



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

**Monday, April 28, 2025 at 12:00 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. 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 2025-01 Barefoot Beach Club

B. VAR 2025-03 422 137th Avenue Cir

C. VAR 2025-04 14830 North Bayshore Dr

D. CE-24-71: 129th Ave. E

E. CE-122-13715 Gulf Blvd

F. CE-24-238: 265 E. Madeira Ave

G. CE-24-254: 433 Boca Ciega Dr.

6. OLD BUSINESS

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 Grace Mills, Code Compliance II, at 727-391-9951 Ext 298 or 727-742-1645, or email a written request to gmills@madeirabeachfl.gov



SPECIAL MAGISTRATE – SPECIAL EXCEPTION USE REQUEST

SE 2025-01

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

Application:	SE 2025-01
Applicant:	Amanda Huffman
Property Owner(s):	Barefoot Beach Resort South LLC
Property Address(s):	13220 Gulf Boulevard, 13220 Gulf Boulevard # 1, 13220 Gulf Boulevard # 2, Madeira Beach, FL 33708
Parcel ID(s):	15-31-15-02741-000-0001, 15-31-15-02741-000-0010, 15-31-15-02741-000-0020
Legal Description:	LOTS 5, 6, 7, 8, 9, 11, 12, 13 AND 14, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JUNE 28, 1976 IN O.R. BOOK 4427, PAGE 201, BLOCK 6, MITCHELL'S BEACH, JOHNS PASS; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND LOTS 15 AND 16, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED SEPTEMBER 9, 1976 IN O.R. BOOK 4453, PAGE 1135; LOT 17, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JUNE 24, 1976 IN O.R. BOOK 4426, PAGE 489; LOT 18, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JULY 27, 1976 IN O.R. BOOK 4437, PAGE 1492, ALL IN BLOCK 6 OF MITCHELL'S BEACH, JOHNS PASS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF VACATED GULF AVENUE ABUTTING SAID LOTS 5 THROUGH 9, PURSUANT TO RESOLUTION RECORDED SEPTEMBER 21, 1966 IN O.R. BOOK 2460, PAGE 571 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (Transitional Character District)/Activity Center

Applicants' Request:

This special exception use request is for allowance of commercial use on an open rooftop under Section D-105(6)(c). The property owner intends to obtain a liquor license for the hotel on the property and serve drinks on the rooftop and pool deck for hotel guests, thus necessitating this request.

Specific Code Provision:

Section D-105. - Special exception uses. 6)Transitional: c. Open rooftop, balcony and elevated terrace use, if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit.

I. Background

Ordinance 2015-17 and the Barefoot Beach Club Development Agreement were adopted by the Madeira Beach Board of Commissioners on December 1st 2015. Ordinance 2015-17 rezoned the property to a Planned Development (PD) to allow for the construction of five (5) stories over parking structure with rooftop ancillary space. This new structure

brought the total number of hotel rooms for Barefoot Beach Club up to 73 rooms. The intent of the rooftop facility at the time of rezoning (2017) was an ancillary space exclusive for hotel guests. The development agreement allowed for ancillary uses like a restaurant to only serve the hotel guests. Page two of the development agreement states the “ancillary rooftop bar/sun deck/ fitness room with typical and customary limited food service for hotel guests for their convenience only.” Further, the development agreement states that the roof deck, fitness room, and bar area are intended for the convenience of the hotel guests only. The development agreement for the property expired when the construction of the project was completed, and the certificate of occupancy was completed.

The adoption of Ordinance 2024-09 and Ordinance 2024-11 rezoned Barefoot Beach Club from Planned Development (PD) to the C-1, John’s Pass Village Activity Center Zoning District Transitional Character District. The Transitional Character District west of Gulf Boulevard is a mix of residential uses and temporary lodging uses located in low to mid-rise buildings. On the west side of Gulf Boulevard, commercial uses like restaurants must be an accessory use to a permitted use of the property and can only be up to 20% of the building floor area ratio. The current regulations on the west side of Gulf Boulevard Transitional Character District are similar to the previous zoning district (R-3 Zoning District) that Barefoot Beach Club had prior to Planned Development (PD) Zoning.

Properties located on the west side of Gulf Boulevard are restricted to alcoholic beverage licenses that meet the definition for a restaurant as defined in Section 110-527. A restaurant must have more than 60% of its gross sales of non-alcoholic items. Even if the Development Agreement is expired, the proposed Special Exception Use would support what was previously approved in the Development Agreement and the original intent of the rooftop space.

II. Special Exception Use

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

Findings: Any property in the Transitional Character District of the C-1, John’s Pass Village Activity Center Zoning District can apply for a special exception use for open rooftop use. Section D-105(6)c. requires that “open rooftop, balcony and

elevated terrace use, if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit” must retain a special exception from the special magistrate. The open rooftop use at Barefoot Beach Club requires a special exception since all hotel guests have access to the area and the alcoholic beverage use would expand the current use of the open rooftop area.

(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: When Barefoot Beach Club’s Development Agreement and Planned Development (PD) rezoning were approved, the ancillary uses for the property were exclusively for hotel guests. This was included in the previous Development Agreement to mitigate the potential impact on nearby residential properties. Since the Development Agreement is now expired, City Staff is recommending conditions to the special exception use to continue the intent of the Development Agreement and to protect health, safety, welfare, and convenience for the neighborhood.

(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 structure with the rooftop spans between Gulf Boulevard, which is a commercial corridor, and Gulf Lane. The older portion of the hotel is located between Gulf Lane and the beach. Most nearby properties are either residential uses or temporary lodging uses along Gulf Lane. There are some single-family residential properties along Gulf Lane. The proposed rooftop commercial use and proposed city staff conditions would help protect property values of the surrounding neighborhood.

(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 primary permitted use of the property would remain temporary lodging. The open rooftop use would be ancillary to the hotel and only open for hotel guests. City staff are offering additional conditions that can be included in the Special Exception Use for additional mitigation to reduce the impact on nearby residential properties.

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

Findings: The rooftop has an enclosed area of air-conditioned space and a wall around the perimeter of the open rooftop. The property does have adequate landscaping and setbacks between the structure and nearby residential properties.

(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 property meets the parking requirements that were required when the Development Agreement and Planned Development (PD) were approved. This special exception use would support what was described in the Development Agreement. Any expansion of commercial use beyond the intent of the previous Development Agreement will require additional parking or a shared parking agreement.

(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 open rooftop use is an allowed special exception use for the C-1, Zoning District and Transitional 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: As of the date of this public hearing, a variance has not been requested. The applicant will be turning in an alcoholic beverage license permit application separately.

(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 could apply for an open roof top 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. The primary permitted use of the property would still be as a hotel.

(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 2025-01 with the following conditions:

1. No amplified music.
2. No events that include non-hotel guests (less than 50 people) and any special events (50 or more people) on the rooftop.
3. If an alcohol beverage license is approved the following conditions apply: the applicant must sell food, the applicant must meet the restaurant definition (60% of sales from non-alcoholic items) for an alcoholic beverage license, and the applicant

can only serve food and alcohol to hotel guests and cannot operate as a restaurant open to the public.

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

Attachments:

- 1) Application and Attachments
- 2) Development Agreement
- 3) Public Notice Mailing and Posting Packet

SMSE #: _____



CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244
planning@madeirabeachfl.gov



SPECIAL MAGISTRATE – ARTICLE IV. - SPECIAL EXCEPTION USES

Application Request for Special Exception Use..... \$1,800.00

Applicant Name:

Amanda Huffman

Property Owner Name:

Barefoot Beach Resort South LLC

Applicant Address:

318 Ragdoll Run

Bradenton, FL 34212

Property Owner Address:

6301 Cliff Drive

Fort Smith, AR 72903

Telephone: 941-545-6115

Email: amanda@barefootbeachclub.com

Telephone: 918-671-9246

Email: officepalmer@me.com

Application for the property located at: (Street Address or location of the vacant lot)

13220 Gulf Blvd., Madeira Beach, FL 33708

Legal Description: See attached

Zoning District: C-1 Johns Pass Village Activity Center

Future Land Use: Activity Center

Request:

This special exception use request is for allowance of a commercial use on an open rooftop under Section D-105(6)(c). The property owner intends to obtain a liquor license for the hotel on the property and serve drinks on the rooftop, thus necessitating this request.

The property owner also requests ability to serve drinks poolside.

PLEASE ATTACH REQUIRED SUPPORTING MATERIALS:

SITE PLAN, ANSWERS TO CRITERIA QUESTIONS, PICTURES, DEED, SURVEYOR'S SKETCH, DRAWINGS, ETC.

LEGAL DESCRIPTION:

LOTS 5, 6, 7, 8, 9, 11, 12, 13 AND 14, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JUNE 28, 1976 IN O.R. BOOK 4427, PAGE 201, BLOCK 6, MITCHELL'S BEACH, JOHNS PASS; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;
AND LOTS 15 AND 16, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED SEPTEMBER 9, 1976 IN O.R. BOOK 4453, PAGE 1135; LOT 17, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JUNE 24, 1976 IN O.R. BOOK 4426, PAGE 489; LOT 18, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JULY 27, 1976 IN O.R. BOOK 4437, PAGE 1492, ALL IN BLOCK 6 OF MITCHELL'S BEACH, JOHNS PASS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
TOGETHER WITH THAT PORTION OF VACATED GULF AVENUE ABUTTING SAID LOTS 5 THROUGH 9, PURSUANT TO RESOLUTION RECORDED SEPTEMBER 21, 1966 IN O.R. BOOK 2460, PAGE 571 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

****For City of Madeira Beach Use Only****Fee: \$1,800.00 ☒ Check # 2054 ☐ Cash ☐ Receipt # _____Date Received: 3/26/25 Received by: [Signature]

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:

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.

Charles Palmer

Property Owner's Signature

3-4-2025

Date

STATE OF Arkansas

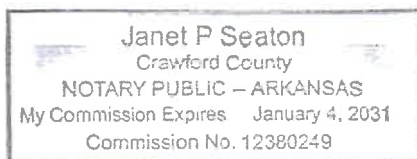
COUNTY OF Crawford

Before me this 4th day of March, 2025, Charles Palmer

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]



Janet P Seaton
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.

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.

SPECIAL EXCEPTION USE APPLICATION – NARRATIVE RESPONSES

13220 GULF BOULEVARD
BAREFOOT BEACH RESORT SOUTH LLC

Section 110-124. Standards and requirements.

(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.

- The subject property is located in the C-1 John's Pass Activity Center Transitional zone. Under Section D-105(6)(c), "[o]pen rooftop, balcony and elevated terrace use" is a permitted special use "if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit." The hotel on the subject property would qualify under Section D-105(6)(c) and is therefore 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.

- The applicant has designed the use and intends to utilize the special use in a manner which comports to the protection of the 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.

- The requested use will be a benefit to the value of other property in the neighborhood and will not cause substantial injury to property values. Rather, the requested use will assist in enhancing and revitalizing the neighborhood by drawing more business and tourism to the area.

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

- The requested use will be compatible with adjoining development and the proposed character of the John's Pass Village Activity Center. As described in the Code, the John's Pass Village Activity Center Development Standards are an attempt to memorialize the character of this tourist, commercial, and cultural center, and to provide for future enhancement and revitalization. Approval of this requested use would further these goals by allowing for the subject property to utilize the rooftop for commercial uses which will enhance the hotel.

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

- The applicant will comply with all landscaping and screening requirements as required in the land development regulations or as otherwise required by the City.

(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.

- The subject property has adequate off-street parking and loading and ingress/egress so that the requested use should cause minimum interference with traffic on abutting streets. The hotel currently operates without any traffic issues and the requested use will not create traffic issues for the subject property or the 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.

- The requested use conforms with all applicable regulations governing the district where the subject property is located.

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

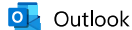
- No variance is requested at this time.

(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.

- Approval of this special exception use in this zoning district will not grant the subject property any more privilege than the best use available in a zone where the special exception use would be considered 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.

- The applicant has no known outstanding charges, fees, interest, fines or penalties owing to the City.

**Re: Barefoot Beach Club SE 2025-01 and alcohol license permit application****From** Amanda Huffman <amanda@barefootbeachclub.com>**Date** Fri 4/11/2025 12:41 PM**To** Morris, Andrew <Amorris@madeirabeachfl.gov>**Cc** Jenny Silver <Jrowan@madeirabeachfl.gov>; Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>; Aaron Huffman <aaron@barefootbeachclub.com>

1 attachment (97 KB)

Rooftop Sun Deck.pdf;

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

Hello,

I have attached the roof deck drawing.

In regard to events:

We envision utilizing the rooftop for events of no more than fifty (50) persons which are also guests of the hotel. As a requirement to host an event, units must be rented within the hotel to ensure that events are for guests. Furthermore, we desire to maintain the character of the family-friendly environment we have cultivated at the hotel and will not be hosting large events at the site, nor will we allow amplified music for smaller events. If a guest party requests a larger event, we refer those requests to a local event company, West Events, to provide a more suitable location for such an event.

In regard to a kitchen:

We are not working on any kitchen plans at this time.

Please let me know if you have any questions or if there is anything else I need to do.

Thanks so much,

Amanda Huffman

941-545-6115

www.BarefootBeachClub.comOn Fri, Apr 4, 2025 at 4:33 PM Morris, Andrew <Amorris@madeirabeachfl.gov> wrote:

Amanda,

Will the rooftop be used for events? Are you still moving forward with installing a kitchen facility up there? Also, here is a copy of the alcohol license permit application and our amended alcohol ordinance. The alcohol license permit application will still require a public hearing at a BOC Regular Meeting. The next BOC Regular Meeting is May 14th, 2025. The Special Exception Use would be for the use of the roof top area and the alcohol license permit application would be for selling alcohol on the roof top and at the pool.

Best Regards,

Andrew Morris

Andrew Morris, AICP

Long Range Planner

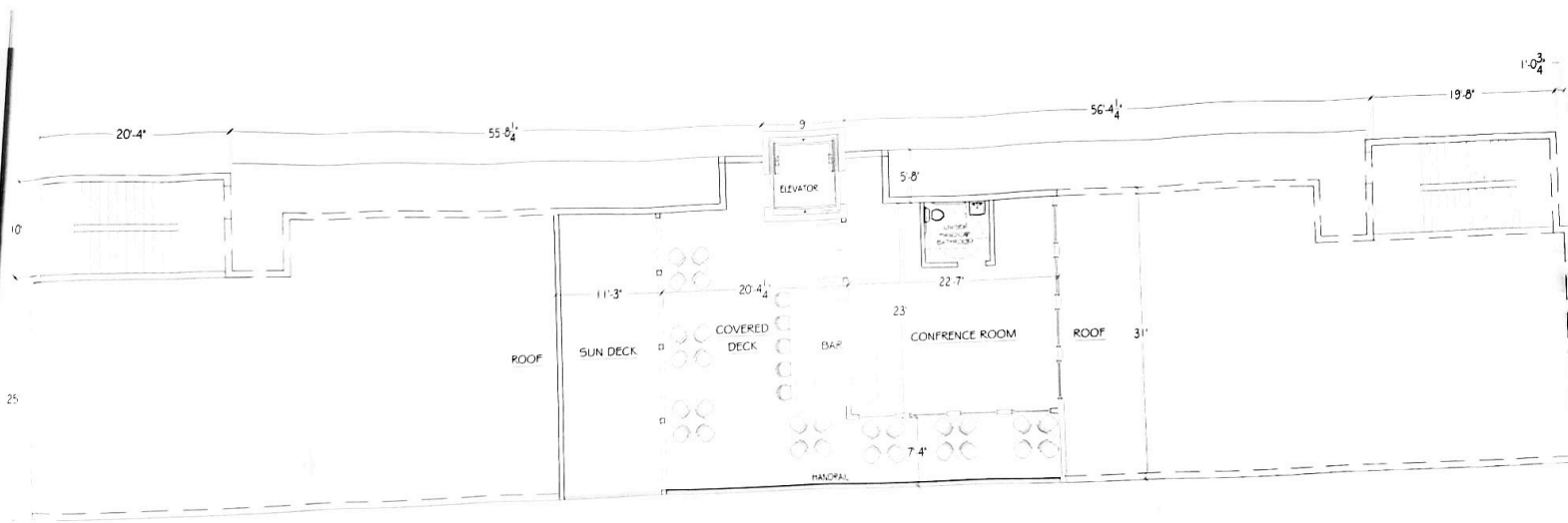
City of Madeira Beach

300 Municipal Drive

Madeira Beach, FL 33708

O: 727-742-3701

Email: amorris@madeirabeachfl.gov



ROOF FLOOR PLAN / WITH CONFERENCE & SUN DECK
 SCALE: 3/16" = 1'-0"

CATEGORY	ALLOWABLE	EXISTING	PROPOSED
ZONING	R-3	R-3	PD
LAND USE DISTRICT	RFM	RFM	RFM
USE		COMMERCIAL 4 TEMPORARY LODGING	TEMPORARY LODGING
SETBACKS	<p>"FRONT LOT FRONT: 15' 6" SIDE: 70'-6" + 156'-7" REAR: 19'-0"</p> <p>"REAR LOT FRONT: 15'-3" SIDE: 50'-0" REAR: 17'-45"</p> <p>SIDE: 33% OF LOT WIDTH (20'-0" MIN) REAR: 25'-0"</p>	<p>"FRONT LOT FRONT: 15' 6" SIDE: 70'-6" + 156'-7" REAR: 19'-0"</p> <p>"REAR LOT FRONT: 15'-3" SIDE: 50'-0" REAR: 17'-45"</p>	<p>"FRONT LOT (NEW) FRONT: 20'-0" TO EXISTING 26'-0" TO MAIN STRUCTURE SIDE: 61'-0" + 40'-0" TOTAL SIDE: 1' 46'-0" (45.3%)</p> <p>"REAR LOT (EXISTING) FRONT: 15'-3" SIDE: 20'-0" REAR: 17'-45"</p>
B.F.E.		AC-13 WITH 1'-0" OF FREEBOARD	AC-13 WITH 1'-0" OF FREEBOARD
FINISHED FLOOR ELEVATION		4.54 NAVD REAR LOT 5.39'	FRONT LOT (NEW) 5.00 NAVD REAR (EXISTING) 5.39'
SITE AREA		FRONT LOT: 27,255.35 S.F. REAR LOT: 26,720.93 S.F. TOTAL SITE: 53,976.28 S.F. (1.24 ACRES)	FRONT LOT: 27,255.35 S.F. REAR LOT: 26,720.93 S.F. TOTAL SITE: 53,976.28 S.F. (1.24 ACRES)
DENSITY	60 UNITS PER ACRE (OVER 1 ACRE)	43 UNITS	73 UNITS
BUILDING FOOTPRINT	16,240 S.F. 30% SITE COVERAGE	12,173.7 S.F. 22.6% SITE COVERAGE	16,165 S.F. 29.9% SITE COVERAGE
FLOOR AREA RATIO (FAR)	1.5 (150%) MAX	FRONT LOT N/A REAR LOT TEMPORARY LODGING: 22,663 S.F. = 424 (42.4%)	FRONT LOT TEMP. LODGING EXISTING: 28,500 S.F. NEW ADDITION: 450.80 S.F. TOTAL: 28,950.80 S.F.
BUILDING HEIGHT/ FLOORS	40'-0" MAX OR 3 STORES	FRONT LOT 1-STORY REAR LOT 3 STORES ABOVE PARKING	FRONT LOT (NEW) 5 STORES ABOVE PARKING C7-7' ABOVE B.F.E. REAR LOT (EXISTING) 3 STORES ABOVE PARKING
VEHICULAR & PEDESTRIAN USE AREA		FRONT LOT 14,816.45 S.F. REAR LOT 10,692.25 S.F.	FRONT LOT (NEW) 10,414.3 S.F. REAR LOT (EXISTING) 10,692.2 S.F.
IMPERVIOUS SURFACE AREA (ISR)	.85 (85%) MAX	FRONT LOT 16,766.4 S.F. TOTAL = 27,658.7 S.F. = 509 (2.8%)	FRONT LOT (NEW) 19,552.1 S.F. REAR LOT (EXISTING) 10,692.2 S.F.
LANDSCAPE & GREEN SPACE	.15 (15%) MIN	FRONT LOT 6,465.03 S.F. REAR LOT 7,805.03 S.F.	FRONT LOT (NEW) 7,703.25 S.F. REAR LOT (EXISTING) 7,805.03 S.F.
LANDSCAPE BUFFERS	PER CHAPTER 106, ARTICLE 2	PER CHAPTER 106, ARTICLE 2	PER CHAPTER 106, ARTICLE 2
PARKING SPACES	TEMPORARY LODGING = 1 PARKING SPACE PER UNIT BICYCLE CREDIT = 1 PER 1, UP TO 3 UP TO 20% COMPACT ALLOWED OVER 10 SPACES 1 HOCP PARKING SPACE PER 25 REQUIRED	02 PARKING SPACES	REQUIRED (73 TOTAL PARKING SPACES) TEMPORARY LODGING: 73 UNITS = 3 PARKING SPACES PROVIDED (75 TOTAL PARKING SPACES) 55 STANDING SPACES 13 COMPACT SPACES 3 HOCP SPACES 3 BICYCLE SPACES

Xref ..\Details\xref Surge-Lightning Note.dwg



JOHN A. BODZIAK			
ARCHITECT AIA, PA			
ARCHITECTURE, DESIGN AND CONSTRUCTION MANAGEMENT FLORIDA REGISTRATION NO. AR0005065 1000 N.W. 10TH AVENUE SUITE 100 FORT LAUDERDALE, FLORIDA 33710 TEL: (727) 327-1866 FAX: (727) 826-0968			
DRAWN BY	C.S.		
UPDATED ON	May, 12, 23		
DATE	04-08-2016		
JAB PROJECT #	2014-029		
SHEET #	SP-1.A		

DEVELOPMENT AGREEMENT (BAREFOOT BEACH RESORT)

THIS AGREEMENT (the "Agreement") made and entered into this 1st day of December, 2015, by and between the **CITY OF MADEIRA BEACH**, a municipal corporation of the State of Florida hereinafter referred to as "City" and **BAREFOOT BEACH RESORT SOUTH L.L.C.**, a Florida Limited Liability Company authorized to transact business in the State of Florida, hereinafter referred to as "Developer".

FOR AND IN CONSIDERATION of the mutual promises made and agreed to be kept hereunder and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the approval of certain uses by the City and conditioned on the performance in all respects of this Agreement by each of the parties, it is hereby agreed between the parties as follows:

RECITALS

1. Developer is the current fee simple owner and Developer of that certain tract of land located within the City of Madeira Beach, Pinellas County, Florida, hereinafter referred to as the "Property" and more particularly described in Exhibit "A" attached hereto and made a part hereof.

2. The following development rights are hereby approved pursuant to this Agreement on the Property:

Category	Regulations
Future Land Use	Resort Facilities Medium
Zoning	PD Planned Development
Usage	Hotel (73 rooms/suites)
Density (Units per Acre)	60 Temp Lodging/Acre Allowed 59 Temp Lodging/Acre Actual
Lot Area	53,976 sq. ft. 1.24 Acres
Lot Width	(N) 314.0 ft. (S) 87.6 ft.
Maximum Building Width (street frontage)	176.0 ft.
Building Coverage (sq. ft. & % of gross site)	16,240 sq. ft. 30%
Gross Floor Area (sq. ft.) FAR (Floor Area Ratio)	50,992 sq. ft. 0.943 FAR
Setbacks: Front (East)	20'-0" Elevator / Stair Tower / First Level 26'-0" to Main Building (East Variance / PD)
Rear (West)	11'-0" Building / Balcony Above 17'-0" to Main Building

	(West Variance / PD)
Side (North)	85.78 ft./Hotel
Side (South)	61.01 ft./Hotel
Total side combined*	146.79 ft.
Front (East)	20'-0" Elevator / Stair Towers / First Level 26'-0" Main Building (East Variance / PD)
Rear (West)	Balconies above 11'-0" Main Building 17'-0" (West Variance/PD)
Building Height	68'-8 1/2" above BFE to top of roof / 5 stories over parking (Variance/PD)
Vehicular Use Area (V.U.A.)	23,034.4 sq. ft. 43%
Impervious Surface Area (ISR)	39,275 sq. ft. 72.8% ISR
Open Space (sq. ft. and % of gross site)	14,701 sq. ft. 27.2%
Parking Lot Interior Landscape (sq. ft. and % of V.U.A.)	3,075 sq. ft. 13%
Parking	84 spaces provided
Parking Calculations/Notes: 73 tourist room/suite @ 1 space/room required = <u>73 spaces</u> <div style="text-align: right;"> Provided 84 spaces 73 required </div> Allowable compact spaces = (84 x 20%) = 16.8 spaces allowed Ancillary Rooftop Bar / Sun Deck / Fitness Room with typical and customary limited food service for hotel guests for their convenience only.	

more particularly set forth in the Final Site Plan attached hereto as Exhibit "B" (hereinafter referred to as the "**Project**").

3. The development rights set forth in this Agreement, and Final Site Plan approval are subject to the following conditions:

- a. Approval of the rezoning of subject property from R-3, General Commercial, to PD, Planned Development concurrent with the finalization of this Development Agreement.
- b. The Developer shall provide a topographic survey with sufficient elevations to show detailed offsite drainage patterns.
- c. The following items shall be included or addressed within the Final Site Plan:
 - i. Sight visibility triangles at all access drive aisles pursuant to Section 106-39 and Section 110-423, Madeira Beach Code of Ordinances.
 - ii. Note on the Landscape Plans, "When an access way intersects a public right-of-way or other access way, or when the subject property abuts the intersection of two or more public right-of-ways, all landscaping within the triangular areas described as [or] referred to as the "cross-visibility area," shall provide unobstructed cross-visibility at a level between 36 inches and eight feet. Trees and plant material trimmed in such a manner that cross visibility is not hindered will be allowed, provided they are located so as not to create a traffic hazard, as determined by the City."
 - iii. Calculation showing the Developer will meet the required minimum of ten percent interior landscaped areas, which is exclusive of perimeter landscape buffers that are required around vehicular use areas but may include perimeter landscaping that is in excess; and calculation showing a minimum of one tree for each 400 square feet or fraction thereof of required landscape area, pursuant to Section 106-34, Madeira Beach Code of Ordinances.
 - iv. Proposed development phases, if applicable, pursuant to Section 110-393, Madeira Beach Code of Ordinances.
 - v. Provide the handicap parking calculation, the three required handicapped spaces and relocation of the handicapped parking space with a blind back-out.
 - vi. Adjust the most northeast parking space, which requires a 5 foot offset back-out.
 - vii. Provide dimensioned site plan for drive aisles and parking spaces.
 - viii. Provide a grading plan for the site.

- ix. Provide stormwater outfall control details and drainage connection detail to FDOT right of way.
 - x. Provide location and dimension of nearest fire hydrant.
 - xi. Provide detailed utility connections located within the FDOT right of way; FDOT utility permits may be required.
 - xii. Provide supporting drainage calculations for proposed increase in impervious (vehicular use area) which comply with the standards of Section 98-36, Madeira Beach Code of Ordinances.
- d. All utilities serving the proposed facility shall be underground. The plans shall be noted and connectivity shown.
- e. Where necessary to accommodate proposed development, the Developer shall be responsible for the removal and/or relocation of any and all public utilities located on the subject site, including the granting of easements as may be required. This is regardless of whether the public utilities are known at the time of site plan approval or discovered subsequent to such approval. Any required relocation will require approval from the City's Community Services Department.
- f. All construction associated with this project shall be subject to the current requirements of the Florida Building Code, Madeira Beach's land development regulations, the Florida Fire Prevention Code, all other technical codes adopted by the City of Madeira Beach, and FEMA.
- g. All on-site construction activities related to erosion control shall be applied as required by the Florida Building Code and the Madeira Beach Code of Ordinances.
- h. Proof of NPDES-BMP Permit being issued to Developer.
- i. Proof of SWFWMD approval or exemption of the drainage retention plan is required prior to building permits being issued.
- j. Final approval of the City's consulting engineer of the site plan prior to building permits being issued.
- k. Final approval of the Community Services Director of the plans for solid waste collection prior to building permits being issued.
- l. Proof of FDOT Drainage Connection Permit or exemption being issued to Developer.
- m. Proof of FDOT Access Permit being issued to Developer.

n. Final approval of the Community Development Department and the City's consulting civil engineer for the site's compliance with the approved site plan prior to the Certificate of Occupancy being issued.

o. The Developer shall provide revised plans or redline current plans in response to the City's consulting reviewers' comments.

p. Final Site Construction Plans must be submitted, signed and sealed by a Florida Registered Professional Engineer, meeting the requirements of the City of Madeira Beach's Code of Ordinances.

q. Prior to building permits being issued the Developer shall provide a letter from the potable water provider (Pinellas County) stating that adequate capacity is available for the fire sprinkler demand requirements.

r. Prior to building permits being issued the Developer shall provide a letter from the sanitary sewer service provider (Pinellas County) stating there is adequate capacity.

s. The proposed Roof Deck, Fitness Room, and Bar Area shall be clearly ancillary and subordinate to the principal hotel use. The proposed facilities are intended for the convenience of the hotel guest and as such shall operate in a manner that is customary and incidental to the operation of a hotel. It is understood that the practice of providing at least limited food service is a service expected by hotel guests and a service that is routinely provided by hotels. Such restaurant shall comply with the definition of ancillary use found in Section 82-2 of the Madeira Beach Code of Ordinances and noted below. Because of its limited nature, this ancillary restaurant does not increase the need for additional parking.

Ancillary use means a use which is either: Subordinate to and serves a principal building or use; subordinate in area, extent, and purpose to the principal building or use served; contributes to the comfort, convenience, or necessities of the users or occupants of the principal building or use; and is located on the same lot as the principal building or use. Unless otherwise specified, no ancillary use shall exceed 25 percent of the gross floor area of the principal building or use.

4. All calculations for infrastructure improvements and land use requirements, such as but not limited to, drainage calculations, parking requirements and other requirements, shall be based on the site and character of the Project.

5. Developer represents that to the best of its knowledge, as of the date of the execution of this Agreement that there are no liens, encumbrances, mortgages, equitable interest or other types property interests held by any other person, firm or corporation whose legal or equitable interest in the lands constituting the Property will be affected by the matters contained in this Agreement which are not subordinated to this Agreement.

The Developer has the full right and legal authority to enter into this Agreement and to agree to and execute all the legal obligations set forth herein. The Developer further represents and warrants that it shall not cause any rights or encumbrances on the Property to arise at any time between the execution of this Agreement and the recording of this Agreement in the Public Records of Pinellas County, Florida, which are not subordinate to this Agreement.

