PM
401 Tom Stuart Cswy
Madeira Beach FL 33708
United States

Sep 4, 2025 at 5:18:33 PM
300 Municipal Dr
Madeira Beach FL 33708
United States
Madeira Beach Recreation

CITY OF MADEIRA BEACH

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-24-63

TUCKER, BLAZIA P
C/O JOHN DIAS PUA
3651 N GOLDENROD RD APT F201
WINTER PARK, FL 32792-8880
Respondents.

RE Property: 635 S BAYSHORE DR **Parcel #**10-31-15-34380-015-0050

Legal Description: GULF SHORES 4TH ADD BLK O, LOT 5 LESS W 1.25FT

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **1:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER**, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-69 - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

(1)Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, waterpaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.

(2)Overhanging or overhead objects which are loose, insecurely fastened or otherwise constitute a danger of falling on persons or property by reason of their location above the ground shall not be stored or maintained on private property.

Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-24-253

WESNER, GERALD F
WESNER, DEBORAH K
14239 W PARSLEY DR
MADEIRA BEACH, FL 33708-2354
Respondents.

RE Property: 14239 W PARSLEY DR **Parcel #**10-31-15-34416-026-0146

Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 14

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **1:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER**, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-70. - Same—General maintenance.
The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-71

D&B REALTY & ESTATES LLC
556 3RD ST N
ST PETERSBURG, FL 33701-2408

Respondent.

RE Property: 14900 Gulfstar Ave **Parcel #**10-31-15-34362-011-0150

Legal Description: GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **1:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER**, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-69. - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

Sec. 14-70. - Same—General maintenance.
The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-4

NAVARRO, JOHN
11301 47TH AVE N
ST PETERSBURG, FL 33708-2705

Respondents.

RE Property: 14601 GULF BLVD **Parcel #**09-31-15-87045-000-0420

Legal Description: SUNNY SHORES LOTS 42, 43 & 44

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **1:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER**, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-69. - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

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The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end

Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

eptember 4, 2025
ty of Madeira Beach
30 Municipal Drive
dadeira Beach, Florida 33708

Petitioner,

CASE NO. 25-65

OCA VISTA CONDOMINIUM ASSN INC
931 DR MARTIN LUTHER KING ST N STE 300
PETERSBURG, FL 33716-3830

Respondents.

Property: 401 150th Ave **Parcel #**09-31-15-09083-000-0001

gal Description: BOCA VISTA CONDO COMMON AREA TOGETHER WITH TIP
#0224603 PER O.R. 16331/2015 03/01/2011 EXP 03/01/2027

NOTICE OF HEARING

whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **01:00 pm** on **TUESDAY** the day of **September**, **2025** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 3 hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demo change the occupancy of a building or structure, or erect, or construct a sign, or ins alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, inclinat other heat producing apparatus, plumbing, mechanical or electrical equipment or a appurtenances, the installation of which is regulated by the land development regul other sections of the Code until a permit has been issued by the building official. W cost of repair or modification does not exceed $500.00, does not result in a structur and does not require an inspection, a permit need not be issued by the building offi permit is required for uncovering flat slabs of no greater than 50 square feet, for wo

Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

SEPTEMBER 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

CASE NO. 25-23

vs.

HOLIDAY ISLES LODGE 1912 INC BPOE
14111 E PARSLEY DR
MADEIRA BEACH, FL 33708-2346

Respondent.

RE Property: 14111 E Parsley Dr **Parcel #**10-31-15-34416-028-0280

Legal Description: GULF SHORES 4TH ADD BLK Z, LOTS 28, 29, 30 & 31

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **01:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER**, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.
A person, firm or corporation shall not c change the occupancy of a building or st alter fire extinguishing apparatus, elevat other heat producing apparatus, plumbi appurtenances, the installation of which other sections of the Code until a permit cost of repair or modification does not and does not require an inspection, a pe permit is required for uncovering flat sla strictly cosmetic nature (painting, wallpa work less than $100.00 in value.

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

CASE NO. 25-70

vs.

MARSH, MICHAEL J
14308 GULF BLVD
MADEIRA BEACH, FL 33708-2237

Respondents.

RE Property: 14308 Gulf Blvd **Parcel #**09-31-15-34308-001-0130

Legal Description: BOCA VISTA CONDO COMMON AREA TOGETHER WITH TIP SLL
#1262224603 PER O.R. 16331/2015 03/01/2011 EXP 03/01/2027

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **01:00 pm** on **TUESDAY** the **16th** day of **September**, **2025** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.
A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of

MEETING NOTICES

PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

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

...al Magistrate Hearing of the City of Madeira Beach, Florida will be held on **September 16, ... 1:00 p.m.**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, ...ed at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. ...ceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers ...the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live ...ings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE 2025-09

Application:	VAR 2025-09
Applicant:	Jeff Spenceley
Property Owner(s):	Azure Coast Properties LLC
Property Address:	13300 Gulf Boulevard Madeira Beach, Florida 33708
Parcel ID:	15-31-15-58320-006-0200
Legal Description:	MITCHELL'S BEACH REVISED BLK 6, LOT 20 LESS RD R/W PER O.R. 4557/1338
...oning/Future Land Use:	C-1, Johns Pass Village Activity Center (Transitional Character District) (Activity Center

...e A variance for front yard setback along Gulf Boulevard and a variance for 5 feet side setbacks ...sides of the lot. The variance requested for the front yard setback is for 8 feet 7 inches, ...e structure is 8 feet 6 inches currently (without bump out included).

...e Code Provisions: Section D-107. Setback requirements 6) Transitional. a. Front yard: c. Side ...ons. 110-428. – Same—Side yard of corner lot.

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

PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST HEARING

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

...ecial Magistrate Hearing of the City of Madeira Beach, Florida will be held on **September 16, ...1 1:00 p.m.**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, ...ted at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. ...ceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers ...the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live ...ings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST 2025-02

Application:	SE 2025-02
Applicant:	Hamish Nygren
Property Owner(s):	Vobuj Zenllari
Property Address(es):	13050 Gulf Boulevard Madeira Beach, Florida
Parcel ID(s):	15-31-15-58320-006-0240
Legal Description:	MITCHELL'S BEACH REVISED BLK 6, LOT 24 LESS RD
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (John's Pass Resort Character District)/Activity Center

Request: For the approval of a Special Exception Use to operate a cafe in the John's Pass Resort Character District of the C-1, John's Pass Village Activity Center Zoning District.

Specific Code Provisions: Section D-105 – Special exception uses. JJohn's Pass Resort: a. Retail commercial, restaurant, and personal service uses as a stand-alone use. Stand-alone commercial by special exception use can only front Gulf Boulevard.

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

PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

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

...Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **Tuesday, September ...6, 2025, at 1:00p.m.**, at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, ...ocated at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. ...his 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 SPECIAL MAGISTRATE -VARIANCE

Application:	VAR 2025-08
Applicant(s):	Mario Goulas
Property Owner(s):	Mario Goulas
Property Address:	14032 W Parsley Drive, Madeira Beach, FL 33708
Parcel ID:	10-31-15-34308-014-0130
Legal Description:	GULF SHORES 5TH ADD BLK R, LOT 13
Zoning/Future Land Use:	R-1, Single-Family Residential Zoning District/Residential Urban

Request: Construct a new 13,000lb boat lift and modify/cut the existing dock owner and construct a 12' dock extension. Add a new tie pile 1' away from the extended east side property line.

Specific Code Provisions: Sec. 14-205. – Design criteria for private docks.

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 September 5th, 2025, at property site, City Hall, City of Madeira Beach website, and The Gulf Beaches Public Library.
View more information about this application at https://madeirabeachfl.gov/plan-review-documents/

BOARD OF COMMISSIONERS
SPECIAL MEETING - ADOPTING FY
2026 TENTATIVE MILLAGE RATE &
BUDGET ORDINANCES AGENDA
Wednesday, September 10, 2025 at 5:45 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708

This Meeting will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**

Public participation is encouraged. If you are addressing the Commission, step to the podium and state your name and address for the record, and the organization or group you represent. Please limit your comments to five (5) minutes and do not include any topic on the agenda. Public comment on agenda items will be allowed when they come up.

If you would like someone at the City to follow up on a comment or question made at the meeting, you may fill out a comment card with the contact information and give it to the City Manager. Comment cards are available at the back table in the Commission Chambers. Completing a comment card is not mandatory.

For any quasi-judicial public hearings that might be on the agenda, an affected person may become a party to a quasi-judicial 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 Director not less than five days prior to the hearing.

4. **PUBLIC HEARINGS**
   A. Ordinance 2025-15, Adopt Tentative Millage Rate FY 2026 - 1st Reading & Public Hearing
   B. Ordinance 2025-16, Adopt FY 2026 Tentative Budget - 1st Reading & Public Hearing
5. **ADJOURNMENT**

One or more Elected or Appointed Officials may be in attendance.

Any person who decides to appeal any decision of the Board of Commissioners 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 minutes to be transcribed verbatim; 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 Disabilities Act and F.S. 286.26, any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Clerk at 727-391-9951, ext. 231 or 232 or email a written request to cvanblargan@madeirabeachfl.gov.

BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
Wednesday, September 10, 2025 at 6:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708

This Meeting will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

1. **CALL TO ORDER**
2. **INVOCATION AND PLEDGE OF ALLEGIANCE - City Attorney Thomas Trask**
3. **ROLL CALL**
4. **APPROVAL OF THE AGENDA**
5. **PROCLAMATIONS - Mayor**
6. **PRESENTATIONS (limited to 10 minutes each)**
   A. Madeira Beach Fire Department - Promotion, Paramedic School Completion
7. **PUBLIC COMMENT**

Public participation is encouraged. If you are addressing the Commission, step to the podium and state your name and address for the record, and the organization or group you represent. Please limit your comments to five (5) minutes and do not include any topic on the agenda. Public comment on agenda items will be allowed when they come up.

If you would like someone at the City to follow up on a comment or question made at the meeting, you may fill out a comment card with the contact information and give it to the City Manager. Comment cards are available at the back table in the Commission Chambers. Completing a comment card is not mandatory.

For any quasi-judicial public hearings that might be on the agenda, an affected person may become a party to a quasi-judicial 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 Director not less than five days prior to the hearing

8. **APPROVAL OF THE MINUTES**
   A. 08-13-2025, BOC Regular Meeting Minutes
   B. 08-21-2025, BOC Workshop Meeting Minutes - Discussion on City Manager
   C. 08-27-2025, BOC Budget Workshop Meeting Minutes
   D. 08-27-2025, BOC Regular Workshop Meeting Minutes
9. **CONSENT AGENDA**

Any member of the Board of Commissioners can ask to pull a consent item for separate discussion and vote.

   A. Stormwater Station Generator Replacement located at 14181 N Bayshore Dr. Approval
   B. Diocese of Southwest Florida, Inc Parking Lot License Agreement Approval
   C. FDOT Debris Staging Area Agreement for Archibald and John Pass Park Approval
   D. Bay Point Causeway and Dr. Milling and Resurfacing proposal approval
   E. Interlocal Agreement with Pinellas County for Cooperative Emergency Procurements of Disaster Debris Collection & Monitoring and Management Services
10. **PUBLIC HEARINGS**
   A. Ordinance 2025-17, Amendment to Chapter 14 - Florida Building Code References - 1st Reading & Public Hearing
11. **UNFINISHED BUSINESS**
   A. Approve Mayor Brooks to serve as Big-C Representative to Forward Pinellas
   B. Building Permit Fee Waiver Extension Request
12. **CONTRACTS/AGREEMENTS**
13. **NEW BUSINESS**
   A. Civil Service Commission Appointment
   B. Planning Commission Appointments
   C. Clausler Approval of City Manager Resignation Agreement
   D. Appoint Acting City Manager
   E. Recruiting Firm - City Manager and Other Senior Vacancies
14. **AGENDA SETTING (September 24, 2025, BOC Regular Workshop; 6:00 p.m.)**
   A. Kimley-Horn Letter of Agreement for Professional Services - Impact Fee Ordinances
   B. Noise Ordinance Review
   C. 2026 Appropriations - Provide a List
   D. Presentation: Shoreaker Advisors
   E. Rabid Information Technology Contract (IT Services)
15. **REPORTS/CORRESPONDENCE**
   A. Board of Commissioners - 2025 BOC Meetings Schedule
   B. Board of Commissioners - 2026 BOC Meeting Schedule
   C. City Attorney
   D. City Clerk - Board of Commissioners Meeting Report - January 1, 2025 - August 31, 2025
   E. City Manager
16. **RESPOND TO PUBLIC COMMENTS/QUESTIONS**
17. **ADJOURNMENT**

One or more Elected or Appointed Officials may be in attendance.

Any person who decides to appeal any decision of the Board of Commissioners 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 minutes to be transcribed verbatim; 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 Disabilities Act and F.S. 286.26, any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Clerk at 727-391-9951, ext. 231 or 232 or email a written request to cvanblargan@madeirabeachfl.gov.

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 04-Mar-2025)

Parcel Number
10-31-15-34416-026-0280

- Owner Name
  HOLIDAY ISLES LODGE 1912 INC BPOE
- Property Use
  7753 Club, Lodge, Union Hall, Civic Club, Health Spa
- Site Address
  14111 E PARSLEY DR
  MADEIRA BEACH, FL 33708
- Mailing Address
  14111 E PARSLEY DR
  MADEIRA BEACH, FL 33708-2346
- Legal Description
  GULF SHORES 6TH ADD BLK Z, LOTS 28, 29, 30 & 31
- Current Tax District
  MADEIRA BEACH (MB)
- Year Built
  1948

Heated SF	Gross SF	Living Units	Buildings
8,867	**8,867**	**0**	**1**

Parcel Map

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2025	No	0%		Institutional
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22782/0197	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	23/74

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	$2,209,806	$2,209,806	$0	$0	$0

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	$2,203,815	$2,203,815	$0	$0	$0
2022	N	$2,136,312	$2,012,580	$0	$0	$0
2021	N	$1,893,255	$1,829,618	$0	$0	$0
2020	N	$1,734,216	$1,663,289	$0	$0	$0
2019	N	$1,632,263	$1,512,081	$0	$0	$0

2024 Tax Information

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

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.8131	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
25-Mar-2024	$100	U	I	HOLIDAY ISLES LODGE NO 1912 INC BPOE	HOLIDAY ISLES LODGE 1912 INC BPOE	22782/0197
26-Aug-2011	$0	U	I	FLORIDA INTERNAL IMPROVEMENT TRUST FUND	HOLIDAY ISLES LODGE NO 1912 INC	17436/1930
27-Feb-1959	$0			GABEL, LAURA G	B P O E OF THE USA	00544/0632

2024 Land Information

Land Area: ≅ 22,211 sf | ≅ 0.50 acres Frontage and/or View: Intracoastal Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Clubs/Lodges Halls	228x100	$90	22,223	SF	1.0000	$2,000,031

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation:	Continuous Footing
Floor System:	Slab On Grade
Exterior Walls:	Concrete Block
Unit Stories:	1
Roof Frame:	Flat
Living Units:	0
Roof Cover:	Built Up/Composition
Year Built:	1948
Building Type:	Recreational/Clubhouses
Quality:	Average
Floor Finish:	Carpet Combination
Interior Finish:	Dry Wall
Cooling:	Heat & Cooling Pkg
Fixtures:	16
Effective Age:	42

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	8,867	8,867
Total Area SF:	**8,867**	**8,867**

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	$4.00	16,000.0	$64,000	$64,000	0
CANOPY	$14.00	1,550.0	$21,700	$21,700	1955
CONC PAVE	$12.00	500.0	$6,000	$6,000	0
DOCK	$58.00	1,294.0	$75,052	$30,021	1955
PATIO/DECK	$14.00	2,000.0	$28,000	$11,200	1955
POOL	$70,000.00	1	$70,000	$28,000	1955
SHED	$52.00	200.0	$10,400	$4,160	1948

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
MECH20230087	HEAT/AIR	01/30/2023	$23,920
E20230072	ELECTRICAL	01/24/2023	$15,000
DRVWY20230015	PATIO/DECK	01/04/2023	$56,133
S20220488	SEA WALL	06/03/2022	$63,666
E4582	ELECTRICAL	04/16/2020	$4,200
F4568	FENCE	04/09/2020	$5,995
B3283		01/08/2019	$5,500
E2559	TPP USE	04/30/2018	$2,400

Permit Number	Description	Issue Date	Estimated Val
BR2455	ADDITION/REMODEL/RENOVATION	03/23/2018	$15,000
BR2379	MISCELLANEOUS	03/06/2018	$12,530

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

February 10, 2025

HOLIDAY ISLES LODGE 1912 INC BPOE
14111 E PARSLEY DR
MADEIRA BEACH, FL 33708-2346
Case Number: CE-25-23

RE Property: 14111 E PARSLEY DR **Parcel #**10-31-15-34416-026-0280

Legal Description: GULF SHORES 6TH ADD BLK Z, LOTS 28, 29, 30 & 31

COURTESY NOTICE OF CODE VIOLATION

To whom it may concern:

During a recent review of properties, it was noted that your property is in violation of the following code/ordinance(s):

Ordinance(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars ($250) per day.

Violation Detail(s):
Exterior addition work without the required building permit(s).

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain an "after-the-fact" building permit to comply. If a permit cannot be obtained, the structure/changes must be removed.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:
February 24, 2025

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727-742-1645

We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars ($250) per day.

Per Elks.org website

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars ($250) per day.

2/7/2025

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars ($250) per day.

City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

CODE ENFORCEMENT
CITY OF MADEIRA BEACH

February 27, 2025

HOLIDAY ISLES LODGE 1912 INC BPOE
14111 E PARSLEY DR
MADEIRA BEACH, FL 33708-2346
Case Number: CE-25-23

RE Property: 14111 E PARSLEY DR **Parcel #**10-31-15-34416-026-0280

Legal Description: GULF SHORES 6TH ADD BLK Z, LOTS 28, 29, 30 & 31

COURTESY NOTICE OF CODE VIOLATION

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During a recent review of properties, it was noted that your property is in violation of the following code/ordinance(s):

Ordinance(s):

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Violation Detail(s):
Exterior addition work without the required building permit(s).

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain an "after-the-fact" building permit to comply. If a permit cannot be obtained, the structure/changes must be removed.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:
March 12, 2025

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727-742-1645

We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.

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Per Elks.org website

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City of Madeira Beach
BUILDING DEPARTMENT
300 Municipal Drive
Madeira Beach, FL 33708
PH: 727-391-9951 ext. 284 FAX:727-399-1131

2/7/2025

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars ($250) per day.

