



MEMORANDUM

PUBLIC NOTICE

The Board of Commissioners of the City of Madeira Beach will hold a Public Hearing on **August 13, 2025, at 6:00 p.m.**, or as soon thereafter as the matter may be heard, at the Patricia Shontz Commission Chambers at 300 Municipal Drive, Madeira Beach, Florida 33708 to review an application for the approval by the Board of Commissioners of a (2COP) alcoholic beverage license for the sale of beer and wine by the drink or in sealed containers for consumption on premises at Corner Kitchen and Coffee House located at 13999 Gulf Boulevard # C2 Madeira Beach, FL 33708. This establishment is located in the C-3, Retail Commercial Zoning District. The future land use designation for the property is Residential/Office/Retail.

(2COP) ALCOHOLIC BEVERAGE LICENSE APPLICATION # 2025-04

Applicant(s): Jonathan Olejnik

Property Owner(s): Southside Greek LLC, Uncle Booboo LLC

Business Location: 13999 Gulf Boulevard # C2 Madeira Beach, FL 33708

Business: Corner Kitchen and Coffee House

Application Request: Pursuant to Land Development Code Article VI, Division 6, Alcoholic Beverages, the applicant for ABP 2025-04, is requesting authorization from the Board of Commissioners for the approval of a (2COP) alcoholic beverage license for the sale of beer and wine by the drink or in sealed containers for consumption on premises at Corner Kitchen and Coffee House located at 13999 Gulf Boulevard # C2 Madeira Beach, FL 33708. This establishment is located in the C-3, Retail Commercial Zoning District. The future land use designation for the property is Residential/Office/Retail.

Note: You have received this notice, pursuant to City Code Section 110-539, 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 Public Hearing for this application.

A copy of the application is available for inspection in the Community Development Department between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday or at <https://madeirabeachfl.gov/plan-review-documents/>. If you would like more information regarding the application, please contact Andrew Morris Long Range Planner at 727-391-9951, ext. 244 or amorris@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.



other documentary evidence and to cross-examine all witnesses by filing the attached Notice of Intent to be a party with the Community Development Department not less than five days prior to commencement of the hearing. The completed form may be emailed or submitted in person to the following:

Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708

Andrew Morris, Long Range Planner
amorris@madeirabeachfl.gov
727-391-9951, ext. 244

Posted:

July 25, 2025 @ Property Site, Gulf Beaches Public Library, City Hall, City of Madeira Beach, and Website Posting Locations.

Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Board of Commissioners with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City to transcribe verbatim minutes; therefore, the affected party must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting must contact Community Development Director, Jenny Silver no later than 48 hours prior to the meeting: (727) 391-9951, Ext. 244 or send a written request to planning@madeirabeachfl.gov.





NOTICE OF INTENT TO BE AN AFFECTED PARTY

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 City Community Development Department not less than five days prior to commencement of the hearing. The completed and signed form may be emailed or submitted in person to the following:

Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708

Email: planning@madeirabeachfl.gov
727-391-9951

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

APPLICATION INFORMATION

Case No(s). or Application No(s)., whichever apply: _____

Applicant's Name: _____

Signature of Affected Person

Date



AFFIDAVIT OF MAILING

Date: 7/25/2025
Mailings for Case # ABV 202504

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

Lisa Selderman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 25th day of July, 20 25.
Personally known or produced _____ as identification.



Notary Public Stamp

MARY ANN HEARN
Notary Public
7/25/2025
Date

*Copy of public notice is attached.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 24 Jul 2025

Subject Parcel: 15-31-15-82720-000-0020

Radius: 300 feet

Parcel Count: 174

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.

