



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 18-Sep-2025)

Parcel Number
15-31-15-95210-000-0001

- Owner Name
WAVE RESORT HOMEOWNERS ASSN INC, THE
- Property Use
0974 Condo Common Area Assn Own - w/improvement
- Site Address
GULF BLVD
MADEIRA BEACH, FL 33708
- Mailing Address
13343 GULF BLVD
MADEIRA BEACH, FL 33708-2534
- Legal Description
WAVE RESORT CONDO, THE COMMON AREA
- Current Tax District
MADEIRA BEACH ([MB](#))
- Year Built
n/a

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

Parcel Map

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
14296/0391	Find Comps	278.02	A	Current FEMA Maps	Check for EC	Zoning Map	UN/ REC

2025 Preliminary Values

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$0	\$0	\$0	\$0	\$0

Value History

Year	Homestead Exemption	Just/ Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$0	\$0	\$0	\$0	\$0
2023	N	\$0	\$0	\$0	\$0	\$0
2022	N	\$0	\$0	\$0	\$0	\$0
2021	N	\$0	\$0	\$0	\$0	\$0
2020	N	\$0	\$0	\$0	\$0	\$0

2024 Tax Information



Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our [Tax Estimator](#) to estimate taxes under new ownership.

Tax Bill	2024 Millage Rate	Tax District
View 2024 Tax Bill	15.8131	(MB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
01-Jan-1899						14296/0391

2025 Land Information

Land Area: \approx 10,324 sf | \approx 0.23 acres

Frontage and/or View: None

Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Residential Common Area	0x0	\$130	10,324	SF	1.0000	\$1,342,084

2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
POOL	\$55,000.00	1	\$55,000	\$48,950	1950

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
R3478	ROOF	03/13/2019	\$7,700
P2800		07/19/2018	\$0
743	ADDITION/REMODEL/RENOVATION	07/18/2016	\$4,700

**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

June 11, 2025

WAVE RESORT HOMEOWNERS ASSN INC, THE
13343 GULF BLVD
MADEIRA BEACH, FL 33708-2534
Case Number: CE-25-86

RE Property: 13343 GULF BLVD **Parcel #15-31-15-95210-000-0001**

Legal Description: WAVE RESORT CONDO, THE COMMON AREA

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. 110-447. - Location and height of fences, hedges, and walls.
modified

(c)Swimming pool fence.

(1)Every outdoor swimming pool, outdoor spa and outdoor permanent wading pool shall be completely surrounded by an appropriate fence not less than four feet in height for all pools, commercial and residential. A building, existing wall or screen enclosure may be used as a part of such enclosure. Fences are not required to be installed parallel to the seawall for properties directly abutting waterbodies.

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) For rear yards facing an open water body with a swimming pool, the required swimming pool fence must be four feet in height and must, at a minimum, have the highest foot of the fence constructed as an open fence in compliance with section 110-446(5) (i.e. three-foot solid fence with one-foot lattice).

Sec. 34-521 – Minimum life and safety requirements.

(a) Residential swimming pool, spa and hot tub safety. A swimming pool, spa or hot tub shall comply with the current standards of the Residential Swimming Pool Safety Act, F.S. ch 515. In addition, swimming pools, spas and hot tubs used for vacation rental shall be screened by a six-foot, 100 percent opacity fence.

Violation Detail(s):

Lack of required fencing for pool on property.

Corrective Action(s):

Required fencing to be installed at/around pool. Please note for permanent fencing, a building permit is required.

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

Follow up date:
June 25, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



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**CODE ENFORCEMENT
CITY OF MADEIRA BEACH**

June 30, 2025

WAVE RESORT HOMEOWNERS ASSN INC, THE
13343 GULF BLVD
MADEIRA BEACH, FL 33708-2534
Case Number: CE-25-86

RE Property: 13343 GULF BLVD **Parcel #15-31-15-95210-000-0001**

Legal Description: WAVE RESORT CONDO, THE COMMON AREA

CERTIFIED NOTICE OF CODE VIOLATION

To whom it may concern:

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

Ordinance(s):

Sec. 110-447. - Location and height of fences, hedges, and walls.
modified

(c)Swimming pool fence.

(1)Every outdoor swimming pool, outdoor spa and outdoor permanent wading pool shall be completely surrounded by an appropriate fence not less than four feet in height for all pools, commercial and residential. A building, existing wall or screen enclosure may be used as a part of such enclosure. Fences are not required to be installed parallel to the seawall for properties directly abutting waterbodies.

