



## SPECIAL MAGISTRATE – VARIANCE REQUEST

VAR 2025-08

### Staff Report and Recommendation

Special Magistrate Meeting – September 16, 2025

**Application:** VAR 2025-08  
**Applicant(s):** Maria Geelan  
**Property Owner(s):** Maria Geelan  
**Property Address:** 14052 W Parsley Drive, Madeira Beach, FL 33708  
**Parcel ID:** 10-31-15-34398-018-0130  
**Legal Description:** GULF SHORES 5TH ADD BLK R, LOT 13  
**Zoning/Future Land Use:** R-1, Single-Family Residential Zoning  
District/Residential Urban

**Request:** Construct a new 13,000lb boat lift and modify/cut the existing dock corner and construct a 12' dock extension. Add a new tie pile 1' away from the extended east side property line.

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

### I. Background

On 5/8/24 the property owner of 14050 W Parsley Drive applied for VAR 2024-06 to extend an existing dock and add in a boat lift. After being notified by mail, both adjacent property owners of 14050 W Parsley Drive, including Maria Geelan, the applicant for this variance, met with city staff and expressed their concerns of not being able to access their own docks/lifts. It was then noted that the drawings submitted with VAR 2024-06 were being misrepresented and were not drawn to scale amongst some other concerns. The applicant for VAR 2024-06 was then notified that the application would need to be revised to retain a staff recommendation of approval. The drawings for VAR 2024-06 were revised, however no updated version has been submitted that is both drawn to scale and, in the opinion of City staff, meets the required variance criteria.

On 8/22/24 city staff worked with the homeowners to prepare a dock sketch that would allow both 14050 and 14052 W Parsley the ability to construct reasonably sized docks with a 13,000-pound boat lift on each. This sketch has been included with this agenda packet. The sketch allows the dock at 14050 to extend out farther than the dock proposed under this application for 14052 despite similar property widths due to mangroves along the seawall of 14050 W Parsley Dr. The last correspondence at the time of this VAR 2025-08 being received between the applicant for VAR 2024-06 and city staff has also been included with this agenda packet for the special magistrate's review. The property owner of 14050 W Parsley Drive has also been notified of this hearing by email in advance of the required mailings.

It is also worth noting that the drawings prepared by the city in August, 2024 show the property width as 36 feet wide based on the Pinellas County Property Appraiser's website. Based on the survey dated 11/27/2024 and included with this application, however the waterfront width along the seawall is only 34.77 feet. At the request of city staff, the applicant's contractor has revised the plan view drawing accordingly. Also, at the request of city staff to ensure precision, the applicant has included with the survey the actual distance of the existing dock from the west property line. The proposed request would not allow this footprint to extend any closer to the west property than what is existing.

## **II. Variance Criteria (Sec. 2-507(b)) and Analysis**

*(1) Special conditions and circumstances exist which are peculiar to the land, building, or other structures for which the variance is sought and which do not apply generally to the lands, building, or other structures in the same district. Special conditions to be considered shall include, but are not limited to, the following circumstances:*

*a. Substandard or irregular-shaped lot. If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations;*

*b. Significant vegetation or natural features. If the site contains significant native vegetation or other natural features;*

*c. Residential neighborhood character. If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;*

*d. Public facilities. If the proposed project involves the development of public parks, public facilities, schools, or public utilities;*

*e. Architectural and/or engineering considerations. If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.*

### **Findings:**

**a.)** 14052 W Parsley is an irregular pie shaped lot with the lot becoming increasingly more narrow as it extends towards the seawall reducing the buildable footprint for a dock and lift. The rear lot line is arc' d and is 36 feet wide. The waterfront width of the seawall, which is slightly beyond the rear property line is 34.77 feet wide. The minimum lot width in this zoning district is 50 feet.

**c.)** The proposed boat lift fits the character of the neighborhood. The R-1, Single-Family Zoning District allows for residential docks as an accessory use. Other nearby properties have similar sized boat lifts and docks. Many of the surrounding



docks and boat lifts would require a neighbor sign off or variance because they do not fit within one-half the width and are located outside the center one-third of the property at the waterfront.

*(2) The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a variance.*

**Findings:** The plat for 14052 W Parsley Dr and other nearby lots was approved in 1946. The lot predates the design criteria for private docks requirements and is not the result of the applicant.

*(3) Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.*

**Findings:** Most properties in this zoning district would be able to build a similar sized dock and lift. Included in the sketch the city provided the applicant on 8/22/24 is a sketch of a dock and lift for the abutting left property (14050 W Parsley Dr) with a similarly sized boat lift and dock which the city would also support a variance for.

*(4) Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code and would work unnecessary and undue hardship on the applicant.*

**Findings:** A literal interpretation of the Code (Sec. 14-205) would deny the applicant the right to construct a reasonably sized boat lift on their existing dock. Other neighboring properties have similarly sized boat lifts and tie poles in line with the boat lift as proposed by the applicant.

*(5) The variance granted is the minimum variance that will make possible the reasonable use of the land.*

**Findings:** Granting VAR 2025-08 would be the minimum variance possible to allow for a reasonably sized boat lift to be constructed. The sketch the city prepared on 8/22/24 was designed with the intent of depicting what would be minimally possible to allow for both 14052 and 14050 W Parsley to have a reasonably sized boat lift without interfering with each other. All proposed tie piles are at least a foot within the extended property lines and any other design would likely restrict access to the applicant's or applicant's neighboring property. Since the sketch was prepared for the applicant and their neighbor at 14050 while reviewing VAR 2024-06, no other possible recommendations to reconfigure the dock/ lift have been presented to the city by any parties.

*(6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations or the Code of Ordinances (when it relates to section 14-205), and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

**Findings:** VAR 2025-08 will be in harmony with the general intent and purpose of the city code of ordinances by allowing for reasonable waterfront access that other neighboring waterfront properties currently enjoy. The proposed boatlift would fit within the character of the neighborhood and would not be detrimental to the public welfare of neighboring properties. As demonstrated by the 8/22/24 sketch, grating this variance would still allow both adjacent property owners to be able to access their docks and build a reasonably sized dock and lift of their own.

### **III. Staff Recommendation:**

Staff recommends approval of Variance 2025-08 to (1) Extend the existing dock from 20 feet in length to 32 feet in length from the seawall, (2) modify the existing dock to construct a boat lift one foot off the extended east side property line, and (3) construct additional free standing tie poles one foot off the extended east side property line.