CERTIFIED MAIL

9589 0710 5270 2237 2056 68

nicipal Drive
ch, Florida 33708

February 27, 2025

HOLIDAY ISLES LODGE 1912 INC BPOE
14111 E PARSLEY DR
MADEIRA BEACH, FL 33708-2346
Case Number: CE-25-23

Item 5F.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Holiday Isles Lodge 1912
INC BPOE
14111 E Parskey Dr
Madeira Beach, FL 33708

9590 9402 7951 2305 9226 45

ce-25-23

2. Article Number *(Transfer from service label)*

9589 0710 5270 2237 2056 68

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

3-6

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- Insured Mail Restricted Delivery (over $500)
- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

SEPTEMBER 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 25-23

HOLIDAY ISLES LODGE 1912 INC BPOE
14111 E PARSLEY DR
MADEIRA BEACH, FL 33708-2346

Respondents.

RE Property: 14111 E Parsley Dr **Parcel #**10-31-15-34416-026-0280

Legal Description: GULF SHORES 6TH ADD BLK Z, LOTS 28, 29, 30 & 31

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **01:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER, 2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 742-1645.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 4 day of September, 2025.

Taylor Davis, Permit & Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 25-23

HOLIDAY ISLES LODGE 1912 INC BPOE
14111 E PARSLEY DR
MADEIRA BEACH, FL 33708-2346

Respondents.

RE Property: 14111 E Parsley Dr **Parcel #**10-31-15-34416-026-0280

Legal Description: GULF SHORES 6TH ADD BLK Z, LOTS 28, 29, 30 & 31

AFFIDAVIT OF SERVICE

I, Taylor Davis, Permit & Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 4 day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 4 day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 4 day of September, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 14111 E Parsley Dr, Parcel #10-31-15-34416-026-0280 the City of Madeira Beach.
On the 4 day of September, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Taylor Davis, Permit & Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ____ online notarization, this 4th day of September, 2025, by Taylor Davis, who is personally known to me, or produced _____ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Print or type Name: Samantha Arison

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 374445

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

SEPTEMBER 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 25-23

HOLIDAY ISLES LODGE 1912 INC BPOE
14111 E PARSLEY DR
MADEIRA BEACH, FL 33708-2346

Respondents.

RE Property: 14111 E Parsley Dr **Parcel #**10-31-15-34416-026-0280

Legal Description: GULF SHORES 6TH ADD BLK Z, LOTS 28, 29, 30 & 31

STATEMENT OF VIOLATION/ REQUEST FOR HEARING

To whom it may concern:

During a recent review of properties on your street, it was noted that your property is in violation of the following code section(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

Please bring the property into compliance by applying for and obtaining an "after-the-fact" building permit or removing unpermitted work within seven (7) days of the date of this letter. Should you fail to bring the property into compliance within seven (7) days the City will bring this case to the Special Magistrate. Please note that the Special Magistrate can levy fines up to $250.00 per day for each day the property remains in non-compliance.

I DO HEREBY SWEAR THAT THE ABOVE FACTS ARE TRUE TO THE BEST OF MY KNOWLEDGE. I REQUEST A HEARING ON THE ABOVE VIOLATION(S) BY THE SPECIAL MAGISTRATE OF THE CITY OF MADEIRA BEACH.

Taylor Davis,Permit & Code Compliance Specialist
City of Madeira Beach

Sep 4, 2025 at 4:49:55 PM
14205 Parsley Dr E
Madeira Beach FL 33708
United States
NO
TRESPASSING
ELKS
MEMBERS
ONLY

Sep 4, 2025 at 5:18:33 PM
300 Municipal Dr
Madeira Beach FL 33708
United States
Madeira Beach Recreation

CITY OF MADEIRA BEACH

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-24-63

TUCKER, BLAZIA P
C/O JOHN DIAS PUA
3651 N GOLDENROD RD APT F201
WINTER PARK, FL 32792-8880
Respondents.

RE Property: 635 S BAYSHORE DR **Parcel** #10-31-15-34380-015-0050

Legal Description: GULF SHORES 4TH ADD BLK O, LOT 5 LESS W 1.25FT

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **1:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER**, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-69 - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

(1)Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, waterpaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.

(2)Overhanging or overhead objects which are loose, insecurely fastened or otherwise constitute a danger of falling on persons or property by reason of their location above the ground shall not be stored or maintained on private property.

Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-24-253

WESNER, GERALD F
WESNER, DEBORAH K
14239 W PARSLEY DR
MADEIRA BEACH, FL 33708-2354
Respondents.

RE Property: 14239 W PARSLEY DR **Parcel** #10-31-15-34416-026-0146

Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 14

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **1:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER**, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-70. - Same—General maintenance.
The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-71

D&B REALTY & ESTATES LLC
556 3RD ST N
ST PETERSBURG, FL 33701-2408

Respondent.

RE Property: 14900 Gulfstar Ave **Parcel** #10-31-15-34362-011-0150

Legal Description: GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16

NOTICE OF HEARING
REQUEST FOR ABBREVIATED TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **1:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER**, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No

Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-24-65

TUCKER, BLAZIA P
C/O JOHN DIAS PUA
3651 N GOLDENROD RD APT F201
WINTER PARK, FL 32792-8880
Respondents.

RE Property: 635 S BAYSHORE DR **Parcel** #10-31-15-34380-015-0050

Legal Description: GULF SHORES 4TH ADD BLK O, LOT 5 LESS W 1.25FT

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **1:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER**, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-69. - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

Sec. 14-70. - Same—General maintenance.
The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end

Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-65

BOCA VISTA CONDOMINIUM ASSN INC
9351 DR MARTIN LUTHER KING ST N STE 300
PETERSBURG, FL 33716-3830

Respondents.

RE Property: 401 150th Ave **Parcel** #09-31-15-09083-000-0001

Legal Description: BOCA VISTA CONDO COMMON AREA TOGETHER WITH TIF
#0224603 PER O.R. 16331/2015 03/01/2011 EXP 03/01/2027

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **01:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER**, **2025** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No permit is required for uncovering flat slabs of no greater than 50 square feet, for work

Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

SEPTEMBER 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 25-23

HOLIDAY ISLES LODGE 1912 INC BPOE
14111 E PARSLEY DR
MADEIRA BEACH, FL 33708-2346

Respondents.

RE Property: 14111 E Parsley Dr **Parcel** #10-31-15-34416-028-0280

Legal Description: GULF SHORES 4TH ADD BLK Z, LOTS 28, 29, 30 & 31

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **01:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER**, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

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CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. 25-70

MARSH, MICHAEL J
14308 GULF BLVD
MADEIRA BEACH, FL 33708-2237

Respondents.

RE Property: 14200 Gulf Blvd **Parcel** #09-31-15-34308-001-0130

Legal Description: BOCA VISTA CONDO COMMON AREA TOGETHER WITH TIF SLL
#1262214603 PER O.R. 16331/2011 03/01/2011 EXP 03/01/2027

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **01:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER**, **2025** at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

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MEETING NOTICES

PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

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

...al Magistrate Hearing of the City of Madeira Beach, Florida will be held on **September 16, ... 1:00 p.m.**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, ...ed at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. ...ceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers ...the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live ...ings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE 2025-09

Application:	VAR 2025-09
Applicant:	Jeff Spenceley
Property Owner(s):	Azure Coast Properties LLC
Property Address:	13300 Gulf Boulevard Madeira Beach, Florida 33708
Parcel ID:	15-31-15-58320-006-0200
Legal Description:	MITCHELL'S BEACH REVISED BLK 6, LOT 20 LESS RD R/W PER O.R. 4557/1338
...oning/Future Land Use:	C-1, Johns Pass Village Activity Center (Transitional Character District) (Activity Center

...e A variance for front yard setback along Gulf Boulevard and a variance for 5 feet side setbacks ...sides of the lot. The variance requested for the front yard setback is for 8 feet 7 inches, ...e the structure is 8 feet 6 inches currently (without bump out included).

...Code Provisions: Section D-107. -Setback requirements 6) Transitional. a. Front yard: c. Side ...ons. 110-428. – Same—Side yard of corner lot.

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

PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST HEARING

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

...ecial Magistrate Hearing of the City of Madeira Beach, Florida will be held on **September 16, ...1:00 p.m.**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, ...ed at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. ...ceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers ...the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live ...ings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST (SUP 2025-02)

Application:	SE 2025-02
Applicant:	Hamish Nygren
Property Owner(s):	Volvo Zenthas
Property Address(es):	13050 Gulf Boulevard Madeira Beach, Florida
Parcel ID(s):	15-31-15-58320-006-0240
Legal Description:	MITCHELL'S BEACH REVISED BLK 6, LOT 24 LESS RD
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (John's Pass Resort Character District)/Activity Center

Request: For the approval of a Special Exception Use to operate a cafe in the John's Pass Resort Character District of the C-1, John's Pass Village Activity Center Zoning District.

Specific Code Provisions: Section D-105. - Special exception uses. J.)John's Pass Resort: a. Retail commercial, restaurant, and personal service uses as a stand-alone use. Stand-alone commercial by special exception use can only front Gulf Boulevard.

