



## **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 2025-06**

**Application:** VAR 2025-06  
**Applicant:** Design Freedom, Inc  
**Property Owner(s):** Longline Investments LLC  
**Property Address:** 13212 Boca Ciega Avenue Madeira Beach, Florida 33708  
**Parcel ID:** 15-31-15-65304-009-0040  
**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH BLK I, 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 can submit comment to [planning@madeirabeachfl.gov](mailto: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 2025-06

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

Lisa Scherman  
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](http://www.pcpao.gov)

[mike@pcpao.gov](mailto:mike@pcpao.gov)

Run Date: 09 Jun 2025

Subject Parcel: 15-31-15-65304-009-0040

Radius: 300 feet

Parcel Count: 49

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

BAHE, JAMES WILLIAM  
GURLEY, JOANNA L  
13237 3RD ST E  
MADEIRA BEACH, FL 33708-2415

BOUJELAL, SID  
BOUJELAL, SARAH SONYA  
13235 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

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

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

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

HOLMES, NICHOLAS  
63 ISLAND VIEW RD  
COHOES, NY 12047-4929

JUDYS TROPICAL COTTAGES LLC  
105 MENARD PL  
THIBODAUX, LA 70301-3548

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

KOLLCAKU LLC  
1804 S VINE AVE  
PARK RIDGE, IL 60068-5322

EDWARD & KAREN SMITH LLC  
PO BOX 3832  
SEMINOLE, FL 33775-3832

CLARK, VICKI L  
13149 3RD ST E  
MADEIRA BEACH, FL 33708-2413

13025 BOCA CIEGA AVENUE LLC  
140 ALABAMA AVE  
BROOKLYN, NY 11207-2912

MARTIN, ERIC C  
13210 BOCA CIEGA AVE  
ST PETERSBURG, FL 33708-2442

LONGLINE INVESTMENTS LLC  
8025 12TH AVE S  
ST PETERSBURG, FL 33707-2708

CHRIST AT THE SEA FND INC  
13253 BOCA CIEGA AVE  
MADEIRA BEACH, FL 33708-2441

CREIGHTON, JOHN E  
PO BOX 8186  
MADEIRA BEACH, FL 33738-8186

SAND DOLLAR HOMES LLC  
13650 BRUCE B DOWNS BLVD UNIT 48371  
TAMPA, FL 33613

13209 BOCA CIEGA LLC  
140 ALABAMA AVE  
BROOKLYN, NY 11207-2912

PASHA, MARIANNE  
13155 BOCA CIEGA AVE  
MADEIRA BEACH, FL 33708-2439

HORNER, LINDA M  
330 133RD AVE E  
MADEIRA BEACH, FL 33708-2434

VALERO, YARISI  
13206 4TH ST E  
MADEIRA BEACH, FL 33708-2422

TBMB PROPERTIES LLC  
1804 W MORRISON AVE  
TAMPA, FL 33606-2830

PERORAZIO, RAYMOND M JR  
13201 4TH ST E  
MADEIRA BEACH, FL 33708-2421

13201 BOCA CIEGA AVENUE LLC  
140 ALABAMA AVE  
BROOKLYN, NY 11207-2912

13203 BOCA CIEGA AVENUE LLC  
140 ALABAMA AVE  
BROOKLYN, NY 11207-2912

13207 BOCA CIEGA AVE LLC  
140 ALABAMA AVE  
BROOKLYN, NY 11207-2912



## AFFIDAVIT OF POSTING

Date: 6/26/2025

Postings for: VAR 2025-06

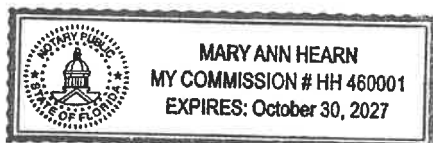
Before me this day Lisa Seherman personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

Lisa Seherman  
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**  
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 **12:00pm**, at the Madeira Beach City Hall in the Patricia Shortz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda items listed below. This meeting is available for viewing on Spectrum Television Public Access Channel 640 for viewers residing 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 2025-06**

Application: VAR 2025-06  
Applicant: Design Freedom, Inc.  
Property Owner(s): Longline Investments LLC  
Property Address: 1512 Boca Ciega Avenue Madeira Beach, Florida 33708  
Parcel ID: 15-31-15-000-000-0040  
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK L 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 viewing approval or disapproval of this application, you may attend the Special Magistrate Hearing or you submit comments to planning@madeirabeachfl.gov. Any official 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 used 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, 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.

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/planning-review>.

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**THIS APPLICATION IS FOR A SPECIAL MAGISTRATE VARIANCE 2024-47**

Application: VAR 2024-47  
Applicant: Design Freedom, Inc.  
Property Owner(s): Longline Investments LLC  
Property Address: 1512 Boca Ciega Avenue Madeira Beach, Florida 33708  
Parcel ID: 15-31-15-000-000-0040  
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK L LOT 4  
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

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300 MUNICIPAL DRIVE  
MADEIRA BEACH, FLORIDA 33708

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**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: 1512 Boca Ciega Avenue Madeira Beach, Florida 33708  
Parcel ID: 15-31-15-000-000-0040  
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK L 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

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**THIS APPLICATION IS FOR A SPECIAL MAGISTRATE VARIANCE 2025-08**

Application: VAR 2025-08  
Applicant: Design Freedom, Inc.  
Property Owner(s): Longline Investments LLC  
Property Address: 1512 Boca Ciega Avenue Madeira Beach, Florida 33708  
Parcel ID: 15-31-15-000-000-0040  
Legal Description: PAGE'S REPLAT OF MITCHELL'S BEACH BLK L LOT 4  
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

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[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) 391-9951 x244

[planning@madeirabeachfl.gov](mailto:planning@madeirabeachfl.gov)

300 Municipal Drive

## 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](#)