

To the Special Magistrate for Hearing SE 2025-01 Amanda Huffman/Barefoot Beach:

My name is Joann Klaben. I live at 13303 Gulf Lane, 2 houses north of the Barefoot Beach Property. I was present at the hearing in April and would like to note that there were twelve neighbors there in person to speak against approval of rooftop usage, in addition to all the letters you also received. I apologize that I cannot be there for this rescheduled hearing; but would like you to understand that this is the first time since 2016 that I was not there in person to protest rooftop usage and liquor approval regarding the Barefoot Beach Hotel properties.

Gulf Lane is one of the last remaining areas of residential beachfront properties in Madeira Beach. Gulf Lane is a single car width road that is primarily single family and multi-family residential. The Lane is, and has always been, a family-based neighborhood. We wish to preserve the quiet, safe, family -oriented atmosphere of our Gulf Lane neighborhood. Adding rooftop usage/events, as a first step for a Barefoot Beach Liquor license, will 100% most definitely change the current characteristic of our neighborhood with concerns regarding noise, safety, public drunkenness and lack of city/police enforcement.

The neighbors have been active since the planning stages of the hotel, attending the meetings and voicing concerns about the rooftop bar proposal "changing the characteristic of the neighborhood." Meeting minutes from the 2015 planning meeting show several neighbors using that exact phrase. This is ironic since the Huffmans and Barefoot Beach state in their current application that rooftop usage/liquor will not change the characteristics. That seems to be the key issue you need to decide on. At that 2015 meeting, as well as in other contacts with the city, Jack Bodziak the Barefoot representative stated, "the rooftop bar has submitted plans and it has a 15-20 seat capacity that is only allowed to be used by tenants." The hotel was approved by the city with that intent only (despite continued protest by neighbors against approval of any bar at all).

- 15-20 tenant indoor bar space
- NOT a full roof event space
- NOT 50+ people event/bar area

What the Barefoot Hotel is asking for not only changes the characteristics of our neighborhood, but it also goes against what was promised to the City when the City approved its construction. I would respectfully ask that you consider denying the application request on that point alone.

I would also ask you to consider the character and response of the Barefoot Beach management in making your decision. Madeira Beach City Manager, Robin Gomez, has sat through many individual and group meetings with the neighbors regarding Barefoot Beach holding events on

the rooftop. Each time Mr. Gomez has told us that events are not allowed. On Dec. 7, 2020, Barefoot Beach rented out the rooftop for a corporate Christmas party with amplified music that could be heard from 131st street to beyond 136th street. That is a quarter mile in each direction from the hotel. At my house, two houses from Barefoot, the music was heard in every room. When I contacted Barefoot to turn the music down, I was told "no" by the front desk employee and that "only Aaron Huffman could authorize that." When Mr. Huffman called me back an hour later, he said there was nothing I could do about the noise since it was before 10pm. When I said I was trying to be neighborly by asking him vs. calling the police, Mr. Huffman's response was "I am here to make money, not friends with the neighbors." I ended up having to call the police before Mr. Huffman had the music turned down. Mr. Huffman's response to noise created at an event that was not allowed by the city (and totally outside of Mr. Bodziak's representation of what the rooftop use would be at the original pitch to the city for building approval), was just the beginning of his complete disregard for the city rules and the hotel's surrounding neighbors.

Other neighbors will be speaking about other specific problems with the Barefoot property so I will not list each one that I am aware of. I would, however, like to address issues in the fall of 2023 when the Barefoot properties were applying for a liquor license through the City. Prior to the formal commission meeting, I met with Mr. Gomez on Oct 3rd and mentioned to him that the hotel was still hosting events on the rooftop. Mr. Gomez again stated that NO Events were allowed. The following night, the Gulf Lane neighbors were meeting to discuss the upcoming commission meeting and the Barefoot liquor application. Mr. Huffman had heard about our neighborhood meeting and asked if he could attend and speak with us. At the meeting which Mr. Huffman attended, we mentioned that Barefoot was not allowed to hold events on the roof. His arrogant response was that he had held 12 events in the prior 8 months. Again, he demonstrated a complete disregard for the city rules. At this same meeting, Mr. Huffman said that if there were any problems we should contact him directly. In late November 2023, I was at my house and heard amplified music from the rooftop of the Barefoot Hotel. I walked over to look for Mr. Huffman to ask that the amplified music be turned off. No one was in the office, so I went up to the roof where there was a wedding reception taking place. Music was coming from a speaker and when I asked if Mr. Huffman or someone from Barefoot was there, a woman (mother of bride or groom) said no and that it was a private party. I left and called Mr. Gomez the following day. When Mr. Gomez emailed the hotel about the event, the Dec 5th emailed response from Barefoot Beach management was that their event planner had been there on the roof and she couldn't hear the music from the speakers where she was. So Barefoot Beach, who isn't supposed to be having events or amplified music, responds with an email citing an Event Planner (who was unseen by me or called upon by the wedding mother) who supposedly didn't hear the speakers from where she was on the roof (again, no amplified music supposed

to be allowed). How would I have even known about a wedding seven stories up, if I hadn't heard the music amplified from the speakers?