Submitted by:

**Joseph Petraglia, CFM**

Planner I

Community Development Department

Attachments: 1) Application & Responses  
2) Plan View Drawing - prepared by Docks Inc. for the applicant  
3) P&Z Sketch Recommendation 8.22.24 - prepared by the city for VAR 2024-06  
4) Property Survey showing seawall width and dimension from adjacent property line to dock to remain  
5) Existing Dock Permit (wnd-20-00266)  
6) Areal Picture  
7) Last email correspondence from applicant of VAR 2024-06 prior to public notice mailings and postings  
8) Public Notice and Posting Information  
9) Updated email correspondence from applicant of VAR 2024-06 up to 9/9/2025



# CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT  
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH FLORIDA 33708  
(727) 391-9951 EXT. 255 ♦ FAX (727) 399-1131



## SPECIAL MAGISTRATE – VARIANCE APPLICATION

\*Applicant: Name and Address

\*TEMPORARY\*  
Maria Geelan  
1799 N. Highland Ave - Apt. B-10  
Clearwater FL 33755

Telephone: (973) 219-6442

Email: geelan500@gmail.com

\*Property Owner: Name and Address

Maria Geelan  
14052 W. Parsley Dr.  
Madeira Beach FL 33708

Telephone: (973) 219-6442

Email: geelan500@gmail.com

Application for the property located at: (Street Address or Location of the Vacant Lot)

14052 W. Parsley Dr. Madeira Beach FL 33708

Legal Description: Parcel # 10-31-15-34398-018-0130

Gulf Shores 5<sup>th</sup> ADD BLK R, LOT 13

Madeira Beach

Lot Area: 44 x 96

Width: 44 ft.

Depth: 96 ft.

Zoning District: Single Family Residential (R-1)

Present Structures on Property: None

Present Use of Property: Primary Residence

Date Building Permit Request denied: Traditional permit was not applied for as my one neighbor located at 14050 W. Parsley Dr. refused to sign Al Carrier's recommended plan.

Variance(s) needed from the zoning requirements: Variance for construction of a new 13,000 lb boat lift and modify/cut the existing dock corner and construct 12 foot dock extension. In addition, add a new tie pole between my existing tie pole and new boat lift.

PLEASE ATTACH REQUIRED SUPPORTING MATERIALS:

SITE PLAN, PICTURES, DEED, SURVEYOR'S SKETCH, DRAWINGS, EXPLANATION, ETC.

**DISCLAIMER:** According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All Documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.



Special Magistrate Case #: \_\_\_\_\_

**\*\* For City of Madeira Beach Use Only \*\***

Fee: \_\_\_\_\_ ☐ Check # \_\_\_\_\_ ☐ Cash ☐ Receipt # \_\_\_\_\_

Date Received: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

Received by: \_\_\_\_\_

Special Magistrate Case # Assigned: \_\_\_\_\_

Special Magistrate Hearing Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ ☐ Approved ☐ Denied

\_\_\_\_ Zoning Variance for Residential Dwelling Units (One, Two or Three Units) \$1,800.00 per Variance  
\_\_\_\_ Zoning Variance for Multi-Family, Tourist Dwellings or Commercial \$2,000.00 per Variance  
\_\_\_\_ After-the-fact Variance \$3,600.00 per Variance

X \_\_\_\_\_  
Jenny Rowan, Community Development Director

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

X \_\_\_\_\_  
Robin Gomez, City Manager

Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

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**APPLICATION (Must submit the following analysis)**

This application to the Special Magistrate is requesting permission to: Construct a new 13,000 lb boat lift and modify/cut the existing dock corner and construct 12' dock extension. In addition, add a new tie pole between my existing tie pole and new boat lift as reflected in Al Carrier's design.

The special magistrate shall authorize, upon application to appeal, after public notice has been given and public hearing held, such variance from the terms of the city land development regulations as not being contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of the land development regulations, subpart B of this Code will result in unnecessary and undue hardship. In order to authorize any variance from the terms of the city land development regulations, the special magistrate shall consider the following criteria and shall find that the criteria has been satisfied in full and that a hardship exists.

On a separate attached page, explain in detail how your request meets City Code Sec. 2-507 by complying with the following rules. Please note that your explanation demonstrate that your request meets one or more of the conditions listed under criteria #1 below and that it also meets in full criteria 2 through 6 below:

1. Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:
  - a. *Substandard or irregular shaped lot.* If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations.
  - b. *Significant vegetation or natural features.* If the site contains significant native vegetation or other natural features;
  - c. *Residential neighborhood character.* If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;
  - d. *Public facilities.* If the proposed project involves the development of public parks, public facilities, schools, or public utilities;
  - e. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.

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2. Demonstrate that special condition (s) and circumstance (s) do not result from the actions of the applicant. A self-created hardship shall not justify a variance.
3. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.
4. Demonstrate that the literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Land Development regulations, subpart B of the code and would work unnecessary and undue hardship on the applicant.
5. Demonstrate that the variance granted is the minimum variance that will make possible the reasonable use of the land.
6. Demonstrate that the granting of the variance will be in harmony with the general intent and purpose of the City Land Development Regulations, and that such Variance will not be injurious to the area involved or otherwise detrimental to the public welfare.



**OWNER CERTIFICATION**

I hereby authorize permission for the Special Magistrate, Building Official and Planning & Zoning Director to enter upon the above referenced premises for purposes of inspection related to this petition.

I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing of the application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the subject property.

***I have received a copy of the Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance and the procedure, which will take place at the Public Hearing.***

**Appeals.** (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

X   
Property Owner's Signature

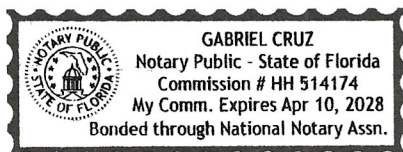
Date: 7, 9, 2025

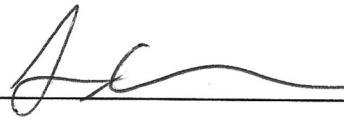
STATE OF Florida

COUNTY OF Pinellas

Before me this 9 day of July, 202<sup>25</sup>2, Maria Geelon  
appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☐ personally known to me or ☒ has produced FDL as identification.

[SEAL]



  
Public Notary Signature

**NOTICE:** Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they 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.

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**NON-OWNER (AGENT) CERTIFICATION**

I hereby authorize permission for the Special Magistrate, Building Official and Planning & Zoning Director to enter upon the above referenced premises for purposes of inspection related to this petition.

I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing of the application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the subject property.