IAFRATE, DOMENIC J
DYPEDE, CLAUDIO L
C/O JOSEPH DYPEDE
48 WIMBLEDON RD
GUELPH ON N1H 7N1,

GRIECO, DAVID P TRE
GRIECO, ANGELA K TRE
329 OVERBROOK DR
BELLEAIR, FL 33756-2030

MORITZ,, TANYA
MORITZ, RAYMOND
87-13 253RD ST
BELLEROSE, NY 11426-2322

PEZZUCO, DAWNE M TRE
PEZZUCO, DAWNE M 2022 TRUST
3916 FARM GARDEN CT
BRADENTON, FL 34211-1380

CRIMALDI, ANTHONY
CRIMALDI, MICHELLE A
637 CAROLYN DR
BRUNSWICK, OH 44212-2201

RUVOLO, CHRISTINA M TRE
RUVOLO, ETTORE E TRUST
602 KENMARE DR
BURR RIDGE, IL 60527-7055

THOMPSON, PAUL R
KIRKWOOD-THOMPSON, CHRISTIN D
6670 HESSENTHALER RD
BYRON, NY 14422-9747

HUNTER, PETER J
HUNTER, SHERRY A
120 HIGHLAND PK
CAMBRIDGE ON N3H 3H4,
CANADA

BITONTI. JOHN
10 BITONTI CRES
SAULT STE MARIE ON P6C 6A9,
CANADA

TOWNSEND, LILLIAN
19-484 MILLEN RD
STONEY CREEK ON L8E 6G4,
CANADA

BOTTOS, BRUNA
2-61 LAKE ST
GRIMSBY ON L3M 2G6,
CANADA

ABBALLE, EGIDIO
168 FATHER ERMANNO CRES
WOODBIDGE ON L4L 7L4,
CANADA

GRESK, WAYNE MICHAEL & CHRISTINE MARIE
TRUST
GRESK, WAYNE MICHAEL TRE
11559 S AVENUE J
CHICAGO, IL 60617-7466

ZBIKOWSKI, ROBERT S & GERMAINE A LIV TRUST
ZBIKOWSKI, GERMAINE A TRUSTEE
36327 GLOUCESTER TRL
CLINTON TOWNSHIP, MI 48035-1168