One thing you will notice in both examples above and others you will hear at the hearing is that enforcement of any rules put in place by the city is lacking. The City has been unable since the first incident in 2020 to stop Barefoot Management from holding unauthorized events. I can't even suggest that they be fined because what amount of fine would be enough? One former Barefoot employee told me that in order to have an event on the rooftop, the party was required to book the top two floors as a noise precaution for other hotel guests. I am assuming that requirement is in addition to paying a rental fee for the rooftop event space. If they are potentially making tens of thousands of dollars on an event, why wouldn't they completely disregard any restrictions the town has set? What would a \$50, \$250, or \$500 fine mean against those rental figures? I am asking you to deny outright rooftop usage, events, liquor/bar. However, should you pass this application, please consider that severe enough consequences need to be in place should Barefoot Beach management fail to follow whatever conditions you and the City set in place.

Barefoot Beach Hotel is a hotel built in the middle of residential homes on a sleepy little lane. Adding alcohol and rooftop events/bar will NOT revitalize our homes (as the applicant alleges in her application), it will diminish the safe, family atmosphere we have been accustomed to having as tax-paying residents and fully have a negative impact on Gulf Lane. For the last ten years, the town's stance has been no events, no alcohol, no amplified noise. We ask the Town, through you, to support what they have been saying and to uphold the residential atmosphere of Gulf Lane.

Respectfully submitted,

Joann Klaben

FW: Special Magistrate Hearing SE 2025-01 Barefoot Beach Resort

From Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>

Date Thu 4/24/2025 1:32 PM

To Morris, Andrew <Amorris@madeirabeachfl.gov>

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

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



From: Jerry Klaben <jklaben99@gmail.com>

Sent: Thursday, April 24, 2025 1:16 PM

To: Planning <planning@madeirabeachfl.gov>

Subject: Special Magistrate Hearing SE 2025-01 Barefoot Beach Resort

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

My name is Jerry Klaben. I live at 13303 Gulf Ln, Madeira Beach - two houses north of the Barefoot Beach Resort. I am an affected party in hearing SE 2025-01. Unfortunately, I work during the day and am unable to attend the hearing in person. While my wife will be in person at the hearing and going into greater detail on all of the reasons why our family is opposed to rooftop usage at the Barefoot Resort, I would also like to clearly express that I am 100% against any rooftop usage/events/bar on the Barefoot Resort property.

My concerns include noise, public drunkenness, the inability for the town to "enforce" any restrictions that might be conditional to usage approval, and most importantly, a concern with the complete disregard that Barefoot Management has had in the past for rules, included in their Planned Development and continually reiterated to them by the Town. That last item is extremely important as past behavior is the best indicator of future potential behavior.

Gulf Lane, which runs between the two Barefoot Hotel properties, is a single width lane. It is primarily residential and lodging/sleep based. My first concern is noise. The noise that rooftop usage/events/bar will bring is contrary to the Barefoot claims that they will not disrupt the

characteristics of the neighborhood. Highlighting my concern about the disregard Barefoot has for the rules, Barefoot, despite the town saying no events, has held (unauthorized by town "rules" or PD) a Christmas party, multiple weddings, and other events in the past. The noise from the Christmas party music could be heard, not only inside of our house, but outdoors for more than a quarter mile in all directions. When called, their manager, Aaron, was belligerent, refused to turn the music down, and we had to call the police. Which leads to the third issue of "enforcement." When the police are called, they tell the residents honestly that they have no idea what rules the town has set in place regarding Planned Developments or Variance Restrictions. They had no idea events were not allowed on the roof. Also, when events occur and the town is notified after the fact, nothing is done to enforce the next event from happening.

If rooftop usage is approved, event/bar patrons will walk back and forth between the two Barefoot hotels across Gulf Lane to the rooftop bar. Pretty much any bar in any location has issues with public drunkenness, DUIs/DWIs, and security issues. These issues are not problems we want added to our quiet little lane and would be contrary to the current characteristics of the Gulf Lane Neighborhood.

Respectfully, I ask you to please say no to the Barefoot Beach Application SE 2025-01 and help the residents maintain Gulf Lane as a quiet, residential beachfront section of Madeira Beach.