***I have received a copy of the Special Magistrate Requirements and Procedures (attached), read and understand the reasons necessary for granting a variance and the procedure, which will take place at the Public Hearing.***

**Appeals.** (City Code, Sec. 2-109) An aggrieved party, including the local governing authority, may appeal a final administrative order of the Special Magistrate to the circuit court. Such an appeal shall not be a hearing *de novo* but shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed.

X \_\_\_\_\_ Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
*Property Owner's Signature (If other than the property owner)*

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Before me this \_\_\_\_\_ day of \_\_\_\_\_, 2022, \_\_\_\_\_  
 appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☐ personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[SEAL]

\_\_\_\_\_  
 Public Notary Signature

**NOTICE:** Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they 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.

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**FOR YOUR RECORDS****SPECIAL MAGISTRATE: REQUIREMENTS AND PROCEDURES (City Code Sec. 2-507)**

- 1) Demonstrate that special conditions and circumstances exist which are particular to the land, building, or other structures in the same district. Special conditions to be considered shall include but are not limited to:
  - a. *Substandard or irregular shaped lot.* If the site involves the utilization of an existing lot that has unique physical circumstances or conditions, including irregularity of shape, narrowness, shallowness, or the size of the lot is less than the minimum required in the district regulations.
  - b. *Significant vegetation or natural features.* If the site contains significant native vegetation or other natural features;
  - c. *Residential neighborhood character.* If the proposed project promotes the established historic or traditional development pattern of a block face, including setbacks, building height, and other dimensional requirements;
  - d. *Public facilities.* If the proposed project involves the development of public parks, public facilities, schools, or public utilities;
  - e. *Architectural and/or engineering considerations.* If the proposed project utilizes architectural and/or engineering features that would render the project more disaster resistant.
- 2) The special conditions and circumstances do not result from the actions of the applicant. A self-created hardship shall not justify a variance.
- 3) Granting the variance will not confer on the applicant any special privilege that is denied to other lands, buildings, or structures in the same zoning district.
- 4) Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the land development regulations, subpart B of this Code and would work unnecessary and undue hardship on the applicant.
- 5) The variance granted is the minimum variance that will make possible the reasonable use of the land.
- 6) The granting of the variance will be in harmony with the general intent and purpose of the city land development regulations, and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

In granting any variance, the Special Magistrate may prescribe appropriate conditions and safeguards in conformity with the city land development regulations. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted shall be deemed a violation of this Code. The Special Magistrate may prescribe a reasonable time limit within which the action for which the variance is required shall be begun or completed or both. Under no circumstances except as permitted in the applicable zoning district of the city land development regulations. A nonconforming use of neighborhood lands, structures or buildings in the same zoning district shall not be considered grounds for the authorization of a variance. **Financial loss** standing alone is not sufficient justification for a variance.

The hearing will be conducted in the following manner:

1. Public notice will be read along with correspondence received.
2. City presents its case, and the applicant may cross-examine.
3. The Applicant presents his or her case supported by witnesses and evidence; and the City has the right to cross-examine each witness.
4. Public comment will only be solicited or received from parties directly affected by the variance. Individuals testifying do not have the right to cross-examine the parties.
5. Public participation will be closed, the Special Magistrate deliberates and makes a decision to grant or deny each variance requested in the application.

All variances granted by the Special Magistrate and not acted on within on (1) year of being granted will automatically expire.

The granting of a variance does not relieve the applicant from obtaining a building permit. The Special Magistrate does not have the authority to grant variances from the 100 Year Flood Level for Residential or Commercial Property.

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**Maria Geelan**  
**14052 W. Parsley Drive**  
**Madeira Beach, FL 33708**  
**Phone: 973-219-6442**  
**E-Mail: [geelan500@gmail.com](mailto:geelan500@gmail.com)**

July 9, 2025

**Planning & Zoning Department**

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

To Whom It May Concern,

This letter is for the purpose of requesting a special magistrate variance from the City of Madeira Beach to construct a new 13,000 lb. boat lift and modify/cut my existing dock corner and construct 12' dock extension. In addition, add a new tie pole between my existing tie pole and new boat lift at my primary residence at 14052 W. Parsley Drive. My proposed boat lift and dock reconstruction plan was designed by Al Carrier who was the engineer of record working for Madeira Beach.

The City of Madeira Beach (Marci Forbes & Joe Petraglia) consulted with Al Carrier from TranSystems (Deuel & Associates). Al Carrier was the engineer of record for the City who worked with Perry & Heidi Ressler, located at 14050 W. Parsley Drive, on their variance request (VAR2024-06) and myself at 14052 W. Parsley Drive to create a boat lift and dock plans that would be reasonable for both properties and our surrounding neighbors within our small curved cove/waterway. We had two in-person meetings on Tuesday 8/13/24 and Thursday 8/22/24 with the Al Carrier and the City.

Tony & Tina Morrison at 14048 W. Parsley Drive, who have been residents for over 40 years, were an integral part of this process. Tina Morrison attended all the meetings. She provided unique history, details and facts about the neighboring properties and waterway during our meetings. They both have agreed to Al Carrier's plan design. In addition, my neighbors Robert Nazzal & Jameson Graceffa, to the right of my property at 14054 W. Parsley Drive, also agree to the plan design. However, my neighbor Perry & Heidi Ressler to the left of my property at 14050 W. Parsley Dr. do not agree to the plan design and are unwilling to collaborate with us. Therefore, a special magistrate variance application is being submitted with Al Carrier's plan design recommendation, for approval. The City indicated they would support this proposal that matches the drawing that Al Carrier provided.

The scope of this project is appropriate for the area and comparable to docks and lifts already existing and approved by the City of Madeira Beach on the same street, similar streets and same subdivision within the City.

My request meets City Code Sec. 2-507 and demonstrates that special conditions and circumstances exist at my property at 14052 W. Parsley Drive as follows:

**1a. substandard or irregular shaped lot**, especially at my waterway and seawall which is a pie shaped lot. The extended property lines lead towards each other, reducing the buildable area for a dock. This circumstance not only exists at my property but it also exists with my neighbors on W. Parsley Drive and others included in our curved waterway on 140<sup>th</sup> Avenue, and N. Bayshore Drive.



**1c. residential neighborhood character.** Many other properties in this area have docks and boat lifts that are built beyond the requirements of Sec. 14-205. Most dock permit applicants do not have issues obtaining neighbor sign off for similarly sized docks and lifts.