HELM, BRUCE DONALD TRE
HELM, LORI LEE TRE
117 COTTONWOOD DR
COPPELL, TX 75019-2512

ASKELAND, CHAD
ASKELAND, MARGAUX
2990 E 17TH AVE UNIT 2002
DENVER, CO 80206-1678

WILLIAMS, JENNIFER RACHEL
KLONOWSKI, TRACY CAROLE
4208 VENARD RD
DOWNERS GROVE, IL 60515-1906

RINALDI LIVING TRUST
RINALDI, VINCENZO J TRE
40B EAGLE RUN
EAST GREENWICH, RI 02818-5075

DI MAGGIO, ANNE E
DI MAGGIO, JOSEPH J
130 SALERNO AVE
EAST HAVEN, CT 06512-4242

CELSO REVOCABLE TRUST
FODEN-CELSO, DEBRA MAY TRE
127 LUCILLE AVE
ELMONT, NY 11003-2721

NAPOLI, ANTONIO TRUST
NAPOLI, MARIA TRUST
7906 W COUNTRY CLUB LN
ELMWOOD PARK, IL 60707-3532

CURTIS, JESSE MCDONALD JR TRE
CURTIS, JESSE 2006 REV TRUST
201 WINGED FOOT PT
FARRAGUT, TN 37934-3730

CABLE, LOUISA M LIVING TRUST
CABLE, LOUISA M TRE
PO BOX 977
FORT MONTGOMERY, NY 10922-0977

MORTIMER, KEVIN RICHARD
MORTIMER, ELISABETH A
5476 FOX CHASE TRL
GALENA, OH 43021-7026

RANKOVICH, DENI
RANKOVICH, LEANN
411 W JEFFERSON ST
GARDNER, IL 60424-7014

O'SHANE, GRAIG THOMAS
O'SHANE, AMY MARIE
239 PINE CREST CT
GIBSONIA, PA 15044-8088

CARGILL, SCOTT LYNN
CARGILL, LORI KAY
652 PAR DR
GILLETTE, WY 82718-7622

SARGENT FAMILY IRREV TRUST
SARGENT, WILLIAM H II TRE
67 JEN CT
GRAND ISLAND, NY 14072-1393

PLUNKETT, DAVID
PLUNKETT, REBECCA
3459 E COUNTRY RD 325 S
GREENCASTLE, IN 46135

RIDLEN, EARL L II
RIDLEN, DEBRA L
4545 LEXINGTON ROW
GREENWOOD, IN 46143-7439

BASSO, LOUIS A
BASSO, JOANNE E
100 WILLIAM ST
GUELPH ON N1E 5E9,
CANADA

RADLEY, MICHAEL
1029 THE TERRACE
BLDG 6 STE 300
HAGERSTOWN, MD 21742-3227

PARR, RONALD W
PARR, CHERYL A
11674 W STATE ROAD 77
HAYWARD, WI 54843-6018

KEISTER, SCOTT R
KEISTER, GABRIELLE J
7865 EAST MAIN RD
LE ROY, NY 14482-9747

O'BRIEN, ADRIAN
O'BRIEN, IRENE
766 LOGY BAY RD
LOGY BAY NL A1K 3B6,
CANADA

SLOSSER, GARY L TRE
SLOSSER, GARY REV LIV TRUST
4205 BEDAKI AVE NE
LOWELL, MI 49331-9459

KONGTUNGMON, WUTHICHA
PROMTAN, KASAMAPROM
14995 GULF BLVD UNIT J
MADEIRA BEACH, FL 33708-2060

DUNPHY, TERESA TRE
DUNPHY, TERESA FAMILY TRUST
113 140TH AVE E UNIT 3
MADEIRA BEACH, FL 33708-2087

DYER, RYAN
MALLARD, HEATHER
160 140TH AVE E
MADEIRA BEACH, FL 33708-2205

SNYDERS, JOSEPH J
PENDERGAST, MARY L
14033 PALM ST
MADEIRA BEACH, FL 33708-2216

TULL, REGINALD QUY
TULL, YANINA SERGIJIVNA
14001 PALM ST
MADEIRA BEACH, FL 33708-2216

PHILLIPS, CHRISTINE
BROOKS, KENNETH J
14040 VIVIAN DR
MADEIRA BEACH, FL 33708-2219

RUSINACK, NICOLE J
SIMI, WILLIAM B
14024 VIVIAN DR
MADEIRA BEACH, FL 33708-2219

GERSCH, HUBERT REV TRUST
GERSCH, HUBERT TRE
14001 GULF BLVD UNIT 209
MADEIRA BEACH, FL 33708-2280

DIAZ, CARLOS R GRILLO
GARCELL, ODALYS QUINTERO
14001 GULF BLVD UNIT 305
MADEIRA BEACH, FL 33708-2281