Thank you,
Jerry Klaben

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From: Susan Blevins <suesstar@msn.com>
Sent: Thursday, April 24, 2025 11:00 AM
To: planning@madeirabeachfl.gov <planning@madeirabeachfl.gov>
Subject: Application SE2025-01

Hello,

I am writing to make sure my voice is heard in the event of not being able to attend the meeting on Monday concerning the Applicant Amanda Huffman/Barefoot Beach Resort.

I thought a few years back that it was decided that a roof top bar on the roof of Barefoot Beach would not be permitted. It is exhausting to the residence on Gulf Lane to have to continually watch over our neighborhood to ensure that the city does not try to consent to what other neighborhoods would never allow. I mean let's get real. Do you want a bar in your neighborhood? Of course not!

If you need another list of reasons why this is absurd, then I will gladly give you, my reasons. I have lived at 13356 Gulf Blvd for 43 years. When I first purchased my home there was a bar located across the street and down from my house. It was loud, not with just music, that was the most tolerable sound, but with loud drunken voices that carry, fighting, and almost every evening the police, with their sirens on, would have to come and arrest someone.

Eventually they leave the establishment to venture out into the area. The beach is the perfect place to carry on the party, and in order to get there they have to walk through our neighborhood. There has been plenty of times I have stumbled on kids having sex in the sea dunes. What about the increase of crimes like rape?


In the past, I would have intoxicated people walking around my house, asking my son questions and making themselves comfortable on my outdoor furniture. On occasion I would wake to find someone sleeping on one of my chaises. I get it, they are on vacation and that is all that matters to them. They don't see that people actually live and work regular lives here, and most don't care. Of course, this is not everyone but it is enough to have to be on the lookout all the time.

You never feel completely safe. Especially at spring break. I was always having to pick up trash in my yard. One year a man was shot and killed and found on the beach the next day. Then there is the topic of having to have additional police force, and who pays for that?

The residents and visitors alike enjoy using the lane to walk to and from John's Pass, a peaceful road to walk vs walking on Gulf Blvd. We certainly don't need to hear embarrassing remarks from above as we pass Barefoot Beach Resort.

There are plenty of places that sell alcohol in John's Pass and on the East side of the street that visitors can patronize. I don't think Barefoot is not concerned with the residents, only increasing their bottom line. It seems a bit redundant to have to repeat these request for ordinance changes and meetings with the residents. We don't want a bar where we live!! Come on guys please listen to us, the answer is not going to change. Certainly not for me.

Thank you for hearing my voice. I just want what every other neighborhood wants... A home where you find Peace, quiet, and safety from the world around you, and a place our children and grandchildren can come without worry.


Susan Blevins
13356 Gulf Blvd
Madeira Beach, FL



13070 Gulf Boulevard • Madeira Beach, Florida 33708 • (727) 399-2255

April 24, 2025

City Council
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708

Dear Members of the City Council,

I am writing on behalf of the 1,440 owners at All Seasons Resort to express our strong opposition to the proposed addition of a rooftop bar with live music at the Barefoot Beach Club, located near our property.

While we recognize and support the need for vibrant tourism and local business growth, the proposal for a rooftop venue with music raises significant concerns about noise, disruption, and the impact on the quiet, family-friendly environment that our resort community values. The All Seasons Resort has served as a peaceful retreat for vacationers and owners for many years, and the introduction of rooftop entertainment so close by threatens to fundamentally alter the character of our surroundings.

The anticipated noise—particularly during evening and nighttime hours—will not only disturb our guests' experience but also diminish the residential appeal and potentially impact property values. This type of development is simply incompatible with the nature of our resort and the expectations of those who choose to spend their time and invest in our community.

We respectfully urge the City Council to consider the concerns of local residents and resort owners and to deny the permit for a rooftop bar with music at the Barefoot Beach Club. We ask instead that developments in Madeira Beach prioritize harmony with the established community and the peaceful ambiance that draws people here in the first place.

Thank you for your time and thoughtful consideration.

Sincerely,

Randy Paradine

Resort Manager

On behalf of 1,440 Owners at All Seasons Resort

4/21/25

To all concerned:

My name is John Napariu, and I am the President of the Chambre condo association, located at 13336 Gulf Blvd. Madeira Beach, FL 33708.

Please accept this letter as our united stance on the proposal for liquor to be served at the Barefoot Beach Club/Resort, located at 13220 Gulf Blvd, Madeira Beach, FL 33708.

Unfortunately, we are not able to have representatives at the upcoming meeting; but a letter of our stance was suggested by the City of Madeira Beach Mayor Anne-Marie Brooks.