6. The City desires to have the Project developed as a unified development with each portion of the Project being treated as an integral part of a unified development. In furtherance of the Developer's development of the Project as a cohesive whole, the Developer agrees that no subdivision of the Property shall be allowed, other than the potential sale of transient hotel units shown on the site plan as part of a hotel/condominium.

7. The parties agree that both Sections 163.3220 through 163.3243 F.S. (2015), the **Florida Local Government Development Agreement Act ("Act")** and Sections 86-141 through 86-149 of the **Code of the City of Madelra Beach ("Code")**, are fully complied with in all respects by the parties. The provisions of said Act and Code provisions are incorporated herein by reference, and in the event of any conflict between the language of this Development Agreement and the above sections of the City's Zoning Code, such conflict will be resolved in favor of the provisions of the Code in effect as of the date of this Agreement. Changes to the Code regarding life/safety matters (building codes, fire codes, etc.) shall be enforceable as of the effective date thereof. The Act, referenced Code provisions, the Final Site Plan and terms of this Agreement shall govern the development of the Property and the relationship of the parties in the terms of this Agreement. Any matters required by State Statute, the Florida Administrative Code or City Code which are not specifically addressed as part of this Agreement shall, nevertheless, be complied with by the parties. The parties and their respective successors in title shall be responsible for the obligations as more particularly set forth under the terms of this Agreement and this Agreement shall act as a covenant running with the Property and shall be enforceable by the parties hereto.

The City shall have the absolute discretion to amend and/or enforce life safety codes of general applicability that may modify the provisions of this Agreement or may impose additional burdens on the Developer as is otherwise authorized by State Statutes, City ordinances or the regulation of governmental administrative agencies. The parties agree that the legislative discretion of the City Commission to adopt such life safety codes shall be superior to any agreements contained herein and such codes may be adopted without any special notice to the Developer and that the Developer shall not be entitled to any special hearing relative to the adoption of such codes.

8. The Project shall be developed in accordance with the Final Site Plan attached hereto as Exhibit "B" and incorporated herein by reference. For this reason, the compliance by the City, Developer and respective successors in title with the Final Site Plan, as described in Exhibit "B", on a continuing basis is of critical importance to the City and Developer, and any deviation therefrom shall be deemed to be a material breach of this Agreement and of the covenants which are entered into by the parties and are recorded for the long-term protection of the public.

9. The City hereby reserves the capacity in the public facilities necessary to serve the Project.

10. The Developer and City have agreed to the provisions, restrictions, limitations and requirements which are otherwise set forth in detail in this Agreement and any exhibits attached hereto.

11. It is of paramount importance to each of the parties hereto that the Property be developed as set forth in the Final Site Plan and in this Agreement and that the development of the Property be completed on a timely basis; that the Project be completed in its entirety; that the structures constructed on the Property be constructed in substantial compliance with the terms of the Final Site Plan and this Agreement; that the uses allowed on the Property be limited as set forth in the Final Site Plan and this Agreement; and that such restrictions and controls be continued in accordance with their terms and be applicable to and binding upon the parties hereto and their respective successors and assigns.

12. The City Commission finds that the development permitted pursuant to this Agreement is consistent with the City's Comprehensive Land Use Plan and the land development regulations of the City.

THE AGREEMENT BETWEEN THE PARTIES

13. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference as fully enforceable agreements and representations by the parties hereto.

14. Authority. This Agreement is authorized by Section 163.3220, et seq. F.S. (2015) and Sections 86-141 through 86-149 of the Code of Ordinances of the City of Madeira Beach.

15. Effective Date. This Agreement shall be effective as of the day after it is fully executed and recorded in the Pinellas County public records ("Effective Date"). In the event that there is an appeal or legal proceeding challenging this Agreement or challenging the other matters affecting the purpose, intent, or the rights of the Developer or the City to develop the Property as contemplated hereby, the Effective Date of this Agreement shall be extended and shall commence upon the conclusion of such litigation, including appeals and upon all rights of appeal having expired. In the event that a Court decision materially changes any aspect of this Agreement or has made the performance of a portion of this Agreement impossible or unacceptable to one of the parties, either party may choose to terminate this Agreement upon thirty (30) days written notice to the other party and the parties shall assist each other in returning each party to the positions and legal status that it enjoyed immediately prior to the date of the entry into this Agreement; or, alternatively, the parties shall work together to restore the material benefit if such is reasonably possible.

In the event that this Agreement is subject to termination pursuant to the provisions hereof, either party may record an affidavit signed by all parties hereto or their respective successors and assigns in the Public Records of Pinellas County, Florida reflecting that such termination has occurred and that this Agreement is thereby terminated and by such affidavit, notice that the termination provisions of this Agreement pursuant to this paragraph have occurred. The party recording such affidavit shall send a copy of the recorded affidavit to the other party and this Agreement shall be terminated and shall be deemed void and of no further force and effect. In the event that the Developer's fee simple title is encumbered by any mortgages, liens or other rights of third persons which are not subordinated to the terms, conditions, covenants and restrictions set forth in this Agreement, said third party encumbrances shall be of no force and effect as to the provisions of this Agreement.

This Agreement shall be superior to any mortgages, liens or other rights of third persons. Any mortgages or liens or encumbrances on the Property created contemporaneously or after the transfer of title from the City to the Developer shall specifically provide that they are subject to and subordinate to the terms of this Agreement.

In the event that this Agreement is not executed by the Developer on or before 5:00 p.m. on the 31st day of December, 2015 this Agreement shall be null and void and of no further force and effect and any development permissions granted pursuant hereto shall no longer be valid.

16. Duration of Agreement. This Agreement shall terminate upon the earlier of the following dates: (i) the date on which construction of the Project is complete and issuance of a valid Certificate of Occupancy for the Project; or (ii) ten (10) years from the Effective Date. This time period may be extended by mutual agreement of the parties. The recordation of a valid Certificate of Occupancy by any party hereto or their successor in interest shall be conclusive evidence of the termination of this Agreement.

17. Third Party Rights. The parties represent, to their respective best knowledge, that nothing herein is barred or prohibited by any other contractual agreement to which it is a party, or by any Statute or rule of any governmental agency, or any third party's rights or by the rights of contract vendees, lien holders, mortgage holders or any other party with a direct or contingent interest in the Property, whether legal or equitable.

It shall be an absolute condition precedent to any obligation of the City under the terms of this Agreement that any mortgage holder consent to and subordinate its mortgage interest to the terms of this Agreement.

If the Developer has title to the Property prior to the execution of this Agreement, the Developer shall submit a title opinion by a title company or attorney at law certifying in writing as of the date of approval of this Agreement by the City Commission of the City of Madeira Beach as to the status of title of such lands including all lien holders, mortgagees or any other encumbrances. The City will rely on such certification. If any lienholder or mortgagee is shown by the title opinion, a satisfaction or subordination shall be received by the City of Madeira Beach prior to the time the City executes this

Agreement although the approval of the execution of this Agreement may be made by the City Commission contingent upon the receipt of such consent and subordination.

Any lienholder or mortgagee shall have the right to perform any term, covenant or condition and to remedy any default hereunder, and City shall accept such performance with the same force and effect as if furnished by Developer.

18. Law and Ordinance Compliance. The ordinances, policies and procedures of the City concerning development of the Property that are in existence as of the approval of this Agreement shall govern the development of the Project, and the same shall be in compliance with the applicable regulations of County, State and Federal agencies. No subsequently adopted ordinances, policies, or procedures shall apply to the Project except in accordance with the provisions of Section 163.3233(2), Florida Statutes (2015). Notwithstanding the foregoing, the City shall have the absolute discretion to amend and/or adopt life safety codes such as but not limited to fire codes, that may conflict with the provisions herein or may impose additional burdens on the Developer as is otherwise authorized by State Statutes or the regulations of governmental administrative agencies, provided that such life safety codes retroactively apply to all development similar to the Project in the City. The parties agree that such codes may be adopted without any special notice to the Developer and that the Developer shall not be entitled to any special hearing relative to the adoption of such codes. Failure of this Agreement to address a particular permit, condition, term, restriction, or to require a development permission shall not relieve the Developer of the necessity of complying with the law governing said permitting requirements, conditions, terms or restrictions in any matter or thing required under existing Ordinances of the City or regulations of any other governmental agency, or any other entity having legal authority over the Property. Except as provided in this Agreement, all applicable impact fees, development review fees, building permit fees and all other fees of any type or kind shall be paid by Developer in accordance with their terms and in such amount applicable as they become due and payable net of any applicable credits for existing structure.

19. No Estoppel. The parties agree that prior to the approval of this Agreement by the City Commission, the City's interest in entering into this Agreement, the studies, surveys, environmental studies, consultant plans or investigations, the expenditure of substantial funds, the staff approval or recommendation relative to the proposed development and any other act in furtherance of this Agreement, shall not be used by the Developer or its successors in title in any way whatsoever as committing the City legally through a theory of equitable estoppel, action in reliance, or any other legal theory as to the approval of such proposed development in the event that this Agreement is not approved by the City Commission or for any other reason does not take effect in all material respects.

The parties further agree that any and all action by the Developer or its representatives in negotiation of this Agreement, including all acts or expenditures in the implementation of this Agreement or submittals to other governmental bodies shall in no way be deemed to be an action in reliance giving rise to an equitable estoppel.

20. **No Partnership or Joint Venture.** The City and Developer agree that the matters contained in this Agreement shall under no circumstances constitute a joint venture, partnership or agency between them. No third party shall be deemed to have any beneficial interest in this Agreement or any expectation of benefit or property rights or any other rights of any kind arising from this Agreement.

21. **Final Site Plan.** In order to avoid any adverse impacts from the development of the Property on the abutting property owners and on the residents of the City of Madeira Beach, the parties agree that the Property will be developed in substantial conformance with the Final Site Plan attached hereto as Exhibit "B" as such Final Site Plan may be modified by the requirements of other state and county governmental agencies having jurisdiction over the development of the Property. The appearance and use of the Property after development are the reasons that the City Commission exercised its legislative authority and entered into this Agreement. Except as may be authorized by the parties hereto, any material deviation from the commitments made by the parties herein shall be considered material defaults in this Agreement. The City of Madeira Beach shall not consent to any modification unless it deems that such is in the best interest of the public and in its discretion in reaching such decision it shall be deemed to be acting in a legislative capacity and within its sole and absolute discretion taking into account the public health, safety and welfare. The following specific requirements shall also be met:

- a. The Property shall be developed and landscaped in accordance with the Final Site Plan attached hereto as Exhibit "B" and incorporated herein. A detailed landscape plan is provided with the Final Site Plan and will be specifically adhered to. The landscaping within the Property shall be maintained by the Developer. The purpose of landscaping and the continued development and care of the landscaping on the Property is, in part, for the benefit of the abutting property owners and to screen light, noise and other possible negative aspects of the development. Such landscaping shall be provided prior to a certificate of occupancy being issued and will be maintained in good and healthy conditions at all times by the Developer.

There shall not be any material deviation from the provisions of the Final Site Plan unless such is approved by the City Commission of the City of Madeira Beach at a public hearing conducted for such purpose and this Agreement is modified in writing by the parties thereto for the purpose of agreeing to such deviation.

- b. The Property shall be developed substantially in accordance with the Final Site Plan (Exhibit "B") attached hereto and incorporated herein.
- c. All outdoor lighting on the Property shall be directed downward so as not to be disruptive to the residential neighborhoods abutting the Property and shall be oriented and shielded so that no light is cast directly on abutting property. Light cast onto abutting properties by reflection or otherwise shall be limited to an intensity that is substantially in conformance with the lighting

conditions in residential neighborhoods in the City of Madeira Beach. At no time shall the Developer allow a nuisance condition to exist on the Property.

- d. Dumpster and trash pickup will be contained within the Property and fully screened from adjacent residential properties.
- e. Ingress and egress to the Property shall be as shown on the Final Site Plan.
- f. Building heights, architectural style and location will be as shown on the Final Site Plan. The architectural style reflected as an attachment to or being part of the Final Site Plan shall be complied with in all material respects during the development of the Project.
- g. This Agreement and the Final Site Plan attached hereto specify certain minimum setbacks, building heights, sign sizes and similar dimensional requirements and agreements. No changes may be made in these agreed upon dimensional requirements or in any matter that is reflected on the Final Site Plan or addressed specifically in this Agreement through any appeal process to the Special Magistrate for a variance, special exception or other process which would serve to vary or change the terms of this Development Agreement and the Final Site Plan attached hereto. The only change which may be requested by the parties is for an amendment to this Agreement which revised amendment is legislatively considered by the City Commission and agreed to by the City Commission, set forth in writing as an amendment to this Agreement and executed by the parties hereto or their successors or assigns. The Developer, and its successors and assigns specifically waive and relinquish any right to change the terms of this Agreement through any administrative or legal process, including a decision by a court of competent jurisdiction, unless agreed to by the parties.

22. Public Infrastructure. The Developer or its successor in title, as appropriate, at its sole cost, shall design, construct and maintain, until acceptance by the City and conveyance by recordable instrument or bill of sale, as appropriate, to the City, all public infrastructure facilities and lands necessary to serve the Project, provided that said public infrastructure facilities have received construction plan approval and that all applicable review procedures have been complied with fully, inspected and accepted by the City. Public infrastructure facilities shall include those facilities to be located in rights-of-way or easement areas conveyed to the City, as shown on the approved engineering construction drawings and shall include, but not be limited to the following:

- a. Pedestrian ways, sidewalks, and crosswalks located on the Property, as shown on the Final Site Plan.
- b. Sewer collection systems, located on the Property, including any necessary pumping facilities providing for transmission of sewage flows generated by the Project.

- c. Water distribution system located on the Property including fire protection facilities and reclaimed water facilities as may be necessary to serve the Project.
- d. Stormwater drainage systems serving public facilities located on the Property, serving to conduct, transmit, channel or otherwise provide for stormwater flow from, through and to adjoining lands according to the natural site topography including retention/detention ponds or any other stormwater facilities required by the City of Madeira Beach or any other governmental agency with jurisdiction concerning such facilities. Any required easements or other rights of access to insure the continued maintenance and working condition of said retention/detention ponds shall be granted to City by the Developer or to Developer by City, as may be applicable.
- e. Street signage and pavement striping.
- f. Utility easements or rights-of-way.
- g. Other facilities deemed necessary for public use, including but not limited to off-site road and drainage facilities as identified in the site plan review process, building permit issuance process, engineering review, fire department review, or any other review process of the City or other governmental agency with jurisdiction over such development.

Public infrastructure facilities shall be complete, and approved for acceptance by the City prior to the issuance of any certificate of occupancy on the Property, or the Developer shall provide the appropriate letter of credit in a form satisfactory to the City Attorney, drawable on or through a local Pinellas County bank. Said letter of credit shall be deposited with the City to guarantee the completion of public infrastructure facilities prior to the time that certificates of occupancy are issued on the Property and public access and facilities to serve the proposed structures are available in accordance with City regulations.

23. Public Facilities. The City shall cause to be provided to the boundary of the Property the following available City owned and operated facilities, to wit: infrastructure and services for fire protection, potable water and sanitary sewer to meet domestic and fire flow levels of service as required for the Project by City and other applicable regulations.

24. Permits. Development permits, which may need to be approved and issued, include, but are not limited to the following:

- a. City of Madeira Beach building permits.
- b. Southwest Florida Water Management District surface water management permit.

- c. City of Madeira Beach Engineering construction permit.
- d. Florida Department of Environmental Protection NPDES permit.
- e. Florida Department of Health drinking water permit.
- f. Florida Department of Environmental Protection wastewater collection permit.
- g. All other approvals or permits as required by existing governmental regulations as they now exist.

Except as set forth in this Agreement, all development permits required to be obtained by the Developer for the Project will be obtained at the sole cost of the Developer and in the event that any required development permissions issued by entities other than the City are not received, no further development of the Property shall be allowed until such time as the City and the Developer have reviewed the matter and determined whether to modify or terminate this Agreement.

25. City Impact Fee Credits.

- a. Project. The City will compute and will grant certain impact fee credits for the Project to the Developer consistent with City ordinances and reflecting previous uses on the Property, which entitle the Developer to transportation, impact fee credits.

26. Recycling. The Developer and its successors-in-title will cooperate with City to encourage and promote recycling activities within the Project and such commitment will be reflected in a covenant running with the Project lands.

27. Annual Review. The City of Madeira Beach the City shall review the Project once every twelve (12) calendar months from the Effective Date.

28. Recordation. Not later than fourteen (14) days after the execution of this Agreement, the City shall record this Agreement with the Clerk of the Circuit Court in Pinellas County, Florida, and a copy of the recorded Agreement shall be submitted to the Florida Department of Economic Opportunity within fourteen (14) days after the Agreement is recorded. The burdens of this Agreement shall be binding upon, and the benefits of the Agreement shall inure to, all successors and assigns in interest to the parties to this Agreement.

29. Agreement as Covenant. This Agreement shall constitute a covenant running with the Property for the duration hereof and shall be binding upon the Developer and upon all persons deriving title by, through or under said Developer and upon its successors and assigns in title. The agreements contained herein shall benefit and limit all present and future owners of the Property, and the City for the term hereof.

30. Legislative Act. This Agreement is agreed to be a legislative act of the City in furtherance of its powers to regulate land use and development within its boundaries and, as such, shall be superior to the rights of existing mortgagees, lien holders or other persons with a legal or equitable interest in the Property and this Agreement and the obligations and responsibilities arising hereunder as to the Developer shall be superior to the rights of said mortgagees or lien holders and shall not be subject to foreclosure under the terms of mortgages or liens entered into or recorded prior to the execution and recordation of this Agreement. The execution of this Agreement or the consent to this Agreement by any existing mortgage holder, lien holder or other persons having an encumbrance on the Property shall be deemed to be in agreement with the matters set forth in this paragraph.

31. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the parties and no modification hereof shall be made except by written agreement executed with the same formality as this Agreement. The parties agree that there are no outstanding agreements of any kind other than are reflected herein and, except as is otherwise specifically provided herein, for the term of the Agreement the Property shall be subject to the laws, ordinances and regulations of the City of Madeira Beach as they exist as of the date of this Agreement. Any reference in this Agreement to "Developer" contemplates and includes the fee simple title owners of record of the Property their heirs, assigns or successors in title and interest. Any oral agreements, agreements created by written correspondence or any other matter previously discussed or agreed upon between the parties are merged herein.

32. Enforcement. The parties agree that either party may seek legal and equitable remedies for the enforcement of this Agreement, provided however that neither the City nor the Developer may seek or be entitled to any monetary damages from each other as a result of any breach or default of this Agreement. In any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its costs and attorneys fees at mediation, trial and through any appellate proceedings.

Except as provided above, the parties agree that any legislative and quasi-judicial decisions, if any are required, by the City regarding the appropriate land use or other development regulations impacting the Property shall, in no event or under any conditions, give rise to a claim for monetary damages or attorney fees against the City and any claim for such damages or fees by the Developer or its successors or assigns are specifically waived.

33. Execution. The Developer represents and warrants that this Agreement has been executed by all persons having equitable title in the subject Property.

The City represents that the officials executing this Agreement on behalf of the City have the legal authority to do so, that this Agreement has been approved in accordance with the ordinances and Charter of the City and applicable State law, that appropriate approval of this Agreement has been received in a public hearing and that the City Commission of the City of Madeira Beach has authorized the execution of this Agreement by the appropriate City officials.

34. **Severability.** In the event that any of the covenants, agreements, terms, or provisions contained in this Agreement shall be found invalid, illegal, or unenforceable in any respect by a court of competent jurisdiction, the validity of the remaining covenants, agreements, terms, or provisions contained herein shall be in no way affected, prejudiced, or disturbed thereby.

35. **Estoppel Certificates.** Within twenty (20) days after request in writing by either party or any lender, the other party will furnish a written statement in form and substance reasonably acceptable to the requesting party, duly acknowledging the fact that (a) this Development Agreement is in full force and effect, (b) there are no uncured defaults hereunder by City or Developer, if that be the case, and (c) additional information concerning such other matters as reasonably requested. In the event that either party shall fail to deliver such estoppel certificate within such twenty (20) day period, the requesting party shall forward such request directly to the City Manager and the City Attorney or to the Developer with copies to the Developer's general counsel by certified mail, return receipt requested or by Federal Express or other delivery service in which delivery must be signed for. In the case where the Developer is the requesting party, the Developer may in its sole discretion but without obligation, appear at a public meeting and request the estoppel certificate to insure that the City Manager and staff are aware of the request and the Developer may rely on the statement of the City Manager at such public meeting or may request that the City Manager be directed by the City Commission to respond to the estoppel certificate request in a timely manner.

36. **Venue.** Venue for the enforcement of this Agreement shall be exclusively in Pinellas County, Florida.

37. **Default.** Upon default or breach of any substantive portion of this Agreement by any party, the non-defaulting party shall provide written notice via overnight, traceable delivery service of the default and opportunity to cure within sixty (60) days to the defaulting party. Upon the failure of the Developer to cure such defaults, the City shall provide notice via overnight traceable delivery service to Developer of its intent to terminate this Agreement on a date not less than sixty (60) days from the date of such notice and upon the expiration of such period, the City, unless ordered otherwise by a court of competent jurisdiction, may revoke the then existing development permits issued by it and the Developer shall have no claim for damages against the City arising from such revocation. Alternatively, the City may proceed in court to obtain any legal or equitable remedies available to it to enforce the terms of this Agreement. In the event of any default or breach of any substantive portion of this Agreement by the City, the Developer may: (i) give written notice via overnight traceable delivery service to the City of said default with an opportunity to cure within sixty (60) days of receipt of such notice. In the event City fails to cure within said time period, the Developer may thereafter proceed in a court of competent jurisdiction to institute proceedings for specific performance or to obtain any other legal or equitable remedy to cure the default of this Agreement by the City. In any litigation arising hereunder, the prevailing party shall be entitled to recover its costs and attorneys fees at mediation, trial and through any appellate proceedings.

38. Notices. All notices and other communications required or permitted to be given hereunder shall be in writing and shall be mailed by certified or registered mail, postage prepaid or by Federal Express, Air Borne Express or similar overnight delivery services, addressed as follows:

To the Developer:
Barefoot Beach Resort South, LLC
P.O. Box 10210
Forth Smith, Arkansas 72917-0210
Attention: Charles Palmer

To the City:
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 34698
Attention: Shane Crawford,
City Manager

with copies to:

Thomas J. Trask, Esquire
City Attorney
Trask Daigneault, LLP
1001 S Fort Harrison Avenue,
Suite 201
Clearwater, FL 33756

Notice shall be deemed to have given upon receipt or refusal.

39. Binding Effect. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors and assigns in interest to the parties of this Agreement.


40. Third Party Beneficiaries. There are no third party beneficiaries to this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and their respective seals affixed as of this day of December 1, 2015.

CITY OF MADEIRA BEACH



Witness

By: 

Travis Palladeno, Mayor



Witness

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 1st day of December, 2015 by Travis Palladeno, Mayor of the City of Madeira Beach, who ☒ is personally known to me or who produced _____ as identification.



SEA S. MARSHALL-BARLEY
NOTARY PUBLIC, STATE OF FLORIDA

Shane Crawford
Shane Crawford, City Manager

Aimee Servedio
Aimee Servedio, City Clerk

APPROVED AS TO FORM:

Thomas J. Trask
Thomas J. Trask, Esquire, City Attorney

BAREFOOT BEACH RESORT SOUTH, LLC

Brian Paul
Witness

By: Charles Palmer
Charles Palmer, its Manager

Joanis Brigger
Witness

STATE OF ~~FLORIDA~~ Arkansas
COUNTY OF ~~PINELLAS~~ Crawford

BEFORE ME, the undersigned authority, personally appeared Charles Palmer, as Manager of BAREFOOT BEACH RESORT SOUTH, LLC who ☒ is personally known to me or who produced _____ as identification and, being first duly sworn, acknowledges that he has read the foregoing and that the same is true and correct, and that he is duly authorized to execute this Agreement on behalf of BAREFOOT BEACH RESORT SOUTH, LLC this 1st day of Dec, 2015.


NOTARY PUBLIC, STATE OF FLORIDA

Arkansas

JANET P. SEATON
Notary Public-Arkansas
Crawford County
My Commission Expires 01-04-2021
Commission # 12380249

Exhibit "A"

Property Address: 13220 Gulf Boulevard
Madeira Beach, Florida 33708

Parcel ID Numbers: 15-31-15-02741-000-0010
15-31-15-02741-000-0020

Legal Description: LEGAL DESCRIPTION: LOT 5, 6, 7, 8 AND 9, BLOCK 6 MITCHELL'S BEACH, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH ALL RIPARIAN RIGHTS APPERTAINING THERETO.

AND

LOT 11, 12 AND A PORTION OF LOT 13, BLOCK 6, MITCHELL'S BEACH, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PORTION TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 11, BLOCK 6 FOR A POINT OF BEGINNING AND THENCE RUN NORTH 38°15'59" EAST ALONG THE NORTH RIGHT-OF-WAY OF 133RD AVENUE, A DISTANCE OF 71.65 FEET TO A POINT OF INTERSECTION WITH DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY TAKING (PROJECT #15100-2511); THENCE NORTH 89°37'28" EAST, ALONG SAID RIGHT-OF-WAY TAKING A DISTANCE OF 20.06 FEET; THENCE SOUTH 39°06'57" EAST, ALONG SAID RIGHT-OF-WAY TAKING, A DISTANCE OF 76.71 FEET; THENCE LEAVING SAID RIGHT-OF-WAY TAKING, SOUTH 38°59'04" WEST, A DISTANCE OF 87.44 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF GULF LANE (A 15 FOOT RIGHT-OF-WAY); THENCE NORTH 39°07'35" WEST, ALONG SAID EAST RIGHT-OF-WAY OF GULF LANE, A DISTANCE OF 91.64 FEET TO THE POINT OF BEGINNING.

Site Area: 53,796.29 sq. ft. (1.24 acres MOL)





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 **April 28, 2025, at 12:00 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 2025-01

Application:	SE 2025-01
Applicant:	Amanda Huffman
Property Owner(s):	Barefoot Beach Resort South LLC
Property Address(s):	13220 Gulf Boulevard, 13220 Gulf Boulevard # 1, 13220 Gulf Boulevard # 2, Madeira Beach, FL 33708
Parcel ID(s):	15-31-15-02741-000-0001, 15-31-15-02741-000-0010, 15-31-15-02741-000-0020
Legal Description:	LOTS 5, 6, 7, 8, 9, 11, 12, 13 AND 14, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JUNE 28, 1976 IN O.R. BOOK 4427, PAGE 201, BLOCK 6, MITCHELL'S BEACH, JOHNS PASS; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; AND LOTS 15 AND 16, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED SEPTEMBER 9, 1976 IN O.R. BOOK 4453, PAGE 1135; LOT 17, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JUNE 24, 1976 IN O.R. BOOK 4426, PAGE 489; LOT 18, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JULY 27, 1976 IN O.R. BOOK 4437, PAGE 1492, ALL IN BLOCK 6 OF MITCHELL'S BEACH, JOHNS PASS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF VACATED GULF AVENUE ABUTTING SAID LOTS 5 THROUGH 9, PURSUANT TO RESOLUTION RECORDED SEPTEMBER 21, 1966 IN O.R. BOOK 2460, PAGE 571 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (Transitional Character District)/Activity Center

Request: This special exception use request is for allowance of commercial use on an open rooftop under Section D-105(6)(c). The property owner intends to obtain a liquor license for the hotel on the property and serve drinks on the rooftop, thus necessitating this request.

Specific Code Provision: Section D-105. - Special exception uses. 6)Transitional: c. Open rooftop, balcony and elevated terrace use, if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit.

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 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 application for SE 2025-01 is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

Posted: April 17, 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/>



Item 5A.

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.



AFFIDAVIT OF MAILING

Date: 4/17/2025

Mailings for Case # SE 2025-01

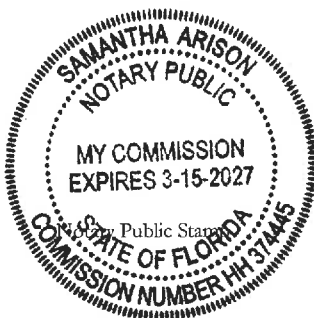
Before me this day Lisa Siskerman personally appeared. He/she has mailed public notices to property owners within a 300 foot radius of the subject property.

Lisa Siskerman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

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

Personally known or produced _____ as identification.



Samantha Arison
Notary Public

4/17/25
Date

*Copy of public notice is attached.



AFFIDAVIT OF POSTING

Date: 4/17/2025

Postings for: SE 2025-01

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

Lisa Shekernore
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

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

Personally known or produced _____ as identification.