MILOSEVIC, RADOVAN
MILOSEVIC, DJURDJEVKA
14001 GULF BLVD APT 409
MADEIRA BEACH, FL 33708-2284

HARLIN TIMOTHY J TRE
HARLIN, TIMOTHY J REVOCABLE TRUST
14010 GULF BLVD UNIT 404
MADEIRA BEACH, FL 33708-2395

ESAMANN, DOUGLAS F
ESAMANN, KIMBERLY S
14010 GULF BLVD UNIT 303
MADEIRA BEACH, FL 33708-2395

ESAMANN, DOUGLAS
ESAMANN, KIMBERLY
14010 GULF BLVD UNIT 303
MADEIRA BEACH, FL 33708-2395

NABBAN, RONALD K TRE
NABHAN, MICHELE M TRE
14010 GULF BLVD UNIT 403
MADEIRA BEACH, FL 33708-2395

KRAMER, DANIEL P TRE
KRAMER, LINDA L TRE
14010 GULF BLVD UNIT 402
MADEIRA BEACH, FL 33708-2395

NOORDA, BRENT
NEWMAN, AMY
14010 GULF BLVD UNIT 203
MADEIRA BEACH, FL 33708-2395

ESAMANN, DOUGLAS F
ESAMANN, KIMBERLY S
14010 GULF BLVD UNIT 303
MADEIRA BEACH, FL 33708-2395

MCNEILL, ROBERT N TRE
MCNEILL, ELAINE C TRE
14010 GULF BLVD UNIT 201
MADEIRA BEACH, FL 33708-2395

STROPOLI, ERIC VINCENT
STROPOLI, DANIELLE
13720 GULF BLVD
MADEIRA BEACH, FL 33708-2530

VOLPE JOHN A TRE
VOLPE, JOHN A REV LIV TRUST
13715 GULF BLVD
MADEIRA BEACH, FL 33708-2532

NASTRI, KIMBERLEE ANN TRE
NASTRI, KIMBERLEE ANN REVOCABLE TRUST
13720 GULF BLVD UNIT 410
MADEIRA BEACH, FL 33708-2559

GIBBONS, REILLY PATRICK
GIBBONS, ESTHER LYNN
133 140TH AVE E
MADERIA BEACH, FL 33708-2088

FORRESTER, DAVID L
MORRIS, EDNA KATHERINE
800 WESTWIND CT
MAITLAND, FL 32751-5872

MARTORANO, PHILIP
MARTORANO, BETI MARINELA
250 COLUMBUS DR
MANTUA, NJ 08051-1206

STRAUSS, MARK S TRE
STRAUSS, MOLLY G TRE
2736 MERRICK AVE
MERRICK, NY 11566-4626

MAIZE AND BLUE LAND TRUST
VON RICHTER, OWEN TRE
1385 GLENBURNIE RD
MISSISSAUGA ON L5G 3C7,
CANADA

KALLER, WILLIAM
KALLER, RITA
100 WOODLAND SPRINGS LN
MONTGOMERY, MO 63361-5517

ROSINSKI, CHRISTINE TRE
ROSINSKI, CHRISTINE DEC OF TRUST
20 N MARCELLA RD
MOUNT PROSPECT, IL 60056-2609

LAIOSA, ANDREW
LAIOSA, NANCY
3 GRANDVIEW AVE
NANUET, NY 10954-2510

GUDMUNDSEN, TRYM
DYKJELVEIEN 14
4032 STAVANGER,
NORWAY

GORDON, NICHOLAS M
GORDON, HOLLY A
17413 EQUESTRIAN TRL
ODESSA, FL 33556-1847

MASTRO, DARLENE
MASTRO, PETER
11455 TROTting DOWN DR
ODESSA, FL 33556-5901

INGRAM, WILLIAM R
INGRAM, GAYE L
PO BOX 2908
PADUCAH, KY 42002-2908

BARBAZZA, ESTERINA EST
BARBAZZA, CLAUDIO EST
27 INDIANA DR
PALGRAVE ON L7E 0C6,
CANADA

LE VINE, ANDREW P
LE VINE, JAMES M
7801 66TH ST N
PINELLAS PARK, FL 33781-2104

ANTHONY, JENNIFER REVOCABLE TRUST
ANTHONY, COLIN TRE
16104 5TH ST E
REDINGTON BEACH, FL 33708-1616

O'BRIEN, PATRICK
O'BRIEN, JANE
526 SARATOGA ST S
SAINT PAUL, MN 55116-1546

BITONTI, JOHN
BITONTI, PASQUALE
131 NORDEN CRESCENT
SAULT STE MARIE ON P6B 5P1,
CANADA

BITONTI, JOSEPH
BITONTI, ANTONIETTA
49 BITONTI CRES
SAULT STE MARIE ON P6C 6B6,
CANADA

BUCKLER, DONALD WAYNE TRE