The Chambre board supported by a unanimous position by all twenty-five owners would not want to see liquor sold at the Barefoot Beach Club/Resort. We feel that such action could cause disruption to our neighborhood from a noise, traffic, and crime standpoint.

Please accept this letter as our official stance.

Respectfully submitted,

John Napariu

President Chambre Condo Association

Cell: 317-448-0377



Outlook

FW: A Plea to Preserve Our Gulf Lane Legacy

From Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>

Date Wed 5/21/2025 8:29 AM

To Morris, Andrew <Amorris@madeirabeachfl.gov>

Please see below.

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

For Business Tax Licensing applications, click the below link.

<https://www.mgoconnect.org/auth/login>

-----Original Message-----

From: **Dr. Hutchinson** <doctorhutch@gmail.com>

Sent: Tuesday, May 20, 2025 6:06 PM

To: Planning <planning@madeirabeachfl.gov>; planning@madeirabeach-fl.gov

Cc: VanBlargan, Clara <cvanblargan@madeirabeachfl.gov>

Subject: A Plea to Preserve Our Gulf Lane Legacy

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A Plea to Preserve Our Gulf Lane Legacy

To The Magistrate for SE 2025-01 Amanda Huffman and Barefoot Beach Officials:

Our Gulf Lane neighborhood stands as a living testament to Florida's authentic coastal heritage. These cottages and family homes aren't merely structures – they embody the soul of a community that has weathered countless storms while maintaining its distinctive character. Unlike the generic high-rise experiences increasingly dominating our coastlines, we offer something increasingly rare: genuine Florida charm.

You need only look to the Indian Rocks Beaches to see how thoughtful preservation of mixed-use coastal areas creates environments that benefit everyone. Tourists seeking authentic experiences specifically choose communities like ours over standardized hotel options. Meanwhile, homeowners provide the stability, community investment, and passionate stewardship that maintain the very qualities visitors treasure.

Would you choose to live next to venues with blaring music and disorderly guests who trespass onto your property? We already endure significant disruptions from establishments across Gulf Boulevard. Each additional encroachment doesn't just inconvenience residents – it erodes the very essence of what makes our beach community special.

The threat extends beyond our neighborhood to the endangered sea turtles that nest on our shores. Barefoot's decade-long history of ignoring turtle-friendly lighting regulations raises serious questions about their commitment to environmental stewardship, especially considering their plans for rooftop gatherings. With our protective dunes now gone after recent hurricanes, these creatures face unprecedented vulnerability.

If Barefoot has consistently disregarded environmental responsibilities that protect vulnerable wildlife, what confidence can neighboring residents have that they'll respect reasonable noise limitations or community concerns?

I urge you to recognize what's truly at stake: not just the peace of our homes, but the preservation of an irreplaceable coastal neighborhood that represents the authentic Florida experience increasingly vanishing from our shores.

Respectfully,

Dr. Linton Hutchinson

Beck Hutchinson

102 131st Ave. West

Madeira Beach

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Alvaro Daniel Saenz, M.D.
13398 Gulf Lane #101
Madeira Beach Florida 33708
saenz_alvaro@hotmail.com
305-898-0050

05-26-2025

Subject: Special Magistrate Application SE2025-01Amanda Huffman Barefoot Beach

Dear Madeira Beach Administrator,

I am writing as a concerned resident of Madeira Beach to strongly oppose the application for a liquor license by Barefoot Beach Club, located at 13220 Gulf Blvd, Madeira Beach, FL 33708.

Granting this license would significantly and negatively impact our neighborhood. We are already a peaceful residential area, and the introduction of alcohol service at Barefoot Beach poses several serious concerns:

1. **Increased Noise and Disruption:** The sale of alcohol typically results in louder crowds, late-night gatherings, and amplified music. This would disturb the quiet nature of our neighborhood, especially during nighttime hours when families and children are trying to rest.
2. **Public Safety and Alcohol-Related Issues:** With alcohol often comes an increase in public disturbances, intoxicated behavior, and potentially unsafe environments. This is especially alarming considering our community's makeup, which includes many young families.
3. **Negative Impact on Children:** As a parent of four young children, I am deeply concerned about the influence and exposure they would have to intoxicated guests, increased traffic, and possibly unsafe situations. A liquor license at this location jeopardizes the safe, family-oriented atmosphere we value so highly.

I respectfully urge you to consider the well-being of our residents and families and to deny Barefoot Beach's application for a liquor license. Our neighborhood's character, safety, and family-friendly environment must be protected.

Thank you for your time and consideration.

Sincerely,

Alvaro Daniel Saenz, M.D.