Samantha Arison

Notary Public

4/17/25

Date



*Commission is attached.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 11 Apr 2025

Subject Parcel: 15-31-15-02741-000-0001

Radius: 300 feet

Parcel Count: 172

Total pages: 7

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 11 Apr 2025

Subject Parcel: 15-31-15-02741-000-0010

Radius: 300 feet

Parcel Count: 140

Total pages: 6

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 11 Apr 2025

Subject Parcel: 15-31-15-02741-000-0020

Radius: 300 feet

Parcel Count: 170

Total pages: 7

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

BATEY, JEAN B
55 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2449

GORDILLO, JUAN GORDILLO, JUAN
111 BOCA CIEGA DR
MADEIRA BEACH, FL 33708-2451

HOTEL B INVESTORS L
101 150TH AVE
ST PETERSBURG, FL 33708-2450

13302 MADERIA BEACH LLC
5965 VILLAGE WAY STE E105-712
SAN DIEGO, CA 92130-2475

TAGLIARINI, DAVID CANTRELL, JERRY J
13322 1ST ST E
MADEIRA BEACH, FL 33708-2402

AMMONS, LISA
13331 GULF BLVD
MADEIRA BEACH, FL 33708-2513

13325 GULF DEVELOPERS LLC
PO BOX 10210
FORT SMITH, AR 72917-0210

MADEIRA BEACH, CITY OF
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708-1916

BOSCIA REVOCABLE TRUST BOSCIA, MICHAEL
M TRE
1671 E GATE DANCER CIR
INVERNESS, FL 34453-3395

COSTA, MICHAEL A COSTA, ILEANA
13302 GULF BLVD
MADEIRA BEACH, FL 33708-2514

DAVEROE PROPERTIES LLC
3822 DR MARTIN LUTHER KING JR ST N
ST PETERSBURG, FL 33703-4649

DAVEROE PROPERTIES LLC
3822 DR MARTIN LUTHER KING JR ST N
ST PETERSBURG, FL 33703-4649

DE BORD, CLAUDE H JR DE BORD, JOANNE K
3990 61ST ST N
ST PETERSBURG, FL 33709-5259

KLABEN, GERALD L JR KLABEN, JOANN O
13303 GULF LN
MADEIRA BEACH, FL 33708-2535

BELLO, ROBERT JR
13301 GULF LN
MADEIRA BEACH, FL 33708-2535

13200 GULF LLC
5204 HAMPTON BEACH PL
TAMPA, FL 33609-2498

HARNEY, BRUCE C HARNEY, RENE O
140 174TH TERRACE DR E
ST PETERSBURG, FL 33708-1343

13255 GULF LAND LLC TRE 13255 GULF LANE
LAND TRUST
10208 GOLDEN EAGLE DR
LARGO, FL 33778-3829

LLAUGET, RONALD F LLAUGET, ROSE A
19905 READING RD
LUTZ, FL 33558-5006

KLINE FAMILY TRUST KLINE, JOHN MICHAEL
TRE
10 RIVAGE
NEWPORT COAST, CA 92657-0100

Homeowner
13201 GULF LN
MADEIRA BEACH, FL 33708

COSTA, MICHAEL A TRUST COSTA, ILEANA
TRUST
13302 GULF BLVD
MADEIRA BEACH, FL 33708-2514

DUNN, BRIAN P DUNN, MAY LEE H
2401 POWDERHORN DR
RICHMOND, VA 23231-7059

MADEIRA BEACH, CITY OF
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708-1916

P V L LTD PTNSHP LLLP
1201 BAYSHORE BLVD
TAMPA, FL 33606-2910

DECONTI, PHILIP V JR TRE DECONTI, TAMERA
TRE
150 131ST AVE W
MADEIRA BEACH, FL 33708-2624

DECONTI, PHILIP V JR TRE DECONTI, TAMERA
TRE
150 131ST AVE W
MADEIRA BEACH, FL 33708-2624

ALVITI, ELIZABETH M CLARK, CHRISTOPHER
G
13195 GULF LN UNIT 502
MADEIRA BEACH, FL 33708-2556

RAY, BARBARA REVOCABLE LIVING TRUST
RAY, BARBARA TRE
PO BOX 47727
ST PETERSBURG, FL 33743-7727

PETERSON, JOYCE E
13195 GULF LN UNIT 402
MADEIRA BEACH, FL 33708-2556

FARRO, BEVERLY FARRO, MICHAEL
13195 GULF LN UNIT 401
MADEIRA BEACH, FL 33708-2555

JUNG, SHERRY CAMP
13195 GULF LN UNIT 302
MADEIRA BEACH, FL 33708-2556

YORK, MICHAEL S & ALTA C LIVING
YORK, MICHAEL S TRUST
6510 THOROUGHBRED LOOP
ODESSA, FL 33556-1859

FERRARO, MICHAEL L FERRARO, ALDONA M
13195 GULF LN UNIT 202
MADEIRA BEACH, FL 33708-2556

PETRINI, RONALD R REV TRUST PETRINI,
RONALD R TRUST
2750 EAGLE AVE N
ST PETERSBURG, FL 33716-4106

CAMPBELL, MARTHA E
13195 GULF LN APT 102
MADEIRA BEACH, FL 33708-2555

SCOTT, CORY SCOTT, JACKIE
2885 COSTA DR
GALESBURG, IL 61401-1235

MADEIRA DEL SOL CONDO ASSN INC
600 S CLEVELAND MASSILLON RD
FAIRLAWN, OH 44333-3022

MEYER, JAMES MEYER, ANGELA
13307 GULF LN UNIT B
MADEIRA BEACH, FL 33708-2535

RAYBORN, SANDRA RAYBORN, MITCHELL
13307 GULF LN UNIT A
MADEIRA BEACH, FL 33708-2535

MADEIRA DUNES CONDO ASSN INC
13307 GULF LN
MADEIRA BEACH, FL 33708-2535

BRAINSNACKER LLC
1305 BAYSHORE BLVD
TAMPA, FL 33606-2911

LINDAUER, WILLIAM TRE LINDAUER,
MELINDA TRE
PO BOX 591
WAYNESVILLE, OH 45068-0591

PEKAR, VLADISLAV PEKAR, YELENA
5923 BROWDER RD
TAMPA, FL 33625-4128

JAQUETT, FRANK L JAQUETT, LISA L
22 FARMINGTON CIR
WEST GROVE, PA 19390-9542

BUDZBAN GREGORY & MARY ANN FAMILY JNT
REV TRUST BUDZBAN, GREGORY M TRUST
1565 MAPLEWOOD CT
EDWARDSVILLE, IL 62025-3186

GIANNINI, MARCANTONIO A
4657 VROOMAN DR
LEWISTON, NY 14092-1048

DAENENS, CEDRIC DAENENS, ALEXANDRA
SIMEONOVNA
3068 CLARKE DR
VIRGINIA BEACH, VA 23456-7927

BUCKLER, JAMES A BUCKLER, LYNNE M
24 MILLSTONE CRT
UNIONVILLE ON L3R 7M4, CANADA

ZBROZHEK, ALENA SAPOSHNIKOV, DMITRIY
1834 COUNTRY CLUB RD N
ST PETERSBURG, FL 33710-3806

RUDZIK FAMILY TRUST RUDZIK, ROBERT J TRUST
240 108TH AVE UNIT 302
TREASURE ISLAND, FL 33706-5068

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

13235 GULF BLVD 512 LLC
8718 COBBLESTONE DR
TAMPA, FL 33615-4914

YUNIVER, STELLA
11909 MANDEVILLA CT
TAMPA, FL 33626-3305

AZZURI LTD
67 DECARIE CIR
ETOBICOKE ON M9B 3J1, CANADA

MADEIRA GULF LLC
1105 BLYTH HILL CT
TRINITY, FL 34655-7014

MCQUAID, JANE E LIVING TRUST
2615 RIO TIBER DR
PUNTA GORDA, FL 33950-6388

MARTINEZ, RICARDO H
13215 SERPENTINE WAY
SILVER SPRING, MD 20904-5347

GATOR NOLE LLC
520 CAPRI BLVD
TREASURE ISLAND, FL 33706-2944

WILSON, HALEIGH G TRUST WILSON, HALEIGH G
REVOCABLE TRUST
7601 W FRANKLIN RD
EVANSVILLE, IN 47712-9246

BELL, WILLIAM BELL, SANDRA
9600 ELIZABETH LAKE RD
WHITE LAKE, MI 48386-2723

SALZMAN, ROSA A
7616 SANDSTONE DR
ORLANDO, FL 32836-6330

BROOKS, SANDRA L LIV TRUS
SANDRA L TRE
327 E 5TH AVE
WINDERMERE, FL 34786-3500

TRAUB, ANGEL M TRAUB, TROY
560 S FAIRFIELD AVE
LOMBARD, IL 60148-2828

BLANG, EUGENIE M
435 NEW HAMPSHIRE AVE
NORFOLK, VA 23508-2128

STEWART, CHARLES STEWART, AUSILIA
484 CRIMSON OAK TRAIL
OAKVILLE ON L6H 7A3, CANADA

RAGHEB, EMAD
4333 WAKEFIELD CRESC
MISSISSAUGA ON L5C 4N3, CANADA

NAKAT, SAM S
8433 TIVOLI DR
ORLANDO, FL 32836-8759

BUDZIAK, CHRISTOPHER JAMES
8514 MARQUETTE DR
GROSSE ILE, MI 48138-1566

SUVAK, WILLIAM A JR SUVAK, NORMA LYNN
408 ROYAL CT
PITTSBURGH, PA 15234-1049

GUARINO, ROSS A JR GUARINO, LISA KLAS
3085 ANGLE RD
ORCHARD PARK, NY 14127-1401

THORNTON, CYNTHIA
300 CHLOE DR
LA FAYETTE, GA 30728-6298

HUZIOR PROPERTIES INC
536 RIVIERA BAY DR NE
ST PETERSBURG, FL 33702-2708

FRANCIS, ANTHONY A FRANCIS, MANDY J
2560 CALVANO DR
LAND O LAKES, FL 34639-5493

ESPINOSA, PATRICK JR
7431 JOHNSON ST
ARVADA, CO 80005-4177

MINA, MANUEL MINA, VIRGINIA
C/O MINA, MANUEL
13000 GULF LN APT 504, MADEIRA BEACH, FL
33708-2694

MADEIRA RESORT CONDO LLC
11185 KAPOK GRAND CIR
MADEIRA BEACH, FL 33708-3015

ABRAMO, ANGELO ABRAMO, NANCY
192 GARDEN PKWY
BUFFALO, NY 14221-6628

DIFEO, FRANK DIFEO, KATHLEEN
23 OFFER ST
BRADFORD, MA 01835-7005

FRANCIS TRUST LLC
2560 CALVANO DR
LAND O LAKES, FL 34639-5493

GERMANI, ENRIQUE FERNANDO HAZ,
PATRICIA ELIZABETH
6425 COACHFORD WAY
MISSISSAUGA ON L5N 3V8, CANADA

RUSSONIELLO, BRIAN F RUSSONIELLO, ALESIA
AMBROSE
PO BOX 247
HARVEYS LAKE, PA 18618-0247

WATSON, KATHLEEN COFFEY, KAREN LEE
4121 HELENE PL
VALRICO, FL 33594-5412

HARMON, ANJA HARMON, TYLER W
5893 STRATFORD GLEN CT SE
GRAND RAPIDS, MI 49546-3886

MARTIN, EDDY TRE MARTIN, MADELIN TRE
12531 CARDIFF DR
TAMPA, FL 33625-6593

OUR BEACH CONDO LLC
2483 OCEAN AVE
BELLMORE, NY 11710-3826

CALEFATO-GREENBLATT, DANIELA
GREENBLATT, JOHN
2062 NICHOLL AVE
SCOTCH PLAINS, NJ 07076-1343

NAPIER ESTATES LLC
3104 E 700 N
WHITELAND, IN 46184-9420

DUSTY TRAILS RVN LLC
8787 BOYSENBERRY DR
TAMPA, FL 33635

ROBINSON, CHERRIE L TRE ROBINSON,
CHERRIE L LIV TRUST
8461 MONARCH CIR
SEMINOLE, FL 33772-3953

PICOLO, BRONWYN
18325 GULF BLVD UNIT 201
REDINGTON SHORES, FL 33708-1056

YORK, ANDREA YORK, STEPHEN
15724 WOODSHED PL
TAMPA, FL 33624-1507

HUNIGAN, JAMIE HUNIGAN
62 SUNSET MEADOWS CT
GRAY, TN 37615-4297

FRANCIS TRUST LLC
2560 CALVANO DR
LAND O LAKES, FL 34639-5493

WEISSHAPPEL, JOSEPH T WEISSHAPPEL,
KATHERINE A
3025 BIG TIMBER CIR
SUAMICO, WI 54313-7984

MULLINEAUX, WILLIAM T MULLINEAUX,
SUSANNE M
5000 CLAYTON CT
SAINT AUGUSTINE, FL 32092-3688

CROSS, JOHN R CROSS, LYNETTE KAY
1106 MOON VALLEY RD
BILLINGS, MT 59105-2024

TAVAREZ, TIFFANY
30 DUNCAN LN
ROCKAWAY, NJ 07866-2808

DEMPSEA VACATIONS LLC
5555 GULF BLVD UNIT 111
ST PETE BEACH, FL 33706-2330

1 3 2 3 5 GULF BLVD UNIT 210 LLC
3129 N 76TH CT
ELMWOOD PARK, IL 60707-1106

KOBETITSCH FAMILY TRUST KOBETITSCH,
THOMAS TRE
6061 COLLINS AVE APT 11C
MIAMI BEACH, FL 33140-2268

MELTON, PAUL MELTON, ANNE MARIE
14139 WATERVILLE CIR
TAMPA, FL 33626-1621

KUPRIANOV, ALEXANDER SNYDER, KRISTIN
30 RENAISSANCE DR
MAYS LANDING, NJ 08330-2362

ANTONAK, GEORGE H JR ANTONAK, JUDITH A
1131 IVYGLEN CIR
BLOOMFIELD HILLS, MI 48304-1236

SHIVES, ANDREW SHIVES, AMY E
13235 GULF BLVD UNIT 205
MADEIRA BEACH, FL 33708-2632

BINSTOCK, AARON J TRE BINSTOCK, KATRINA
A TRE
1081 SHIRE ST
NOKOMIS, FL 34275-1645

DE MELO, FIRMO DE MELO, TERESA
7 LINKS LANE
BRAMPTON ON L6Y 5G9, CANADA

NOROUZIAN, MIRYOUSEF KING, KATHLEEN C
1503 GINGER SNAP TRL
DELAND, FL 32720-0923

KUILAN, DEBORAH G KUILAN, KENNETH A
8 KENMERE BLVD
DANBURY, CT 06810-7251

QUALITY RENTALS OF 28 PROSPECT LLC
212 11TH AVE N
ST PETERSBURG, FL 33701-1734

QUALITY RENTALS OF 28 PROSPECT LLC
212 11TH AVE N
ST PETERSBURG, FL 33701-1734

NIKIFOROV, YULIA NIKIFOROV, ALEXEY
13235 GULF BLVD UNIT C1
MADEIRA BEACH, FL 33708-2632

MADEIRA BAY RESORT II CONDO ASSN INC
13030 GULF BLVD
MADEIRA BEACH, FL 33708-2639

KAMERIC, LEO OMAR NGUYEN, AMIE ALEXA
129 PAXTON LN
ST DAVIDS ON L0S 1J1, CANADA

MEDEIRA BR 1708 LLC
580 S HIGH ST STE 330
COLUMBUS, OH 43215-5644

NGUYEN, MUI THI TRUST
163101 GULF BLVD UNIT 1707
MADEIRA BEACH, FL 33708

INTUIT OASIS PROPERTIES III LLC
13952 NOBLE PARK DR
ODESSA, FL 33556-1767

KUHN SQUAD LLC
1925 JOSEY WALES TRL
DU QUOIN, IL 62832-3704

NDL BEACH PROPERTY 1704 LLC
PO BOX 66689
ST PETE BEACH, FL 33736-6689

MARTIN, JULIO J GUERRERO, JOSEFA M
13101 GULF BLVD UNIT 1609
MADEIRA BEACH, FL 33708-2630

LOCKER, MICHAEL W LOCKER, STACY
814 W 5TH ST
DULUTH, MN 55806-3943

WESTEN APARTMENTS LLC
PO BOX 144
ROCKFIELD, KY 42274-0144

LUCKY TWO LLC
2396 BASSETT RD
WESTLAKE, OH 44145-2909

INTUIT OASIS PROPERTIES II LLC
13952 NOBLE PARK DR
ODESSA, FL 33556-1767

R & N PARTNERS LLC
8303 PINE RIVER RD
TAMPA, FL 33637-1011

VAN HOUTEN, GEORGE W SR VANHOUTEN,
GEORGE W JR
13101 GULF BLVD UNIT 1509
MADEIRA BEACH, FL 33708-2630

HERNANDEZ, ORLANDO A HERNANDEZ,
MARIA A
5503 LAKE LETA BLVD
TAMPA, FL 33624-2068

CALLAHAN, BRONWYN PICOLO
18325 GULF BLVD UNIT 201
REDINGTON SHORES, FL 33708-1056

TORRES, RICHARD TRE TORRES, JULIA A
HERRICK TRE
83 E HIDDEN BAY DR
DARTMOUTH, MA 02748-3023

BUJOUVES, PERRY ANGELO BUJOUVES, MARIA
VERGIRIS
1539 JIM ALLEN WAY
LONDON ON N6K 0E1, CANADA

ARTETA, ERNESTO TRE ARTETA, MARLENE
TRE
428 S FAIRVIEW
PARK RIDGE, IL 60068-4753

CAYEA, SHANNON G STAMP, WILLIAM D
13101 GULF BLVD UNIT 1409
MADEIRA BEACH, FL 33708-2630

MARTIN, CHRISTOPHER T MARTIN, GULSHAN
515 INLET WOODS CT
ALPHARETTA, GA 30005-6914

EVERNGAM, R SCOTT
13101 GULF BLVD UNIT 1407
MADEIRA BEACH, FL 33708-2630

MADEIRA BAY 1406 LLC
13101 GULF BLVD UNIT 1406
MADEIRA BEACH, FL 33708-2630

A WAVE FROM IT ALL LLC
2400 BRIARCLIFF DR
NEWBURGH, IN 47630-8602

FINZI LLC
17548 DEER ISLE CIR
WINTER GARDEN, FL 34787-9418

RK CAPITAL LLC
1819 ALICIA WAY
CLEARWATER, FL 33764-7511

THOMPSON, RICHARD LOURENCO, MONICA
32 SAWSTON CIR
BRAMPTON ON L7A 2N8, CANADA

13101 GULF BLVD MBFL LLC
834 3RD AVE S
TIERRA VERDE, FL 33715-2223

COMBS, HAROLD COMBS, BEATRICE
909 DUDLEY SQUARE WAY
LOUISVILLE, KY 40222-4372

BAYSIDE RETREATS LLC
13101 GULF BLVD UNIT 1304
MADEIRA BEACH, FL 33708-2630

MADEIRA BAY RESORT I CONDO ASSN INC
2325 ULMERTON RD STE 20
CLEARWATER, FL 33762-3373

PETERSON, COURTNEY D PETERSON, CAROL J
807 8TH ST N
VIRGINIA, MN 55792-2317

COTO, FRANK III TRE COTO, NICOLE TRE
15306 LAKE MAURINE DR
ODESSA, FL 33556-3112

NAPARIU, JOHN S
13336 GULF BLVD UNIT 503
MADEIRA BEACH, FL 33708-2553

BARBAS, CAMERON
13336 GULF BLVD UNIT 502
ST PETERSBURG, FL 33708-2553

HUZIOR, RYSZARD HUZIOR, JANINA
13336 GULF BLVD UNIT 501
MADEIRA BEACH, FL 33708-2553

MPF BENEFICIARIES LLC
6112 N FLORIDA AVE
TAMPA, FL 33604-6624

HOUSH, WILLIAM M III HOUSH, LYNN C
13336 GULF BLVD APT 404
MADEIRA BEACH, FL 33708-2552

MEEHAN, FRANCES C
13336 GULF BLVD APT 403
ST PETERSBURG, FL 33708-2552

ADAMS, JAMES M ADAMS, LINDA L
10565 57TH AVE N
PLYMOUTH, MN 55442-1661

KILCOYNE, ELIZABETH J KILCOYNE
4939 W TOKAY DR
LAPORT, IN 46350-8463

BDA44 LLC
503 TOMAHAWK TRL
BRANDON, FL 33511-8085

BARRERA, ZOE JACQUILINE TRE BARRERA,
ZOE JACQUILINE REV TRUST
PO BOX 364
HILLSBORO, OH 45133-0364

WATKINS, MYRON C WATKINS, LIESEL C
4503 OLD STAGE RD APT 303
KINGSPORT, TN 37664-2938

SULLIVAN, JASON LAWRENCE SULLIVAN,
JULIE PATRICIA
PO BOX 405
BAY BULLS NL A0A 1C0, CANADA

FULKERSON, KAREN
PO BOX 311
CLARKSON, KY 42726-0311

FLEGAL, RONALD W
768 S COMMERCIAL ST
NEENAH, WI 54956-3314

SOUTHWAY MINI STORAGE LLC
PO BOX 80105
CANTON, OH 44708-0105

MINZATESCU, NADIA
5633 N NEWARK AVE
CHICAGO, IL 60631-3138

STUART, LESLEY A TRE STUART, LESLEY A
TRUST
4403 ALLEN RD
FRUITLAND PARK, FL 34731-5602

ALVARODIAZ, WILLIAM CABRERA, DAVID
401 N OREGON AVE UNIT 10
TAMPA, FL 33606-1625

NOT UNDER THE BRIGE LLC
1610 NE HILLSIDE CT
ANKNEY, IA 50021-2504

JUEDES, GAYLE A
13336 GULF BLVD APT 104
MADEIRA BEACH, FL 33708-2550

MCLENAGHAN, KRISTA LAWLEY, KELLY
PO BOX 311
225 SECOND ST RODNEY ON N0L 2CO, CANADA

PETERSON, CHRISTOPHER E PETERSON,
SHANNON R
500 173RD AVE
ST PETERSBURG, FL 33708-1337

MIGONE, RUBEN A MIGONE, ANA B
13336 GULF BLVD UNIT 101
MADEIRA BEACH, FL 33708-2550

CHAMBRE CONDO ASSN INC
1155 PASADENA AVE S STE H
SOUTH PASADENA, FL 33707-2878

BAREFOOT BEACH RESORT SOUTH LLC
PO BOX 10210
FORT SMITH, AR 72917-0210

BAREFOOT BEACH RESORT SOUTH LLC
PO BOX 10210
FORT SMITH, AR 72917-0210

FL INT IMP FUND TRE
C/O AMERIS REALTY OF FL
1114 17TH AVE S STE 205 NASHVILLE, TN 37212-2215

BBRS CONDO ASSN INC
13238 GULF BLVD
MADEIRA BEACH, FL 33708-2633



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 **Monday, April 28, 2025, at 12:00p.m.**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR SPECIAL MAGISTRATE -VARIANCE

Application: VAR 2025-04
Applicant(s): Elizabeth Holloway & Jason Holloway
Property Owner(s): Elizabeth Holloway & Jason Holloway
Property Address: 14830 N Bayshore Dr, Madeira Beach, FL 33708
Parcel ID: 09-31-15-60857-000-0940
Legal Description: NORTH MADEIRA SHORES LOT 94 & THAT PT OF LOT 93 DESC BEG MOST WLY COR OF LOT 93 TH CUR RT RAD 140.58FT ARC 0.51FT CB N66D03'20"E 0.51FT TH S27D44'08"E 72.03FT TH S88D04'07"W 5.55FT TH N24D02'54"W 70.79FT TO POB
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request:

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

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

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

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



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 **April 28, 2025, at 12:00 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 2025-01

Application:	SE 2025-01
Applicant:	Amanda Huffman
Property Owner(s):	Barefoot Beach Resort South LLC
Property Address(s):	13220 Gulf Boulevard, 13220 Gulf Boulevard # 1, 13220 Gulf Boulevard # 2, Madeira Beach, FL 33708
Parcel ID(s):	15-31-15-02741-000-0001, 15-31-15-02741-000-0010, 15-31-15-02741-000-0020
Legal Description:	LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14, LESS THAT PART THEREOF DESCRIBED BY ORDER OF TAKING RECORDED JUNE 28, 1976 IN PUBLIC BOOK 4477, PAGE 205, BLOCK 6, NATCHIE'S BEACH, JAMES PASS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND LOTS 15 AND 16, LESS THAT PART THEREOF DESCRIBED BY ORDER OF TAKING RECORDED SEPTEMBER 9, 1976 IN O.G. BOOK 4454, PAGE 195, LOT 17, LESS THAT PART THEREOF DESCRIBED BY ORDER OF TAKING RECORDED JUNE 24, 1976 IN O.G. BOOK 4454, PAGE 195, AND LOT 18, LESS THAT PART THEREOF DESCRIBED BY ORDER OF TAKING RECORDED JULY 27, 1976 IN O.G. BOOK 4457, PAGE 195, ALL IN BLOCK 6 OF NATCHIE'S BEACH, JAMES PASS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF VACATED GULF AVENUE AND TWO LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (Transitional Character District)/Activity Center

Request: This special exception use request is for allowance of commercial use on an open rooftop under Section D-105(6)(c). The property owner intends to obtain a liquor license for the hotel on the property and serve drinks on the rooftop, thus necessitating this request.

Specific Code Provision: Section D-105. - Special exception uses. 6)Transitional: c. Open rooftop, balcony and elevated terrace use, if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit.

Note: You have received this notice because you are a property owner within 300 feet of the subject

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 **April 28, 2025, at 12:00p.m.**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE 2025

Application: VAR 2025-03
Applicant: Paul Mazzillo
Property Owner(s): Paul Mazzillo
Property Address: 422 137th Avenue Cir Madeira Beach, Florida 33708
Parcel ID: 15-31-15-34488-000-0300
Legal Description: GULF SHORES HARBOR SUB LOT 30
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: To reduce the front setback from 20 feet to 12 feet, reduce the rear setback from 25 feet, and reduce the side setback (East) from 5 feet to 4 feet
Specific Code Provisions: Sec. 110-206. - Setback requirements.

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 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 sent by mail to Community Development Department at Madeira Beach City Hall, 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: April 17, 2025, at the property site, City Hall, City of Madeira Beach website, and City Library. View more information about this application at <https://madeirabeachfl.gov/planning/documents/>



CITY OF MADEIRA BEACH, FLORIDA
300 MUNICIPAL DRIVE, MADEIRA BEACH FL 33708
TELEPHONE: 727-391-9951

APPLICATION FOR APPOINTMENT TO BOARD OR COMMISSION

Please indicate your preference of board or commission:

- ☐ Civil Service Commission
☐ Library Board
☐ Planning Commission
☐ Other _____

Are you a Madeira Beach Resident? ☐ Yes ☐ No

Are you an elector (qualified voter) of the City of Madeira Beach? ☐ Yes ☐ No

Are you related to a City of Madeira Beach employee or elected official? If yes, please state the name of employee or elected official and relationship: ☐ Yes ☐ No

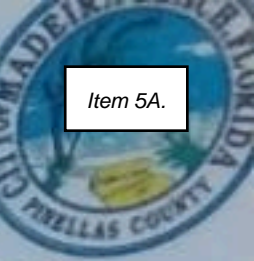
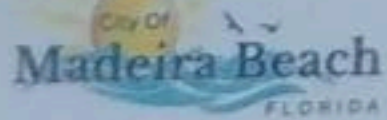
Name: _____
Relationship: _____

Are you available for:
Daytime meetings ☐ Yes ☐ No
Evening meetings ☐ Yes ☐ No

Why would you like to be considered as a candidate for service on this Board?

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

Please list any experience, special education, skills or talents that would be beneficial to the appointment you are seeking: _____



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 **April 28, 2025, at 12:00p.m.**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE 2025-03

Application: VAR 2025-03
Applicant: Paul Mazzillo
Property Owner(s): Paul Mazzillo
Property Address: 422 137th Avenue Cir Madeira Beach, Florida 33708
Parcel ID: 15-31-15-34488-000-0300
Legal Description: GULF SHORES HARBOR SUB LOT 30
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: To reduce the front setback from 20 feet to 12 feet, reduce the rear setback from 25 feet to 15 feet, and reduce the side setback (East) from 5 feet to 4 feet

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

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: April 17, 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/>

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 **Monday, April 28, 2025, at 12:00p.m.**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meeting" button.

THIS APPLICATION IS FOR SPECIAL MAGISTRATE -VARIANCE

Application: VAR 2025-04
Applicant(s): Elizabeth Holloway & Jason Holloway
Property Owner(s): Elizabeth Holloway & Jason Holloway
Property Address: 14830 N Bayshore Dr, Madeira Beach, FL 33708
Parcel ID: 09-31-15-60858-000-0940
Legal Description: NORTH MADEIRA SHORES LOT 94 & THAT PT OF LOT 93 DES BEG MOST W'LY COR OF LOT 93 TH CUR RT RAD 140.58F ARC 0.51FT CB N66D03'20"E 0.51FT TH S27D44'08"E 72.03FT T S88D04'07"W 5.55FT TH N24D02'54"W 70.79FT TO POB

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

Request:

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

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

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

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



**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 **April 28, 2025, at 12:00 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 2025-01**

Application:	SE 2025-01
Applicant:	Amanda Huffman
Property Owner(s):	Barefoot Beach Resort South LLC
Property Address(s):	13220 Gulf Boulevard, 13220 Gulf Boulevard # 1, 13220 Gulf Boulevard # 2, Madeira Beach, FL 33708
Parcel ID(s):	15-31-15-02741-000-0001, 15-31-15-02741-000-0010, 15-31-15-02741-000-0020
Legal Description:	LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JUNE 28, 1976 IN O.R. BOOK 4437, PAGE 205, BLOCK 6, MITCHELL'S BEACH, JOHNS PASS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND LOTS 15 AND 16 LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED SEPTEMBER 8, 1976 IN O.R. BOOK 4437, PAGE 135, LOT 17, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JUNE 24, 1976 IN O.R. BOOK 4437, PAGE 489, LOT 18, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED SEPTEMBER 8, 1976 IN O.R. BOOK 4437, PAGE 1492, ALL IN BLOCK 6 OF MITCHELL'S BEACH, JOHNS PASS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF VACATED GULF AVENUE ABUTTING SAID LOTS 5 THROUGH 9, PURSUANT TO RESOLUTION RECORDED SEPTEMBER 21, 1986 IN O.R. BOOK 2482, PAGE 571 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (Transitional Character District)/Activity Center

Request: This special exception use request is for allowance of commercial use on an open rooftop under Section D-105(6)(c). The property owner intends to obtain a liquor license for the hotel on the property and serve drinks on the rooftop, thus necessitating this request.

Specific Code Provision: Section D-105. - Special exception uses. 6)Transitional: c. Open rooftop, balcony and elevated terrace use, if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit.

Note: You have received this notice because you are a property owner within 300 feet of the subject

AY
Scan to locate your car
VEHICLES
TOWED
EXPENSE
\$ A WK.
EVERY
\$600
PROPERTY RIGHTS

13220

NOTICE OF PUBLIC HEARING
APPLICATION NO.: SE 2025-01
REQUEST: Commercial use of Open
Roof top
PROPERTY DESCRIPTION: 13220 Gulf Blvd
HEARING DATE & TIME: 4/28/2025 @ 12:00 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



SPECIAL MAGISTRATE – VARIANCE REQUEST

VAR 2025-03

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

Application: VAR 2025-03
Applicant: Paul Mazzillo
Property Owner(s): Paul Mazzillo
Property Address: 422 137th Avenue Cir Madeira Beach, Florida 33708
Parcel ID: 15-31-15-34488-000-0300
Legal Description: GULF SHORES HARBOR SUB LOT 30
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: To reduce the front setback from 20 feet to 12 feet, reduce the rear setback from 25 feet to 15 feet, and reduce the side setback (East) from 5 feet to 4 feet.

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

The following minimum setbacks shall apply in the R-2, low density multifamily residential district:

- (1) Front yard: 20 feet.
- (2) Rear yard: 25 feet.
- (3) Side yard:
 - a. Single-family lots less than 50 feet wide may reduce the total side setback to ten feet with a minimum of five feet on either side.