BUCKLER, DONALD WAYNE REV TRUST
8699 MAIDSTONE CT
SEMINOLE, FL 33777-1314

VILLA MADEIRA CONDOMINIUM ASSN INC
C/O RESOURCE PROPERTY MANAGEMENT
7300 PARK ST
SEMINOLE, FL 33777-4601

SCHMIDT, WILLIAM H SR
SCHMIDT, SHARON L
7710 ARAIA WAY
SEMINOLE, FL 33777-4909

BELLO, ELBA E
BELLO, ALEJANDRO
757 ROUTE 518
SKILLMAN, NJ 08558-2513

4 VG LLC
C/O GILSKI, ROBERT C
691 WATERS EDGE DR
SOUTH ELGIN, IL 60177-3703

TRAMUTA, MARI-DENISE
TRAMUTA, BALDASSERE A
7882 SAILBOAT KEY BLVD S UNIT 606
SOUTH PASADENA, FL 33707-4411

TYLER, DONALD TRE
TYLER, DONALD TRUST
1 BEACH DR SE UNIT 2601
ST PETERSBURG, FL 33701-3959

CONLEY, KEVIN M
CONLEY, ROBIN T
200 89TH AVE N
ST PETERSBURG, FL 33702-3206

HOREST INTERNATIONAL
C/O CONSONI, RUDY
1105 81ST ST S
ST PETERSBURG, FL 33707-2726

REVELIA, BERNARD PAUL III
REVELIA, MISTY DAWN
13999 GULF BLVD UNIT 304
ST PETERSBURG, FL 33708-2648

PASK, WALTER A JR
KIGER, ANGELA
PO BOX 86652
ST PETERSBURG, FL 33738-6652

JOHNSON, ARTHUR J TRE
JOHNSON, BEVERLY S TRE
13272 LILLIAN LN
STERLING HEIGHTS, MI 48313-2638

ANTHONY FAMILY REV LIV TRUST
ANTHONY, CHERIE-LEE TRE
44337 SATURN DR
STERLING HEIGHTS, MI 48314-3173

CRUZ, ELENA M TRE
CRUZ, ELENA M REV TRUST
2702 W WOODLAWN AVE
TAMPA, FL 33607-6823

OSCHER, STEVEN S TRE
OSCHER, TERESA P TRE
4506 W WOODMERE RD
TAMPA, FL 33609-4216

VILCHES, GEORGE A SR
VILCHES, KATHLEEN L
8218 CRENSHAW CIR
TAMPA, FL 33615-2120

VISSICCHIO, CHARLES & SERAFINA JT REV TRUST
VISSICCHIO, CHARLES TRE
4803 ARROWWOOD DR
TAMPA, FL 33615-4932

HONG, RICHARD
HONG, SUN
11621 CALF PATH DR
TAMPA, FL 33626-3320

FL INT IMP FUND TRE
C/O LEGER, CATHERINE R
12020 4TH ST E
TREASURE ISLAND, FL 33706-4426

HEATH, DANIEL J
HEATH, SHIRLEY J
6200 CANMOOR DR
TROY, MI 48098-1886

LARMON, DANNY ALVARO JR
LARMON, CHERYL ANN
2117 E KENDALL CIR
VIRGINIA BEACH, VA 23451-1743

TINUCCI, ANDREW K
ORELLANA, CARLA
3793 JULES LN
WANTAGH, NY 11793-1414

TINUCCI, ANDREW K
ORELLANA, CARLA
3793 JULES LN
WANTAGH, NY 11793-1414

TIMKO, DAVID
GRIMES, MICHAEL
626 CORBIN ST
WEST MIFFLIN, PA 15122-2002

MIRASOLA, JOHN
MIRASOLA, SAM
10 NETTLES ST
WOODBIDGE ON L4H 0W7,
CANADA

PICCIN FAMILY TRUST
BOTTOS, ELIZABETH TRE
9909 PINE VALLEY DR STE 602
WOODBIDGE ON L4H 4M1,
CANADA

ABBALLE, JOSEPH
ABBALLE, NADIA
1 MUZICH PLACE
WOODBIDGE ON L4L 9C5,
CANADA

MIRASOLA, CHARLES
MIRASOLA, CARMELA
117-121 WOODBRIDGE AVE
WOODBIDGE ON L4L 9E3,
CANADA

CHAPIN, LISALYN
4791 RIVERWOOD DR
HILLIARD, OH 43026-5705

SILENCE, CAROLYN
2353 CAMP INDIANHEAD RD
LAND O LAKES, FL 34639-5288

VICTUS SOMNIUM LLC
1948 MIMOSA TRL
FLORENCE, KY 41042-8727

DAWN MORTGAGE & FINANCIAL SERVICES INC
3942 VENETIAN WAY
TAMPA, FL 33634-7424

CANDY KITCHEN INC