2. The special circumstances and conditions associated with this variance application are not a result and are not caused by the action of me as the property owner. These overall lot sizes combined with the irregular/pie-shaped lots were at some point approved by the City of Madeira Beach planning and zoning board based on the natural curved shape of the corresponding waterway.

3. Granting my variance application does not provide or confer any special privilege to me as the property owner, nor would it negatively impact any other neighboring homeowner, lands, buildings or structures adjacent to my property. Many other properties on the water in this same zoning district already accommodate or would be able to accommodate this size dock and lift.

4. The current City code (the literal interpretation of this code), would not allow me to be able to fit a reasonably sized boat lift and extended dock requirement for the new boat lift, which is typically allowed in this zoning district. Not granting this variance would prevent me and my family from enjoying the same water recreational privileges that other adjacent neighbors and others within the same zoning district currently have. Most adjacent neighbors have existing docks that do not meet this literal interpretation of the code.

5. The overall scope of the project meets the minimum variance required to accommodate a reasonable dock and boat lift structure. Al Carrier demonstrated in his drawing that both new boat lifts and new/modified docks at my property (14052 W. Parsley Drive) and at 14050 W. Parsley Drive are reasonable to all neighbors and will not impede on others who use this waterway to enter and exit their properties.

6. Granting of the variance will not harm others and is within the purpose of the City Land Development Regulations and will not be injurious or detrimental to the area or to the public welfare. In addition, it will not negatively affect the character of the neighborhood. Al Carrier put many hours of research and discussion into creating a reasonable plan design for all neighboring properties.

Thank you for consideration of my application for variance of a new boat lift and modified/extended dock. Speeler Foundations, Inc. has already filed for a permit to build a new seawall (Project 2025-3530-SEWL), due to further hurricane damage, on my behalf and I am looking to build the boat lift and revised dock in conjunction with this project.