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Sec. 34-521 – Minimum life and safety requirements.

(a) Residential swimming pool, spa and hot tub safety. A swimming pool, spa or hot tub shall comply with the current standards of the Residential Swimming Pool Safety Act, F.S. ch 515. In addition, swimming pools, spas and hot tubs used for vacation rental shall be screened by a six-foot, 100 percent opacity fence.

Violation Detail(s):

Lack of required fencing for pool on property.

Corrective Action(s):

Required fencing to be installed at/around pool. Please note for permanent fencing, a building permit is required.

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

Follow up date:
July 14, 2025

City of Madeira Beach
Building Department
buildingdept@madeirabeachfl.gov
727-391-9951

We are now using My Government Online (MGO). Please scan the QR code below, or go to www.mgoconnect.org/cp/portal to apply online for a permit, pay fees, and schedule inspections. We are no longer accepting paper, in-person permit applications.

Therefore, if the action(s) specified in this notice is not completed by 8:00 am of the re-inspection date listed, the City will take legal action concerning this violation(s). This action may include the issuance of a citation and imposition of a fine of up to two hundred fifty dollars (\$250) per day.



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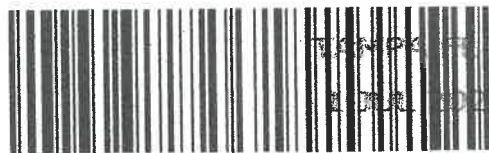


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300 Municipal Drive
Madeira Beach, Florida 33708

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June 30, 2025

WAVE RESORT HOMEOWNERS ASSN INC, THE
13343 GULF BLVD
MADEIRA BEACH, FL 33708-2534

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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 33708191600 *2701-04123-01-40

33708-2534

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

9/25/2025

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

Petitioner,

vs.

CASE NO. CE-25-86

WAVE RESORT HOMEOWNERS ASSN INC, THE
13343 GULF BLVD
MADEIRA BEACH, FL 33708-2534
Respondents.

RE Property: 13343 GULF BLVD **Parcel #15-31-15-95210-000-0001**

Legal Description: WAVE RESORT CONDO, THE COMMON AREA

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at **12:00 pm** on **TUESDAY** the **7th** day of September, **2025** at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, a hearing will be held before the Special Magistrate concerning the following code violation(s):

**Sec. 110-447. - Location and height of fences, hedges, and walls.
modified**

(c)Swimming pool fence.

(1)Every outdoor swimming pool, outdoor spa and outdoor permanent wading pool shall be completely surrounded by an appropriate fence not less than four feet in height for all pools, commercial and residential. A building, existing wall or screen enclosure may be used as a part of such enclosure. Fences are not required to be installed parallel to the seawall for properties directly abutting waterbodies.

(2)For rear yards facing an open water body with a swimming pool, the required swimming pool fence must be four feet in height and must, at a minimum, have the highest foot of the fence constructed as an open fence in compliance with section 110-446(5) (i.e. three-foot solid fence with one-foot lattice).

Sec. 34-521 – Minimum life and safety requirements.

(a) Residential swimming pool, spa and hot tub safety. A swimming pool, spa or hot tub shall comply with the current standards of the Residential Swimming Pool Safety Act, F.S. ch 515. In addition, swimming pools, spas and hot tubs used for vacation rental shall be screened by a six-foot, 100 percent opacity fence.

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 25th day of September, 2025.

Holden Pinkard

**Holden Pinkard, Code Compliance Supervisor
City of Madeira Beach**

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

9/25/2025

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

Petitioner,

vs.

CASE NO. CE-25-86

WAVE RESORT HOMEOWNERS ASSN INC, THE
13343 GULF BLVD
MADEIRA BEACH, FL 33708-2534

Respondents.

RE Property: 13343 GULF BLVD

Parcel # 15-31-15-95210-000-0001

Legal Description: WAVE RESORT CONDO, THE COMMON AREA

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. 110-447. - Location and height of fences, hedges, and walls.
modified**

(c)Swimming pool fence.

(1)Every outdoor swimming pool, outdoor spa and outdoor permanent wading pool shall be completely surrounded by an appropriate fence not less than four feet in height for all pools, commercial and residential. A building, existing wall or screen enclosure may be used as a part of such enclosure. Fences are not required to be installed parallel to the seawall for properties directly abutting waterbodies.