13711 GULF BLVD APT 1
MADEIRA BEACH, FL 33708-2580

SAVINO, DOMENICK N SR RESTATED TRUST
14006 VIVIAN DR
MADEIRA BEACH, FL 33708-2219

CARBY, DAVID W
1935 GARDINER LN UNIT H118
LOUISVILLE, KY 40205-2843

GROUP K PROPERTIES LLC FOX LAKE
710 ACORN HILL LN
OAK BROOK, IL 60523-2707

BURTON, LARRY C
25 RANDALL ST
ANNAPOLIS, MD 21401-1719

ROBACK, BEVERLY JANE
1695 PENINSULA DR
NEW BRIGHTON, MN 55112-5487

ROMERO, YISEL MACHADO
11433 WHEELING DR
TAMPA, FL 33625-5635

GULF 140 AVE LLC
7989 2ND AVE S
ST PETERSBURG, FL 33707-1023

CJS PIRATE GROUP LLC
12312 LAGOON LN
TREASURE ISLAND, FL 33706-5024

FOREST HILL PROPERTY LLC
1009 CHEROKEE RD
PERRY, GA 31069-2242

SKYLINE OF MADEIRA CONDO ASSN INC
13999 GULF BLVD UNIT C6
MADEIRA BEACH, FL 33708-2648

AMD PROPERTY LLC
3942 VENETIAN WAY
TAMPA, FL 33634-7424

DAWN MORTGAGE & FINANCIAL SERVICES INC
3942 VENETIAN WAY
TAMPA, FL 33634-7424

MADEIRA 117 LLC
1702 SUNSET WIND LOOP
OLDSMAR, FL 34677-4834

CASELLAS PROPERTIES LLC
7013 PELICAN ISLAND DR
TAMPA, FL 33634-7422

CASTELLUZZO, MICHAEL R
14044 VIVIAN DR
MADEIRA BEACH, FL 33708-2219

HAWKEYE MADEIRA BEACH LLC
17616 CURRY BRANCH RD
LOUISVILLE, KY 40245-7446

BRUIN, MICHAEL
1454 WILKSHIRE CIR S W
NORTH CANTON, OH 44720-4157

PPL COASTAL COLLECTIVE LLC
2881 DAYTON XENIA RD
BEAVERCREEK, OH 45434-6467

HUENINK, DIRK
120 140TH AVE E
MADEIRA BEACH, FL 33708-2205

VILCHES, GEORGE ANTHONY
7117 WOODED VILLAGE LN
ORLANDO, FL 32835-2726

MARCONCINI, GLEN
14010 GULF BLVD UNIT 401
MADEIRA BEACH, FL 33708-2395

BEACH CLUB OF MADEIRA CONDOMINIUM
ASSOCIATION INC
PO BOX 86507
MADEIRA BEACH, FL 33738-6507

COMMANDER, LISA E
13713 GULF BLVD UNIT 7
MADEIRA BEACH, FL 33708-2571

AMD PROPERTY LLC
3942 VENETIAN WAY
TAMPA, FL 33634-7424

ISLAND GULF RESORT CONDO ASSN INC, MNG
ENT
12300 GULF BLVD
TREASURE ISLAND, FL 33706-5012

MEDITERRANEAN OF MADEIRA CONDO ASSN
INC
13910 GULF BLVD
MADEIRA BEACH, FL 33708-2567

VILLA MADEIRA 610 LLC
34 LEDGESTONE DR
FAIRVIEW, NC 28730-7100

BEACH FLOWER LLC
14567 NORTH OUTER 40 RD STE 350
CHESTERFIELD, MO 63017-5775

PLUNKETT, WILLIAM EUGENE II
PO BOX 1032
PLAINFIELD, IN 46168-4132

RUSSO FAMILY TRUST 7/13/98
2309 W 25TH ST
CHICAGO, IL 60608-4907

WILLIAMS, STEVEN
PO BOX 187
FREEPORT, NY 11520-0187

LONG ISLAND BOTTLE GAS SUPPLY & SERVICE
CORP
245 NW LINCOLN CIR N
ST PETERSBURG, FL 33702-6749

MAGYAR, ANDREA EDIT
960 STARKEY RD UNIT 4506
LARGO, FL 33771-2479

13733 GULF LLC
13733 GULF BLVD
MADEIRA BEACH, FL 33708-2538

TOP SALES MORTGAGE LLC
3942 VENETIAN WAY
TAMPA, FL 33634-7424

COX, GREG
7484 W COUNTY ROAD 750 N
GASTON, IN 47342-9710

M P S DEVELOPMENT LLC
4939 W TOKAY DR
LAPORTE, IN 46350-8463

MAD VILLA LLC
5110 GRANDWOOD PL W