Best Regards,



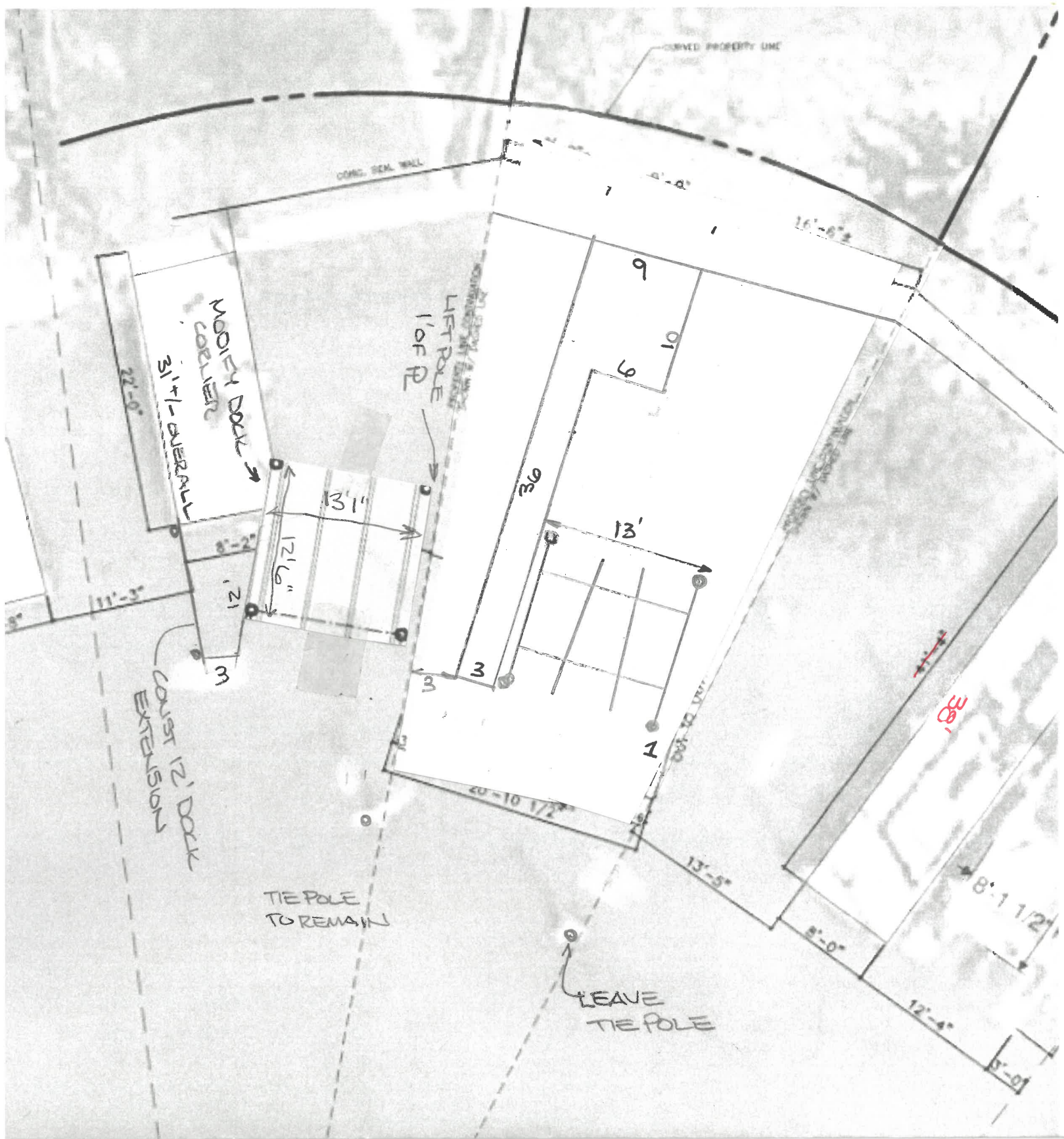
Maria Geelan

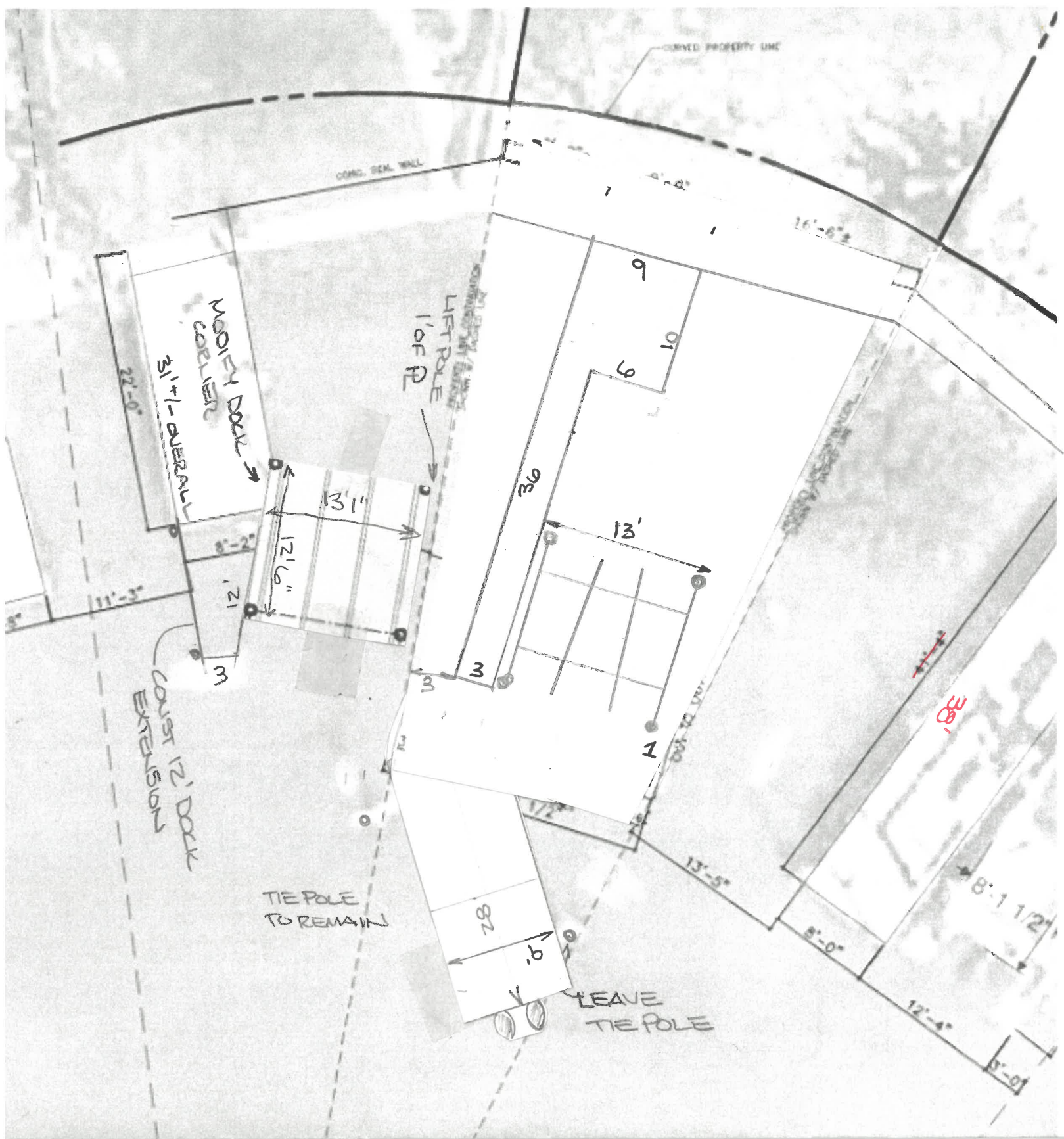
Attachments:

1. Al Carrier's Drawing of Boat Lift & Modified Dock for 14052 W. Parsley Dr.
2. Picture of Lot
3. Survey 11/27/2024
4. Quit Claim Deed 12/6/2022
5. Warranty Deed 6/1/2020
6. E-Mail Correspondence (Al Carrier/Morrison & Geelan Approval/Joseph Petraglia #1, #2)
7. Speeler Foundations, Inc., Docks Inc., and Adams Construction Services, LLC – Proposals





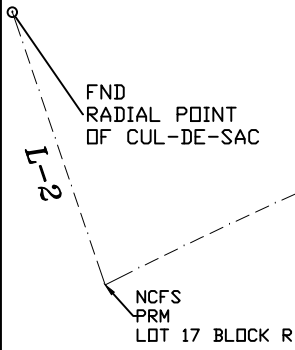
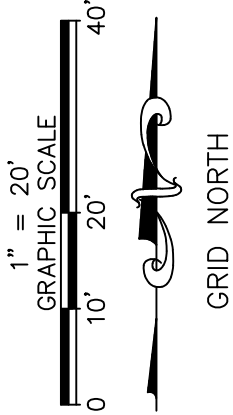






SECTION 10 - TOWNSHIP 31 SOUTH - RANGE 15 EAST  
PINELLAS COUNTY - FLORIDA

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE EAST BOUNDARY LINE OF LOT 13, BLOCK R, HAVING A GRID BEARING OF S10° 31' 07"W THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE OF FLORIDA PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, 1983 (FLORIDA WEST ZONE) ADJUSTED NATIONAL GEODETIC SURVEY 2018



LINE DATA:  
L-1: BASIS OF BEARINGS  
S 10°15'11" W 95.05'(P)  
S 10°31'07" W 99.50'(M)  
S 10°31'07" W 95.05'(C)

L-2: S 18°47'19" E 30.00'(C) 30'(P)

L-3: S 77°10'01" W 34.77'(M)

LEGAL DESCRIPTION:  
(ORB 22299, PG 518)

LOT 13, BLOCK R, FIFTH ADDITION TO GULF SHORES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 67, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

BENCHMARK:

ELEVATIONS DERIVED FROM DEPARTMENT OF TRANSPORTATION GLOBAL POSITIONING SYSTEM NETWORK, NORTH AMERICAN VERTICAL DATUM 1988. FIELD CHECKED INTO FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK "AG0844" EL=20.84' NORTH AMERICAN VERTICAL DATUM 1988.

TREE LEGEND:



TREE NOTE: TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE SIZE IS DETERMINED AT DIAMETER BREST HEIGHT. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREES LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.