I. Background

The variance request for the property at 422 137th Avenue Cir is to reduce the front yard setback, side yard setbacks, and rear yard setback to allow for the construction of a new single-family home on a substandard and irregularly shaped lot. The existing single-family structure on the property was substantially damaged by Hurricane Helene. The property owner can rebuild within the same footprint by right, but the existing home has a side yard setback that is less than one (1) foot from the property line. The proposed new single-family structure will meet all current FEMA and Florida Building Code requirements. The proposed side yard setbacks would be closer to being conforming than the existing side

yard setbacks. Located below is a summary table of the existing setbacks and the proposed setback variances.

<u>SETBACK</u>	<u>REQUIRED</u>	<u>PROPOSED VARIANCE</u>
FRONT	20 feet	12 feet
REAR	25 feet	15 feet
SIDE (WEST)	5 feet	5 feet
SIDE (EAST)	5 feet	4 feet

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.) Lot 30 is a substandard and irregularly shaped lot. The lot does not meet the minimum site area requirements for a single-family home (4,000 square feet). The lot depth is less than the minimum required (80 feet). The lot width at the front of the lot is less than the minimum required for a single-family home (40 feet).

c.) The proposed variance maintains the existing front yard setback of 12 feet, which is similar to nearby properties. The proposed rear yard setback of 15 feet matches the rear yard setback of a neighboring property. The proposed variance supports the traditional development pattern of a block face for the neighborhood.

e.) The existing home has habitable space at grade that flooded during Hurricane Helene. The new single-family home would be more disaster resistant since the home would be built to the current floodplain and Florida Building Code requirements.

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

Staff Findings:

The plat for lot 30 was approved in 1941 before the current Madeira Beach land development regulations were adopted. The existing home was built in 1950, which predates the design criteria requirements for a single-family home in the R-2 Zoning District. Both the lot and the home are considered legally nonconforming. The applicant did not make a self-created hardship since the house and lot predate the current zoning requirements.

- (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:

Many of the lots located in the R-2, Zoning District along 137th Avenue Cir are nonconforming and have older structures that are at grade. All single-family homeowners in the R-2, Zoning District have the right to rebuild within their existing footprint, but many of the at grade structures have setbacks that are

significantly less than what would be conforming. If other neighboring property owners were to rebuild, they would need to apply for a similar variance to reduce the nonconformity of the setbacks.

- (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 applicant would not be able to build a new home within the R-2, Zoning District setbacks since the lot is substandard. Relying on rebuilding a home within the existing footprint would create a home with minimal side setbacks. The proposed variance would have side setbacks that would be closer to conforming reducing the impact of the home on neighboring properties. The proposed variance fits within the intent of the R-2, Zoning District of supporting a mix of lower density single-family and multi-family dwellings.

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

Staff Findings:

Using the existing footprint when rebuilding the home would have led to a house with a side setback far too close to neighboring properties. The proposed variance allows for reasonable use of the land and not go beyond the minimum variance necessary.

- (6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations or the Code of Ordinances (when it relates to section 14-205), and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.**

Staff Findings:

The proposed variance is in harmony with the general intent and purpose of the city land development regulations. The R-2, Zoning District is a residential zoning

district that does allow for single-family homes on smaller sized lots. The new home would not be injurious to the area involved or otherwise detrimental to the public welfare.

III. Staff Recommendation:

City Staff recommends the approval of VAR 2025-03.

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



Item 5B.

SPECIAL MAGISTRATE – VARIANCE APPLICATION

***Applicant: Name and Address**

Paul Mazzillo

422 137th Ave Circle

Madeira Beach, FL 33708

Telephone: (727) 643-9293

Email: paul@mazzillo.com

***Property Owner: Name and Address**

Paul Mazzillo

422 137th Ave Circle

Madeira Beach, FL 33708

Telephone: (727) 643-9293

Email: paul@mazzillo.com

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

422 137th Ave Circle

Legal Description: LOT 30, Gulf Shores Harbor Subdivision , as recorded in Plat Book 23, Page 51,

of the Public Records of Pinellas County, Florida

Lot Area: 3,056.95 SF (mol)

Width: 38.79 ft (PLAT)
ft.

Depth: 75 ft.

Zoning District: R-2

Present Structures on Property: Single Family Home

Present Use of Property: Residential Single Family Home

Date Building Permit Request denied: N/A

Variance(s) needed from the zoning requirements: Front Setback: 20 ft required, 12 feet proposed

Rear Setback 25 ft required, 15 ft proposed, Side Setback (East) 5 ft required, 4 ft proposed (0.66 ft Existing)

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

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All Documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.



Special Magistrate Case #: _____

**** For City of Madeira Beach Use Only ****Fee: \$1800 ☐ Check # _____ ☐ Cash ☐ Receipt # _____Date Received: 3 / 17 / 25 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 _____
Jenny Rowan, Community Development Director

Date: ____ / ____ / ____

X _____
Robin Gomez, City Manager

Date: ____ / ____ / ____

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Special Magistrate Case #:

APPLICATION (Must submit the following analysis)

This application to the Special Magistrate is requesting permission to: Reduce the required setbacks by approving 3 setback variances: (1.) Front Setback: 20 ft required, 12 feet proposed, (11.95 ft existing)
 (2.) Rear Setback 25 ft required, 15 ft proposed (3.) Side Setback (East) 5 ft required, 4 ft proposed (0.66 ft Existing)

(Please see attached detailed response to the variance criteria.)

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.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All Documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

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.

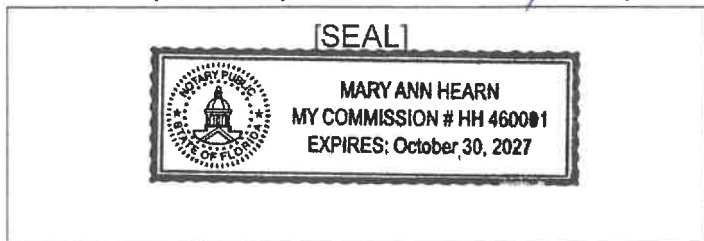
Appeals. (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the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

X _____ Paul John Mazzillo Date: 3 / 17 / 25
 Property Owner's Signature

STATE OF Florida

COUNTY OF Dixie

Before me this 17th day of March, 2025, Paul John Mazzillo
 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 Driver's License as identification.



Mary Ann Hearn
 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 Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All Documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

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 *Paul John Mazzillo* Date: 3 / 17 / 25
Property Owner's Signature (If other than the property owner)

STATE OF *Florida*
COUNTY OF *Pineellas*

Before me this 17 day of *March*, 2025, *Paul John Mazzillo*
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 *Driver's License* as identification.



Mary Ann Hearn
Public Notary Signature

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

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

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

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

The hearing will be conducted in the following manner:

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

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

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

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Variance Request Narrative

3/17/2025

Property Address: 422 137th Avenue Circle, Madeira Beach, FL 33708

Prepared By: Paul Mazzillo, P.E.

This variance request seeks to allow a new single-family home to be built on a substandard lot. This request seeks a reduction of the required front, rear and east side yard setbacks.

- (1) The proposed front yard setback of 12 feet will match the existing homes front setback.
- (2) Reduce the required yard setback from 25 feet to 15 feet matching the neighboring property to the easts rear yard setback of 15 feet measured from the property line.
- (3) Reduce the required east side yard setback from 5 feet to 4 feet minimum. The existing side yard setback on the east property line varies from 0.66 to 1.74 feet. The proposed east side yard setback will average 5 feet varying from 4 to 6 feet due to the angled property line.

<u>SETBACK</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
FRONT	20'	12' (Min) (Same as existing structure =12')
REAR	25'	15' (Min) (Matches east neighbors' rear setback = 15')
SIDE (W)	5'	5' (Min)
SIDE (E)	5'	4' (Min) 5'(Avg) (Slant property line, existing 0.66' to 1.74')

Response to Variance Criteria:

Variances, Sec. 2-507 (b)

- (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;*

Response: Lot 30 is substandard and is irregular. In the R-2 Zoning district the minimum lot depth size is 4,000 square feet and the minimum lot depth is 80 feet. Lot 30 is 3,056.95 square feet mol and has a depth of 75 feet.

- 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;*

Response: The requested setbacks are similar to those found on other properties in the neighborhood. The proposed rear setback matches the existing setback of the adjacent property to the east.

- 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.

Response: The existing home is slab-on-grade with living space on the ground floor. The current home is at risk of flooding during a flood event. A new home would be built to the current FEMA requirements and hurricane wind load criteria, making the structure more disaster-resistant than the existing home.

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

Response: Per the Pinellas County property appraiser records, this lot has existed in this configuration since 1941, when the platting was completed, and the existing structure was built in 1950.

- (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.

Response: Many of the surrounding lots are deficient in a similar nature and have setbacks of comparable size that have been approved in the past.

- (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.

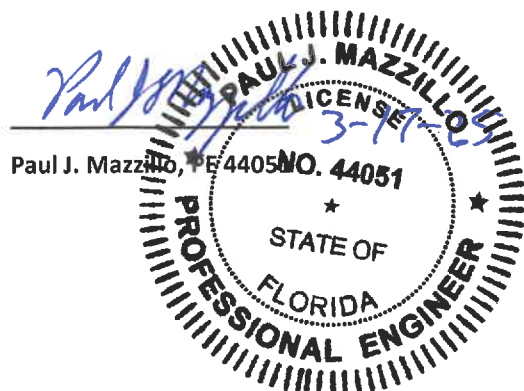
Response: Yes, without the variances, the applicant would not be able to construct a home of a similar size as other redeveloped properties found in the vicinity. The buildable area left after applying the required setbacks would deprive the applicant of a comparable level of use.

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

The variances proposed are the minimum to address the reduced size and configuration of the lot. What is requested brings the lot back to similar use and standards of the surrounding lots.

- (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.

Response: Granting the requested variances is in harmony with the general intent and purpose of the city land development regulations. The proposed reduction in front, rear, and side setbacks would allow for the construction of a new home that would meet all the other current requirements of a single-family home in the R-2 Zoning District. Granting the requested setback variances would not be detrimental to public welfare and would not have a negative impact on nearby properties.



PRELIMINARY SITE PLAN - 422 137th AVE CIR
FOR BUILDING SETBACK VARIANCE REQUEST

DATE	BY	REVISION
3/17/25	MAZZILLO	1
001-001		1

EXISTING SEAWALL
PROPERTY LINE

EXIST SETBACK

EXISTING ONE STORY
MASONRY RESIDENCE

PROPERTY LINE

EXIST SETBACK

EXISTING
ONE STORY
STRUCTURE

PROP 15' MIN REAR SETBACK

PROPOSED FEMA COMPLIANT
SINGLE FAMILY RESIDENCE

25' REQ REAR SETBACK

EXIST BLDG 33.5'

30'

48'±

EXIST BLDG 32.27'

422 137th AVE CIR
EXISTING ONE STORY
RESIDENCE TO BE REMOVED

20' REQ FRONT SETBACK

EXIST BLDG 33.5'

EXIST FRONT SETBACK 12 FT

EXIST SETBACK

5'

13.1'

29

LOT 30

22'

LOT 31

38.79' (PLAT)

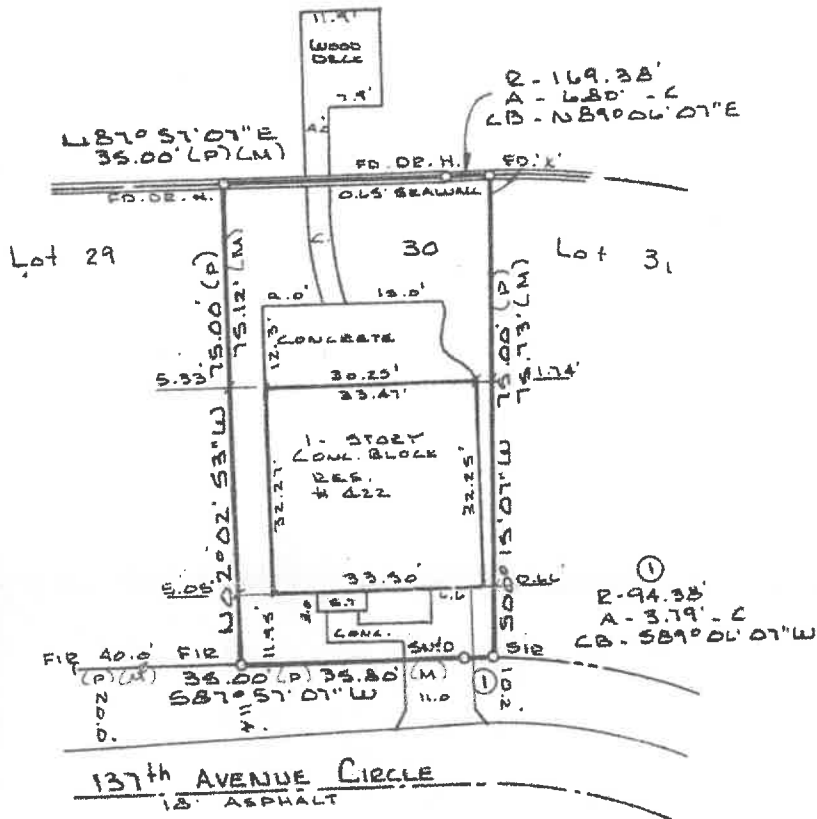
422 137th AVE CIR
Parcel #15-31-15-34488-000-0300
Owner: Paul Mazzillo

0' 1' 2' 3' 4' 5'
SCALE

BOLA CIEGA B

Sec. 10, Twp. 31S, Rng.

Item 5B.



For: Paul Mazzillo

Prepared for Firemans Fund and Badger Title Co.

SURVEY OF

Lot 30, according to the plat of
GULF SHORES HARBOR SUBDIVISION
as recorded in Plat Book 23, Page 51
of the Public Records of Pinellas County, Florida

Flood Zone A12. Min. 11 ft. Community Panel #125127 0001B
dated 3/2/83.

BEARING BASIS- RECORDED PLAT

This Survey was prepared without the benefit of a title search and is subject to all easements, Rights-of-way and others matters of record. Survey not valid unless embossed with Seal.

I hereby certify that the survey represented hereon meets the requirements of Chapter 21-HH-6 Florida Administrative Code.

John C. Brendla
Florida Surveyors Registration No. 1269

Field Book 567 Page 56 January 17, 1989

Prepared By:

JOHN C. BRENDLA & ASSOCIATES INC.

4015 82nd Avenue North
Pinellas Park, Florida 34665
813-576-7546

ORDINANCE OF PARTIAL VACATION OF
Gulf Shores Harbor Sub
DIVISION HAS BEEN RECORDED IN
IN D. R. BOOK 10983 PAGE 2099
ON 6-5 2000

KARLEEN F. DeBLAKER
Clerk of the Circuit Court
BY: *[Signature]* DEPUTY CLERK

BY: ~~James J. [illegible]~~ DEPUTY CLERK

BY: ~~James J. [illegible]~~ DEPUTY CLERK

BY: ~~James J. [illegible]~~ DEPUTY CLERK

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BY: James J. [illegible] DEPUTY CLERK

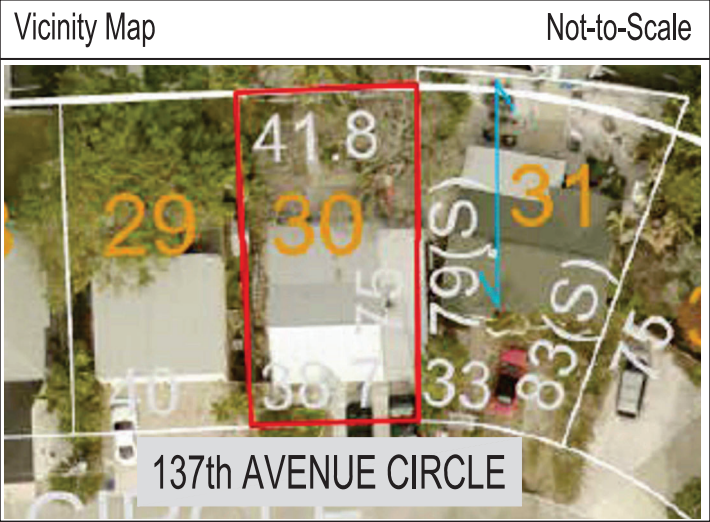
BY: James J. [illegible] DEPUTY CLERK

BY: ~~James J. [illegible]~~ DEPUTY CLERK

BY: James J. [illegible] DEPUTY CLERK

BY: James J. [illegible] DEPUTY CLERK

BY: James J. [illegible] DEPUTY CLERK



Job Number : 239981-CW	Field:
Drawn By : S.C.V.	Date of Field Work : 03/31/2025
Revisions	

Bearing Basis:

CENTER LINE OF 137th AVENUE CIRCLE AS S87° 57' 07"W
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

Elevations, if shown:	
Benchmark: AG 0775	Elevations on Drawing are in:
Benchmark Elev.: 51.07'	N.G.V.D.29 <input type="checkbox"/> N.A.V.D.88 <input checked="" type="checkbox"/>
Benchmark Datum: N.A.V.D.88	

CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL (IF AFFIXED) HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062. PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE _____ DATE: 4-7-2025
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER FLORIDA
REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL (IF AFFIXED) OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Surveyors Notes:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES.
3. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
4. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
5. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN HEREON.
6. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 1-2 WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LB (LICENSED BUSINESS) #8598.
8. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR OR MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSE ONLY AND IS NOT VALID.
9. ALL DATES SHOWN WITHIN THE REVISION BLOCK HEREON ARE FOR INTEROFFICE FILING USE ONLY AND IN NO WAY AFFECT THE DATE OF THE FIELD SURVEY STATED HEREIN. UNLESS OTHERWISE NOTED.
10. BEARINGS FOLLOWED BY A (M) HAVE BEEN COLLECTED IN FIELD AND ARE IN STATE PLANE (GRID) BEARING BASIS.

Survey Related Information and Certifications:

CERTIFIED TO
PAUL MAZZILLO

Abbreviation Legend (Some items in legend may not appear on drawing)

A OR AL = ARC LENGTH	FPL = FLORIDA POWER AND LIGHT	PH = POOL HEATER	TR = TELEPHONE RISER
AT&T = AMERICAN TELEPHONE & TELEGRAPH	F.F.E. = FINISHED FLOOR ELEV.	PI = POINT OF INTERSECTION	TWP = TOWNSHIP
BFP = BACKFLOW PREVENTER	FIR = FOUND IRON ROD	PK = PARKER KAELO	UE = UTILITY EASEMENT
BSL = BUILDING SETBACK LINE	FN = FOUND NAIL	R = RADIUS	UP = UTILITY POLE
C/O = CLEANOUT	FND = FOUND FLOOR ELEV.	POB = POINT OF BEGINNING	WM = WATER METER
CA = CENTRAL ANGLE	G.F.F.E = GARAGE FINISHED	POC = POINT OF COMMENCEMENT	WV = WATER VALVE
CATV = CABLE TV RISER	ICV - IRRIGATION CONTROL VALVE	PP = POOL PUMP	
CF = CALCULATED FROM FIELD	L = LEGAL DESCRIPTION	PRC = POINT OF REVERSE CURVATURE	
CH = CHORD DISTANCE	M = MEASURED	QTR = QUARTER	
CONC. = CONCRETE	OHC = OVERHEAD CABLE	RNG = RANGE	
CR = CALCULATED FROM RECORD	P = PLAT	ROW = RIGHT OF WAY	
DE = DRAINAGE EASEMENT	PC = POINT OF CURVATURE	SEC = SECTION	
EL OR ELEV = ELEVATION	PCC = POINT OF COMPOUND CURVATURE		
EM = ELECTRIC METER			

Legal Description:

LOT 30 OF GULF SHORES HARBOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, ON PAGE 51, OF THE PUBLIC RECORDS OF PINELLAS. COUNTY, FLORIDA.

Platted Easements & Notable Conditions (unplatted easements also listed if provided):
- WOOD DECK AND BOAT LIFT CROSSES THE BOUNDARY LINE ON NORTHERLY SIDE OF LOT AS SHOWN.
- PLASTIC SHED CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.

PRINTING INSTRUCTIONS

WHEN PRINTING THIS PDF IN ADOBE. SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING. DO NOT USE "FIT".

This survey has been issued by the following Landtec Surveying office:
840 US Hwy 1, Suite 330
North Palm Beach, Florida 33408
Office: (561) 210-9344 www.LandtecSurvey.com
Email: Construction@landtecsurvey.com

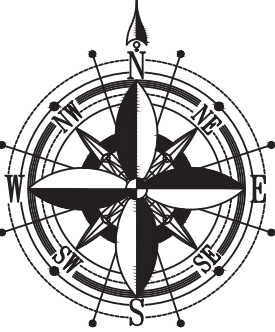
LANDTEC

SURVEYING

and Lien

LICENSED BUSINESS No

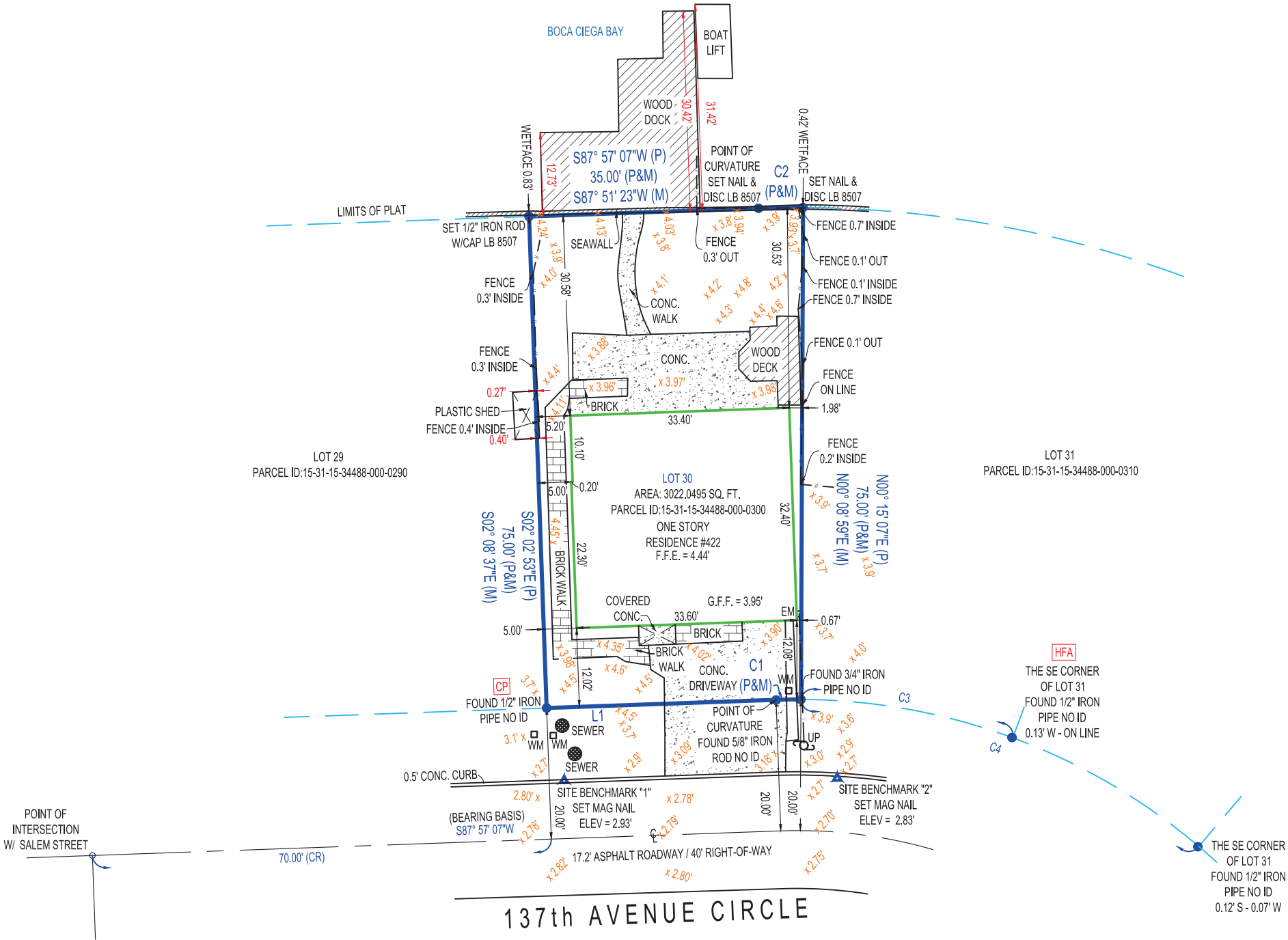
75



SCALE: 1"=20'

PROPERTY ADDRESS:
422 137th AVENUE CIRCLE, MADEIRA BEACH, FL. 33708

FLOOD INFORMATION:
ZONE: "AE"
ELEV.= 10.00' (NAVD88)
MAP PANEL#: 12103C0191H
EFFECTIVE DATE: 08/24/2021



CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1	3.79'	94.38'	02°18'00"	3.79'	N89°06'07"E
C2	6.80'	169.38'	02°18'00"	6.80'	S89°06'07"W
C3(P)	33.00'	94.38'	20°02'00"	32.83'	S79°43'53"E
C3(M)				32.69'	S79°47'17"E
C4(CR)	66.00'	94.38'	40°04'00"	64.66'	S69°42'53"E
C4(M)				64.54'	S69°38'27"E

LINE TABLE		
	BEARING	DISTANCE
L1(P)	N87°57'07"E	35.00'
L1(M)	N87°53'32"E	35.00'

Job Number : 239981-CW	Field:
Drawn By : S.C.V.	Date of Field Work : 03/31/2025
Revisions	

This survey has been issued by the following Landtec Surveying office:
840 US Hwy 1, Suite 330
North Palm Beach, Florida 33408
Office: (561) 210-9344 www.LandtecSurvey.com
Email: Construction@landtecsurvey.com



LEGAL DESCRIPTION
SEC 15 TWP 31 S RNG 15 E
LOT 30 GULF SHORES HARBOR SUBDIVISION
AS RECORDED IN PLAT BOOK 23, PAGE 51
PINELLAS COUNTY PUBLIC RECORDS

SITE SUMMARY TABLE		
SITE ADDRESS:	422 137TH AVE CIR	
PARCEL ID:	15-31-15-34488-000-0300	
ZONING:	RES-2	
LAND-USE:	RESIDENTIAL	
LOT WIDTH	VARIES 38.79± TO 41.8± (Plat)	
LOT DEPTH	75'	
LOT AREA	2,949± SF	

BUILDING SETBACKS		
SETBACK	EXISTING	PROPOSED
FRONT	12'	12'
REAR	30'	15' (Min)*
SIDE (W)	5'	5' (Min)
SIDE (E)	0.66' (Min)	4' (Min)

* Reference Sec. 110-93(3)(e)&(f)
Neighboring Property (W) Rear Setback = 12'
Neighboring Property (E) Rear Setback = 15'

APPLICABLE ORDINANCES:

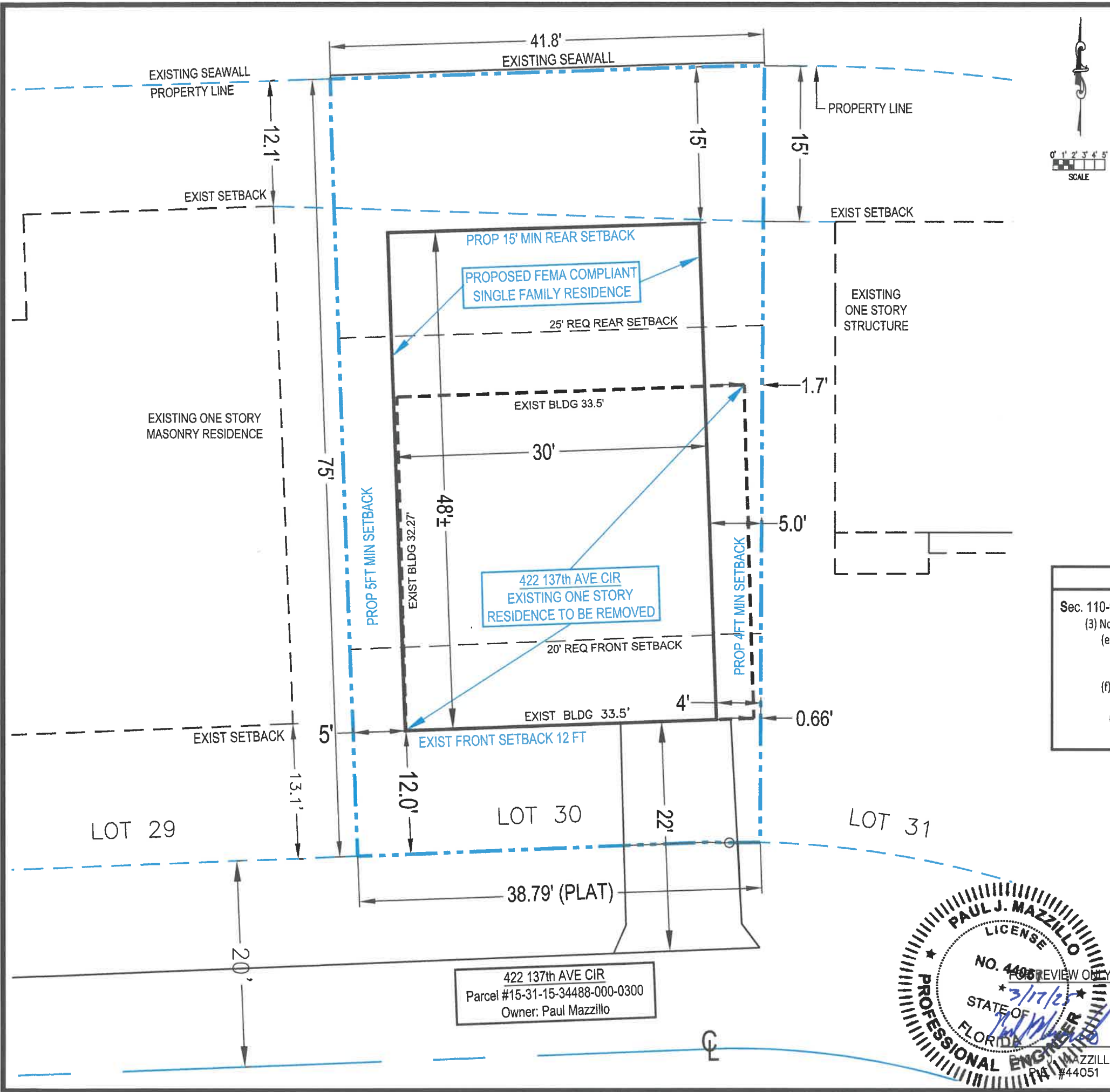
Sec. 110-93. Intent Concerning Nonconforming Property, Structures and Uses.