LA CROSSE, WI 54601-3064

SLONE, MARGARET A
3670 SOUTH BANK RD
MILLERS PORT, OH 43046-8036

PLASTER, LINDA J
14010 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2395

MADEIRA PLACE CONDO ASSN INC
570 CARILLON PKWY STE 210
ST PETERSBURG, FL 33716-1344

CZAPLINSKY, NANCY
40 140TH AVE E
MADEIRA BEACH, FL 33708-2203

PENPOW LLC
362 CHOWNING CIR
KETTERING, OH 45429-1626

JRII LLC
13999 GULF BLVD UNIT 405
MADEIRA BEACH, FL 33708-2648

GATES AT BOCA CIEGA CONDO ASSN INC
16512 TURNBURY OAK DR
ODESSA, FL 33556-2889

MCKENDRY, BRUCE A
100 140TH AVE E
MADEIRA BEACH, FL 33708-2205

FAUGHN, TERRAH M
140 140TH AVE E
MADEIRA BEACH, FL 33708-2205

NAVARRO, ESTELLA EST
11501 47TH AVE N
MADEIRA BEACH, FL 33708-2705

ISLAND GULF RESORT CONDO ASSN INC
12300 GULF BLVD
TREASURE ISLAND, FL 33706-5012

FLORIDA PARADISE BEACH RENTALS LLC
2405 ROSSINI PL
LEXINGTON, KY 40509-4533

QED PROPERTIES LLC
195 S PLEASANT ST
HINGHAM, MA 02043-4423

SMITH, RAYMOND C
8333 SEMINOLE BLVD APT 656
SEMINOLE, FL 33772-4364

CARMENATE, YUMARY
7331 BROOKVIEW CIR
TAMPA, FL 33634-2925

MORGAN, LINDA D
20116 BAY CEDAR AVE
TAMPA, FL 33647-3620

CRAZE HILLS INC
PO BOX 356
OZONA, FL 34660-0356

ZAGAZIG FINANCIAL GROUP LLC
435 S OREGON AVE UNIT 202
TAMPA, FL 33606-2121

BENTON PROPERTIES INC
10206 VALDOSTA HWY
QUITMAN, GA 31643-4399

SOOTH LTD PTNSHP
4500 WILLIAMS DR STE 212 PMB 367
GEORGETOWN, TX 78633-1329

MASTRO, JOSEPHINE
14010 GULF BLVD UNIT 204
MADEIRA BEACH, FL 33708-2395

HARDWICK, BENJAMIN
6954 BITTERNUT LN
PLAINFIELD, IN 46168-8663

CRUZ & QUINONES FAMILY TRUST
7622 CARON RD
TAMPA, FL 33615-1348

KASTELEIN, JOHN
1214 JULIAN CLARK RD
CHARLESTON, SC 29412-5206

ANDRIULI, FRANK
329 W 5TH ST
SHIP BOTTOM, NJ 08008-4754

AMD PROPERTY LLC
3942 VENETIAN WAY
TAMPA, FL 33634-7424

AMD PROPERTY LLC
3942 VENETIAN WAY
TAMPA, FL 33634-7424

LANEY, NEWSTELL JR
16503 VILLESPIIN DE AVILA
TAMPA, FL 33613-1013



AFFIDAVIT OF POSTING

Date: 7/25/2025
Postings for: ABV-2025-04

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

Lisa Scheenman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 25th day of July, 2025.

Personally known or produced _____ as identification.



Notary Public Stamp

MARY ANN HEARN
Notary Public
7/25/2025
Date

*Copy of public notice is attached.



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 Silver
Director of Community Development

 (727) 301-0951 x244

Plan Review Documents

Alcoholic Beverage License Public Hearing BOC Regular Meeting August 13, 2025

[ABP 2025-04 Corner Kitchen and Coffee House Public Notice](#)

[ABP 2025-04 Corner Kitchen and Coffee House Application](#)

<https://madeirabeachfl.gov/plan-review-documents/>