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

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 **Tuesday, September 16, 2025, at 1:00p.m.**, at the Madeira Beach City Center 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 SPECIAL MAGISTRATE -VARIANCE

Application:	VAR 2025-08
Applicant(s):	Maria Goulas
Property Owner(s):	Maria Goulas
Property Address:	14032 W Parsley Drive, Madeira Beach, FL 33708
Parcel ID:	10-31-15-34308-018-0130
Legal Description:	GULF SHORES 5TH ADD BLK R, LOT 13
Zoning/Future Land Use:	R-1, Single-Family Residential Zoning District/Residential Urban

Request: Construct a new 13,000lb boat lift and modify/cut the existing dock owner and construct a 12' dock extension. Add a new tie pile 1' away from the extended east side property line.

Specific Code Provisions: Sec. 14-205. – Design criteria for private docks.

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 September 5th, 2025, at property site, City Hall, City of Madeira Beach website, and The Gulf Beaches Public Library.
View more information about this application at https://madeirabeachfl.gov/plan-review-documents/

BOARD OF COMMISSIONERS
SPECIAL MEETING - ADOPTING FY
2026 TENTATIVE MILLAGE RATE &
BUDGET ORDINANCES AGENDA
Wednesday, September 10, 2025 at 5:45 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708

This Meeting will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**

Public participation is encouraged. If you are addressing the Commission, step to the podium and state your name and address for the record, and the organization or group you represent. Please limit your comments to five (5) minutes and do not include any topic on the agenda. Public comment on agenda items will be allowed when they come up.

If you would like someone at the City to follow up on a comment or question made at the meeting, you may fill out a comment card with the contact information and give it to the City Manager. Comment cards are available at the back table in the Commission Chambers. Completing a comment card is not mandatory.

For any quasi-judicial public hearings that might be on the agenda, an affected person may become a party to a quasi-judicial 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 Director not less than five days prior to the hearing.

4. **PUBLIC HEARINGS**
   A. Ordinance 2025-15, Adopt Tentative Millage Rate FY 2026 - 1st Reading & Public Hearing
   B. Ordinance 2025-16, Adopt FY 2026 Tentative Budget - 1st Reading & Public Hearing
5. **ADJOURNMENT**

One or more Elected or Appointed Officials may be in attendance.

Any person who decides to appeal any decision of the Board of Commissioners 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 minutes to be transcribed verbatim; 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 Disabilities Act and F.S. 286.26, any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Clerk at 727-391-9951, ext. 231 or 232 or email a written request to cvanblargan@madeirabeachfl.gov.

BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA
Wednesday, September 10, 2025 at 6:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708

This Meeting will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

1. **CALL TO ORDER**
2. **INVOCATION AND PLEDGE OF ALLEGIANCE - City Attorney Thomas Trask**
3. **ROLL CALL**
4. **APPROVAL OF THE AGENDA**
5. **PROCLAMATIONS - Mayor**
6. **PRESENTATIONS (limited to 10 minutes each)**
   A. Madeira Beach Fire Department - Promotion, Paramedic School Completion
7. **PUBLIC COMMENT**

Public participation is encouraged. If you are addressing the Commission, step to the podium and state your name and address for the record, and the organization or group you represent. Please limit your comments to five (5) minutes and do not include any topic on the agenda. Public comment on agenda items will be allowed when they come up.

If you would like someone at the City to follow up on a comment or question made at the meeting, you may fill out a comment card with the contact information and give it to the City Manager. Comment cards are available at the back table in the Commission Chambers. Completing a comment card is not mandatory.

For any quasi-judicial public hearings that might be on the agenda, an affected person may become a party to a quasi-judicial 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 Director not less than five days prior to the hearing

8. **APPROVAL OF THE MINUTES**
   A. 08-13-2025, BOC Regular Meeting Minutes
   B. 08-21-2025, BOC Workshop Meeting Minutes - Discussion on City Manager
   C. 08-27-2025, BOC Budget Workshop Meeting Minutes
   D. 08-27-2025, BOC Regular Workshop Meeting Minutes
9. **CONSENT AGENDA**

Any member of the Board of Commissioners can ask to pull a consent item for separate discussion and vote.

   A. Stormwater Station Generator Replacement located at 14181 N Bayshore Dr. Approval
   B. Diocese of Southwest Florida, Inc Parking Lot License Agreement Approval
   C. FDOT Debris Staging Area Agreement for Archibald and John Pass Park Approval
   D. Bay Point Causeway and Dr. Milling and Resurfacing proposal approval
   E. Interlocal Agreement with Pinellas County for Cooperative Emergency Procurements of Disaster Debris Collection & Monitoring and Management Services
10. **PUBLIC HEARINGS**
   A. Ordinance 2025-17, Amendment to Chapter 14 - Florida Building Code References - 1st Reading & Public Hearing
11. **UNFINISHED BUSINESS**
   A. Approve Mayor Brooks to serve as Big-C Representative to Forward Pinellas
   B. Building Permit Fee Waiver Extension Request
12. **CONTRACTS/AGREEMENTS**
13. **NEW BUSINESS**
   A. Civil Service Commission Appointment
   B. Planning Commission Appointments
   C. Clausler Approval of City Manager Resignation Agreement
   D. Appoint Acting City Manager
   E. Recruiting Firm - City Manager and Other Senior Vacancies
14. **AGENDA SETTING (September 24, 2025, BOC Regular Workshop; 6:00 p.m.)**
   A. Kimley-Horn Letter of Agreement for Professional Services - Impact Fee Ordinances
   B. Noise Ordinance Review
   C. 2026 Appropriations - Provide a List
   D. Presentation: Shoreaker Advisors
   E. Rabid Information Technology Contract (IT Services)
15. **REPORTS/CORRESPONDENCE**
   A. Board of Commissioners - 2025 BOC Meetings Schedule
   B. Board of Commissioners - 2026 BOC Meeting Schedule
   C. City Attorney
   D. City Clerk - Board of Commissioners Meeting Report - January 1, 2025 - August 31, 2025
   E. City Manager
16. **RESPOND TO PUBLIC COMMENTS/QUESTIONS**
17. **ADJOURNMENT**

One or more Elected or Appointed Officials may be in attendance.

Any person who decides to appeal any decision of the Board of Commissioners 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 minutes to be transcribed verbatim; 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 Disabilities Act and F.S. 286.26, any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Clerk at 727-391-9951, ext. 231 or 232 or email a written request to cvanblargan@madeirabeachfl.gov.

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-24-255

WESNER, GERALD F
WESNER, DEBORAH K
14239 W PARSLEY DR
MADEIRA BEACH, FL 33708-2354
Respondents.

RE Property: 14239 W PARSLEY DR **Parcel** #10-31-15-34416-026-0140

Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 14

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **1:00 pm** on **TUESDAY** the **16th** day of ____**SEPTEMBER**____, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-70. - Same—General maintenance.
The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Maderia Beach within five (5) days at 300 Municipal Drive, Maderia Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this _4_ day of ___SEPTEMBER_____, 2025.

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs. CASE NO. CE-24-255

WESNER, GERALD F
WESNER, DEBORAH K
14239 W PARSLEY DR
MADEIRA BEACH, FL 33708-2354

Respondents.

AFFIDAVIT OF COMPLIANCE

I, Connor Mecko, *Code Compliance Specialist,* have personally examined the property described in

Madeira Beach Notice of Violation: 12-03-2024
Madeira Beach Special Magistrate Order: 08-06-2025

In the above-mentioned case and find that said property is in compliance with Sec. 14-70 of the Code of City of Madeira Beach, Florida, as of 08-16-2025

Connor Mecko, Code Compliance Specialist

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 4th day of September, 2025, Connor Mecko personally appeared who executed the foregoing instrument and who is personally known to me.

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 374445

Notary

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-24-255

WESNER, GERALD F
WESNER, DEBORAH K
14239 W PARSLEY DR
MADEIRA BEACH, FL 33708-2354

Respondents.

RE Property: 14239 W PARSLEY DR **Parcel #10-31-15-34416-026-0140**

Legal Description: GULF SHORES 6TH ADD BLK Z, LOT 14

AFFIDAVIT OF SERVICE

I, Connor Mecko, Building Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 4th day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 4th day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 4th day of September, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 14239 W Parsley Dr., Parcel #10-31-15-34416-026-0140 the City of Madeira Beach.
On the 4th day of September, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