(3) Nonconforming Structures

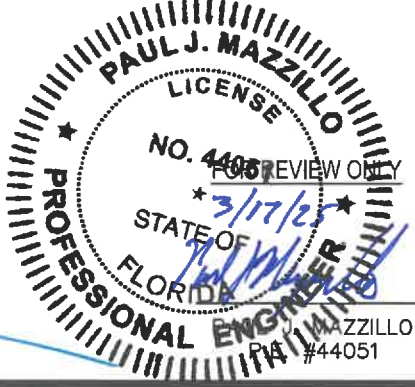
(e) Owners of nonconforming residential structures in an R-1, R-2 or R-3 zoning district that wish to elevate their existing structure with the lowest habitable floor at or above base flood elevation shall be exempt from the setback provisions of article V of this chapter regarding district regulations, so long as the structure remains within the existing footprint.

(f) In recognition of the narrow lot dimensions and the preexisting development patterns in some older neighborhoods, the following exceptions can be considered by the planning commission for approval for lots of 50 feet in width or less:

(2) Legal nonconforming uses and structures in an R-1, R-2 or R-3 zoning districts with a front or rear yard setback encroachment may extend the encroachment to an average of that encroachment on lots adjoining and facing it.



422 137th AVE CIR
Parcel #15-31-15-34488-000-0300
Owner: Paul Mazzillo



**PRELIMINARY SITE PLAN - 422 137TH AVE CIR, MADEIRA BCH
FOR BUILDING SETBACK VARIANCE REQUEST**

DATE	BY	REVISION	SHEET
3-17-25	PJM	AS NOTED	1 OF 77
001-001	PJM		

MAZZILLO AND ASSOCIATES, INC.
422 137TH AVE CIR
MADEIRA BCH, FL 33708
ENGINEERING BUSINESS No. 27388



January 25, 2025

RE: Preliminary Determination of Substantial Damage

Address for Property: 422 137th Avenue Circle Madeira Beach, FL 33708

PCPAO FEMA Structure Valuation: \$40,864

Cost of Damages: Estimated to exceed 50% of the above value

Attn: Property Owner,

As required by the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) and the city's Floodplain Management Ordinance, the city has conducted a substantial damage assessment on your structure. Based on the assessment process, **the city has made a preliminary determination that your structure has been substantially damaged by the weather event associated with Hurricane Helene**, resulting in the estimated cost to repair your structure equal to or exceeding 50 percent of the pre-damaged building value (also known as "FEMA's 50% Rule"). This determination utilized the Substantial Damage Estimator 3.0 tool and supporting guidance from FEMA P-784 user manual as well as the *Substantial Improvement/Substantial Damage Desk* Reference FEMA P-758 publication.

Based on this preliminary determination the structure must be brought into compliance with all applicable Florida Building Codes (FBC) 2023, Madeira Beach Land Development Regulations (LDRs), and all flood provisions of the NFIP. One significant requirement for newly constructed buildings is that the lowest floor and/or structural component, as defined in the FBC, must be elevated above the base flood elevation (BFE) as shown on FEMA's Flood Insurance Rate Map (FIRM), plus an additional four feet of freeboard. This is known as the required Design Flood Elevation (DFE).

With this determination, your options are the following:

1. If you wish to keep the current structure, the lowest habitable floor and/or structural member of the building will be required to be elevated above design flood elevation (DFE). You may also choose to keep the shell of your existing structure, utilizing the area below for storage, parking, and access only, building the new elevated living level at the required elevation.
2. Demolish the existing structure and build a new elevated FEMA and Florida Building Code (FBC) compliant structure.
3. **If you believe the determination is not accurate**, you can appeal the determination through submission of additional information.
 - The appeal submission will be processed as an interior remodel permit submission and must include photos and an itemized estimate for the costs of repair. The itemized cost must include all costs to return the existing building to its pre-damaged condition. The valuation for all labor and materials must be included and valued at fair markets costs, even if labor and materials are donated.

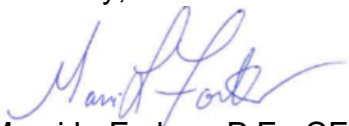
- The permit application must include a completed substantial improvement packet signed cost estimate provided by a contractor listing all labor and material costs necessary to restore the building to its pre-damaged condition.
- This information will be evaluated by the building official and floodplain coordinator to determine if the preliminary determination can be revised. If this initial determination is revised so that the building is no longer considered substantially damaged, the revised assessment will replace the determination contained in this letter and will become the official determination for your building.
- In addition, you can provide an Actual Cash Value (ACV) appraisal to support a higher value for your structure. Please provide the ACV checklist to your appraiser for use in their process.

The Madeira Beach Code of Ordinances allows for single family homes to rebuild in their original footprint providing that the homeowner has a survey showing the setbacks and all other criteria are met. If you have any questions regarding building back, please reach out to planning@madeirabeachfl.gov. Also be aware that some structures may be non-compliant with current codes and require extra steps to rebuild, so please contact the email address provided for verification of rebuild rules and guidelines.

Note that the FBC requires a permit to be issued prior to beginning work, including but not limited to demolishing, renovating, repairing, or building. Construction activities started prior to receiving an issued building permit covering that scope of work are violations however, the city has encouraged and supported interior demolition activities to prevent further damage while residents are obtaining their project numbers for work moving forward to conduct repairs.

City staff understands these are extremely hard times and residents are facing difficult decisions, staff are here to help answer any questions you may have. Please visit the Madeira Beach main web page for more emergency response and flood recovery information and check out the City's Flood Information website at <https://madeirabeachfl.gov/flood-resources/>. If you would prefer to speak with staff, please email planning@madeirabeachfl.gov. Due to our current workload and staff performing filed inspections, it is difficult to take phone calls so please email and we will respond as soon as possible.

Sincerely,



Marci L. Forbes, P.E., CFM
Community Development Engineer

**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 **April 28, 2025, at 12:00p.m.**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the “Watch Live Meetings” button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE 2025-03

Application: VAR 2025-03
Applicant: Paul Mazzillo
Property Owner(s): Paul Mazzillo
Property Address: 422 137th Avenue Cir Madeira Beach, Florida 33708
Parcel ID: 15-31-15-34488-000-0300
Legal Description: GULF SHORES HARBOR SUB LOT 30
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: To reduce the front setback from 20 feet to 12 feet, reduce the rear setback from 25 feet to 15 feet, and reduce the side setback (East) from 5 feet to 4 feet

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

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: April 17, 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/>



Item 5B.

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.



AFFIDAVIT OF MAILING

Date: 4/17/2025

Mailings for Case # JAR 2025-03

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

Lisa Sheenman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

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

Personally known or produced _____ as identification.



Samantha Arison
Notary Public

4/17/25
Date

*Copy of public notice is attached.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 11 Apr 2025

Subject Parcel: 15-31-15-34488-000-0300

Radius: 300 feet

Parcel Count: 41

Total pages: 3

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

MUI, WING HANG
MUI, NIM FONG
339 SOUTHAMPTON DR
GENEVA, IL 60134-2557

BABICH, NICHOLAS G
BABICH, KATHRYN S
317 140TH AVE E
MADEIRA BEACH, FL 33708-2208

HUYNH, KENNETH
NGO, PHUONG
403 S BAYSHORE DR
MADEIRA BEACH, FL 33708-2305

COLE, CHRISTOPHER A TRE
COLE, JANICE K TRE
425 S BAYSHORE DR
MADEIRA BEACH, FL 33708-2305

ZYLSTRA, KATHY L
ZYLSTRA, JAMES S
417 S BAYSHORE DR
MADEIRA BEACH, FL 33708-2305

SAIA, CHRISTOPHER
SAIA, JANICE R
441 S BAYSHORE DR
MADEIRA BEACH, FL 33708-2305

RIECK, ROBERT T
BROOKS, LINDA G
250 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2508

MALONEY, TIMOTHY
MALONEY, JENNIFER
316 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2510

CABASSA, LUIS A
CABASSA, ANGELA C
330 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2510

MARKUNAS, RICHARD K
PATRI, PERINDA
401 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2511

GREENBERG, MARK A
GREENBERG, BETH E
436 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2512

TUASON, MICHAEL
TUASON, PAMELA
432 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2512

MATHIS, DONAJO LINDA
MATHIS, JERRY
420 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2512

DEMONTMOLLIN, DAVID B
DEMONTMOLLIN, CHASITY NICOLE
464 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2512

CAPITOSTI, FREDRIC S
CAPITOSTI, DEBORAH W
452 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2512

GILMORE, JAMES BASIL
GILMORE, PATRICE HOLLY
13785 SALEM ST
MADEIRA BEACH, FL 33708-2543

FITCH, TINA M
FRY, RANDALL S
13708 SALEM ST
MADEIRA BEACH, FL 33708-2544

KOCH, LESHA R TRE
KOCH, LESHA R REV TRUST
1313 TIMBERLANE DR
SABETHA, KS 66534-2563

GRONCZEWSKI, HENRY J FAMILY TRUST
GRONVZEWSKI, HENRY J TRE
9222 134TH ST
SEMINOLE, FL 33776-2341

CABASSA, LUIS ANTONIO TRE
CABASSA, ANGELA CARTER TRE
103 SHORE DR
SUMMERLAND KEY, FL 33042-3609

CALLAHAN, JAMES K JR
CALLAHAN, CYNTHIA J
24947 HUNT LN
SUMMERLAND KEY, FL 33042-4441

CLOUSE, GERALD
CLOUSE, WATCHARIN
1925 HAVEN BND
TAMPA, FL 33613-1109

MARTINOVIC, PAVO
MARTINOVIC, DEBBIE
189 BECKWICK RD
THUNDER BAY ON P7G 1N7,
CANADA

MCCLERNAN, SANDRA D
427 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2511

ERLANDSON, DAVID
107 DONNINGTON CT
LONGWOOD, FL 32779-4605

MADIERA PALOMA PROPERTIES LLC
500 E PIPING ROCK LN
SIOUX FALLS, SD 57108-8553

BUCCI, MICHAEL A
445 137TH AVENUE CIR
ST PETERSBURG, FL 33708-2540

TUCKER, BLAZIA P
435 S BAYSHORE DR
MADEIRA BEACH, FL 33708-2305

KKD ESTATES LLC
12407 OAK LODGE LN NE
ROCHESTER, MN 55906-8815

GULF BEACHES CHURCH BY THE SEA INC
495 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2539

BRINTON, WALTER A
12121 SIERRA SUNSET LN
GAINESVILLE, VA 20155-3863

BONNELL, JAMES
117 WALL ST
REDINGTON SHORES, FL 33708-1243

GULF BEACHES CHURCH BY THE SEA INC
495 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2539

GAROFALO, NELLA
315 140TH AVE N
MADEIRA BEACH, FL 33708

MADEIRA PALOMA PROPERTIES LLC
500 E PIPING ROCK LN
SIOUX FALLS, SD 57108-8553

HOLLY BERRY GIFTS INC
9810 SAN DIEGO WAY
PORT RICHEY, FL 34668-3528

CATTAR, CATHERINE
5247 OLIVET DR
RIDGE MANOR, FL 33523-9039

MOBERLY, PAUL
235 140TH AVE E
MADEIRA BEACH, FL 33708-2206

460 137TH AVE CIRCLE LLC
283 SICKLETOWN RD
WEST NYACK, NY 10994-2925

MCLEAN, MICHAEL K
248 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2508

SCHAEDEL, JAN M
468 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2512



AFFIDAVIT OF POSTING

Date: 4/17/2025
 Postings for: VAR 2025-03

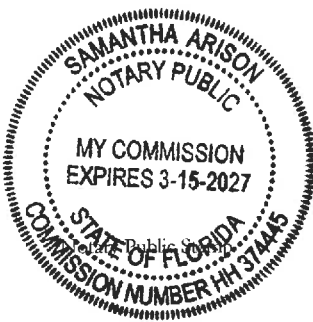
Before me this day Lisa Schleuener personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

Lisa Schleuener
 Signature

STATE OF FLORIDA
 COUNTY OF PINELLAS

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

Personally known or produced _____ as identification.



Samantha Arison
 Notary Public

4/17/25
 Date

*Copy of public notice is attached.



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 **Monday, April 28, 2025, at 12:00p.m.**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR SPECIAL MAGISTRATE -VARIANCE

Application: VAR 2025-04
Applicant(s): Elizabeth Holloway & Jason Holloway
Property Owner(s): Elizabeth Holloway & Jason Holloway
Property Address: 14830 N Bayshore Dr, Madeira Beach, FL 33708
Parcel ID: 09-31-15-60857-000-0940
Legal Description: NORTH MADEIRA SHORES LOT 94 & THAT PT OF LOT 93 DESC BEG MOST WLY COR OF LOT 93 TH CUR RT RAD 140.58FT ARC 0.51FT CB N66D03'20"E 0.51FT TH S27D44'08"E 72.03FT TH S88D04'07"W 5.55FT TH N24D02'54"W 70.79FT TO POB
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request:

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

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

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

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



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 **April 28, 2025, at 12:00 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 2025-01

Application:	SE 2025-01
Applicant:	Amanda Huffman
Property Owner(s):	Barefoot Beach Resort South LLC
Property Address(s):	13220 Gulf Boulevard, 13220 Gulf Boulevard # 1, 13220 Gulf Boulevard # 2, Madeira Beach, FL 33708
Parcel ID(s):	15-31-15-02741-000-0001, 15-31-15-02741-000-0010, 15-31-15-02741-000-0020
Legal Description:	LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14, LESS THAT PART THEREOF DESCRIBED BY ORDER OF TAKING RECORDED JUNE 28, 1976 IN PUBLIC BOOK 4477, PAGE 205, BLOCK 6, NATELLE'S BEACH, JAMES PASS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND LOTS 15 AND 16, LESS THAT PART THEREOF DESCRIBED BY ORDER OF TAKING RECORDED SEPTEMBER 9, 1976 IN PUBLIC BOOK 4454, PAGE 195, LOT 17, LESS THAT PART THEREOF DESCRIBED BY ORDER OF TAKING RECORDED JUNE 24, 1976 IN PUBLIC BOOK 4454, PAGE 195, AND LOT 18, LESS THAT PART THEREOF DESCRIBED BY ORDER OF TAKING RECORDED JULY 27, 1976 IN PUBLIC BOOK 4457, PAGE 199, ALL IN BLOCK 6 OF NATELLE'S BEACH, JAMES PASS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF VACATED GULF AVENUE ADJUTING SAID LOTS 5 THROUGH 14, PURSUANT TO RESOLUTION RECORDED SEPTEMBER 21, 1966 IN PUBLIC BOOK 2450, PAGE 127 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (Transitional Character District)/Activity Center

Request: This special exception use request is for allowance of commercial use on an open rooftop under Section D-105(6)(c). The property owner intends to obtain a liquor license for the hotel on the property and serve drinks on the rooftop, thus necessitating this request.

Specific Code Provision: Section D-105. - Special exception uses. 6)Transitional: c. Open rooftop, balcony and elevated terrace use, if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit.

Note: You have received this notice because you are a property owner within 300 feet of the subject

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 **April 28, 2025, at 12:00p.m.**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE 2025

Application: VAR 2025-03
Applicant: Paul Mazzillo
Property Owner(s): Paul Mazzillo
Property Address: 422 137th Avenue Cir Madeira Beach, Florida 33708
Parcel ID: 15-31-15-34488-000-0300
Legal Description: GULF SHORES HARBOR SUB LOT 30
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: To reduce the front setback from 20 feet to 12 feet, reduce the rear setback from 25 feet, and reduce the side setback (East) from 5 feet to 4 feet
Specific Code Provisions: Sec. 110-206. - Setback requirements.

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 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 delivered in person or sent by mail to Community Development Department at Madeira Beach City Hall, 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: April 17, 2025, at the property site, City Hall, City of Madeira Beach website, and City Library. View more information about this application at <https://madeirabeachfl.gov/planning/documents/>



CITY OF MADEIRA BEACH, FLORIDA
300 MUNICIPAL DRIVE, MADEIRA BEACH FL 33708
TELEPHONE: 727-391-9951

APPLICATION FOR APPOINTMENT TO BOARD OR COMMISSION

Please indicate your preference of board or commission:

- ☐ Civil Service Commission
☐ Library Board
☐ Planning Commission
☐ Other _____

Are you a Madeira Beach Resident? ☐ Yes ☐ No

Are you an elector (qualified voter) of the City of Madeira Beach? ☐ Yes ☐ No

Are you related to a City of Madeira Beach employee or elected official? If yes, please state the name of employee or elected official and relationship: ☐ Yes ☐ No

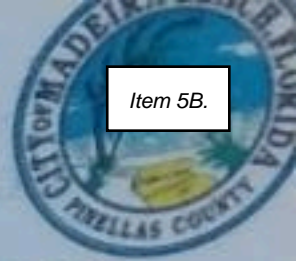
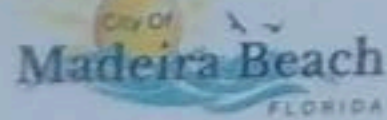
Name: _____
Relationship: _____

Are you available for:
Daytime meetings ☐ Yes ☐ No
Evening meetings ☐ Yes ☐ No

Why would you like to be considered as a candidate for service on this Board?

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

Please list any experience, special education, skills or talents that would be beneficial to the appointment you are seeking: _____



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 2025-03

Application: VAR 2025-03
Applicant: Paul Mazzillo
Property Owner(s): Paul Mazzillo
Property Address: 422 137th Avenue Cir Madeira Beach, Florida 33708
Parcel ID: 15-31-15-34488-000-0300
Legal Description: GULF SHORES HARBOR SUB LOT 30
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: To reduce the front setback from 20 feet to 12 feet, reduce the rear setback from 25 feet to 15 feet, and reduce the side setback (East) from 5 feet to 4 feet

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

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: April 17, 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/>

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 **Monday, April 28, 2025, at 12:00p.m.**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meeting" button.

THIS APPLICATION IS FOR SPECIAL MAGISTRATE -VARIANCE

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

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

Request:

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

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

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

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



**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 **April 28, 2025, at 12:00 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 2025-01**

Application:	SE 2025-01
Applicant:	Amanda Huffman
Property Owner(s):	Barefoot Beach Resort South LLC
Property Address(s):	13220 Gulf Boulevard, 13220 Gulf Boulevard # 1, 13220 Gulf Boulevard # 2, Madeira Beach, FL 33708
Parcel ID(s):	15-31-15-02741-000-0001, 15-31-15-02741-000-0010, 15-31-15-02741-000-0020
Legal Description:	LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JUNE 28, 1976 IN O.R. BOOK 4437, PAGE 205, BLOCK 6, MITCHELL'S BEACH, JOHNS PASS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, AND LOTS 15 AND 16 LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED SEPTEMBER 8, 1976 IN O.R. BOOK 4437, PAGE 135, LOT 17, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED SEPTEMBER 8, 1976 IN O.R. BOOK 4437, PAGE 1492, ALL IN BLOCK 6 OF MITCHELL'S BEACH, JOHNS PASS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF VACATED GULF AVENUE ABUTTING SAID LOTS 5 THROUGH 9, PURSUANT TO RESOLUTION RECORDED SEPTEMBER 21, 1986 IN O.R. BOOK 2482, PAGE 571 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (Transitional Character District)/Activity Center

Request: This special exception use request is for allowance of commercial use on an open rooftop under Section D-105(6)(c). The property owner intends to obtain a liquor license for the hotel on the property and serve drinks on the rooftop, thus necessitating this request.

Specific Code Provision: Section D-105. - Special exception uses. 6)Transitional: c. Open rooftop, balcony and elevated terrace use, if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit.

Note: You have received this notice because you are a property owner within 300 feet of the subject

NOTICE OF PUBLIC HEARING

APPLICATION NO: VAR-2025-03

REQUEST: Reduce front setback from
20 ft to 12 ft Reduce rear setback
from from 25 ft to 15 ft and side from 5 to 4 ft

PROPERTY DESCRIPTION: 422 137th Ave Cir

HEARING DATE & TIME: 4/28/2025 @ 12:00 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



2025 RESIDENT PARKING PASS REGISTRATION

Community Development Department / Community Development Documents / Plan Review Documents

[< Back](#)

Plan Review Documents

John's Pass Village Activity Center Plan

 Jenny Rowan
Director of Community Development

 (727) 391-9951 x244

 planning@madeirabeachfl.gov

Plan Review Documents

Special Magistrate Variances and Special Exception Uses

04/28/25 Special Magistrate Meeting 12 PM

Variances

[VAR 2025-03 422 137th Ave CIR Application](#)

[VAR 2025-03 422 137th Ave CIR Public Notice](#)



SPECIAL MAGISTRATE – VARIANCE REQUEST

VAR 2025-04

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

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

Request:

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

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

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

I. Background

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

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

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

II. Variance Criteria (Sec. 2-507(b)) and Analysis

(1) Special conditions and circumstances exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to the lands, building, or other structures in the same district. Special conditions to be considered shall include, but are not limited to, the following circumstances:

- a. *Substandard or irregular-shaped lot. If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including*

irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations;

- b. Significant vegetation or natural features. If the site contains significant native vegetation or other natural features;*
- c. Residential neighborhood character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;*
- d. Public facilities. If the proposed project involves the development of public parks, public facilities, schools, or public utilities;*
- e. Architectural and/or engineering considerations. If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.*

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

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

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

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

(3) Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings or structures in the same zoning district.

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

(4) Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code or section 14-205 of the Code of Ordinances and would work unnecessary and undue hardship on the applicant.

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

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

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

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

(6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations or the Code of Ordinances (when it relates to section 14-205), and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

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

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

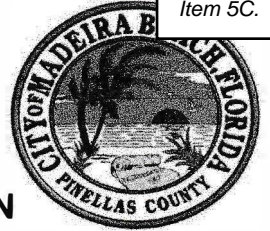
III. Staff Recommendation: Staff recommends the approval of VAR 2025-04.

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

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



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



SPECIAL MAGISTRATE – VARIANCE APPLICATION

***Applicant: Name and Address**

Jason K. Holloway & Elizabeth Holloway

14830 N. Bayshore Drive, Madeira Beach, FL 33708

Telephone: (704) 787-1119

Email: j42662018@yahoo.com

***Property Owner: Name and Address**

Jason K. Holloway & Elizabeth Holloway

_14830 N. Bayshore Drive, Madeira Beach, FL
33708

Telephone: (704) 787-1119

Email: j42662018@yahoo.com

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

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

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

Lot Area: 3,128

Width: 45 ft.

Depth: 75 ft.

Zoning District: R-2

Present Structures on Property: Single-family home

Present Use of Property: Single-family residence

Date Building Permit Request denied: TBD

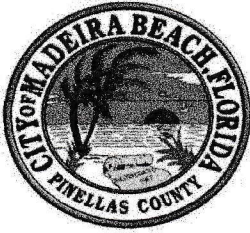
Variance(s) needed from the zoning requirements: R-2 zoning, minimum front setback and rear setback

PLEASE ATTACH REQUIRED SUPPORTING MATERIALS:

SITE PLAN, PICTURES, DEED, SURVEYOR'S SKETCH, DRAWINGS, EXPLANATION, ETC.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All Documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

Page 1 of 7



Special Magistrate Case #: _____

**** For City of Madeira Beach Use Only ****Fee: \$1,800 ☐ Check # _____ ☐ Cash ☐ Receipt # _____Date Received: 3/19/25 Received by: _____

Special Magistrate Case # Assigned: _____

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

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

X _____
Jenny Rowan, Community Development Director

Date: ____ / ____ / ____

X _____
Robin Gomez, City Manager

Date: ____ / ____ / ____

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Special Magistrate Case #:

APPLICATION (Must submit the following analysis)

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

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

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

1. Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:
 - a. *Substandard or irregular shaped lot.* If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations.
 - b. *Significant vegetation or natural features.* If the site contains significant native vegetation or other natural features;
 - c. *Residential neighborhood character.* If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;
 - d. *Public facilities.* If the proposed project involves the development of public parks, public facilities, schools, or public utilities;
 - e. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

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2. Demonstrate that special condition (s) and circumstance (s) do not result from the actions of the applicant. A self-created hardship shall not justify a variance.
3. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.
4. Demonstrate that the literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development regulations, subpart B of the code and would work unnecessary and undue hardship on the applicant.
5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land.
6. Demonstrate that the granting of the variance will be in harmony with the general intent and purpose of the City Land Development Regulations, and that such Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

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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 _____

Date: 3 / 18 / 2025

Property Owner's Signature

STATE OF

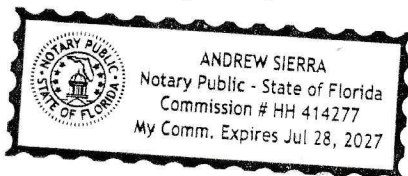
FL

COUNTY OF

Pine Hills

Before me this 18th day of March, 2025, Jason H. Holloway appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☐ personally known to me or ☒ has produced FL Div Lic as identification.

[SEAL]



Public Notary Signature

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

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All Documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

OWNER CERTIFICATION

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

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

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

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

X 

Property Owner's Signature

Date: 03 / 18 / 2025

STATE OF

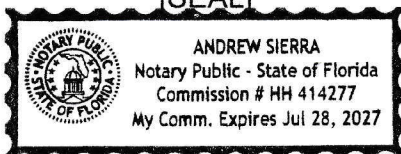
FL

COUNTY OF

Pineellas

Before me this 18th day of March, 2025, Elizabeth W Holloway appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☐ personally known to me or ☒ has produced FL Driver License as identification.

[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.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All Documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

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.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All Documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

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

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

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

The hearing will be conducted in the following manner:

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

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

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

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All Documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

1. Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:

a. Substandard or irregular shaped lot. If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations.

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



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

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

c. Residential neighborhood character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;

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

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



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

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

e. Architectural and/or engineering considerations. If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

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

2. Demonstrate that special condition (s) and circumstance (s) do not result from the actions of the applicant. A self-created hardship shall not justify a variance.

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

3. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.

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

4. Demonstrate that the literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development regulations, subpart B of the code and would work unnecessary and undue hardship on the applicant.

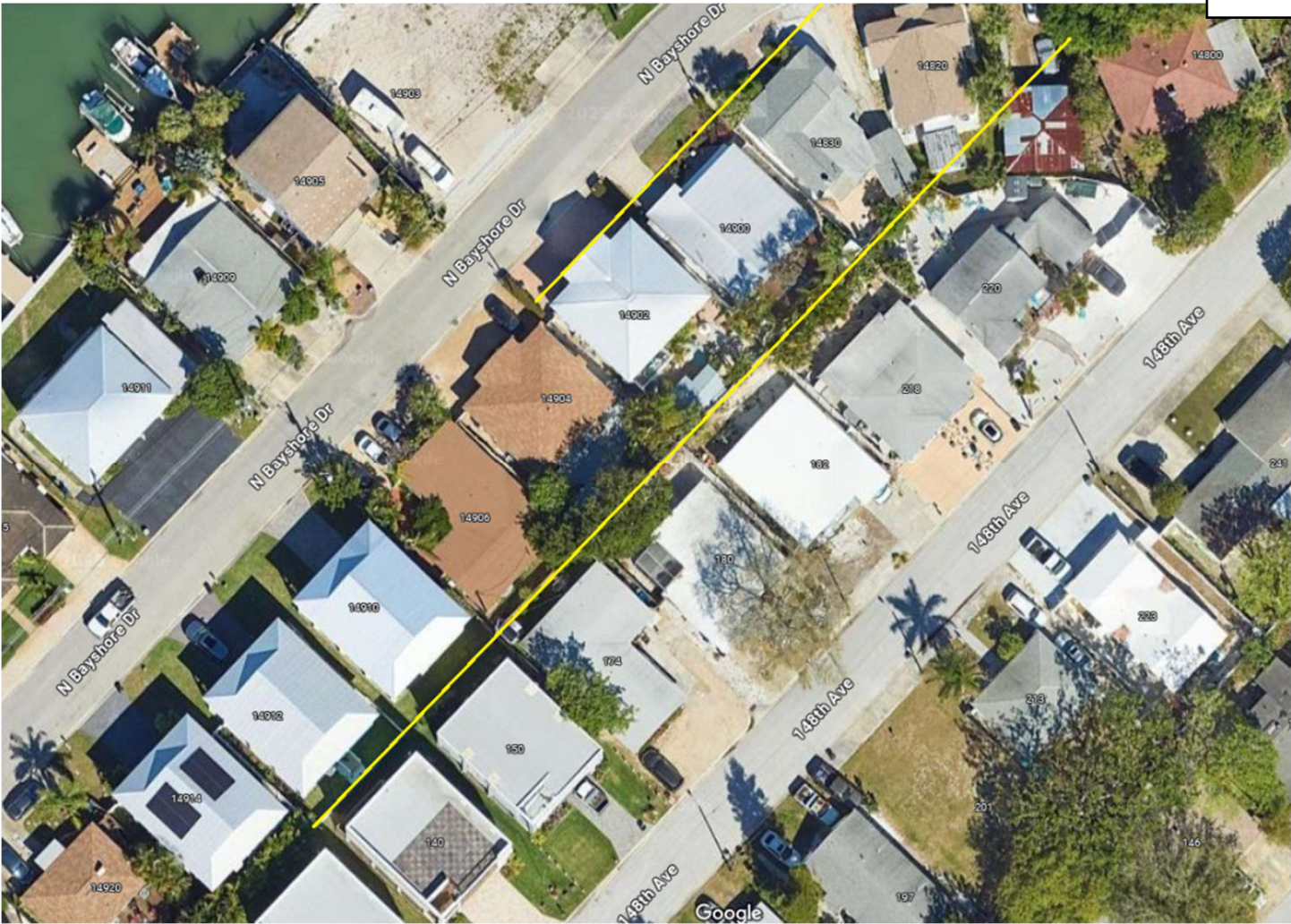
Casual observation indicates other neighboring properties have had the opportunity and occasion to be updated with more substantial renovations. The applicant would experience undue hardship if the variance were denied because the property is in need of updating to meet FEMA standards, denial of this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

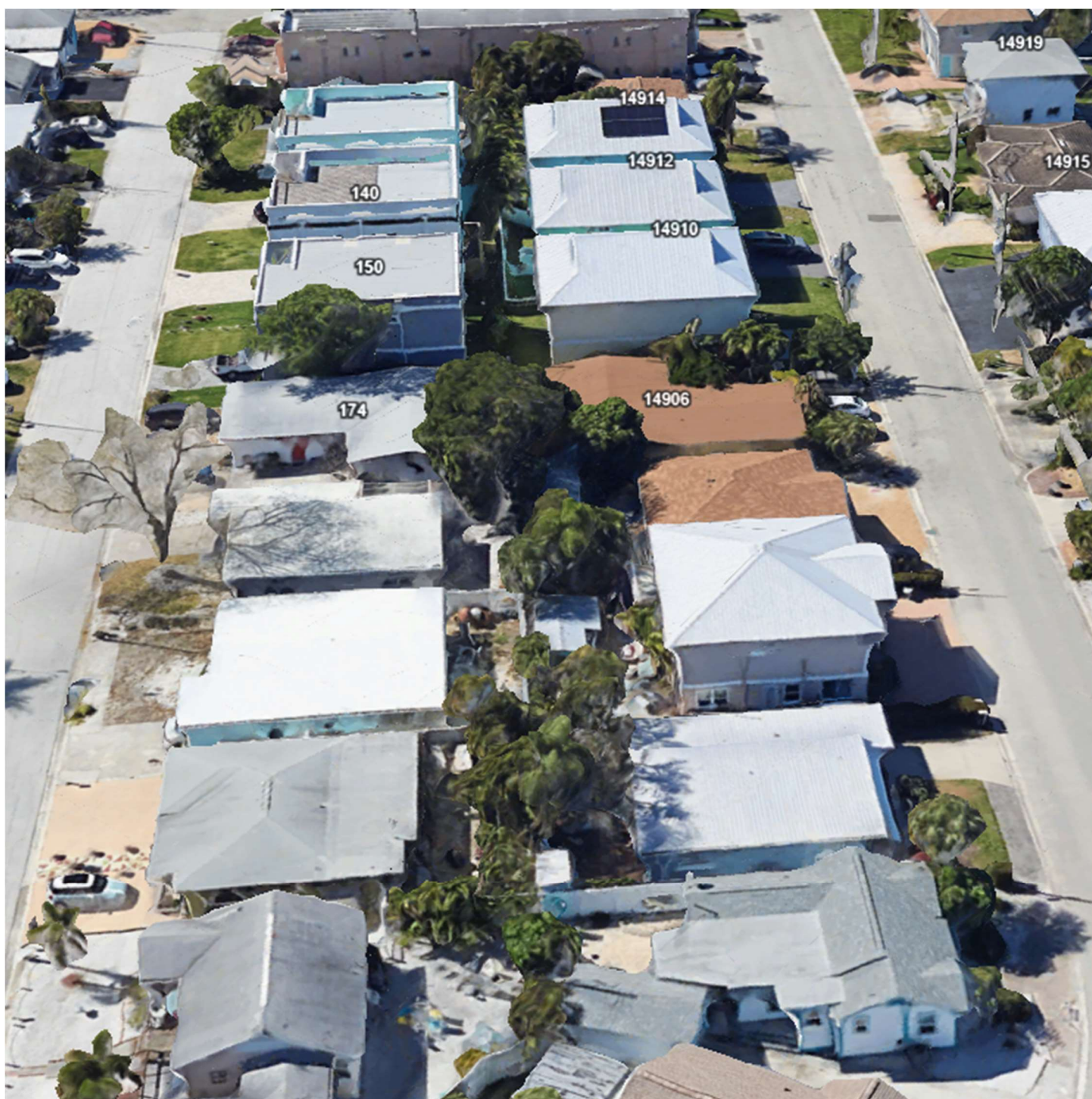
5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land.