(2)For rear yards facing an open water body with a swimming pool, the required swimming pool fence must be four feet in height and must, at a minimum, have the highest foot of the fence constructed as an open fence in compliance with section 110-446(5) (i.e. three-foot solid fence with one-foot lattice).

Sec. 34-521 – Minimum life and safety requirements.

(a) Residential swimming pool, spa and hot tub safety. A swimming pool, spa or hot tub shall comply with the current standards of the Residential Swimming Pool Safety Act, F.S. ch 515. In

addition, swimming pools, spas and hot tubs used for vacation rental shall be screened by a six-foot, 100 percent opacity fence.

Please bring the property into compliance by applying for and obtaining a building permit and installing a proper pool barrier 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, Code Compliance Supervisor
City of Madeira Beach**

**CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH**

September 25, 2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner,

vs.

CASE NO. CE-25-86

WAVE RESORT HOMEOWNERS ASSN INC, THE
13343 GULF BLVD
MADEIRA BEACH, FL 33708-2534

Respondents.

RE Property: 13343 GULF BLVD Parcel #15-31-15-95210-000-0001

Legal Description: WAVE RESORT CONDO, THE COMMON AREA

AFFIDAVIT OF SERVICE

I, Holden Pinkard, Building Code Compliance Supervisor of the City of Madeira Beach, upon being duly sworn, depose and says the following:

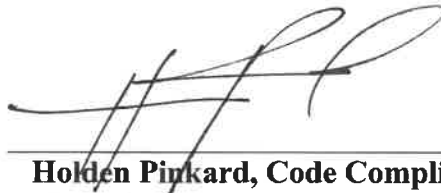
That pursuant to Florida Statute 162.12,

On the 25 day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via Certified Mail, Return Receipt Requested.

On the 25 day of September, 2025, I mailed a copy of the attached NOTICE OF HEARING via First Class mail.

On the 25 day of September, 2025, I posted a copy of the attached NOTICE OF HEARING on the property located at 13343 GULF BLVD, Parcel #15-31-15-95210-000-0001 the City of Madeira Beach.

On the 25 day of September, 2025, I caused the attached NOTICE OF HEARING to be posted at the Municipal Government Offices, 300 Municipal Drive, Madeira Beach; and that said papers remain posted at the Municipal Government Offices for a period of not less than ten days from the date of posting.



**Holden Pinkard, Code 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 25th day of September, 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



Sep 25, 2025 at 11:55:24 AM
13343 Gulf Blvd
Madeira Beach FL 33708
United States





CITY OF MADEIRA BEACH

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

9/25/2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner:

CASE NO. CE-25-47

vs.
BROWN, DAVID C IV
BROWN, BONNY A
14210 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2233

Respondent:

RE Property: 14210 N BAYSHORE DR Parcel # 15-31-15-3426-004-0100

Legal Description: GULF SHORES 1ST ADD BLK D, LOTS 10 AND 11

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on TUESDAY the 7th day of October 2025 at the Madeira Beach City Center in the Patricia Shontz Communication 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. 14-49 - Maintenance of the exterior of awnings.

The exterior of awnings and all structures thereon including but not limited to private property and water 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.

(3) Overhanging or overhead objects which are loose, insecurely fastened or otherwise constitute a danger of falling on persons or property by reason of their location above the ground shall not be stored or maintained on private property.

You are hereby ordered to appear before the Special Magistrate of the City of Madeira Beach on that date and time to answer these charges and to present your side of the case. Failure to appear may result in the Special Magistrate proceeding in your absence.

Page 1 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

9/25/2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner:

CASE NO. CE-25-47

vs.
DYER, RYAN
MALLARD, HEATHER
140 14TH AVE E
MADEIRA BEACH, FL 33708-2205

Respondent:

RE Property: 140 14TH AVE E Parcel # 15-31-15-3424-010-0130

Legal Description: GULF SHORES 2ND ADD BLK J, LOT 11

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on TUESDAY the 7th day of October 2025 at the Madeira Beach City Center in the Patricia Shontz Communication 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. 16-51 - 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 boilers, furnaces, incinerators, or other heat producing apparatus, plumbing, mechanical or electrical equipment or any apparatuses, 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 the state of no greater than 50 square feet, for work of strictly cosmetic nature (painting, wallpapering, carpeting, kitchen cabinets, etc.) or roof work less than \$100.00 in value.