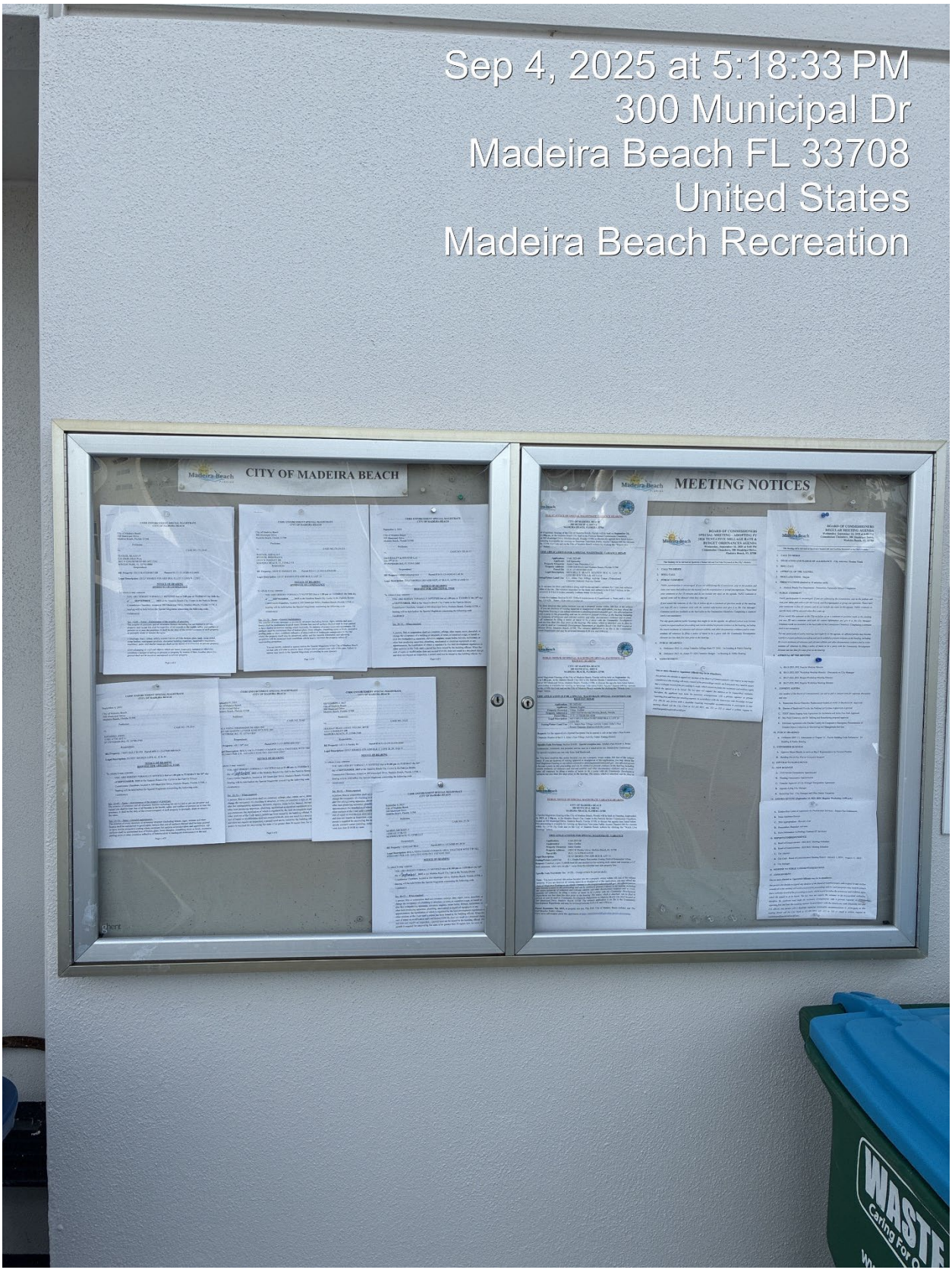
The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ____ online notarization, this 4th day of September 2025, by Connor Mecko, who is personally known to me, or produced _____ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Print or type Name. Samantha Arison

SAMANTHA ARISON
NOTARY PUBLIC
MY COMMISSION
EXPIRES 3-15-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 374445

Sep 4, 2025 at 4:51:15 PM
14241 Parsley Dr W
Madeira Beach FL 33708
United States
14239
WARNING
WARNING
GENERAL
CONTRACTOR
WERNER
CONSTRUCTION GROUP
CGC152-6551
727-441-4412


Sep 4, 2025 at 5:18:33 PM
300 Municipal Dr
Madeira Beach FL 33708
United States
Madeira Beach Recreation
CITY OF MADEIRA BEACH
MEETING NOTICES

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH,

Petitioner,

vs.

WESNER, GERALD F.
WESNER, DEBORAH K.,
14239 W. Parsley Dr.
Madeira Beach, FL 33708,

Respondents.
_____/

CASE NUMBER: CE-24-255

ORDER GRANTING REQUEST FOR ADDITIONAL TIME

THIS CAUSE came on to be heard for public hearing before the undersigned Special Magistrate on July 7, 2025, after due notice to the Respondents, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, **IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:**

1. The Motion for Request for Additional Time is GRANTED.

2. The deadline for compliance set forth in the Findings of Fact, Conclusion of Law and Order Imposing Fine and Certifying Lien dated June 8, 2025, is extended to August 6, 2025.

DONE AND ORDERED this 11th day of July, 2025.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Order was delivered by certified mail and regular mail to: **Gerald Wesner and Deborah Wesner, 14239 W. Parsley Dr., Madeira Beach, FL 33708;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 11th day of July, 2025.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova 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. §162.11, *Florida Statutes* (2024).

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-24-63

TUCKER, BLAZIA P
C/O JOHN DIAS POA
3651 N GOLDENROD RD APT F202
WINTER PARK, FL 32792-8880
Respondents.

RE Property: 435 S BAYSHORE DR **Parcel** #10-31-15-34380-015-0050

Legal Description: GULF SHORES 4TH ADD BLK O, LOT 5 LESS W 1.25FT

NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **1:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER**; **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-69. - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

(1)Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.

(3)Overhanging or overhead objects which are loose, insecurely fastened or otherwise constitute a danger of falling on persons or property by reason of their location above the ground shall not be stored or maintained on private property.

Sec. 14-70. - Same—General maintenance.
The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

Sec. 110-446. - Applicability of division.
This division applies to all fences, hedges, and walls that are not specifically exempted from this division. This division does not apply to seawalls (see chapter 14, article V of this Code for regulations on seawalls).

(7)Maintenance. After construction, fences and walls must be maintained with original components and remain substantially vertical to serve their function and aesthetic purposes. Structural integrity must be maintained to prevent a danger of destruction or flight during high winds. Hedges must be maintained at or below the maximum height permitted.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Maderia Beach within five (5) days at 300 Municipal Drive, Maderia Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this _4_ day of ___SEPTEMBER_____, 2025.

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708,

Petitioner,

vs. CASE NO. CE-24-63

TUCKER, BLAZIA P
C/O JOHN DIAS POA
3651 N GOLDENROD RD APT F202
WINTER PARK, FL 32792-8880
Respondents.

AFFIDAVIT OF COMPLIANCE

I, Connor Mecko, *Code Compliance Specialist,* have personally examined the property described in

Madeira Beach Notice of Violation: 06-27-2024
Madeira Beach Special Magistrate Order: 05-10-2025

In the above-mentioned case and find that said property is in compliance with Sec. 14-69 and Sec. 14-70 of the Code of City of Madeira Beach, Florida, as of 08-21-2025

Connor Mecko, Code Compliance Specialist

STATE OF FLORIDA

COUNTY OF PINELLAS

Before me on this 4th day of September, 2025, Connor Mecko personally appeared who executed the foregoing instrument and who is personally known to me.

SEAL

SAMANTHA ARISON
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-15-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 374445

Notary

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-24-63

TUCKER, BLAZIA P
C/O JOHN DIAS POA
3651 N GOLDENROD RD APT F202
WINTER PARK, FL 32792-8880
Respondents.

RE Property: 435 S BAYSHORE DR **Parcel #10-31-15-34380-015-0050**

Legal Description: GULF SHORES 4TH ADD BLK O, LOT 5 LESS W 1.25FT

AFFIDAVIT OF SERVICE

I, Connor Mecko, Building Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 4th day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 4th day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 4th day of September, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 435 S Bayshore Dr., Parcel #10-31-15-34380-015-0050 the City of Madeira Beach.
On the 4th day of September, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

