



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

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: 6/26/2025

Mailings for Case # VAR 2025-07

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

Lisa Schuermann
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 26 day of June, 20 25.

Personally known or produced _____ as identification.



Notary Public Stamp

Mary Ann Hearn
Notary Public
6/26/25
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
OLON, 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: 6/26/2025

Postings for: VAR 2025-07

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

Lisa Scheuermann
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 26 day of June, 20 25.

Personally known or produced _____ as identification.



Notary Public Stamp

Mary Ann Hearn
Notary Public
6/26/25
Date

*Copy of public notice is attached.

PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

CITY OF MADEIRA BEACH
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THIS APPLICATION IS FOR A SPECIAL MAGISTRATE VARIANCE 2025-06

Application: VAR 2025-06
Applicant: Design Freedom, Inc.
Property Owner: Longline Investments LLC
Property Address: 13712 Boca Cirga Avenue Madeira Beach, Florida 33708
Parcel ID: 15-51-15-0550A-000-0042
Legal Description: PAGES REPT OF MITCHELL'S BEACH BLK 1, LOT 4
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: Side Setback Variance from 15' total to 5' on each side, Rear Setback Variance from 25' to 12', Front Setback Variance from 20' to 15', Structures Coverage Variance from 0.40 to 0.50
Specific Code Provisions: Sec. 110-206 - Setback requirements, Sec. 110-208 - Maximum lot coverage

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 you submit comment to planning@madeirabeachfl.gov. Any affected person may become a party in 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 later 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, Florida 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.

Parcels: 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/planning-reviews>.

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Application: VAR 2025-07
Applicant: Design Freedom, Inc.
Property Owner: Longline Investments LLC
Property Address: 13712 Boca Cirga Ave
Parcel ID: 15-51-15-0550A-000-0042
Legal Description: PAGES REPT OF MITCHELL'S BEACH BLK 1, LOT 4
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: Side Setback Variance from 25' total to 7' 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 you submit comment to planning@madeirabeachfl.gov. Any affected person may become a party in 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 later 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, Florida 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.

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[Back](#)

Plan Review Documents

John's Pass Village Activity Center Plan

Jenny Silver
Director of Community Development

(727) 391-9951 x244

planning@madeirabeachfl.gov

300 Municipal Drive

Monday - Friday

Plan Review Documents

Special Magistrate Variances and Special Exception Uses

7/7/25 Special Magistrate Meeting 12 PM

Variance Public Hearings

[VAR 2025-06 13212 Boca Ciega Avenue Application](#)

[VAR 2025-06 13212 Boca Ciega Ave Public Notice](#)

[VAR 2025-07 13230 Boca Ciega Avenue Application](#)

[VAR 2025-07 13230 Boca Ciega Ave Public Notice](#)