

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 **July 7, 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 2025-07

Application: VAR 2025-07

Applicant: Design Freedom, Inc

Property Owner(s): Longline Investments LLC
Property Address: 13230 Boca Ciega Ave
Parcel ID: 15-31-15-65304-009-0050

Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK I,

LOT 5

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

Medium

Request: Side Setback Variance from 25' total to 5' total, Rear Setback Variance from 25' to 12', &

Front Setback Variance from 20' to 15'

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: June 26, 2025, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library. View more information about this application at https://madeirabeachfl.gov/plan-review-documents/





NOTICE OF INTENT TO BE AN AFFECTED PARTY

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: 6/26/2	025
Mailings for Case #	AR 2025-07

Before me this day Schous March personally appeared. He/she has mailed public notices to property owners within a Boo foot radius of the subject property. Signature
STATE OF FLORIDA COUNTY OF PINELLAS

Sworn and subscribed before me this 26 day of ________, 20_25

Personally known or produced _______ as identification.

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

Notary Public Stamp

Notary Public

Date

^{*}Copy of public notice is attached.



MIKE TWITTY, MAI, CFA Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 09 Jun 2025

Subject Parcel: 15-31-15-65304-009-0050

Radius: 300 feet Parcel Count: 53 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.

KRUSZEWSKI, KEVIN TRE KRUSZEWSKI, KEVIN TRUST 253 SANCTUARY DR CRYSTAL BEACH, FL 34681 LAHUTI, A RYAN LAHUTI, ISABELLA PO BOX 960 CRYSTAL BEACH, FL 34681-0960 GRIFFIN, D TRE 13246 MADEIRA BEACH TRUST 2700 BRASELTON HWY STE 10 287 DACULA, GA 30019-3262

BURCH, MICHAEL L TRE BURCH, MELISSA W TRE 1413 OLDHAM VIEW DR LA GRANGE, KY 40031-9121 MIKOWSKI, CHRIS MERRICK MIKOWSKI, MARCELA 564 CRYSTAL DR MADEIRA BEACH, FL 33708 KELLEY, BRIAN KEVIN KELLEY, MARIA LUISA 13155 3RD ST E MADEIRA BEACH, FL 33708-2413

BOUJELAL, SID BOUJELAL, SARAH SONYA 13235 3RD ST E MADEIRA BEACH, FL 33708-2415 BAHE, JAMES WILLIAM GURLEY, JOANNA L 13237 3RD ST E MADEIRA BEACH, FL 33708-2415 CAPSAMBELIS, JULIA A CAPSAMBELIS, CHRISTOPHER R 13231 3RD ST E MADEIRA BEACH, FL 33708-2415

SOUDERS, DANIEL DAVID DUDA, MICHELLE A 13143 4TH ST E MADEIRA BEACH, FL 33708-2419 COUGHLIN, JAMES B COUGHLIN, TERRI D 13148 4TH ST E MADEIRA BEACH, FL 33708-2420 COUGHLIN, JAMES B COUGHLIN, TERRI D 13148 4TH ST E MADEIRA BEACH, FL 33708-2420

HELFRICH, MICHAEL S HELFRICH, FRANCES A 13150 BOCA CIEGA AVE MADEIRA BEACH, FL 33708-2440 BEAUMIER, ANDRE BEAUMIER, KIMBERLY 13251 BOCA CIEGA AVE MADEIRA BEACH, FL 33708-2441 NEWTON, VIRGIL M III NEWTON, RUTH A 13253 BOCA CIEGA AVE MADEIRA BEACH, FL 33708-2441

KEELEY, JOHN W TRE KEELEY, JOHN W REV TRUST 13202 BOCA CIEGA AVE MADEIRA BEACH, FL 33708-2442 LOEHR, NANCY E & BANGSTON, JEANNE A REV LIV TRUST LOEHR, NANCY E TRE 13309 BOCA CIEGA AVE MADEIRA BEACH, FL 33708-2443 INVE HOME INVESTORS LLC TRE 13207 3RD STREET EAST LAND TRUST 13207 3RD ST E APT 3 MADEIRA BEACH, FL 33708-2462

LIPE, PATRICIA V TRE LIPE, PATRICIA V LIV TRUST 14913 1ST ST E MADEIRA BEACH, FL 33708-2496 HOFFMAN, TIMOTHY LITTLE PUEBLO INN LLC 13266 3RD ST E MADEIRA BEACH. FL 33708-2788 STERN, ROBERT LUNEBORG, KELLI 805 HILLS CREEK DR MCKINNEY, TX 75072-5229

BORRELLI, FREDERICK J BORRELLI, MARIANNE K 2248 HAMLIN SOUND CIR MT. PLEASANT, SC 29466-9407 HURM, DEE L SR TRE HURM, STEPHEN D TRE 12537 83RD AVE SEMINOLE, FL 33776-3218 ANTOLOVICH, DAVE ANTOLOVICH, JUNLI 37195 DEER RUN SOLON, OH 44139-2554