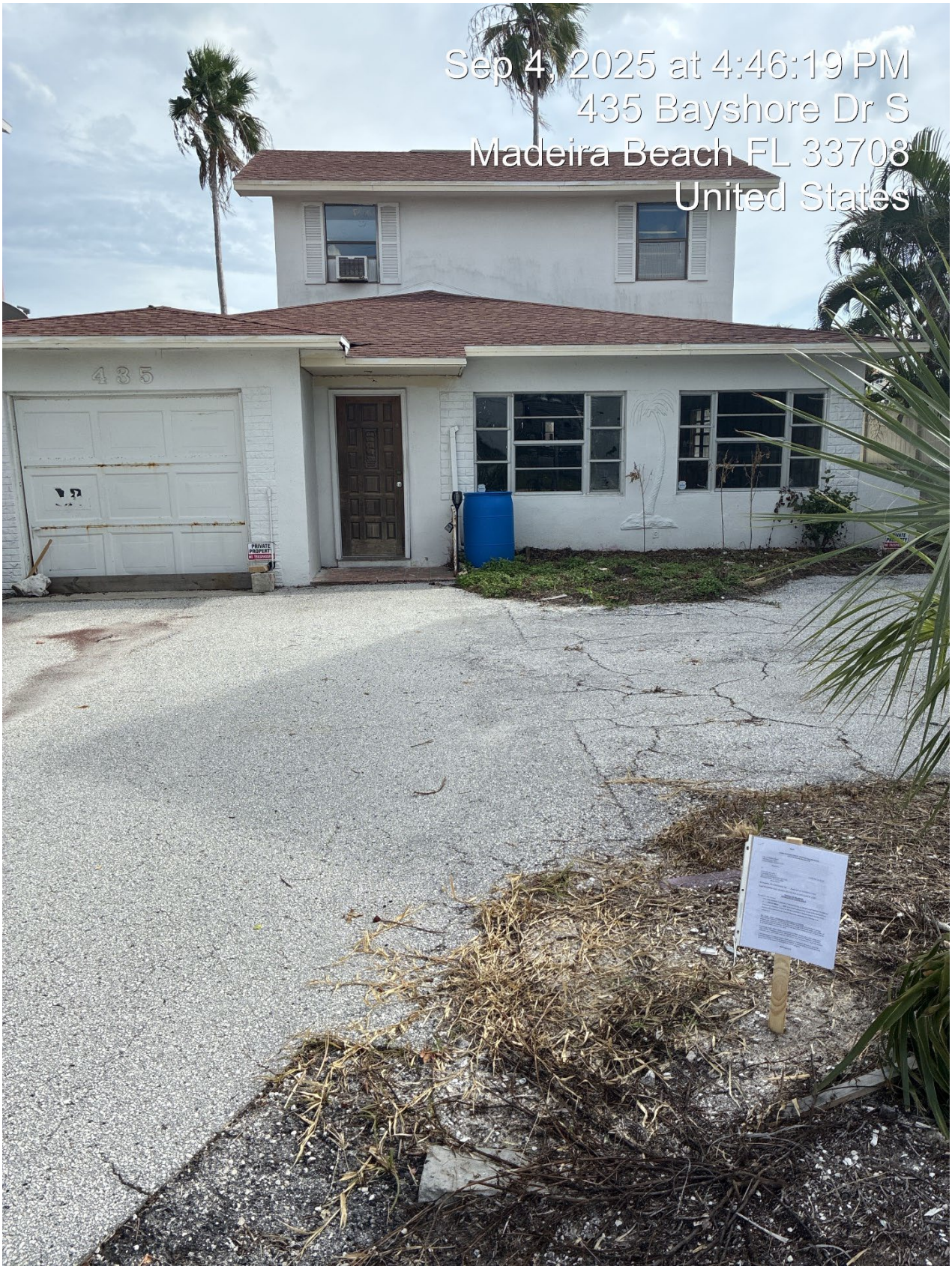
COUNTY OF PINELLAS

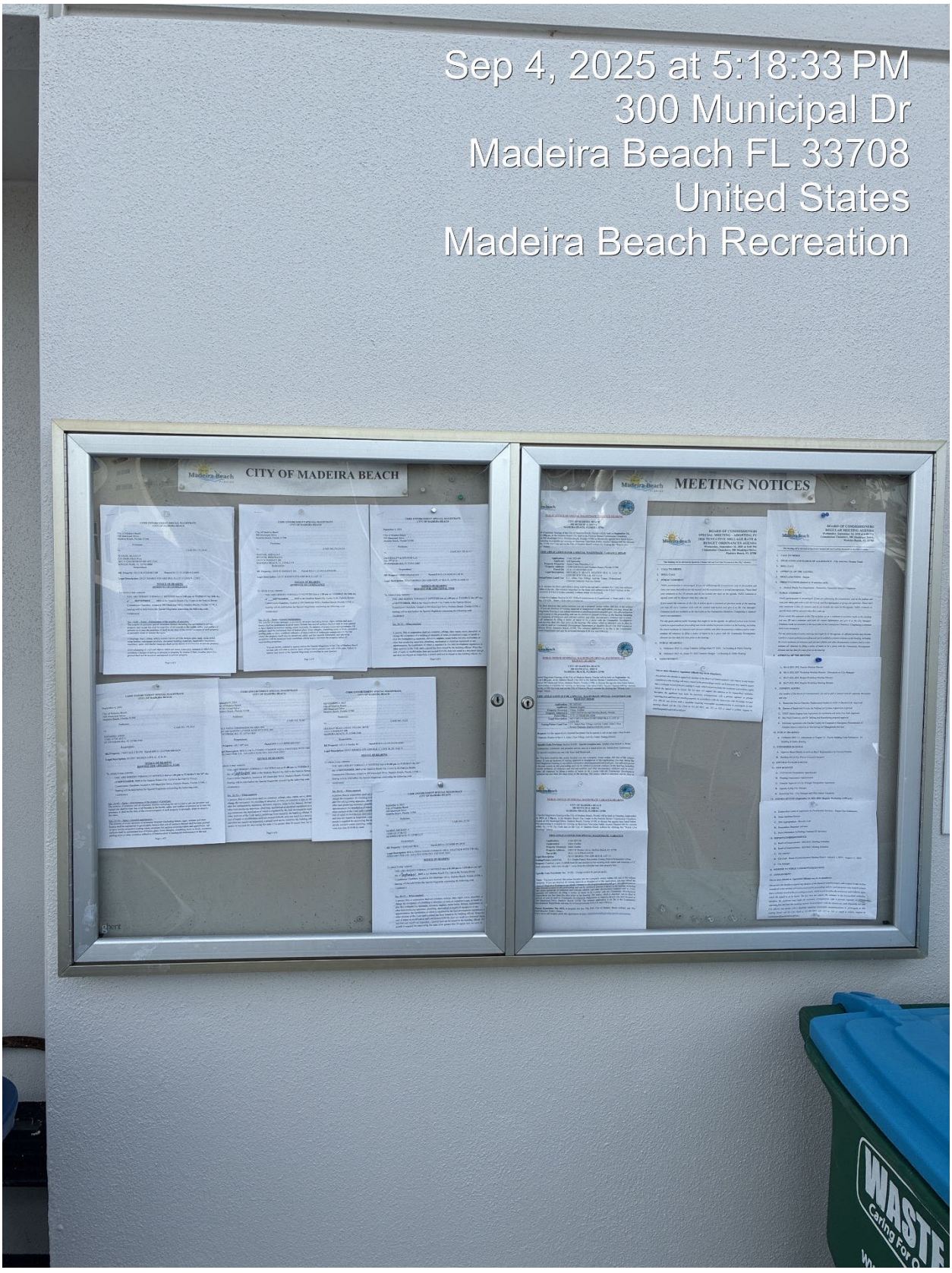
The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ____ online notarization, this 4th day of September, 2025, by Connor Mecko, who is personally known to me, or produced _____ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Print or type Name. Samantha Arison

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 374445


Sep 4, 2025 at 4:46:19 PM
435 Bayshore Dr S
Madeira Beach FL 33708
United States
435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Madeira Beach Recreation
CITY OF MADEIRA BEACH
MEETING NOTICES

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

CITY OF MADEIRA BEACH, CASE NUMBER: CE-24-63

Petitioner,

vs.

TUCKER, BLAZIA P.,
435 S. Bayshore Dr.
Madeira Beach, FL 33708,

Respondent.
_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER IMPOSING FINE AND CERTIFYING LIEN

THIS CAUSE came on to be heard at the public hearing before the undersigned Special Magistrate on February 24, 2025, after due notice to the Respondent, and the Special Magistrate having heard testimony under oath, received evidence, and otherwise being fully advised in the premises, hereby finds as follows:

Findings of Fact:

1. The City was represented by the City Attorney, and Grace Mills provided testimony on behalf of the City.

2. John Dias appeared on behalf of the Respondent with a Power of Attorney for the Respondent and admitted to the violations.

3. Brenda Fernandez provided public comment.

4. The property in question is located at 435 S. Bayshore Dr., Madeira Beach, Florida 33708 ("Property"). The legal description for the Property is as follows:

GULF SHORES 4TH ADD BLK 0, LOT 5 LESS W 1.25FT

5. Proper notice was served upon the Respondent via certified mail, regular mail, posting or hand delivery in accordance with Chapters 162 and 166, *Florida Statutes*.

6. The Respondent was notified that Respondent was in violation of the following sections of the Code of Ordinances of the City of Madeira Beach to wit:

Sec. 14-69. - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private

property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.
(1) Garbage, trash, refuse, debris, accumulations of filth, broken glass, junk, scrap metal, scrap lumber, wastepaper products, discarded building materials, inoperative machinery, machinery parts, and similar materials shall not be stored or maintained on private property.
(3) Overhanging or overhead objects which are loose, insecurely fastened or otherwise constitute a danger of falling on persons or property by reason of their location above the ground shall not be stored or maintained on private property.

Sec. 14-70. - Same—General maintenance.
The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

Sec. 110-446. - Applicability of division.
This division applies to all fences, hedges, and walls that are not specifically exempted from this division. This division does not apply to seawalls (see chapter 14, article V of this Code for regulations on seawalls).
(7) Maintenance. After construction, fences and walls must be maintained with original components and remain substantially vertical to serve their function and aesthetic purposes. Structural integrity must be maintained to prevent a danger of destruction or flight during high winds. Hedges must be maintained at or below the maximum height permitted.

7. The violations set forth above existed as of the date of the Notice of Violation herein and at all times subsequent thereto up to the date of the Hearing.

8. A reasonable period of time for correcting the above violations and bringing the Property into compliance is on or before May 10, 2025.

BASED UPON THE FOREGOING FINDINGS OF FACT, IT IS HEREBY ORDERED AND ADJUDGED AS FOLLOWS:

9. The Respondent, and the Property at the above mentioned location, are found to be in violation of Section 14-69, 14-70, and 110-446 of the Code of Ordinances of the City of Madeira Beach.

10. The Respondent shall correct the above stated violations on or before May 10,

2025, by taking the remedial action as set forth in the Notice of Violation, and as stated on the record at the Hearing.

11. Upon complying, the Respondent shall notify the Code Compliance Officer at the City of Madeira Beach, who shall then inspect the Property to confirm compliance has been accomplished.