BOUNDARY & TOPOGRAPHIC  
SURVEY  
WITH TREE LOCATION

ADDRESS:  
14052 WEST PARSLEY DRIVE  
MADEIRA BEACH, FLORIDA 33708

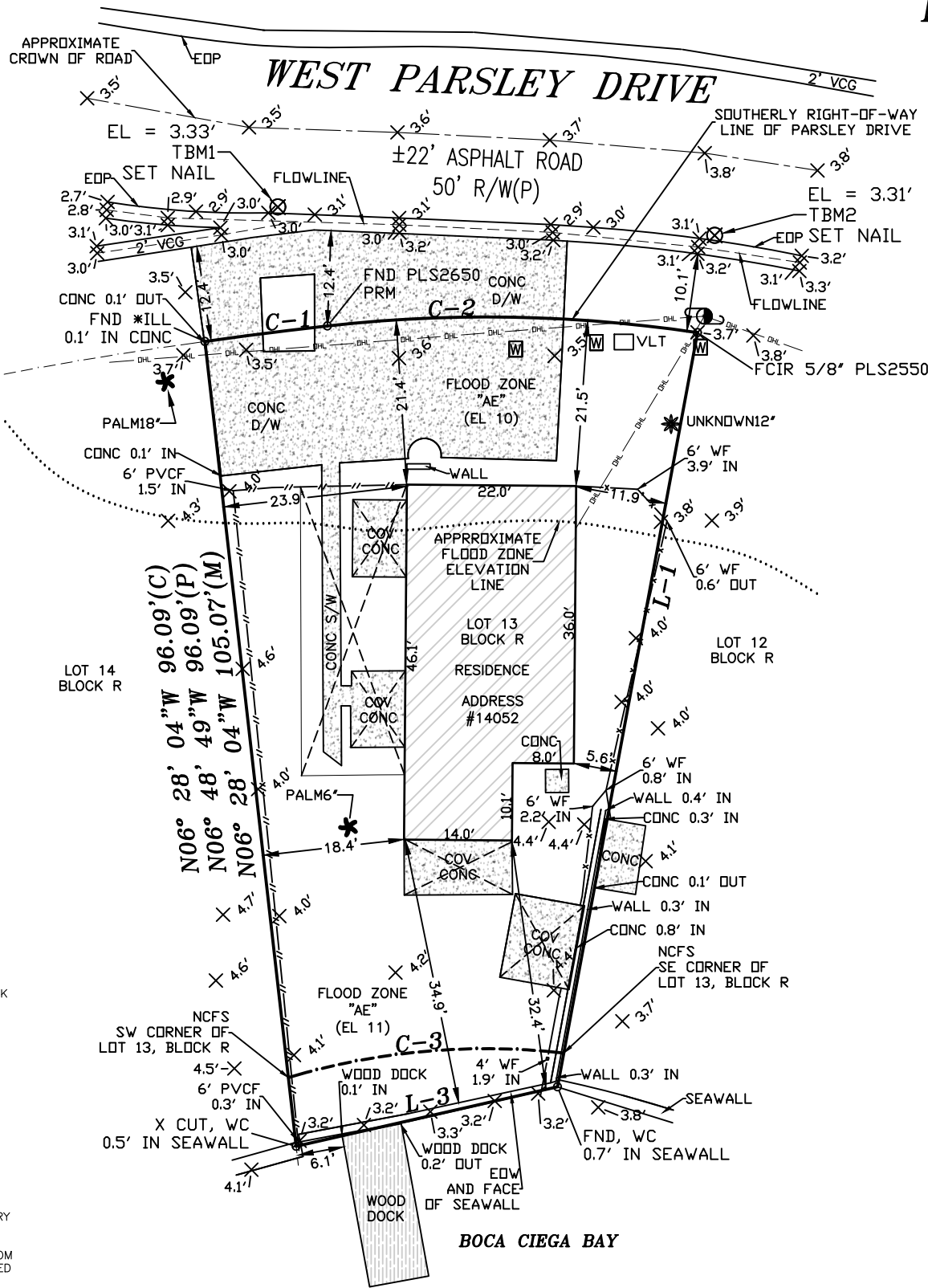
CURVE DATA

C-1  
RADIUS = 485'(P)  
DELTA = 001°53'33"(M)  
ARC = 16.02'(M) 16'(P)  
CHORD = 16.02'(M) 16'(P)  
CB = N82° 46' 06"E(M)  
N82° 17' 14"E(P)

C-2  
RADIUS = 184.81'(P)  
DELTA = 014°55'44"(M)  
ARC = 48.15'(M) 48.19'(P)  
CHORD = 48.02'(M) 48.05'(P)  
CB = S88° 58' 07"E(M)  
S89° 17' 50"E(M)

C-3  
RADIUS = 89.87'(P)  
DELTA = 023°01'19"(C)  
ARC = 36.11'(C) 36'(P)  
CHORD = 35.87'(C) 35.76'(P)  
CB = S84° 55' 01"W(C)  
S84° 29' 26"W(P)

C-4  
RADIUS = 485'(P)  
DELTA = 019°10'36"(C)  
ARC = 162.33'(C) 161.63'(P)  
CHORD = 161.57'(C) 160.88'(C)  
CB = N72° 43' 30"E(C)



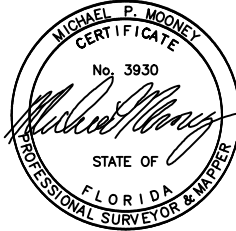
- GENERAL NOTES:
- THE BOUNDARY SURVEY AS SHOWN HEREON, WAS MADE WITHOUT BENEFIT OF ABSTRACT OF TITLE. THE UNDERSIGNED AND TERMINUS SURVEYING, LLC, MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING EASEMENTS, CLAIMS OF BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR ANY OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE PUBLIC RECORDS OF THE LOCAL COUNTY COURTHOUSE.
  - THIS BOUNDARY SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - THIS BOUNDARY SURVEY DOES NOT DEPICT OWNERSHIP. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO ESTABLISH THE PERIMETER BOUNDARY LINES OF THE LAND OR LANDS DESCRIBED IN THE LEGAL DESCRIPTION AS SHOWN ON THIS BOUNDARY SURVEY AND IS NOT TO ESTABLISH OWNERSHIP.
  - BOUNDARY SURVEYS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. THE LAND WITHIN THE BOUNDARIES OF THIS BOUNDARY MAY OR MAY NOT BE SUBJECT TO FLOODING. THE LOCAL COUNTY/CITY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
  - NO UNDERGROUND FOUNDATIONS, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
  - THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.
  - OWNERSHIP OF FENCES WAS NOT VERIFIED AT TIME OF SURVEY.
  - ALL MEASUREMENTS ARE IN FEET AND TENTHS, UNLESS OTHERWISE NOTED.
  - MEAN HIGH WATER LINE WAS NOT DETERMINED AT TIME OF SURVEY. (ONLY APPLICABLE WHEN ABUTTING BODIES OF WATER)
  - FLOOD ZONE: SUBJECT PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE(S) "AE" (BFE:10' & 11'), ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY 125127 PANEL NUMBER 12103C0191H, REVISED 8/24/2021.