KAMINER, MICHAEL EDWARD KAMINER, CASSIE DELL 1044 MARCO DR NE ST PETERSBURG, FL 33702-2781 ROMKEY, TREVOR HOLLOHAN, MITCHELL 13211 BOCA CIEGA AVE ST PETERSBURG, FL 33708-2441 KINAHAN, PETER KINAHAN, BARBARA 11 HAZELWOOD LN STAMFORD, CT 06905-2726

HATTAB, SID HATTAB, RITA 10518 HOMESTEAD DR TAMPA, FL 33618-4008 ARMATO, PHILIP L ARMATO, MARLENE A 5286 LANDIS AVE VINELAND, NJ 08360-9334 ABRAMS, TODD F ABRAMS, KAREN S 28731 CORBARA PL WESLEY CHAPEL, FL 33543-6431 13207 BOCA CIEGA AVE LLC 140 ALABAMA AVE BROOKLYN, NY 11207-2912 VALERO, YARISI 13206 4TH ST E MADEIRA BEACH, FL 33708-2422 PASHA, MARIANNE 13155 BOCA CIEGA AVE MADEIRA BEACH, FL 33708-2439

SAND DOLLAR HOMES LLC 13650 BRUCE B DOWNS BLVD UNIT 48371 TAMPA, FL 33613 CREIGHTON, JOHN E PO BOX 8186 MADEIRA BEACH, FL 33738-8186 GANGLOFF, MARTIN R 13303 3RD ST E MADEIRA BEACH, FL 33708-2417

13025 BOCA CIEGA AVENUE LLC 140 ALABAMA AVE BROOKLYN, NY 11207-2912 EDWARD & KAREN SMITH LLC PO BOX 3832 SEMINOLE, FL 33775-3832 CHRIST AT THE SEA FND INC 13253 BOCA CIEGA AVE MADEIRA BEACH, FL 33708-2441

PERORAZIO, RAYMOND M JR 13201 4TH ST E MADEIRA BEACH, FL 33708-2421 ANTHONY, VICTORIA 13311 BOCA CIEGA AVE MADEIRA BEACH, FL 33708-2443 13203 BOCA CIEGA AVENUE LLC 140 ALABAMA AVE BROOKLYN, NY 11207-2912

13201 BOCA CIEGA AVENUE LLC 140 ALABAMA AVE BROOKLYN, NY 11207-2912 HOLMES, NICHOLAS 63 ISLAND VIEW RD COHOES, NY 12047-4929 JMN ENTERPRISES LLC 4946 COMMONWEALTH DR SIESTA KEY, FL 34242-1422

LONGLINE INVESTMENTS LLC 8025 12TH AVE S ST PETERSBURG, FL 33707-2708 HORNER, LINDA M 330 133RD AVE E MADEIRA BEACH, FL 33708-2434 13209 BOCA CIEGA LLC 140 ALABAMA AVE BROOKLYN, NY 11207-2912

MARTIN, ERIC C 13210 BOCA CIEGA AVE ST PETERSBURG, FL 33708-2442 EDWARD & KAREN SMITH LLC PO BOX 3832 SEMINOLE, FL 33775-3832 CHRIST AT THE SEA FND INC 13253 BOCA CIEGA AVE MADEIRA BEACH, FL 33708-2441

13330 BOCA CIEGA LLC 603 N WOODLYNNE AVE TAMPA, FL 33609-1555 PRICE, HELEN A 13319 BOCA CIEGA AVE MADEIRA BEACH, FL 33708-2443

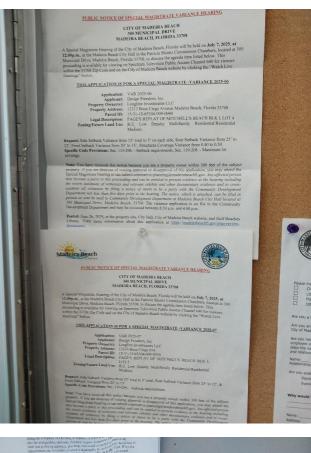


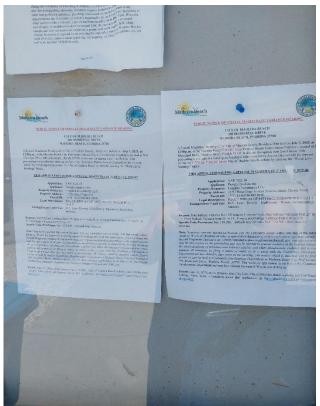
AFFIDAVIT OF POSTING

Date: Lelo	26/2025
Postings for	1: VAR 2025-07
Before me this day	appeared. He/she has posted public notices at
the locations indicated in the notice document(s). Signature	Dewyon
STATE OF FLORIDA COUNTY OF PINELLAS	
Sworn to and subscribed before me this 26 day of Personally known or produced as i	
	0 4/
MARY ANN HEARN MY COMMISSION # HH 460001 EXPIRES: October 30, 2027	Notary Public
	Date

Notary Public Stamp

^{*}Copy of public notice is attached.







 ${\bf Community\ Development\ Department\ /\ \ Community\ Development\ Documents\ /\ \ Plan\ Review\ Documents}$