12. If the Respondent fails to timely comply with the remedial actions as set forth above, a fine shall be imposed, in the amount of $250.00 per day for the violations set forth in Paragraph 6 above for each day the Respondent have failed to correct the violations after May 10, 2025, and the fine shall continue to accrue until such time as the Property is brought into compliance.

13. The Special Magistrate does hereby retain jurisdiction over this matter to enter such other and further orders as may be just and proper.

DONE AND ORDERED this 3rd day of March, 2025.

Bart R. Valdes
Special Magistrate

A true and correct copy of this Findings of Fact was delivered by certified mail and regular mail to: **Blazia P. Tucker, 435 S. Bayshore Dr., Madeira Beach, Florida 33708;** by electronic mail to **Thomas Trask, Esq. (tom@cityattorneys.legal)**; and by U.S. Mail and e-mail transmission to the **City of Madeira Beach, Clara VanBlargan, 300 Municipal Dr., Madeira Beach, Florida 33708,** on this 3rd day of March, 2025.

Bart R. Valdes

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order of a Special Magistrate to the circuit court. Such an appeal shall not be a hearing de nova 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. §162.11, *Florida Statutes* (2024).

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-4

NAVARRO, JOHN
11501 47TH AVE N
ST PETERSBURG, FL 33708-2705

Respondents.

RE Property: 14601 GULF BLVD **Parcel** #09-31-15-87048-000-0420

Legal Description: SUNNY SHORES LOTS 42, 43 & 44

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **1:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER, 2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 14-69. - Same—Maintenance of the exterior of premises.
The exterior of premises and all structures thereon including but not limited to private property and vacant lots shall be kept free of all hazards to the health, safety and welfare of persons on or near the premises. It shall be the duty of the owner/occupant of such property to promptly abate or remove the same.

Sec. 14-70. - Same—General maintenance.
The exterior of every structure or accessory structure (including fences, signs, screens and store fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be kept painted or have similar protective coating where necessary for purpose of preservation and appearance. All surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or brick, excessive peeling paint or other condition reflective of deterioration or inadequate maintenance to the end

which the property itself may be preserved, safety and fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(6)Supporting structural members are to be kept structurally sound, free of deterioration and capable of bearing imposed loads safely.
(7)Walls and ceilings shall be in good repair, free from excessive cracks, breaks, loose plaster and similar conditions. Walls shall be provided with paint, wall covering materials or other protective covering.
(11)Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safety.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 4 day of SEPTEMBER, 2025.

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-4

NAVARRO, JOHN
11501 47TH AVE N
ST PETERSBURG, FL 33708-2705

Respondents.

RE Property: 14601 GULF BLVD **Parcel** #09-31-15-87048-000-0420

Legal Description: SUNNY SHORES LOTS 42, 43 & 44

AFFIDAVIT OF SERVICE

I, Connor Mecko, Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 4 day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 4 day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 4 day of September, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 14601 GULF BLVD, Parcel #09-31-15-87048-000-0420 the City of Madeira Beach.
On the 4 day of September, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

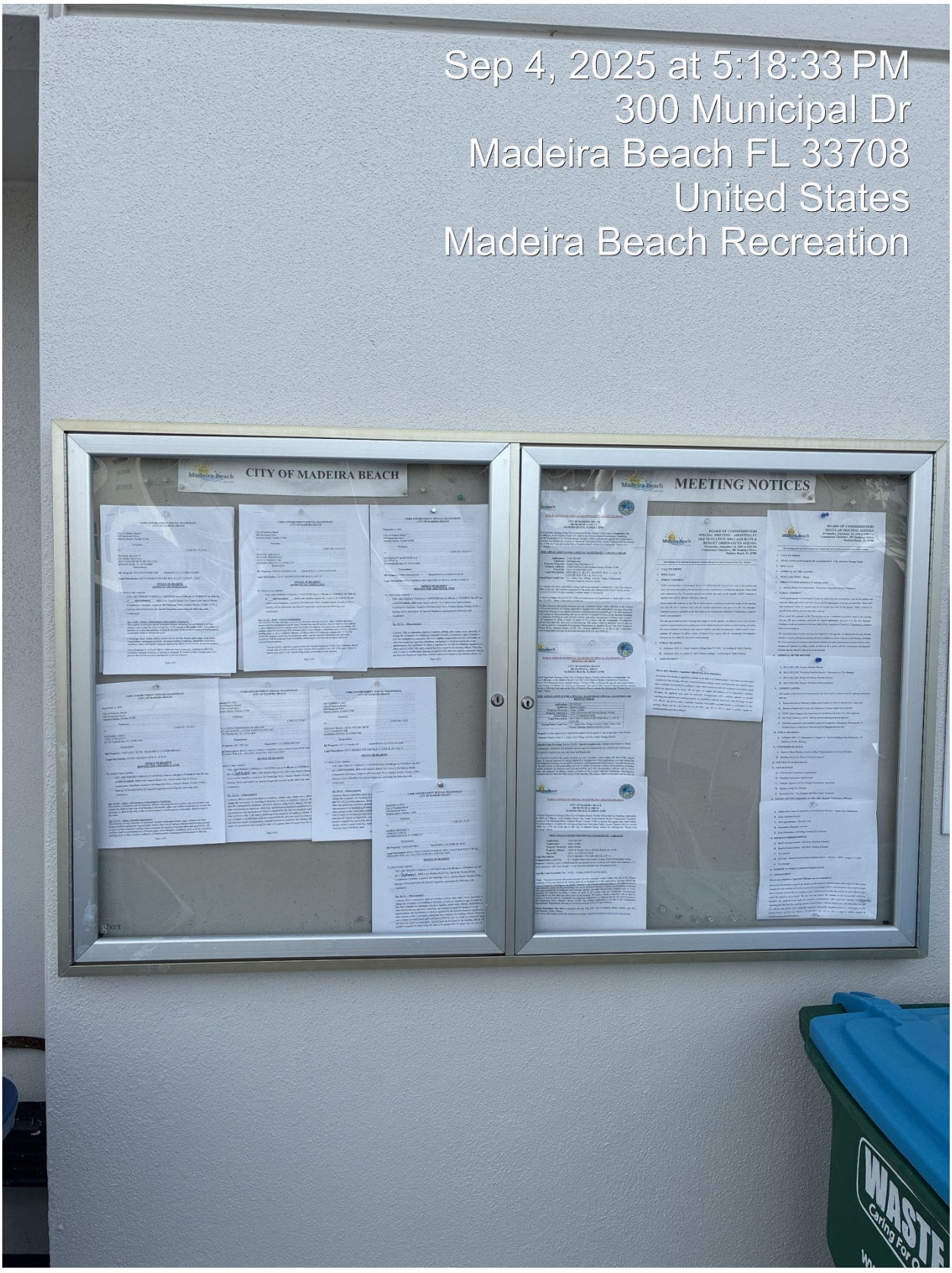
The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ____ online notarization, this 4th day of September, 2025, by Connor Mecko who is personally known to me, or produced _____ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Print or type Name. Samantha Arison

SAMANTHA ARISON
NOTARY PUBLIC
MY COMMISSION EXPIRES 3-15-2027
STATE OF FLORIDA
COMMISSION NUMBER HH 374445

Sep 4, 2025 at 4:58:45 PM
14601 Gulf Blvd
Madeira Beach FL 33708
United States
GRACIAS!


Sep 4, 2025 at 5:18:33 PM
300 Municipal Dr
Madeira Beach FL 33708
United States
Madeira Beach Recreation
CITY OF MADEIRA BEACH
MEETING NOTICES

We are now using My Government Online (MGO). Click Here or scan QR Code to apply online for a permit, pay fees and schedule inspections.

Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.

From: Shawn Sudduth <shawn@investnextcollective.com>
Sent: Wednesday, September 3, 2025 9:44 AM
To: Building Dept <buildingdept@madeirabeachfl.gov>
Subject: 14601 Gulf Blvd Demo

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

I have been working with Holden Pinkard for the demo of 14601 Gulf Blvd. Due to the unforeseen with getting an asbestos survey we need a 30 day extension on a Special Magistrate order to correct code violations.

Is there anyone who can assist me while Holden is out of the office?

Respectfully,

Shawn Sudduth

investNEXT Lending, LLC

shawn@investnextcollective.com

813-330-9205

Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.

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CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-71

D&R REALTY & ESTATES LLC
556 3RD ST N
ST PETERSBURG, FL 33701-2408

Respondents.

RE Property: 14060 Miramar Ave **Parcel** #10-31-15-34362-011-0150

Legal Description: GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16

NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **1:00 pm** on **TUESDAY** the **16th** day of **SEPTEMBER, 2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

Sec. 86-52. – When required.

A person, firm or corporation shall not construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or erect, or construct a sign, or install or alter fire extinguishing apparatus, elevators, engines, steam boiler, furnace, incinerator, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any appurtenances, the installation of which is regulated by the land development regulations or other sections of the Code until a permit has been issued by the building official. When the cost of repair or modification does not exceed $500.00, does not result in a structural change, and does not require an inspection, a permit need not be issued by the building official. No

permit is required for uncovering flat slabs of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than $100.00 in value.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Should you be found in violation of the above code, the Special Magistrate has the power by law to levy fines of up to $250.00 per day for an initial violation(s) and $500.00 per day for repeat violations against you and your property for every day that any violation continues beyond the date set in an order of the Special Magistrate for compliance.