LEGEND (NOT TO SCALE)

(C) CALCULATED (F) FIELD (L) LEGAL DESCRIPTION (M) MEASURED (P) PLAT ASP ASPHALT BC BUILDING CORNER BMF BARBED-WIRE FENCE BFE BASE FLOOD ELEVATION CB CHORD BEARING CCR CERTIFIED CORNER RECORD CLF CHAIN LINK FENCE CONC CONCRETE COV COVERED D/W DRIVEWAY EL ELEVATION EOP EDGE OF PAVEMENT EOW E-TYPE CURB & GUTTER FOP FOUND CAPPED IRON PIPE FOR FOUND CAPPED IRON ROD FOM FOUND CONCRETE MONUMENT	FFE FINISHED FLOOR ELEVATION FIP FOUND IRON PIPE FIR FIND IRON ROD FND FOUND NAIL & DISC FPP FOUND (PINCHED) IRON PIPE FRRS FOUND RAILROAD SPIKE FX FOUND X-CUT IN CONCRETE GFEE GARAGE FINISHED FLOOR ELEVATION  ILL ILLEGIBLE LB LICENSED BUSINESS MES MITERED END SECTION  NCF5 NO CORNER FOUND OR SET O/A OVERALL ORB OFFICIAL RECORDS BOOK OUL OVERHEAD UTILITY LINE PLB PLAT BOOK PC POINT OF CURVATURE POP PERMANENT CONTROL POINT PG PAGE PLS PROFESSIONAL LAND SURVEYOR	POB POINT OF BEGINNING POC POINT OF COMMENCEMENT PRM PERMANENT REFERENCE MONUMENT PSM PROFESSIONAL SURVEYOR AND MAPPER  PVCF VINYL FENCE RLS REGISTERED LAND SURVEYOR R/W RIGHT-OF-WAY SCIR SET CAPPED IRON ROD (1/2" LB 8207)  SND SET NAIL & DISK (LB 8207) S/W SIDEWALK TEM TEMPORARY BENCHMARK TOB TOP OF BANK TOS TOE OF SLOPE TYP TYPICAL VCG VALLEY CURB & GUTTER VLT VAULT WC WITNESS CORNER WF WOOD FENCE	AC AIR CONDITIONER CL CENTER LINE CO CLEANOUT CA COVERED AREA DM DRAINAGE MANHOLE  NOT TO SCALE  EB ELECTRIC BOX FH FIRE HYDRANT GV GAS VALVE GA GUY ANCHOR GI GRATE INLET HP HANDICAP PARKING LP LIGHT POLE MB MAILBOX MW MONITORING WELL ME MITERED END SECTION	RW RECLAIMED WATER VALVE SM SANITARY MANHOLE SIGN X 35.7' SPOT ELEVATION TB TELEPHONE BOX TR TRANSFORMER UP UTILITY POLE UF UTILITY PEDESTAL VB VERIZON BOX WM WATER METER WV WATER VALVE WELL WELL YD YARD DRAIN YL YARD LIGHT
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THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

MICHAEL P. MOONEY  
PROFESSIONAL SURVEYOR & MAPPER #3930  
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR & MAPPER.



CERTIFIED TO:

- DIGGLE CONSTRUCTION



TERMINUS  
SURVEYING  
LLC.

2752 JASON STREET  
TAMPA, FLORIDA 33619

(813) 681-4481  
www.TerminusSurveying.com  
FrontDesk@TeamTerminus.com

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JOB INFORMATION:

CREW CHIEF: BB  
FIELD DATE: 11/20/2024  
FIELD BOOK: T83 PAGE: 15  
DRAFTER: RR  
DRAWING DATE: 11/27/2024  
CHECKED BY: JSM

JOB#  
24001203

REVISIONS  
RR-7/21/25-CLIENT COMMENTS  
-  
-  
-

TERMINUS SURVEYING

**PRIVATE DOCK**

File Copy  
SUBJECT TO FIELD  
INSPECTION APPROVAL

Application # \_\_\_\_\_  
(OFFICIAL USE ONLY)

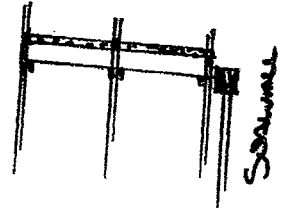
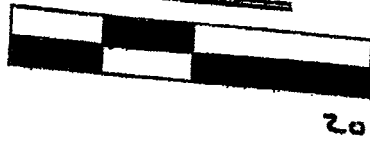
MHW

MLW

BOTTOM

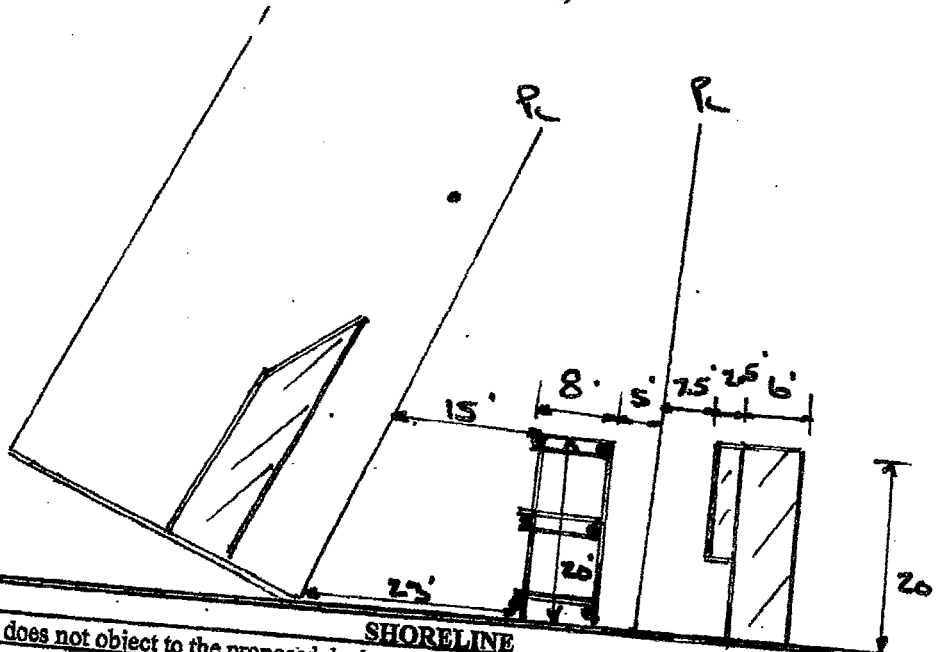
ENG. SCALE: 1" = 20'

Profile View



TOTAL SQUARE FEET	160
NEW SQUARE FEET	160
WATERWAY WIDTH	470
WATERFRONT WIDTH	36'

Plan View  
(applicant and adjacent docks)



The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner

Signature

Date

Right Owner

Signature

Date

Municipality Approval

Water and Navigation Approval

**APPROVED**

PINELLAS COUNTY  
WATER AND NAVIGATION

Carol E. Dupre 11/13/21



AK  
11/10/20

WNO-20-00266



Gee Lan Property  
14052 W. Parsley Dr.