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

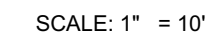
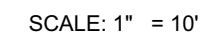
6. Demonstrate that the granting of the variance will be in harmony with the general intent and purpose of the City Land Development Regulations, and that such Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

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









Project number:
D2023017

Project Status:
Design

DWG No.:
AS-001



Galldo Group Inc. (LB8223)
5237 SUMMERLIN COMMONS BLVD
SUITE 411 FORT MYERS, FL 33907
Tel: 833-425-5364 Fax: 833-425-5363
Email: surveying@galldo.com

DATE OF SURVEY: 11 / 18 / 2024
DRAWN BY: A.V.
COMPLETION DATE: 11 / 19 / 2024
CHECKED BY: G.G.

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

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

Legal Description As Furnished:

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

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

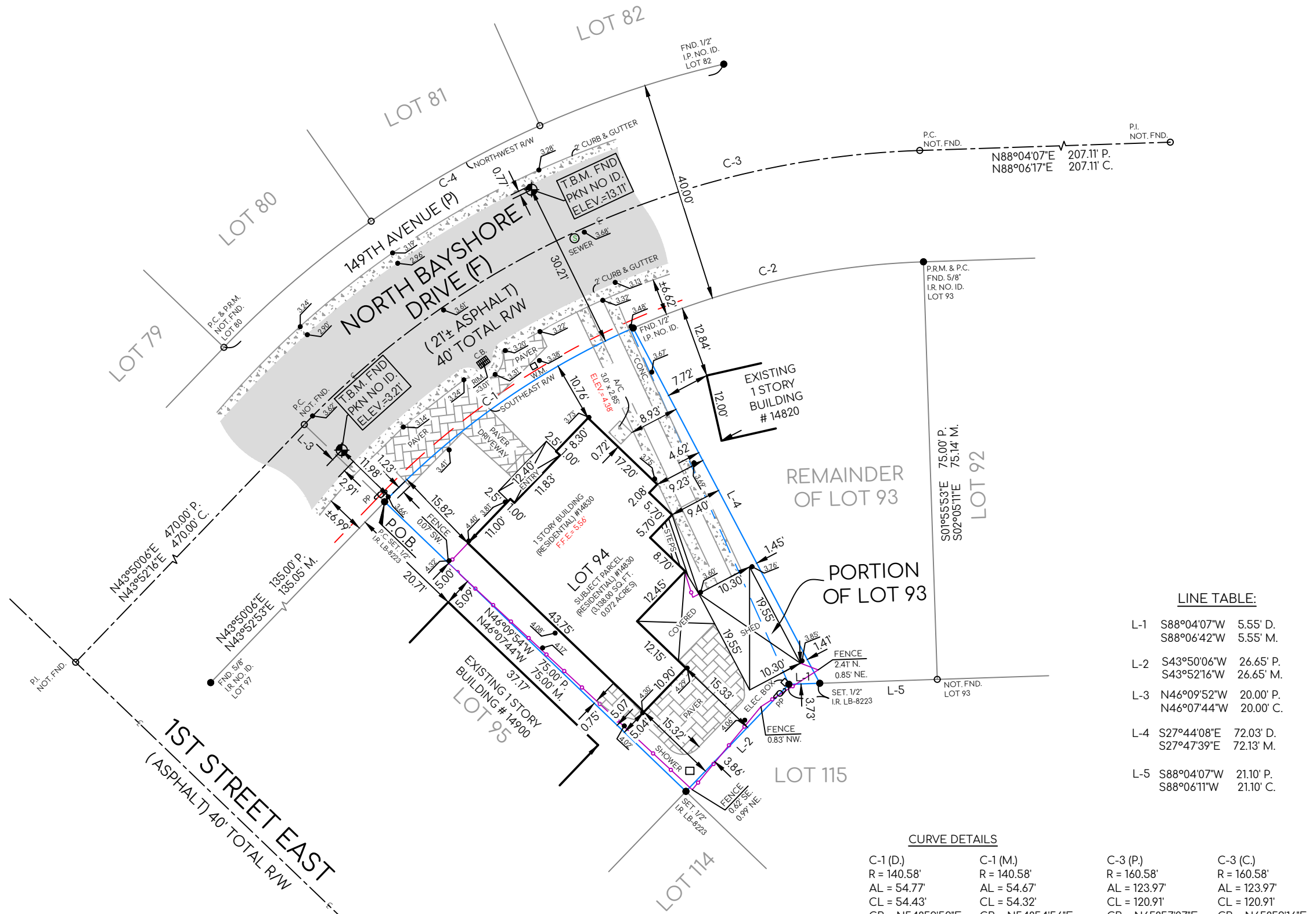
I hereby certify that A Survey of the hereon described property was made under my direction and meets the Standards of Practice as per Chapter 5J-17.051 & .052 F.A.C., pursuant to section 472.027, Florida Statutes.

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

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

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY

SURVEY: Item 5C.





AFFIDAVIT OF MAILING

Date: 4/17/2025

Mailings for Case # JAL 2025-04

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

Lisa Shannon
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

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

Personally known or produced _____ as identification.



Samantha Arison
Notary Public

4/17/25
Date

*Copy of public notice is attached.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 05 Apr 2025

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

Radius: 300 feet

Parcel Count: 67

Total pages: 4

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Item 5C.

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

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

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

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



AFFIDAVIT OF POSTING

Date: 4/17/2025

Postings for: VAR-2025-04

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

Lisa Shekerson
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

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

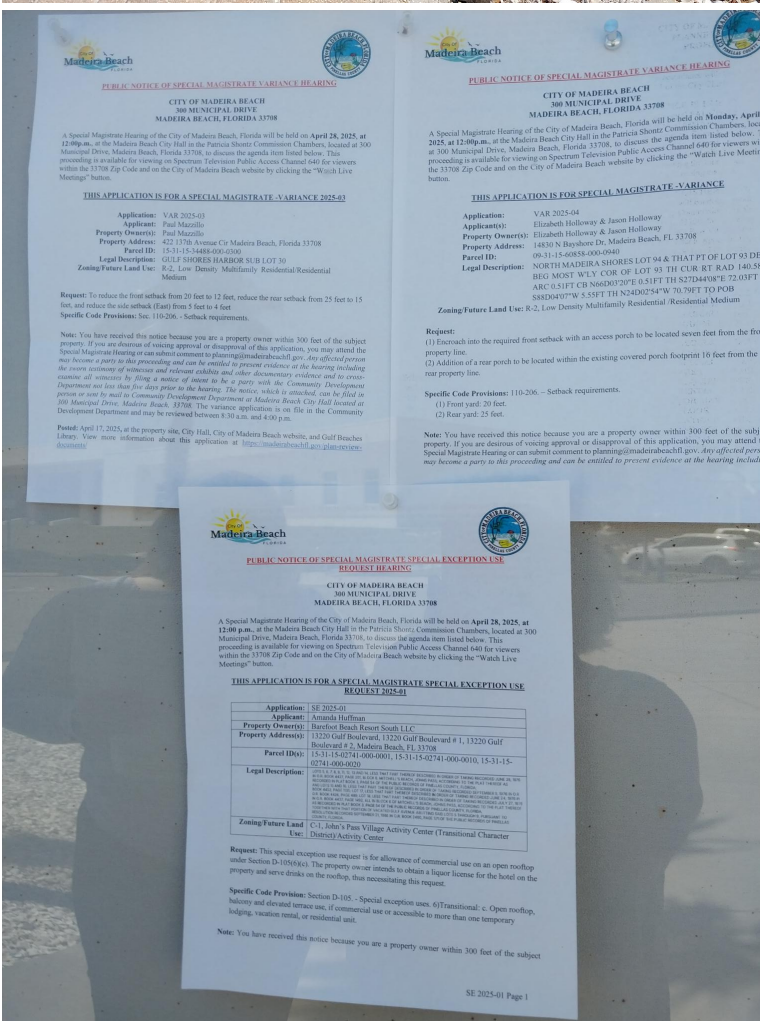
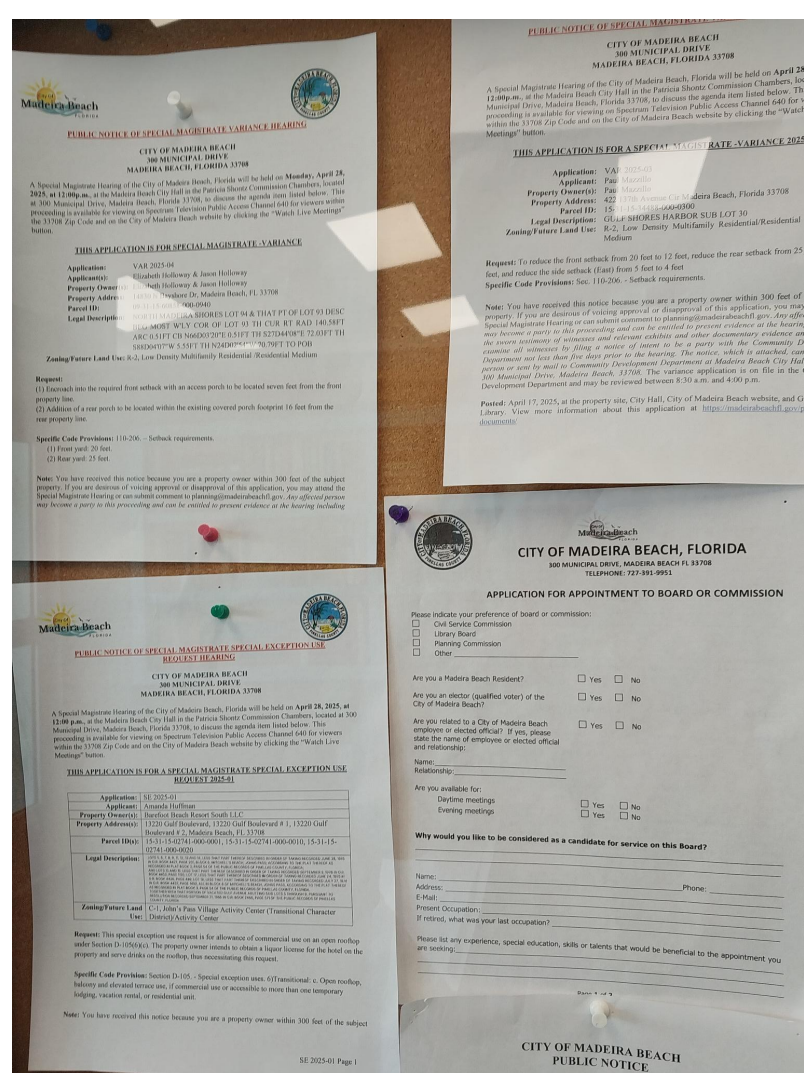
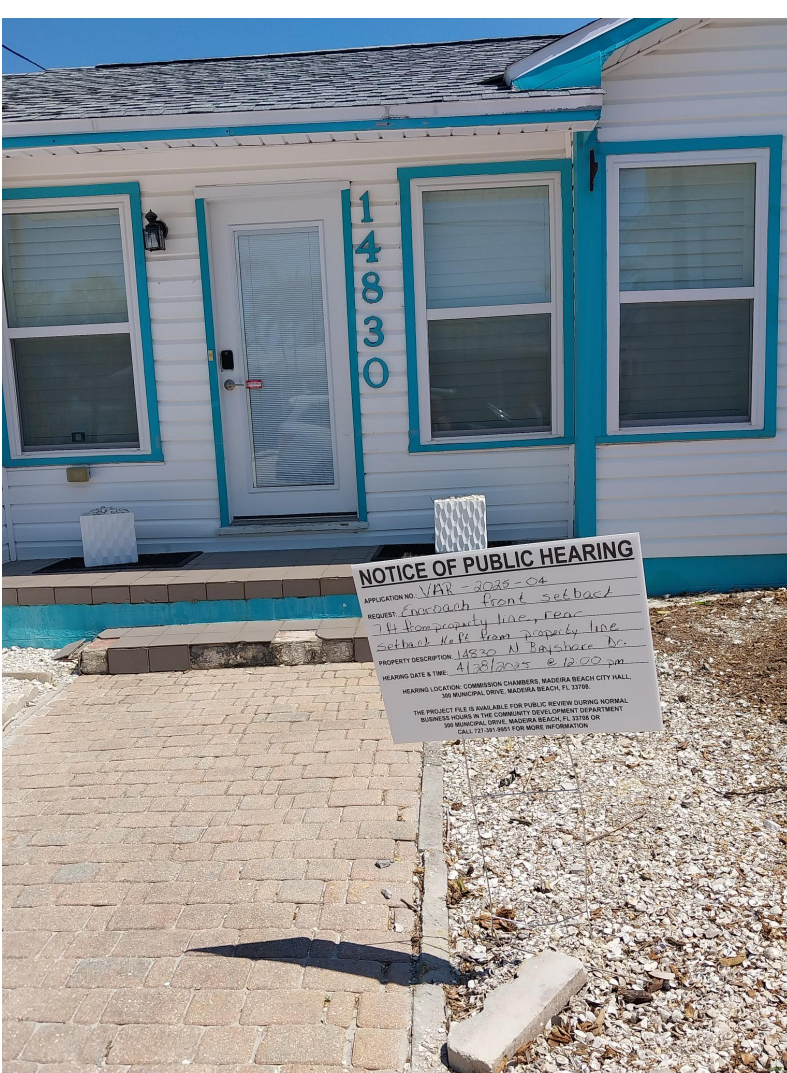
Personally known or produced _____ as identification.



Samantha Arison
Notary Public

4/17/25
Date

*Copy of public notice is attached.



Plan Review Docu

Special Magistrate Variances & Uses

04/28/25 Special Magistrate Meeting 12 PM

Variances

1 x244

VAR 2025-03 422 137th Avenue Cir

VAR 2025-03 422 137th Ave CIR Application

VAR 2025-03 422 137th Ave CIR Public Notice

VAR 2025-04 14830 North Bayshore Dr

VAR 2025-04 14830 North Bayshore Dr Public Notice

VAR 2025-04 14830 North Bayshore Dr Application

Special Exention Uses



Parcel Summary
(as of 14-Apr-2025)

Parcel Number
15-31-15-58320-001-0170

- Owner Name
JPV HOTEL PROPERTY LLC
- Property Use
1000 Vacant Commercial Land
- Site Address
**129TH AVE E
MADEIRA BEACH, FL 33708**
- Mailing Address
**101 150TH AVE
ST PETERSBURG, FL 33708-2450**
- Legal Description
MITCHELL'S BEACH REVISED BLK 1, LOTS 17 AND 18
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
n/a

Heated SF	Gross SF	Living Units	Buildings
n/a	n/a	n/a	0



Powered by Esri (http://www.esri.com/)

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21613/1331	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	3/54

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$1,122,000	\$1,122,000	\$1,122,000	\$1,122,000	\$1,122,000

Value History

Item 5D.

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$1,088,000	\$1,088,000	\$1,088,000	\$1,088,000	\$1,088,000
2022	N	\$1,020,000	\$1,020,000	\$1,020,000	\$1,020,000	\$1,020,000
2021	N	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000
2020	N	\$850,000	\$850,000	\$850,000	\$850,000	\$850,000
2019	N	\$816,000	\$816,000	\$816,000	\$816,000	\$816,000

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
28-Jun-2021	\$10,000,000	M	V	TJM JOHNS PASS LLC	JPV HOTEL PROPERTY LLC	21613/1331
14-Jan-2016	\$1,000,000	Q	V	BROADERICK MANAGEMENT I LLC	T J M JOHN'S PASS LLC	19057/0095
11-Mar-2014	\$500,000	U	V	BIEL REO LLC	BROADERICK MANAGEMENT CORPORATION	18347/0808
29-Dec-2011	\$0	U	V	DAG BROS INC	BIEL REO LLC	17450/1534
17-May-2007	\$1,200,000	U	V	HUBBARD ENTERPRISES INC	DAG BROS INC	15796/0941

2024 Land Information

Land Area: \cong 8,002 sf | \cong 0.18 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	80x100	\$165	8,000	SF	1.0000	\$1,320,000

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Item 5D.
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No Extra Features on Record.

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
---------------	-------------	------------	-----------------

No Permits on Record.

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

August 9, 2024

JPV Hotel Property, LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450
Case Number: CE-24-71

RE Property: 129th Ave E., Boardwalk Pl E., 146 Boardwalk Pl E., 204 Boardwalk Pl E., 206 Boardwalk Pl E., 210 Boardwalk Pl E., 214 Boardwalk Pl E.

Parcel #15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200

Legal Description: MITCHELL'S BEACH REVISED BLK 1, LOT 20, MITCHELL'S BEACH REVISED BLK 1, LOT 19, MITCHELL'S BEACH REVISED BLK 1, LOTS 17 AND 18, MITCHELL'S BEACH REVISED BLK 1, LOT 16, MITCHELL'S BEACH REVISED BLK 1, LOTS 14 AND 15, MITCHELL'S BEACH REVISED BLK 1, LOTS 2 AND 3, MITCHELL'S BEACH REVISED BLK 1, LOT 4, MITCHELL'S BEACH REVISED BLK 1, LOT 5, MITCHELL'S BEACH REVISED BLK 1, LOT 6, MITCHELL'S BEACH REVISED BLK 1, LOT 7, MITCHELL'S BEACH REVISED BLK 1, LOT 8, MITCHELL'S BEACH REVISED BLK 1, LOT 9

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. 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. In granting any special exception use, the special magistrate in addition to the standards enumerated in this article may prescribe

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 five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

appropriate conditions and safeguards in conformity with the land development regulations. 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 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.

Violation Detail:

Failure to comply with Special Exception Orders (please see attached).

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain building permit(s) to bring the parcels into compliance with the conditions outlined in the approved Special Exception Order.

For any questions please contact the Planning and Zoning Department.
(727)-391-9951 ex. 244

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:
August 23, 2024

Grace Mills, Code Compliance Officer II
City of Madeira Beach
gmills@madeirabeachfl.gov
727.391.9951 ext. 298

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 five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

February 28, 2025

JPV Hotel Property, LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450
Case Number: CE-24-71

RE Property: 129th Ave E., Boardwalk Pl E., 146 Boardwalk Pl E., 204 Boardwalk Pl E., 206 Boardwalk Pl E., 210 Boardwalk Pl E., 214 Boardwalk Pl E.

Parcel #15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200

Legal Description: MITCHELL'S BEACH REVISED BLK 1, LOT 20, MITCHELL'S BEACH REVISED BLK 1, LOT 19, MITCHELL'S BEACH REVISED BLK 1, LOTS 17 AND 18, MITCHELL'S BEACH REVISED BLK 1, LOT 16, MITCHELL'S BEACH REVISED BLK 1, LOTS 14 AND 15, MITCHELL'S BEACH REVISED BLK 1, LOTS 2 AND 3, MITCHELL'S BEACH REVISED BLK 1, LOT 4, MITCHELL'S BEACH REVISED BLK 1, LOT 5, MITCHELL'S BEACH REVISED BLK 1, LOT 6, MITCHELL'S BEACH REVISED BLK 1, LOT 7, MITCHELL'S BEACH REVISED BLK 1, LOT 8, MITCHELL'S BEACH REVISED BLK 1, LOT 9

NOTICE OF CODE VIOLATION

To whom it may concern:

During a recent review of the subject property listed above, it was noted that your property is in violation of the following code/ordinance(s):

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. In granting any special exception use, the special magistrate in addition to the standards enumerated in this article may prescribe appropriate conditions and safeguards in conformity with the land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the

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 five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

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.

Violation Detail:

Failure to comply with the conditions of issuance of the special exception use in the Order Granting Special Exception Use dated June 8, 2023, and attached hereto.

Corrective Action(s):

The property owner shall bring the subject property into compliance with the conditions underlined in the Order Granting Special Exception Use dated June 8, 2023.

For any questions regarding the permitting process, please contact the Planning and Zoning Department.
(727)-391-9951 ex. 244

Please bring the property into compliance by September 13, 2024, to avoid this matter being scheduled for hearing before the Special Magistrate.

Reinspection date:
March 14, 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 five hundred dollars (\$500) per day. The City may also take the required action itself and lien the above property for all costs associated therewith, including an administrative fee of one hundred dollars (\$100).

CERTIFIED MAIL®



9589 0710 5270 2237 2057 12

Item 5D.

icipal Drive
h, Florida 33708

JPV Hotel Property, LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450
Case Number: CE-24-71

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:

JPV Hotel Property LLC
 101 150th Ave
 St. Petersburg, FL 33708
 ce-24-71



9590 9402 7951 2305 9225 84

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2057 12

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

Domestic Return Receipt

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:

JPV Hotel Property LLC
 101 150th Ave
 St. Petersburg, FL 33708
 ce - 24-71



9590 9402 7951 2305 9225 84

2. Article Number (Transfer from service label)

589 0710 5270 2237 2057 12

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X- *Holly Simpkins* Item 5D. ☐ Agent ☐ Addressee

B. Received by (Printed Name)

Holly Simpkins ☐ *3/5/25*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

LOCAL GOVERNMENT VARIANCES, SPECIAL EXCEPTIONS USES
AND APPEALS OF ADMINISTRATIVE DECISIONS
CITY OF MADEIRA BEACH, FLORIDA
Application No. SE 2023-01

JPV Hotel Property, LLC,
For the property located at
129th Ave. E., Boardwalk Pl. E., 146
Boardwalk Pl. E., 204 Boardwalk Pl. E.,
206 Boardwalk Pl. E., 210 Boardwalk
Pl. E., 214 Boardwalk Pl. E.,
Madeira Beach, Florida,

Applicant.

/

ORDER GRANTING SPECIAL EXCEPTION USE

The Applicant seeks a special exception use in regard to Madeira Beach Land Development Regulations, Section 110-259(6) allowing a stand-alone parking lot as a principal use and as a special exception use. The property address(s) are 129th Ave. E., Boardwalk Pl. E., 146 Boardwalk Pl. E., 204 Boardwalk Pl. E., 206 Boardwalk Pl. E., 210 Boardwalk Pl. E., 214 Boardwalk Pl. E., Madeira Beach, FL 33708, and it is identified as:

PARCEL IDENTIFICATION NUMBER: 15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200 (the "Property")

Special Magistrate, Bart R. Valdes, heard testimony, and reviewed all evidence received at the Special Magistrate hearing held on June 2, 2023, and, based on the evidence, enters the following findings of fact, conclusion of law and order.

FINDINGS OF FACT

1. The application of UPP Global, LLC, ("the applicant") requests a special exception use from the zoning requirements of the above Madeira Beach Code, and seeks a special exception relating to a stand-alone parking lot as a principal use at the Property.

2. The Special Magistrate heard testimony from Andrew Morris, received the written Staff Report and Recommendation, with attachments, and heard testimony from Scott Brainard on behalf of the applicant. The Special Magistrate received public comment from Robert Bellow, Stephanie Beny, Jeff Beggins, Sue Zirneskie, Williams Karns, and Dan McNutt and considered all matters presented at the hearing.

3. The applicant seeks approval to operate a stand-alone parking lot on a property zoned in a C-1 Zoning District.

4. The use is a permitted special use pursuant to Section 110-259(6) of the Code of Ordinances of the City of Madeira Beach, Florida, which provides:

Sec. 110-110-259.- Special exception uses.

(6) Stand-alone parking lots and parking garages as a principal use.

5. The use is a permitted special use.

6. The use is so designed, located and proposed to be operated that the public health, safety, welfare, and convenience will be protected.

7. The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

8. The use will be compatible with adjoining development and the proposed character of the district where it is to be located.

9. Adequate landscaping and screening is provided as required in the land development regulations, or otherwise required.

10. 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.

11. The use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.

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

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

14. The applicant currently has an open code violation case for use and failure to comply with the off-street parking requirements. No fines have been levied because the applicant is in the process of resolving the code violation. The applicant must receive approval of the Special Exception Use to resolve the outstanding code violation and then the applicant would be able to apply for a building permit to bring the parking lot into compliance.

15. The special exception use is appropriate under the following condition(s):

- a.) The stand-alone parking lot must be brought into compliance with the off-street parking requirements located in Chapter 110 – Zoning Article VII. - Off-Street Parking and Loading

- b.) The parking lot must meet the landscaping requirements located in Chapter 106 – Vegetation Article II. – Landscaping. The Special Exception Use
- c.) The stand-alone parking lot must adhere to the drainage requirements in Chapter 98 – Natural Resources.
- d.) The stand-alone parking lot must meet the driveway requirements in Chapter 58 – Streets, Sidewalks, and Other Public Places, Article II. -Sidewalks and Driveways.
- e.) An approved building permit will be required to bring the parking lot into compliance.

CONCLUSION OF LAW

16. Section 2-506 of the Madeira Beach Code of Ordinances authorizes special exception use, with appropriate conditions and safeguards, when the special use will not adversely affect the public interest, or the denial of special exception uses when not in harmony with the purpose and intent of the city land development regulations.

17. The applicant has the burden to establish the requirements for a special exception use. Here, the applicant meets the criteria for the special exception use as set forth in Section 2-506 of the Madeira Beach Code of Ordinances.

ORDER

It is ADJUDGED that the application is APPROVED, allowing a special exception from the zoning requirements of the Madeira Beach Land Development Regulations, to allow the property to operate a stand-alone parking lot, as set forth in the Application with the following conditions:

- a.) The stand-alone parking lot must be brought into compliance with the off-street parking requirements located in Chapter 110 – Zoning Article VII. - Off-Street Parking and Loading
- b.) The parking lot must meet the landscaping requirements located in Chapter 106 – Vegetation Article II. – Landscaping. The Special Exception Use
- c.) The stand-alone parking lot must adhere to the drainage requirements in Chapter 98 – Natural Resources.
- d.) The stand-alone parking lot must meet the driveway requirements in Chapter 58 – Streets, Sidewalks, and Other Public Places, Article II. -Sidewalks and Driveways.
- e.) An approved building permit will be required to bring the parking lot into compliance.

DONE AND ORDERED on June 8, 2023.



Bart R. Valdes
Special Magistrate

Copies furnished to:

Tom Trask, City Attorney

Clara VanBlargan, City of Madeira Beach

UPP Global
496 Congress St.
Portland, ME 04101

JPV Hotel Property, LLC
410 150th Ave., Suite H
Madeira Beach, FL 33708

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-71

JPV Hotel Property, LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450

Respondents.

RE Property: 129th Ave E., Boardwalk Pl E., 146 Boardwalk Pl E., 204 Boardwalk Pl E., 206 Boardwalk Pl E., 210 Boardwalk Pl E., 214 Boardwalk Pl E.