If the violation is corrected and then recurs, or if the violation is not corrected by the time specified by the Code Enforcement Officer for correction, the case may still be presented to the Special Magistrate of the City of Madeira Beach even if the violation has been corrected prior to the Special Magistrate hearing.

Should you desire, you have the right to obtain an attorney at your own expense to represent you before the Special Magistrate. You will also have the opportunity to present witnesses as well as question the witnesses against you prior to the Special Magistrate making a determination.

Please be prepared to present evidence at this meeting concerning the time frame necessary to correct the alleged violation(s), should you be found in violation of the City Code.

If you wish to have any witnesses subpoenaed or have any other questions, please contact the Code Enforcement department of the City of Madeira Beach within five (5) days at 300 Municipal Drive, Madeira Beach, Florida 33708, telephone number (727) 391-9951 ext 298.

Your failure to respond to the previously issued Notice of Violation has resulted in costs of prosecution of this case.

PLEASE NOTE: Should any interested party seek to appeal any decision made by the Special Magistrate with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and for such purpose, he/she 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 per Florida Statute 286.0105.

I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.
Dated this 4 day of SEPTEMBER, 2025.

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

September 4, 2025

City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs. CASE NO. CE-25-71

D&R REALTY & ESTATES LLC
556 3RD ST N
ST PETERSBURG, FL 33701-2408

Respondents.

RE Property: 14060 Miramar Ave **Parcel #**10-31-15-34362-011-0150

Legal Description: GULF SHORES 3RD ADD REPLAT BLK K, LOTS 15 AND 16

AFFIDAVIT OF SERVICE

I, Connor Mecko, Code Compliance Specialist of the City of Madeira Beach, upon being duly sworn, deposed and says the following:

That pursuant to Florida Statute 162.12,

On the 4 day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.
On the 4 day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.
On the 4 day of September, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 14060 Miramar Ave, Parcel # 10-31-15-34362-011-0150 the City of Madeira Beach.
On the 4 day of September, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.

Connor Mecko, Code Compliance Specialist
City of Madeira Beach

STATE OF FLORIDA

COUNTY OF PINELLAS

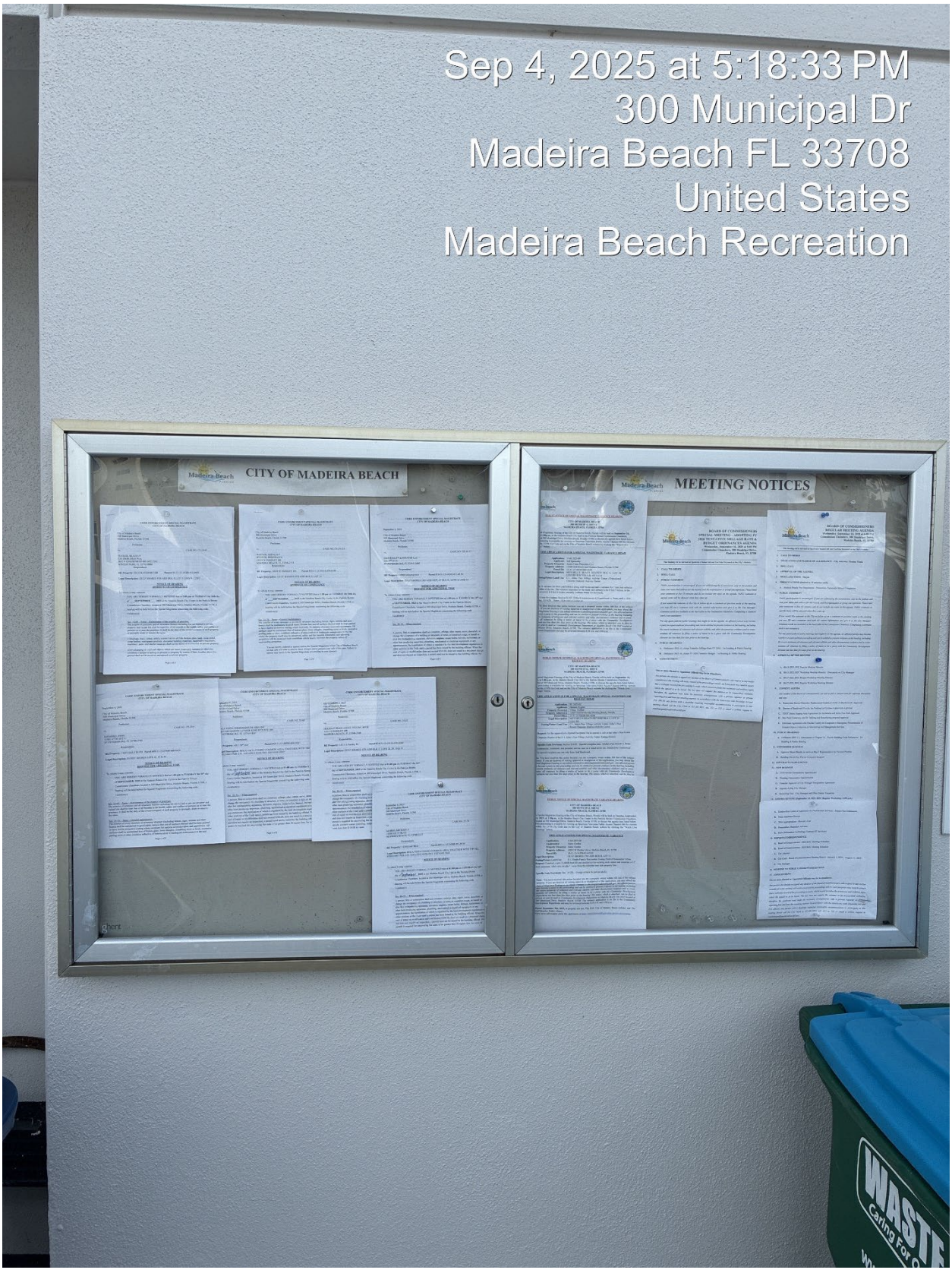
The foregoing instrument was acknowledged before me, the undersigned authority, by means of ✓ physical presence or ____ online notarization, this 4th day of September 2025, by Connor Mecko who is personally known to me, or produced _____ as identification. My Commission Expires: 03-15-27

Notary Public- State of Florida

Print or type Name. Samantha Arison

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 374445

Sep 4, 2025 at 4:55:14 PM
14060 Miramar Ave
Madeira Beach FL 33708
United States


Sep 4, 2025 at 5:18:33 PM
300 Municipal Dr
Madeira Beach FL 33708
United States
Madeira Beach Recreation
CITY OF MADEIRA BEACH
MEETING NOTICES

Dhruv Ralhan

D&R Realty & Estates LLC

On Fri, Aug 29, 2025, 11:08 AM D&R Realty &Estates <drrealty.estates@gmail.com> wrote:

Good morning Mr Pinkard,

Just reaching back out to you to be able consider an extension for us please ?

We are meeting with 3 General contractors this weekend into next week as our current GC still is out of the country. We are working diligently with our Architect to submit the plans but we need our GC to do so.

Can you or your team please advise if we can receive an extension. We can provide you our unfinished plans by the Architect as well.

Please let us know.

Thanks

Dhruv

On Wed, Aug 27, 2025, 2:57 PM D&R Realty &Estates <drrealty.estates@gmail.com> wrote:

Mr. Pinkard,

A 60-day extension, if possible, would be incredibly helpful in allowing us to complete this process thoroughly. If that is not feasible, a minimum of a 30-day extension would still be greatly appreciated.

We have encountered several unforeseen delays that have complicated our efforts, and we are working diligently to resolve them:

1. Our current General Contractor is out of the country, which has postponed his ability to review and finalize the architectural plans.

2. While our architect has completed the plans to submit, their schedule has become difficult to align with for the first half of September, which may cause a delay in making any necessary plan revisions.

3. Once the permit is issued, we must coordinate with our electrical contractor to schedule and complete their portion of the work, which will require additional time.

4. Additional corrective action will also require more time to schedule and complete

5. In the interest of efficiency, we are also actively searching for a new general contractor who can dedicate their immediate attention to expediting this process for us. Kathy has recieved a call from a general contractor that may be able to jump on this project for us and expedite. There are several other GCs within MB that we gave reached out to and trying to expedite.

We are fully committed to bringing the property into compliance and providing all necessary documentation. Granting this extension would provide us with the necessary time to navigate these complexities and ensure all requirements are met correctly.

Thank you for your consideration and continued support.

Sincerely,

Dhruv Ralhan

D&R Realty & Estates LLC

352 233 1616

On Wed, Aug 27, 2025, 12:59 PM Pinkard, Holden <HPinkard@madeirabeachfl.gov> wrote:

Hi Dhurv,

How much additional time are you requesting?

Holden Pinkard

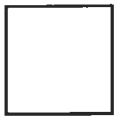
Building Compliance Supervisor

City of Madeira Beach

(727) 221-2786

www.madeirabeachfl.gov

We are now using My Government Online (MGO). Click Here or scan QR Code to apply online for a permit, pay fees and schedule inspections.



From: D&R Realty &Estates <drrealty.estates@gmail.com>
Sent: Tuesday, August 26, 2025 4:16 PM
To: Pinkard, Holden <HPinkard@madeirabeachfl.gov>
Cc: Kathleen Croteau <Kathleen.Croteau@madeirabeachfl.gov>
Subject: Re: Project Number 2025-3732-ELEC

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Pinkard,