Page 1 of 2

CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF MADEIRA BEACH

9/25/2025
City of Madeira Beach
300 Municipal Drive
Madeira Beach, Florida 33708

Petitioner:

CASE NO. CE-25-80

vs.
WAVE RESORT HOMEOWNERS ASSN INC THE
11343 GULF BLVD
MADEIRA BEACH, FL 33708-2514

Respondent:

RE Property: 11343 GULF BLVD Parcel # 15-31-15-9510-000-0001

Legal Description: WAVE RESORT CONDO THE COMMON AREA

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on TUESDAY the 7th day of October 2025 at the Madeira Beach City Center in the Patricia Shontz Communication 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. 110-41 - Location and height of signs, bridges, and walls.

(1) Every outdoor swimming pool, outdoor spa and outdoor permanent wading pool shall be completely surrounded by an appropriate fence not less than four feet in height for all pools, commercial and residential. A pool or spa or wading pool may be used as a part of high enclosure, if such use is approved by the building official to the approval for permanent direct abutting walls.

(2) For new yards facing an open water body with a swimming pool, the required permanent pool fence must be four feet in height and must, at a minimum, meet the highest level of the fence constructed as an open fence in accordance with section 110-44(2) (1) (a) three-foot solid fence with one-foot lattice.

Sec. 24-421 - Minimum life and safety requirements.

Page 1 of 3



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

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

Magistrate Hearing of the City of Madeira Beach, Florida will be held on September 16, 2025, at 1:00pm, at the Madeira Beach City Hall in the Patricia Shontz Communication Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. A proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers in the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE VARIANCE 2025-49

Application: VAR 2025-49
Applicant: Jeff Spencer
Property Owner(s): Assoc. Coast Properties LLC
Property Address: 17300 Gulf Boulevard Madeira Beach, Florida 33708
Parcel ID: 15-31-15-9570-006-0200
Legal Description: MITCHELL'S BEACH REVISED BLK 6, LOT 20
LESS RD ROW PER O.R. 4557/1318
C-1, John's Pan Village Activity Center (Transitional Character District) Activity Center

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

Code Provisions: Sections 15-107, Setback requirements (1) Transitional, a. Front yard, c. Side 15-104.2 - Same - Side yard of owner lot.

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 you may submit comments to planning@madeirabeachfl.gov. Any affected person may also appear at the hearing and be entitled to present evidence at the hearing including 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 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.

PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST HEARING

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

at Magistrate Hearing of the City of Madeira Beach, Florida will be held on September 16, 2025, at 1:00pm, at the Madeira Beach City Hall in the Patricia Shontz Communication Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. A proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers in the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST 2025-48

Application: SE 2025-48
Applicant: Hannah Nguyen
Property Owner(s): Yuhon Tonghai
Property Address: 17300 Gulf Boulevard Madeira Beach, Florida
Parcel ID(s): 15-31-15-9570-006-0200
Legal Description: MITCHELL'S BEACH REVISED BLK 6, LOT 24
LESS RD
C-1, John's Pan Village Activity Center (John's Pan Resort Character District) Activity Center

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

Specific Code Provisions: Section D-101 - Special exception uses. (1) John's Pan Resort: A. Retail commercial, restaurant, and personal service uses as a stand-alone use. Stand-alone commercial special exception use can only front Gulf Boulevard.

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 you may submit comments to planning@madeirabeachfl.gov. Any affected person may also appear at the hearing and be entitled to present evidence at the hearing including 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 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.

PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

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

Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on Tuesday, September 23, 2025, at 1:00pm, at the Madeira Beach City Center in the Patricia Shontz Communication Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. A proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers in the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live" button.

THIS APPLICATION IS FOR SPECIAL MAGISTRATE VARIANCE

Application: VAR 2025-50
Applicant: Maria Gaudin
Property Owner(s): Maria Gaudin
Property Address: 14032 W Pansy Drive, Madeira Beach, FL 33708
Parcel ID: 15-31-15-3416-01-0130
Legal Description: GULF SHORES 5TH ADD BLK R, LOT 13

Request: Construct a new 13,000sq foot lot and modify cut the existing deck corner and construct a 12' x 6' extension. Add a new pole 1' away from the extended end side property line.

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

Notes: 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 you may submit comments to planning@madeirabeachfl.gov. Any affected person may also appear at the hearing and be entitled to present evidence at the hearing including 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 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.

Printed September 16, 2025, at property the City Hall, City of Madeira Beach website, and The Gulf Beaches Public Library.

View more information about this application at <https://madeirabeachfl.gov/2025/09/16/variance-2025-50/>