Parcel #15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200

Legal Description: MITCHELL'S BEACH REVISED BLK 1, LOT 20, MITCHELL'S BEACH REVISED BLK 1, LOT 19, MITCHELL'S BEACH REVISED BLK 1, LOTS 17 AND 18, MITCHELL'S BEACH REVISED BLK 1, LOT 16, MITCHELL'S BEACH REVISED BLK 1, LOTS 14 AND 15, MITCHELL'S BEACH REVISED BLK 1, LOTS 2 AND 3, MITCHELL'S BEACH REVISED BLK 1, LOT 4, MITCHELL'S BEACH REVISED BLK 1, LOT 5, MITCHELL'S BEACH REVISED BLK 1, LOT 6, MITCHELL'S BEACH REVISED BLK 1, LOT 7, MITCHELL'S BEACH REVISED BLK 1, LOT 8, MITCHELL'S BEACH REVISED BLK 1, LOT 9

AFFIDAVIT OF SERVICE

I, Holden Pinkard, 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 18 day of April, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 18 day of April, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 18 day of April, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 129th Ave E., Boardwalk Pl E., 146 Boardwalk Pl E., 204 Boardwalk Pl E., 206 Boardwalk Pl E., 210 Boardwalk Pl E., 214 Boardwalk Pl E., Parcel #15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200 the City of Madeira Beach.

On the 18 day of April, 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.



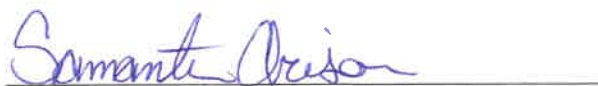
**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

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 18th day of April, 2025, by Holden Pinkard, 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



**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-71

JPV Hotel Property, LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450

Respondents.

RE Property: 129th Ave E., Boardwalk Pl E., 146 Boardwalk Pl E., 204 Boardwalk Pl E., 206 Boardwalk Pl E., 210 Boardwalk Pl E., 214 Boardwalk Pl E.

Parcel #15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200

Legal Description: MITCHELL'S BEACH REVISED BLK 1, LOT 20, MITCHELL'S BEACH REVISED BLK 1, LOT 19, MITCHELL'S BEACH REVISED BLK 1, LOTS 17 AND 18, MITCHELL'S BEACH REVISED BLK 1, LOT 16, MITCHELL'S BEACH REVISED BLK 1, LOTS 14 AND 15, MITCHELL'S BEACH REVISED BLK 1, LOTS 2 AND 3, MITCHELL'S BEACH REVISED BLK 1, LOT 4, MITCHELL'S BEACH REVISED BLK 1, LOT 5, MITCHELL'S BEACH REVISED BLK 1, LOT 6, MITCHELL'S BEACH REVISED BLK 1, LOT 7, MITCHELL'S BEACH REVISED BLK 1, LOT 8, MITCHELL'S BEACH REVISED BLK 1, LOT 9

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. 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. In granting any special exception use, the special magistrate in addition to the standards enumerated in this

article may prescribe appropriate conditions and safeguards in conformity with the land development regulations. 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 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.

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.

A handwritten signature in black ink, appearing to read 'HP', is written over a horizontal line.

**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-71

JPV Hotel Property, LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450
Respondents.

RE Property: 129th Ave E., Boardwalk Pl E., 146 Boardwalk Pl E., 204 Boardwalk Pl E., 206 Boardwalk Pl E., 210 Boardwalk Pl E., 214 Boardwalk Pl E.

Parcel #15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200

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NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **28th** day of APRIL, **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. 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. In granting any special

exception use, the special magistrate in addition to the standards enumerated in this article may prescribe appropriate conditions and safeguards in conformity with the land development regulations. 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 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.

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 18 day of APRIL, 2025.

A handwritten signature in black ink, appearing to read 'HP', is written over a horizontal line.

**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**





City of Madeira Beach
Building Department
300 Municipal Drive
Madeira Beach, FL 33708
(727) 391-9951 Ext. 284

Item 5D.

Date: Thursday, September 14, 2023

Project Number 2023-2117-DRWY

Job Address: 245 129TH AVE E, MADEIRA BEACH, FL 33708

Description of Work: repaving existing parking lot, adding parking stops, and handicap spots

To whom it may concern;

Staff has completed its review of plans for the property that is to be located at 245 129TH AVE E, MADEIRA BEACH, FL 33708.

The plan review has been pending with the following Comments:

Per the Order Granting Special Exception Use to allow vehicular parking on the Boardwalk Properties requires the stand-alone parking be brought into compliance with the City code of ordinances regarding Off Street Parking and Loading, Landscaping and Stormwater Requirements. The submitted plan is insufficient for review.

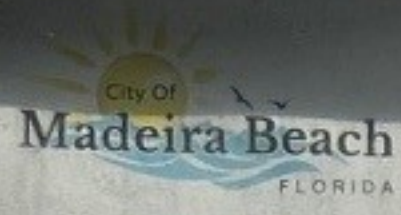
Resubmissions and revisions can be submitted in the customer portal at www.mgoconnect.org. Should you have any issues resubmitting your permit please contact building department at buildingdept@madeirabeachfl.gov.

Thank you

Al Carrier, PE, PSM

() -

acarrier@madeirabeachfl.gov



MEETING NOTICES

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,
vs.
CASE NO. CE-24-122

VOLPE JOHN A TRE
VOLPE, JOHN A REV LIV TRUSTVOLPE, VINCENT
VOLPE, JENNIFER A
VOLPE, THERESA
13715 GULF BLVD
MADEIRA BEACH, FL 33708-2532
Respondents.

RE Property: 13715 Gulf Blvd

Parcel #15-31-15-34488-000-0060

Legal Description: GULF SHORES HARBOR SUB LOT 6 & LAND TO SEAWALL

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 28th day of April, 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

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,
vs.
CASE NO. CE-24-238

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

RE Property: 265 E. Madeira Ave.

Parcel #09-31-15-60858-000-0400

Legal Description: NORTH MADEIRA SHORES LOT 40

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 28th day of April, 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

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

February 14, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,
vs.
CASE NO. CE-24-110

CLEVELAND, ARTHUR BARTON
PO BOX 113
PALOS VERDES ESTATES, CA 90274
Respondents.

RE Property: 14065 PALM ST

Parcel #18-31-15-34344-010-0010

Legal Description: GULF SHORES 2ND ADD BLK 1 LOT 1

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 24th day of February, 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):

DIVISION 2 - STRUCTURES UNFIT FOR OCCUPANCY

Sec. 14-91. - Declaration of unfit structure.
Whenever the enforcing authority finds that any structure constitutes a hazard to the safety, health, or welfare of the occupants or to the public because it lacks maintenance or because it lacks the sanitary facilities or equipment or otherwise fails to comply with the minimum provisions of this article, the may declare such structure as unfit for occupancy and order it to be vacated. It shall be unlawful to again occupy such structure until it or its occupancy, as the case may be, has been made to conform to the law.

(Code 1983, § 6-221)

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,
vs.
CASE NO. CE-24-252

GOODMAN, WILLIAM P
GOODMAN, JANET S
172 131ST AVENUE CIR
MADEIRA BEACH, FL 33708
Respondents.

RE Property: 172 131ST AVE CIR

Parcel #15-31-15-97830-000-0080

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 8

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 31ST day of March, 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 other equipment, 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

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,
vs.
CASE NO. CE-24-71

JPV Hotel Property, LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450
Respondents.

RE Property: 129th Ave E., Boardwalk Pl E., 146 Boardwalk Pl E., 204 Boardwalk Pl E., 206 Boardwalk Pl E., 210 Boardwalk Pl E., 214 Boardwalk Pl E.

Parcel #15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200



Legal Description: MITCHELL'S BEACH REVISED BLK 1, LOT 20, MITCHELL'S BEACH REVISED BLK 1, LOT 19, MITCHELL'S BEACH REVISED BLK 1, LOTS 17 AND 18, MITCHELL'S BEACH REVISED BLK 1, LOT 16, MITCHELL'S BEACH REVISED BLK 1, LOTS 14 AND 15, MITCHELL'S BEACH REVISED BLK 1, LOTS 2 AND 3, MITCHELL'S BEACH REVISED BLK 1, LOT 4, MITCHELL'S BEACH REVISED BLK 1, LOT 5, MITCHELL'S BEACH REVISED BLK 1, LOT 6, MITCHELL'S BEACH REVISED BLK 1, LOT 7, MITCHELL'S BEACH REVISED BLK 1, LOT 8, MITCHELL'S BEACH REVISED BLK 1, LOT 9

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 28th day of April, 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. 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. In granting any special



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 Monday, February 24th, 2025, at 12:00pm, at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708. The agenda for the hearing is listed below. This proceeding is available for viewing on Spectrum Television 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

Application:	VAR 2025-02
Applicant(s):	John & Lynn
Property Owner(s):	John & Lynn
Property Address:	530 S DAVENPORT DR, MADEIRA BEACH, FL 33708
Parcel ID:	10-31-15-341-020-0130
Legal Description:	GULF SHORES 2 ND ADD BLK 1 LOT 13

Zoning: Future Land Use: R-1 Single-Family Residential/Residential Urban

Request: Conversion of nonconforming screen porch into living space while elevating home.

Specific Code Provisions: 15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200

shall not increase the density of nonconformity or result in the conversion of a nonconforming carport, garage, screen enclosure, pool, deck, storage area or other non-habitable area into a habitable area unless specifically approved by the special magistrate.

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 comments in writing to the City of Madeira Beach, Florida 33708. You may become a party to this proceeding and can be entitled to 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, FL 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: February 7th, 2025, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library

View more information about this application at <http://madeirabeachfl.gov/public-review-documents/>



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Item 5E.

Parcel Summary
(as of 21-Oct-2024)

Parcel Number

15-31-15-34488-000-0060

- Owner Name
VOLPE JOHN A TRE
VOLPE, JOHN A REV LIV TRUST
- Property Use
0820 Duplex-Triplex-Fourplex
- Site Address
13715 GULF BLVD
MADEIRA BEACH, FL 33708
- Mailing Address
13715 GULF BLVD
MADEIRA BEACH, FL 33708-2532
- Legal Description
GULF SHORES HARBOR SUB LOT 6 & LAND TO SEAWALL
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1947

Heated SF	Gross SF	Living Units	Buildings
2,719	3,275	2	1

Parcel Map

Item 5E.

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	Yes	66.67%	Assuming no ownership changes before Jan. 1, 2026.	No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2025	Yes	66.67%	Assuming no ownership changes before Jan. 1, 2025.	
2024	Yes	66.67%		

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22355/2683		278.02	A	Current FEMA Maps	Check for EC	Zoning Map	23/51


2024 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$995,000	\$947,998	\$897,998	\$924,665	\$897,998

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value	Item 5E.
2023	Y	\$900,000	\$900,000	\$850,000	\$875,000	\$850,000	
2022	N	\$795,000	\$795,000	\$795,000	\$795,000	\$795,000	
2021	Y	\$393,800	\$230,818	\$180,318	\$205,318	\$130,318	
2020	Y	\$357,268	\$227,631	\$177,131	\$202,131	\$127,131	
2019	Y	\$295,771	\$222,513	\$172,013	\$197,013	\$122,013	

2023 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	2023 Millage Rate	Tax District
View 2023 Tax Bill	15.8131	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
24-Feb-2023	\$100	U	I	VOLPE JOHN A	VOLPE JOHN A REV LIV TRUST	22355/2683
29-Mar-2022	\$0	U	I	VOLPE JOHN A	VOLPE JOHN A	21998/1799
03-Feb-2005	\$100	U	I	VOLPE BARBARA	VOLPE, BARBARA TRUST	14099/0048
31-Dec-1977	\$36,000	Q				04579/0862
31-Dec-1973	\$25,000	Q				04081/0600

2024 Land Information

Land Area: \cong 3,520 sf | \cong 0.08 acres

Frontage and/or View: None

Seawall: No

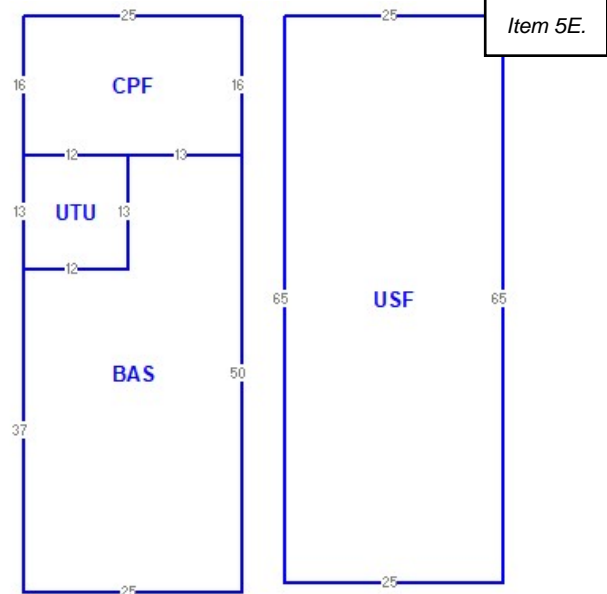
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	40x90	\$12,900	40.00	FF	1.0925	\$563,730

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing Poured	Upper Story (USF):	1,625	1,625
Floor System:	Slab On Grade	Base (BAS):	1,094	1,094
Exterior Walls:	Frame Stucco	Carport (CPF):	0	400
Unit Stories:	2	Utility Unfinished (UTU):	0	156
Living Units:	2	Total Area SF:	2,719	3,275
Roof Frame:	Gable Or Hip			
Roof Cover:	Shingle Composition			
Year Built:	1947			
Building Type:	Duplex - 4-Plex			
Quality:	Average			
Floor Finish:	Carpet/ Vinyl/Asphalt			

Structural Elements

Interior Finish: Drywall/Plaster
 Heating: Unit/Space/Wall/Floor
 Cooling: None
 Fixtures: 12
 Effective Age: 42

**2024 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	\$3,000.00	1	\$3,000	\$1,200	1975
BT LFT/DAV	\$12,000.00	1	\$12,000	\$7,800	2012
DOCK	\$58.00	200.0	\$11,600	\$4,640	1986
PATIO/DECK	\$44.00	84.0	\$3,696	\$1,478	1995
PATIO/DECK	\$44.00	275.0	\$12,100	\$4,840	1995
SHED	0.00	1	\$0	\$0	1970

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
201200574	BOAT LIFT/DAVIT	08/15/2012	\$7,500
P42253-12	BOAT LIFT/DAVIT	08/09/2012	\$0
PER-H-CB07-06411	ADDITION/REMODEL/RENOVATION	05/29/2007	\$11,500
PER-H-CB07-04830	MISCELLANEOUS	04/09/2007	\$4,000
PER-H-CB315865	ROOF	04/05/2005	\$5,250

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

February 28, 2025

VOLPE JOHN A TRE
VOLPE, JOHN A REV LIV TRUSTVOLPE, VINCENT
VOLPE, JENNIFER A
VOLPE, THERESA
13715 GULF BLVD
MADEIRA BEACH, FL 33708-2532
Case Number: CE-24-122

RE Property: 13715 Gulf Blvd **Parcel #**15-31-15-34488-000-0060

Legal Description: GULF SHORES HARBOR SUB LOT 6 & LAND TO SEAWALL

COURTESY NOTICE OF CODE VIOLATION

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.

(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.

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.

(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 safely.

(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):

Building on property in disrepair.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to comply. If a permit cannot be obtained, the structure must be removed.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:

March 14, 2025

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.



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

March 17, 2025

VOLPE JOHN A TRE
VOLPE, JOHN A REV LIV TRUSTVOLPE, VINCENT
VOLPE, JENNIFER A
VOLPE, THERESA
13715 GULF BLVD
MADEIRA BEACH, FL 33708-2532
Case Number: CE-24-122

RE Property: 13715 Gulf Blvd **Parcel #**15-31-15-34488-000-0060

Legal Description: GULF SHORES HARBOR SUB LOT 6 & LAND TO SEAWALL

NOTICE OF CODE VIOLATION

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(2) Floors, interior walls and ceilings of every structure shall be structurally sound.

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Building Department

buildingdept@madeirabeachfl.gov

727-391-9951

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CERTIFIED MAIL



9589 0710 5270 2237 2060 85

Item 5E.

Municipal Drive
Madeira Beach, Florida 33708

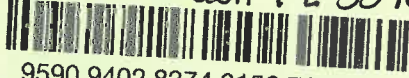
VOLPE JOHN A TRE
VOLPE, JOHN A REV LIV TRUSTVOLPE, VINCENT
VOLPE, JENNIFER A
VOLPE, THERESA
13715 GULF BLVD
MADEIRA BEACH, FL 33708-2532

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:

Volpe, John A Tre
 Volpe, John A Rev Liv Trust
 Volpe, Vincent
 Volpe, Jennifer A
 Volpe, Theresa
 13715 Gulf Blvd
 Madeira Beach FL 33708



9590 9402 8374 3156 7198 53

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2060 85

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

Domestic Return Receipt

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.

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Volpe, John A Rev Liv Trust
Volpe, Vincent
Volpe, Jennifer A
Volpe, Theresa
13715 Gulf Blvd
Madeira Beach FL 33708



9590 9402 8374 3156 7198 53

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2060 85

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

Item 5E.

A. Signature

X Donna Rule

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

X Donna Saks

C. Date of Delivery

- D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

Item 5E.



167

2024/10/16



Item 5E.

168

2024/10/16

A photograph showing a horizontal wooden beam painted orange. The beam is severely damaged, with a large section of the paint and wood missing, revealing the internal structure. A metal rod or bolt is visible passing through the beam. In the top left corner, there is some electronic equipment with cables. The background shows a corrugated metal roof.

Item 5E.

169

2024/10/16



Item 5E.

170

2024/10/16



Item 5E.

171

2024/10/16

A close-up photograph showing a significant structural failure at the junction of a ceiling and a wall. The ceiling consists of white, perforated metal slats. A horizontal metal beam is visible where the ceiling meets the wall. The wall is a textured, orange-brown material. There is a large, jagged hole in the wall where the beam is located. Below the beam, a vertical metal strip is visible, showing signs of corrosion and peeling paint. A black rectangular object, possibly a light fixture or sensor, is mounted on the wall to the right of the damage.

Item 5E.

172

2024/10/16

Item 5E.

173

2024/10/16

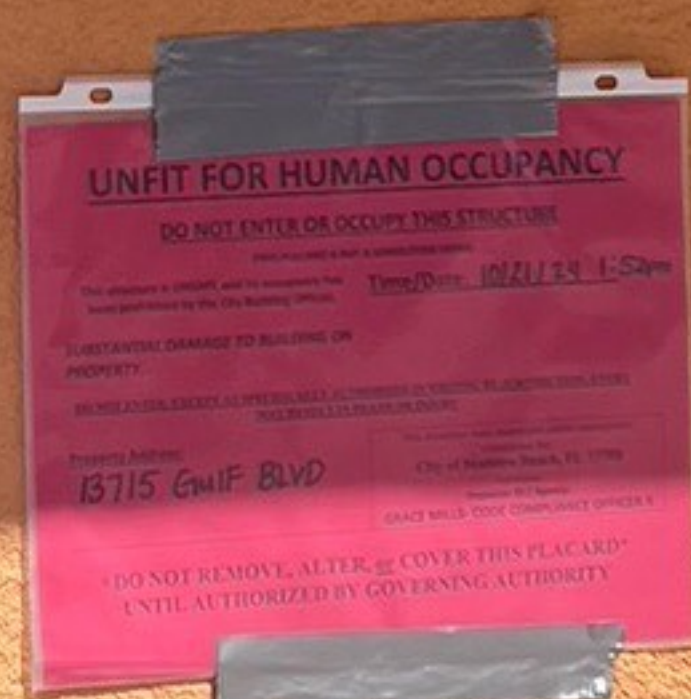
A close-up photograph of a wall corner. The wall is covered in a light beige, textured material. A bright blue strip is visible along the top edge of the corner. A vertical crack runs down the center of the corner, revealing a darker, possibly wooden or metal, structure underneath. The crack is filled with a white, fibrous material, likely insulation or a repair compound.

Item 5E.

174

2024/10/16

13715



13715 Gulf Blvd
Madeira Beach FL
10/21/24

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-122

VOLPE JOHN A TRE
VOLPE, JOHN A REV LIV TRUSTVOLPE, VINCENT
VOLPE, JENNIFER A
VOLPE, THERESA
13715 GULF BLVD
MADEIRA BEACH, FL 33708-2532

Respondents.

RE Property: 13715 Gulf Blvd

Parcel #15-31-15-34488-000-0060

Legal Description: GULF SHORES HARBOR SUB LOT 6 & LAND TO SEAWALL

AFFIDAVIT OF SERVICE

I, Holden Pinkard, 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 18 day of April, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 18 day of April, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 18 day of April, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 13715 Gulf Blvd, Parcel #15-31-15-34488-000-0060 the City of Madeira Beach.

On the 18 day of April, 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.



**Holden Pinkard, Building Compliance Supervisor
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 18th day of April, 2025, by Holden Pinkard, 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



**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-122

VOLPE JOHN A TRE
VOLPE, JOHN A REV LIV TRUSTVOLPE, VINCENT
VOLPE, JENNIFER A
VOLPE, THERESA
13715 GULF BLVD
MADEIRA BEACH, FL 33708-2532

Respondents.

RE Property: 13715 Gulf Blvd

Parcel #15-31-15-34488-000-0060

Legal Description: GULF SHORES HARBOR SUB LOT 6 & LAND TO SEAWALL

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. 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.

(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 safely.

(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

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.

Holden Pinkard

**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-122

VOLPE JOHN A TRE
VOLPE, JOHN A REV LIV TRUSTVOLPE, VINCENT
VOLPE, JENNIFER A
VOLPE, THERESA
13715 GULF BLVD
MADEIRA BEACH, FL 33708-2532
Respondents.

RE Property: 13715 Gulf Blvd

Parcel #15-31-15-34488-000-0060

Legal Description: GULF SHORES HARBOR SUB LOT 6 & LAND TO SEAWALL

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **28th** day of April , **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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(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

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.

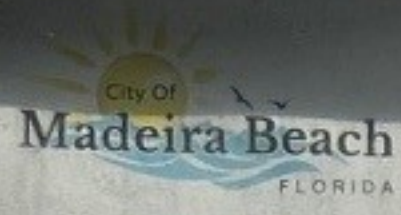
I DO HEREBY CERTIFY that a copy of the foregoing Notice of Hearing was mailed to Respondent(s) by certified mail, return receipt requested.

Dated this 18 day of April, 2025.

Holden Pinkard

**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**





MEETING NOTICES

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,
vs. CASE NO. CE-24-122

VOLPE JOHN A TRE
VOLPE, JOHN A REV LIV TRUST/VOLPE, VINCENT
VOLPE, JENNIFER A
VOLPE, THERESA
13715 GULF BLVD
MADEIRA BEACH, FL 33708-2532
Respondents.

RE Property: 13715 Gulf Blvd

Parcel #15-31-15-34488-000-0060

Legal Description: GULF SHORES HARBOR SUB LOT 6 & LAND TO SEAWALL

NOTICE OF HEARING

To whom it may concern:

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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

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,
vs. CASE NO. CE-24-238

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

RE Property: 265 E. Madeira Ave.

Parcel #09-31-15-60858-000-0400

Legal Description: NORTH MADEIRA SHORES LOT 40

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 28th day of April, 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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CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

February 14, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,
vs. CASE NO. CE-24-110

CLEVELAND, ARTHUR BARTON
PO BOX 113
PALOS VERDES ESTATES, CA 90274
Respondents.

RE Property: 14065 PALM ST

Parcel #18-31-15-34344-010-0010

Legal Description: GULF SHORES 2ND ADD BLK 1 LOT 1

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 24th day of February, 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):

DIVISION 2 - STRUCTURES UNFIT FOR OCCUPANCY

Sec. 14-91. - Declaration of unfit structure.
Whenever the enforcing authority finds that any structure constitutes a hazard to the safety, health, or welfare of the occupants or to the public because it lacks maintenance or because it lacks the sanitary facilities or equipment or otherwise fails to comply with the minimum provisions of this article, the may declare such structure as unfit for occupancy and order it to be vacated. It shall be unlawful to again occupy such structure until it or its occupancy, as the case may be, has been made to conform to the law.

(Code 1983, § 6-221)

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,
vs. CASE NO. CE-24-252

GOODMAN, WILLIAM P
GOODMAN, JANET S
172 131ST AVENUE CIR
MADEIRA BEACH, FL 33708
Respondents.

RE Property: 172 131ST AVE CIR

Parcel #15-31-15-97830-000-0080

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 8

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 31ST day of March, 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 other equipment, 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

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,
vs. CASE NO. CE-24-71

JPV Hotel Property, LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450
Respondents.

RE Property: 129th Ave E., Boardwalk Pl E., 146 Boardwalk Pl E., 204 Boardwalk Pl E., 206 Boardwalk Pl E., 210 Boardwalk Pl E., 214 Boardwalk Pl E.

Parcel #15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200

Legal Description: MITCHELL'S BEACH REVISED BLK 1, LOT 20, MITCHELL'S BEACH REVISED BLK 1, LOT 19, MITCHELL'S BEACH REVISED BLK 1, LOTS 17 AND 18, MITCHELL'S BEACH REVISED BLK 1, LOT 16, MITCHELL'S BEACH REVISED BLK 1, LOTS 14 AND 15, MITCHELL'S BEACH REVISED BLK 1, LOTS 2 AND 3, MITCHELL'S BEACH REVISED BLK 1, LOT 4, MITCHELL'S BEACH REVISED BLK 1, LOT 5, MITCHELL'S BEACH REVISED BLK 1, LOT 6, MITCHELL'S BEACH REVISED BLK 1, LOT 7, MITCHELL'S BEACH REVISED BLK 1, LOT 8, MITCHELL'S BEACH REVISED BLK 1, LOT 9

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 28th day of April, 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. 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. In granting any special

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 Monday, February 24th, 2025, at 12:00pm, at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708. The agenda for the hearing is listed below. This proceeding is available for viewing on Spectrum Television Channel 640 or 641 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

Application: VAR 2025-02
Applicant(s): John & Lynn Davidson
Property Owner(s): John & Lynn Davidson
Property Address: 530 S. DUNSTON DR. MADEIRA BEACH, FL 33708
Parcel ID: 10-31-15-34344-010-0010
Legal Description: GULF SHORES 2ND ADD BLK 1 LOT 1

Zoning/Future Land Use: R-1 Single-Family Residential/Residential Urban
Request: Conversion of nonconforming screen porch into living space while elevating home.

Specific Code Provisions: 15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200

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 comments in writing to the City of Madeira Beach, Florida 33708. You may become a party to this proceeding and may submit relevant evidence 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, FL 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: February 7th, 2025, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library

View more information about this application at <http://www.madeirabeachfl.gov/public-review-documents/>



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Item 5F.

Parcel Summary
(as of 16-Nov-2024)

Parcel Number

09-31-15-60858-000-0400

- Owner Name
KEYS, RANDALL W TRE
KEYS, RANDALL W REV TRUST
- Property Use
0820 Duplex-Triplex-Fourplex
- Site Address
265 E MADEIRA AVE
MADEIRA BEACH, FL 33708
- Mailing Address
356 145TH AVE E
MADEIRA BEACH, FL 33708-2116
- Legal Description
NORTH MADEIRA SHORES LOT 40
- Current Tax District
MADEIRA BEACH (MB)
- Year Built
1959

Heated SF	Gross SF	Living Units	Buildings
1,050	1,845	2	1

Parcel Map

Item 5F.



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Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications			
2026	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).			
2025	No	0%					
2024	No	0%					
Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22468/0403		278.01	A	Current FEMA Maps	Check for EC	Zoning Map	23/68

2024 Final Values


Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$710,000	\$449,283	\$449,283	\$710,000	\$449,283

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$700,000	\$408,439	\$408,439	\$700,000	\$408,439
2022	N	\$565,000	\$371,308	\$371,308	\$565,000	\$371,308
2021	N	\$374,600	\$337,553	\$337,553	\$374,600	\$337,553
2020	N	\$327,331	\$306,866	\$306,866	\$327,331	\$306,866

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2019	N	\$308,412	\$270,698	\$270,698	\$308,412	\$270,698

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
21-Mar-2023	\$100	U	I	KEYS RANDALL W	KEYS RANDALL W TRE	22468/0403
16-Jul-2015	\$0	U	I	LAROCCA CHARLOTTE L	KEYS RANDALL W	18852/1582
15-Feb-2007	\$350,000	Q	I	SMITH ANTHONY E DECD	KEYS, RANDALL W	15640/0181
05-Nov-1997	\$100	U	I	SMITH ANTHONY E TR	SMITH, BRAD E	09895/2525
18-Sep-1997	\$100	U	I	SMITH ANTHONY E	SMITH, ANTHONY E	09844/0059

2024 Land Information

Land Area: \cong 4,500 sf | \cong 0.10 acres

Frontage and/or View: Canal/River

Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	45x100	\$12,900	45.00	FF	1.1100	\$644,355

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements		Sub Area	Heated Area SF	Gross Area SF
Foundation:	Continuous Footing Poured			
Floor System:	Slab On Grade	Base (BAS):	1,050	1,050
Exterior Walls:	Cb Stucco/Cb Reclad	Open Porch Unfinished (OPU):	0	162
Unit Stories:	1	Screen Porch Unfinished (SPU):	0	153
Living Units:	2	Utility Unfinished (UTU):	0	480
Roof Frame:	Gable Or Hip	Total Area SF:	1,050	1,845
Roof Cover:	Bu Tar & Gravel Alt			
Year Built:	1959			
Building Type:	Duplex - 4-Plex			
Quality:	Average			
Floor Finish:	Carpet/ Vinyl/Asphalt			
Interior Finish:	Drywall/Plaster			
Heating:	Unit/Space/Wall/Floor			
Cooling:	None			
Fixtures:	6			

Structural Elements

Effective Age: 41

Item 5F.

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$58.00	240.0	\$13,920	\$11,971	2019

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
D&L4207	DOCK	11/14/2019	\$16,552
P49819-19	DOCK	11/04/2019	\$0
PER-H-CB298540	ROOF	06/22/2004	\$2,300

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

March 4, 2025

KEYS, RANDALL W TRE
KEYS, RANDALL W REV TRUST
356 145TH AVE E
MADEIRA BEACH, FL 33708-2116
Case Number: CE-24-238

RE Property: 265 E MADEIRA AVE **Parcel #**09-31-15-60858-000-0400

Legal Description: NORTH MADEIRA SHORES LOT 40

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.

Violation Detail(s):

Building on property heavily damaged. Property requiring maintenance/ action.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to bring the property into compliance. If a permit cannot be obtained, the structure must be removed.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:
March 18, 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.



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.

265 E Madeira Ave
11/16/2024



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11/16/2024



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11/16/2024

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11/16/2024

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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

March 24, 2025

KEYS, RANDALL W TRE
KEYS, RANDALL W REV TRUST
356 145TH AVE E
MADEIRA BEACH, FL 33708-2116
Case Number: CE-24-238

RE Property: 265 E MADEIRA AVE **Parcel #**09-31-15-60858-000-0400

Legal Description: NORTH MADEIRA SHORES LOT 40

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.

Violation Detail(s):

Building on property heavily damaged. Property requiring maintenance/ action.

Corrective Action(s):

Either the property owner and/or licensed contractor will need to apply for and obtain a building permit to bring the property into compliance. If a permit cannot be obtained, the structure must be removed.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:
April 7, 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.



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265 E Madeira Ave
11/16/2024



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265 E Madeira Ave
11/16/2024



265 E Madeira Ave
11/16/2024

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265 E Madeira Ave
11/16/2024

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CERTIFIED MAIL®



9589 0710 5270 2237 2062 52

Item 5F.

icipal Drive
h, Florida 33708

KEYS, RANDALL W TRE
KEYS, RANDALL W REV TRUST
356 145TH AVE E
MADEIRA BEACH, FL 33708-2116
Case Number: CE-24-238

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:

Keys, Randall W Tre
 Keys, Randall W Rev Trust
 356 145th Ave E
 Madeira Beach FL 33708
 Ce-24-238



9590 9402 8374 3156 7196 24

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2062 52

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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☐ Registered Mail Restricted Delivery (\$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

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:

Keys, Randall w. Tre
 Keys, Randall w Treer Trust
 356 145th Ave E.
 Madeira Beach FL 33708



9590 9402 7951 2305 9232 46

ce-24-238

2. Article Number (Transfer from service label)

9589 0710 5270 1421 4930 96

PS Form 3811, July 2020 PSN 7530-02-000-9000

COMPLETE THIS SECTION ON DELIVERY

A. Signature

Item 5F.

X

B. Received by (Printed Name)

C. Date of Delivery

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

Domestic Return Receipt

265

UNFIT FOR HUMAN OCCUPANCY
DO NOT ENTER OR OCCUPY THIS STRUCTURE

THIS NOTICE IS REQUIRED BY THE HOA AND THE CITY OF PALM BEACH. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN THE STRUCTURE IN A SAFE AND SOUND CONDITION. IF THE STRUCTURE IS FOUND TO BE UNFIT FOR HUMAN OCCUPANCY, THE CITY OF PALM BEACH MAY TAKE ACTION TO REMOVE OR DEMOLISH THE STRUCTURE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH ACTION.

PROPERTY ADDRESS: 265 S. PALM BEACH BLVD., PALM BEACH, FL 33480
CITY OF PALM BEACH, FL 33480
PHONE: 561-855-1234
WWW.PALMBEACHFL.GOV

**DO NOT REMOVE, ALTER, OR COVER THIS PLACARD
UNTIL AUTHORIZED BY GOVERNING AUTHORITY**







**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-238

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

RE Property: 265 E. Madeira Ave.

Parcel #09-31-15-60858-000-0400

Legal Description: NORTH MADEIRA SHORES LOT 40

AMENDED AFFIDAVIT OF SERVICE

I, Holden Pinkard, 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 18 day of April, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 18 day of April, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 18 day of April, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 265 E. Madeira Ave., Parcel #09-31-15-60858-000-0400 the City of Madeira Beach.

On the 18 day of April, 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.


Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**STATE OF FLORIDA****COUNTY OF PINELLAS**

The foregoing instrument was acknowledged before me, the undersigned authority, by means of 0 physical presence or online notarization, this 22 day of April, 2025, by Holden Pinkard, who is personally known to me, or produced as identification. My Commission Expires: 4/5/29

Notary Public- State of Florida



Print or type Name.



**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-238

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

RE Property: 265 E. Madeira Ave.

Parcel #09-31-15-60858-000-0400

Legal Description: NORTH MADEIRA SHORES LOT 40

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. 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.

(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 safely.

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.

Holden Pinkard

**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-238

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

RE Property: 265 E. Madeira Ave.

Parcel #09-31-15-60858-000-0400

Legal Description: NORTH MADEIRA SHORES LOT 40

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **28th** day of ___April___, **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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(11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safely.

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 _18_ day of ____April____, 2025.

Holden Pinkard

**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**





MEETING NOTICES

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-122

VOLPE JOHN A TRE
VOLPE, JOHN A REV LIV TRUSTVOLPE, VINCENT
VOLPE, JENNIFER A
VOLPE, THERESA
13715 GULF BLVD
MADEIRA BEACH, FL 33708-2532
Respondents.

RE Property: 13715 Gulf Blvd

Parcel #15-31-15-34488-000-0060

Legal Description: GULF SHORES HARBOR SUB LOT 6 & LAND TO SEAWALL

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 28th day of April, 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.

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Sec. 14-70. - Same—General maintenance.

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Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-238

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

RE Property: 265 E. Madeira Ave.

Parcel #09-31-15-60858-000-0400

Legal Description: NORTH MADEIRA SHORES LOT 40

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 28th day of April, 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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Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

February 14, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-110

CLEVELAND, ARTHUR BARTON
PO BOX 113
PALOS VERDES ESTATES, CA 90274
Respondents.

RE Property: 14065 PALM ST

Parcel #18-31-15-34344-010-0010

Legal Description: GULF SHORES 2ND ADD BLK 1 LOT 1

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 24th day of February, 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):

DIVISION 2 - STRUCTURES UNFIT FOR OCCUPANCY

Sec. 14-91. - Declaration of unfit structure.
Whenever the enforcing authority finds that any structure constitutes a hazard to the safety, health, or welfare of the occupants or to the public because it lacks maintenance or because it lacks the sanitary facilities or equipment or otherwise fails to comply with the minimum provisions of this article, the may declare such structure as unfit for occupancy and order it to be vacated. It shall be unlawful to again occupy such structure until it or its occupancy, as the case may be, has been made to conform to the law.

(Code 1983, § 6-221)

Page 1 of 1

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-252

GOODMAN, WILLIAM P
GOODMAN, JANET S
172 131ST AVENUE CIR
MADEIRA BEACH, FL 33708
Respondents.

RE Property: 172 131ST AVE CIR

Parcel #15-31-15-97830-000-0080

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 8

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 31ST day of March, 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 other equipment, 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

Page 1 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-71

JPV Hotel Property, LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450
Respondents.

RE Property: 129th Ave E., Boardwalk Pl E., 146 Boardwalk Pl E., 204 Boardwalk Pl E., 206 Boardwalk Pl E., 210 Boardwalk Pl E., 214 Boardwalk Pl E.

Parcel #15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200

Legal Description: MITCHELL'S BEACH REVISED BLK 1, LOT 20, MITCHELL'S BEACH REVISED BLK 1, LOT 19, MITCHELL'S BEACH REVISED BLK 1, LOTS 17 AND 18, MITCHELL'S BEACH REVISED BLK 1, LOT 16, MITCHELL'S BEACH REVISED BLK 1, LOTS 14 AND 15, MITCHELL'S BEACH REVISED BLK 1, LOTS 2 AND 3, MITCHELL'S BEACH REVISED BLK 1, LOT 4, MITCHELL'S BEACH REVISED BLK 1, LOT 5, MITCHELL'S BEACH REVISED BLK 1, LOT 6, MITCHELL'S BEACH REVISED BLK 1, LOT 7, MITCHELL'S BEACH REVISED BLK 1, LOT 8, MITCHELL'S BEACH REVISED BLK 1, LOT 9

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 28th day of April, 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. 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. In granting any special

Page 1 of 3

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 Monday, February 24th, 2025, at 12:00 p.m., at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708. The agenda for the hearing is listed below. This proceeding is available for viewing on Spectrum Television Channel 37. Access Code: 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

Application: VAR 2025-02
Applicant(s): John & Lynn Davidson
Property Owner(s): John & Lynn Davidson
Property Address: 530 S DAVENPORT DR, MADEIRA BEACH, FL 33708
Parcel ID: 10-31-15-34344-010-0010
Legal Description: GULF SHORES 2ND ADD BLK 1 LOT 1

Zoning/Future Land Use: R-1 Single-Family Residential/Residential Urban

Request: Conversion of nonconforming screen porch into living space while elevating home.

Specific Code Provisions: 15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200

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 comments in writing to the City of Madeira Beach, Florida 33708. You may become a party to this proceeding and may submit relevant evidence 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, FL 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: February 7th, 2025, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library

View more information about this application at <http://madeirabeachfl.gov/public-review-documents/>



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Item 5G.

Parcel Summary (as of 02-Dec-2024)

Parcel Number

15-31-15-65322-026-0020

- Owner Name
MCFARLANE, SHIRLEY A
- Property Use
0820 Duplex-Triplex-Fourplex
- Site Address
**433 BOCA CIEGA DR
MADEIRA BEACH, FL 33708**
- Mailing Address
**864 N MILFORD RD
HIGHLAND, MI 48357-4548**
- Legal Description
PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOTS 2 AND 3
- Current Tax District
MADEIRA BEACH ([MB](#))
- Year Built
1948

Heated SF	Gross SF	Living Units	Buildings
1,860	2,248	3	1

Parcel Map



Pinellas County Property Appraiser

Powered by Esri (<http://www.esri.com>)

217

Exemptions

Item 5G.

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info							
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
09206/0664	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	23/66

2024 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	\$1,600,000	\$860,398	\$860,398	\$1,600,000	\$860,398

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	\$1,520,000	\$782,180	\$782,180	\$1,520,000	\$782,180
2022	N	\$1,325,000	\$711,073	\$711,073	\$1,325,000	\$711,073
2021	N	\$792,300	\$646,430	\$646,430	\$792,300	\$646,430
2020	N	\$691,891	\$587,664	\$587,664	\$691,891	\$587,664
2019	N	\$633,778	\$534,240	\$534,240	\$633,778	\$534,240

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
29-Dec-1995	\$100	U	I	TWORK CLARENCE	TWORK, CLARENCE	09206/0664

2024 Land Information

Land Area: \cong 13,138 sf \cong 0.30 acres		Frontage and/or View: Intracoastal		Seawall: Yes		
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	101x111	\$15,500	101.00	FF	.9923	\$1,553,446

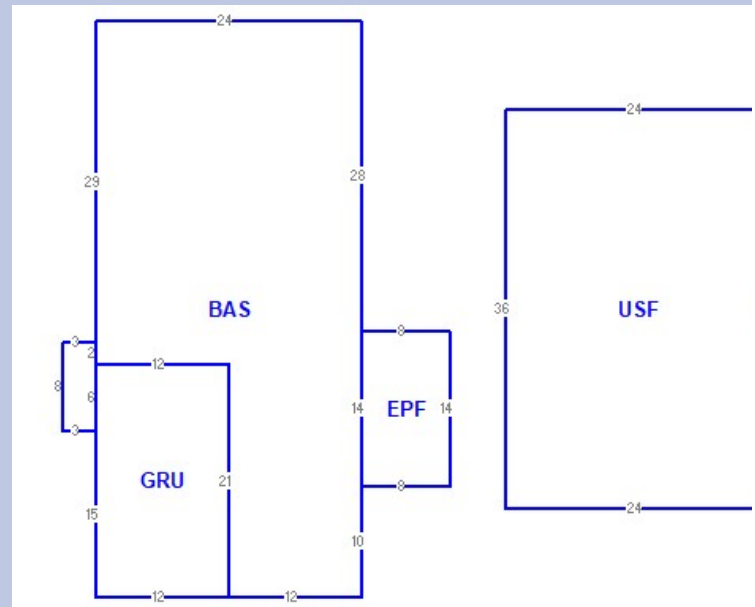
2024 Building 1 Structural Elements and Sub Area Information

Item 5G.

Structural Elements

Foundation:	Continuous Footing Poured
Floor System:	Slab On Grade
Exterior Walls:	Concrete Block
Unit Stories:	2
Living Units:	3
Roof Frame:	Gable Or Hip
Roof Cover:	Shingle Composition
Year Built:	1948
Building Type:	Duplex - 4-Plex
Quality:	Average
Floor Finish:	Carpet/ Vinyl/Asphalt
Interior Finish:	Drywall/Plaster
Heating:	Unit/Space/Wall/Floor
Cooling:	None
Fixtures:	12
Effective Age:	46

Sub Area	Heated Area SF	Gross Area SF
Base (BAS):	996	996
Upper Story (USF):	864	864
Enclosed Porch (EPF):	0	112
Garage Unfinished (GRU):	0	252
Utility Unfinished (UTU):	0	24
Total Area SF:	1,860	2,248

**2024 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$48.00	72.0	\$3,456	\$1,382	1948
DOCK	\$48.00	120.0	\$5,760	\$2,304	1986
PATIO/DECK	\$14.00	132.0	\$1,848	\$739	1963

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
PER-H-CB09-01010	MISCELLANEOUS	02/12/2009	\$800
M3169302	DOCK	07/25/2002	\$0
2255982	DOCK	07/08/2002	\$2,357
PER-H-CB224790	ROOF	10/24/2000	\$5,000
PER-H-CB194252	SEA WALL	04/02/1999	\$10,000

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

March 5, 2025

MCFARLANE, SHIRLEY A
864 N MILFORD RD
HIGHLAND, MI 48357-4548
Case Number: CE-24-254

RE Property: 433 BOCA CIEGA DR **Parcel #**15-31-15-65322-026-0020

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOTS 2 AND 3

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

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.

fire hazards eliminated, and adjoining properties will be protected from conditions which tend to decrease the property values of surrounding properties.

(2)Floors, interior walls and ceilings of every structure shall be structurally sound.

(4)All roofs shall have a suitable covering free of holes, cracks or excessively worn surfaces, which will prevent the entrance of moisture into the structure and provide reasonable durability. Metal roofs showing signs of corrosion shall be painted with an approved product or have similar protective coating applied in accordance with the manufacturer's specifications.

(11)Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safety.

Violation Detail(s):

Building on property requiring interior and exterior maintenance due to damages.

Corrective Action(s):

Either the property owner and/or a licensed contractor will need to apply for and obtain all required permits to bring all violations into compliance. If a permit cannot be obtained, the structure must be removed.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:
March 19, 2025

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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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

March 19, 2025

MCFARLANE, SHIRLEY A
864 N MILFORD RD
HIGHLAND, MI 48357-4548
Case Number: CE-24-254

RE Property: 433 BOCA CIEGA DR **Parcel #**15-31-15-65322-026-0020

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOTS 2 AND 3

NOTICE OF CODE VIOLATION

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Ordinance(s):

Sec. 14-69. - Same—Maintenance of the exterior of premises.

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Violation Detail(s):

Building on property requiring interior and exterior maintenance due to damages.

Corrective Action(s):

Either the property owner and/or a licensed contractor will need to apply for and obtain all required permits to bring all violations into compliance. If a permit cannot be obtained, the structure must be removed.

Please reply with a plan of corrections before the follow-up date listed:

Follow up date:
April 2, 2025

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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Municipal Drive
Ponce de Leon, Florida 33708

CERTIFIED MAIL®



9589 0710 5270 2237 2063 06

Item 5G.

March 19, 2025

McFARLANE, SHIRLEY A
864 N MILFORD RD
HIGHLAND, MI 48357-4548
Case Number: CE-24-254

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:

McFarlane, Shirley A
 864 N Milford Rd
 Highland, MI 48357
 Ce-24-254



9590 9402 8374 3156 7198 39

2. Article Number (Transfer from service label)

9589 0710 5270 2237 2063 06

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

- 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

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

ured Mail
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Domestic Return Receipt

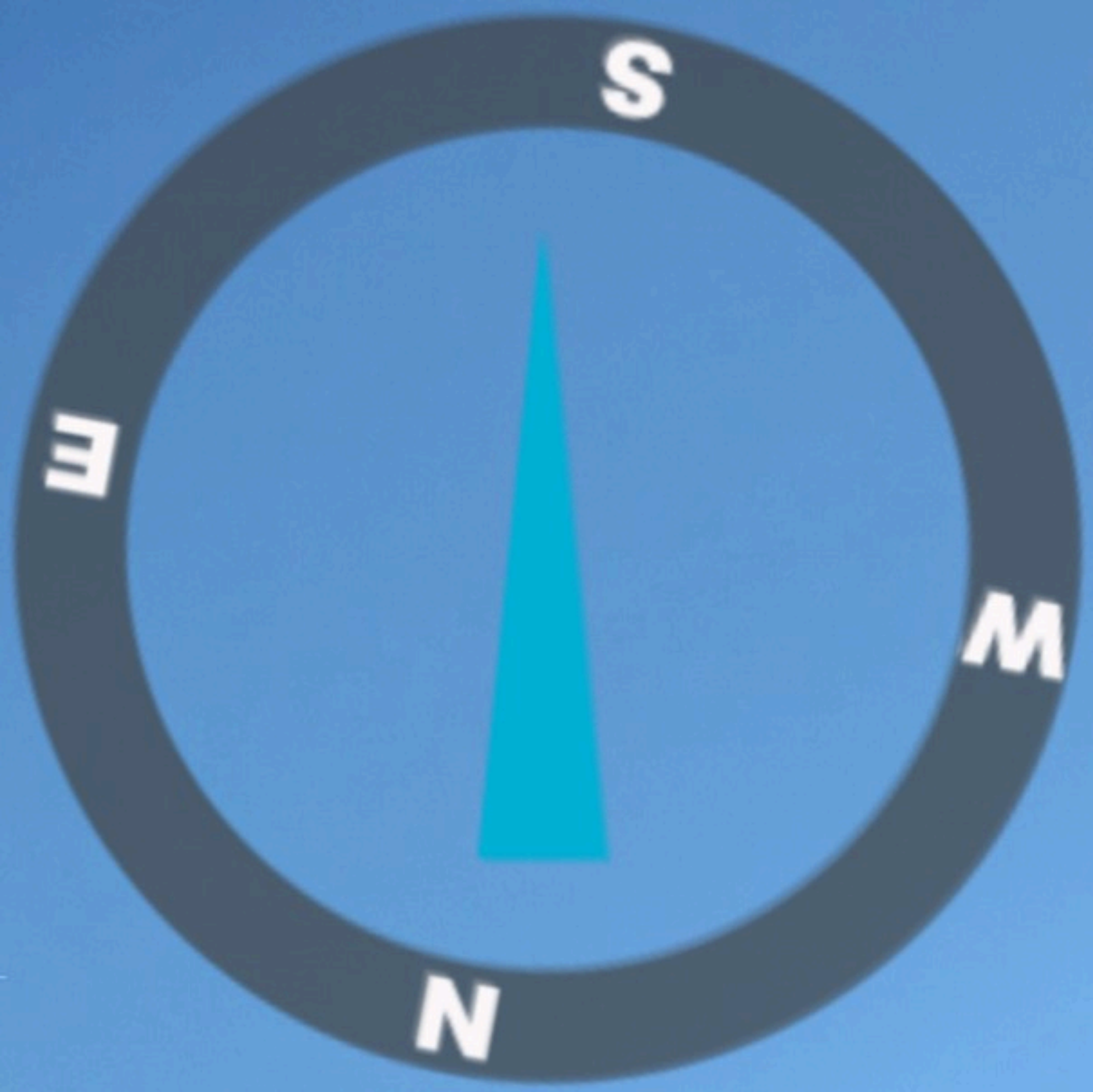


433



Dec 2, 2024 1:18:41 PM
140° SE
433 Boca Ciega Drive
Madeira Beach
Pinellas County
Florida

juju
Index number: 483



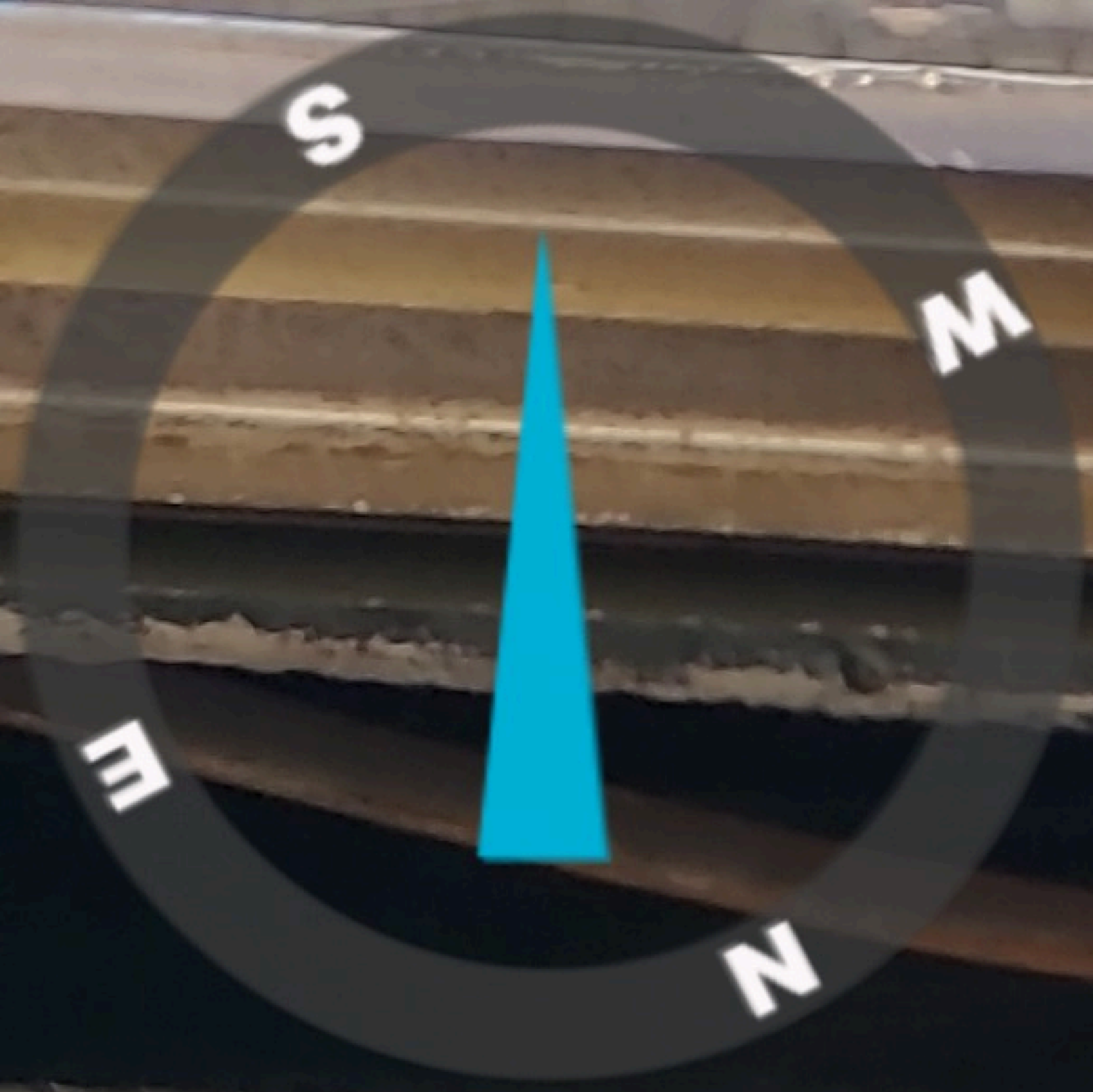
Dec 2, 2024 1:18:59 PM
180° S
433 Boca Ciega Drive
Madeira Beach
Pinellas County
Florida

juju
Index number: 484



Dec 2, 2024 1:19:05 PM
237° SW
433 Boca Ciega Drive
Madeira Beach
Pinellas County
Florida

juju
Index number: 485



Dec 2, 2024 1:19:10 PM
208° SW
433 Boca Ciega Drive
Madeira Beach
Pinellas County
Florida

juju
Index number: 486



Dec 2, 2024 1:19:14 PM
261° W
433 Boca Ciega Drive
Madeira Beach
Pinellas County
Florida

juju
Index number: 487

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-254

McFARLANE, SHIRLEY A
864 N MILFORD RD
HIGHLAND, MI 48357-4548
Case Number: CE-24-254
Respondents.

RE Property: 433 Boca Ciega Dr.

Parcel #15-31-15-65322-026-0020

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOTS 2 AND 3

AMENDED AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, depose and says the following:

That pursuant to Florida Statute 162.12,

On the 18 day of April, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 18 day of April, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 18 day of April, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 433 Boca Ciega Dr., Parcel #15-31-15-65322-026-0020 the City of Madeira Beach.

On the 18 day of April, 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.



**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me, the undersigned authority, by means of X physical presence or _____ online notarization, this 22 day of April, 2025, by Holden Pinkard, who is personally known to me, or produced _____ as identification. My Commission Expires: 4/5/29

Notary Public- State of Florida



Print or type Name.



**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-254

McFARLANE, SHIRLEY A
864 N MILFORD RD
HIGHLAND, MI 48357-4548

Respondents.

RE Property: 433 Boca Ciega Dr.

Parcel #15-31-15-65322-026-0020

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOTS 2 AND 3

AMENDED 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. 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.

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(11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safely.

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.



Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-254

McFARLANE, SHIRLEY A
864 N MILFORD RD
HIGHLAND, MI 48357-4548

Respondents.

RE Property: 433 Boca Ciega Dr.

Parcel #15-31-15-65322-026-0020

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOTS 2 AND 3

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **MONDAY** the **28th** day of ____ April ____, **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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(11) Foundation and walls shall be maintained structurally sound, free from defects and damage and capable of bearing imposed loads safely.

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 _18_ day of ____April____, 2025.

Holden Pinkard

**Holden Pinkard, Building Compliance Supervisor
City of Madeira Beach**





MEETING NOTICES

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-122

VOLPE JOHN A TRE
VOLPE, JOHN A REV LIV TRUST/VOLPE, VINCENT
VOLPE, JENNIFER A
VOLPE, THERESA
13715 GULF BLVD
MADEIRA BEACH, FL 33708-2532
Respondents

RE Property: 13715 Gulf Blvd

Parcel #15-31-15-34488-000-0060

Legal Description: GULF SHORES HARBOR SUB LOT 6 & LAND TO SEAWALL

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 28th day of April, 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):

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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

Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-238

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

RE Property: 265 E. Madeira Ave.

Parcel #09-31-15-60858-000-0400

Legal Description: NORTH MADEIRA SHORES LOT 40

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 28th day of April, 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

Page 1 of 3

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

February 14, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-110

CLEVELAND, ARTHUR BARTON
PO BOX 113
PALOS VERDES ESTATES, CA 90274
Respondents

RE Property: 14065 PALM ST

Parcel #18-31-15-34344-010-0010

Legal Description: GULF SHORES 2ND ADD BLK 1 LOT 1

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 24th day of February, 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):

DIVISION 2 - STRUCTURES UNFIT FOR OCCUPANCY

Sec. 14-91. - Declaration of unfit structure. Whenever the enforcing authority finds that any structure constitutes a hazard to the safety, health, or welfare of the occupants or to the public because it lacks maintenance or because it lacks the sanitary facilities or equipment or otherwise fails to comply with the minimum provisions of this article, the may declare such structure as unfit for occupancy and order it to be vacated. It shall be unlawful to again occupy such structure until it or its occupancy, as the case may be, has been made to conform to the law.

(Code 1983, § 6-221)

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CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

March 20, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-252

GOODMAN, WILLIAM P
GOODMAN, JANET S
172 131ST AVENUE CIR
MADEIRA BEACH, FL 33708
Respondents

RE Property: 172 131ST AVE CIR

Parcel #15-31-15-97830-000-0080

Legal Description: WILLIAM'S, BILL MADEIRA HARBOR SUB 1ST ADD LOT 8

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 31ST day of March, 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 other equipment, 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

Page 1 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

April 18, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-24-71

JPV Hotel Property, LLC
101 150TH AVE
ST PETERSBURG, FL 33708-2450
Respondents

RE Property: 129th Ave E., Boardwalk Pl E., 146 Boardwalk Pl E., 204 Boardwalk Pl E., 206 Boardwalk Pl E., 210 Boardwalk Pl E., 214 Boardwalk Pl E.

Parcel #15-31-15-58320-001-0020, 15-31-15-58320-001-0040, 15-31-15-58320-001-0050, 15-31-15-58320-001-0060, 15-31-15-58320-001-0070, 15-31-15-58320-001-0080, 15-31-15-58320-001-0090, 15-31-15-58320-001-0140, 15-31-15-58320-001-0160, 15-31-15-58320-001-0170, 15-31-15-58320-001-0190, 15-31-15-58320-001-0200

Legal Description: MITCHELL'S BEACH REVISED BLK 1, LOT 20, MITCHELL'S BEACH REVISED BLK 1, LOT 19, MITCHELL'S BEACH REVISED BLK 1, LOTS 17 AND 18, MITCHELL'S BEACH REVISED BLK 1, LOT 16, MITCHELL'S BEACH REVISED BLK 1, LOTS 14 AND 15, MITCHELL'S BEACH REVISED BLK 1, LOTS 2 AND 3, MITCHELL'S BEACH REVISED BLK 1, LOT 4, MITCHELL'S BEACH REVISED BLK 1, LOT 5, MITCHELL'S BEACH REVISED BLK 1, LOT 6, MITCHELL'S BEACH REVISED BLK 1, LOT 7, MITCHELL'S BEACH REVISED BLK 1, LOT 8, MITCHELL'S BEACH REVISED BLK 1, LOT 9

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on MONDAY the 28th day of April, 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. 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. In granting any special

Page 1 of 3



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 Monday, February 24th, 2025, at 12:00 p.m., at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708. The agenda for the hearing is listed below. This proceeding is available for viewing on Spectrum Television 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

Application: VAR 2025-02

Applicant(s): John & Lynn Davidson

Property Owner(s): John & Lynn Davidson, 300 MADEIRA BEACH, FL 33708

Property Address: 530 S DAVIDSON DR, MADEIRA BEACH, FL 33708

Parcel ID: 10-31-15-34344-010-0010

Legal Description: GULF SHORES 2ND ADD BLK 1 LOT 1

Zoning/Future Land Use: R-1 Single-Family Residential/Residential Urban

Request: Conversion of nonconforming screen porch into living space while elevating home.

Specific Code Provisions: 110-124.1(a) That any addition, alteration or renovation to the structure shall not increase the height of nonconformity or result in the conversion of a nonconforming carport, garage, screen enclosure, pool, deck, storage area or other non-habitable area into a habitable area unless specifically approved by the special magistrate.

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 comments in writing to the City of Madeira Beach, Florida 33708.

Sworn testimony of witnesses and relevant exhibits and other documentary evidence and to create a permanent record of the hearing, you may be sworn in as a witness and your name may be added to the list of witnesses.

The notice, which is attached, can be filed in the Community Development Department not less than five days prior to the hearing. The application is on file in the Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, FL 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: February 7th, 2025, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library

View more information about this application at <http://madeirabeachfl.gov/public-review-documents/>