## Joseph Petraglia

---

**From:** Joseph Petraglia  
**Sent:** Wednesday, August 13, 2025 4:33 PM  
**To:** Perry Ressler; Lisa Scheuermann  
**Cc:** Jenny Silver; Marci Forbes; Morris, Andrew; Carrier, Al  
**Subject:** RE: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr  
**Attachments:** Affected Party Intent.pdf

Hi Perry,

Hope you are doing well. I am writing to let you know as a courtesy that Maria Geelan has recently applied for VAR 2025-08 to reconfigure her dock and construct a boat lift as depicted in the drawings Al provided around this time last year. The variance will be heard on Tuesday September 16<sup>th</sup> at 1pm and the details will be uploaded at the below link once we get closer to the hearing date. Should you wish to attend the meeting as an affected party the attached form will need to be completed and sent back to [@Lisa Scheuermann](#) by Thursday September 11, 2025.

<https://madeirabeach-fl.municodemeetings.com/bc-sm/page/special-magistrate-variancespecial-exception-usecode-enforcement-hearing-7>

Best,

**Joseph Petraglia, CFM**

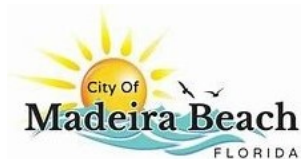
*Planner I*

*Community Development Department*

*City of Madeira Beach*

*727-603-0423*

*[www.madeirabeachfl.gov](http://www.madeirabeachfl.gov)*



---

**From:** Perry Ressler <resslers@hotmail.com>  
**Sent:** Tuesday, August 27, 2024 4:29 PM  
**To:** Joseph Petraglia <JPetraglia@madeirabeachfl.gov>; Carrier, Al <ACarrier@madeirabeachfl.gov>  
**Cc:** Jenny Rowan <Jrowan@madeirabeachfl.gov>; Jay Stearman <JStearman@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>; Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>; Morris, Andrew <AMorris@madeirabeachfl.gov>; Grace Mills <GMills@madeirabeachfl.gov>  
**Subject:** Re: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

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Sounds good and will do so. Thank you again!

Perry

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---

**From:** Joseph Petraglia <[JPetraglia@madeirabeachfl.gov](mailto:JPetraglia@madeirabeachfl.gov)>

**Sent:** Tuesday, August 27, 2024 4:26:43 PM

**To:** Perry Ressler <[resslers@hotmail.com](mailto:resslers@hotmail.com)>; Carrier, Al <[ACarrier@madeirabeachfl.gov](mailto:ACarrier@madeirabeachfl.gov)>

**Cc:** Jenny Rowan <[Jrowan@madeirabeachfl.gov](mailto:Jrowan@madeirabeachfl.gov)>; Jay Stearman <[JStearman@madeirabeachfl.gov](mailto:JStearman@madeirabeachfl.gov)>; Marci Forbes <[MForbes@madeirabeachfl.gov](mailto:MForbes@madeirabeachfl.gov)>; Lisa Scheuermann <[LScheuermann@madeirabeachfl.gov](mailto:LScheuermann@madeirabeachfl.gov)>; Morris, Andrew <[AMorris@madeirabeachfl.gov](mailto:AMorris@madeirabeachfl.gov)>; Grace Mills <[GMills@madeirabeachfl.gov](mailto:GMills@madeirabeachfl.gov)>

**Subject:** RE: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

Okay sounds good. Let us know once you know your availability for a meeting preferably on a Tuesday or Thursday between 9am and 3:30pm.

Best,

**Joseph Petraglia**

*Planner I / Planning Tech*

*City of Madeira Beach*

727-603-0423

[www.madeirabeachfl.gov](http://www.madeirabeachfl.gov)



---

**From:** Perry Ressler <[resslers@hotmail.com](mailto:resslers@hotmail.com)>

**Sent:** Tuesday, August 27, 2024 4:22 PM

**To:** Joseph Petraglia <[JPetraglia@madeirabeachfl.gov](mailto:JPetraglia@madeirabeachfl.gov)>; Carrier, Al <[ACarrier@madeirabeachfl.gov](mailto:ACarrier@madeirabeachfl.gov)>

**Cc:** Jenny Rowan <[Jrowan@madeirabeachfl.gov](mailto:Jrowan@madeirabeachfl.gov)>; Jay Stearman <[JStearman@madeirabeachfl.gov](mailto:JStearman@madeirabeachfl.gov)>; Marci Forbes <[MForbes@madeirabeachfl.gov](mailto:MForbes@madeirabeachfl.gov)>; Lisa Scheuermann <[LScheuermann@madeirabeachfl.gov](mailto:LScheuermann@madeirabeachfl.gov)>; Morris, Andrew <[AMorris@madeirabeachfl.gov](mailto:AMorris@madeirabeachfl.gov)>; Grace Mills <[GMills@madeirabeachfl.gov](mailto:GMills@madeirabeachfl.gov)>

**Subject:** Re: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

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Hi Joe,

I am traveling the rest of this week there is a holiday coming up next week so I don't see how a meeting can occur in time to fully vet possibilities to reach a solution together with all parties prior to September 5<sup>th</sup> deadline for a September Magistrate hearing date.

Will try to get something set-up for mid-month and then proceed from a meeting in that area and an October hearing if necessary.

Thank you for your follow-up on this issue.

Perry

---

**From:** Joseph Petraglia <[JPetraglia@madeirabeachfl.gov](mailto:JPetraglia@madeirabeachfl.gov)>

**Sent:** Tuesday, August 27, 2024 11:07 AM

**To:** Perry Ressler <[resslers@hotmail.com](mailto:resslers@hotmail.com)>; Carrier, Al <[ACarrier@madeirabeachfl.gov](mailto:ACarrier@madeirabeachfl.gov)>

**Cc:** Jenny Rowan <[Jrowan@madeirabeachfl.gov](mailto:Jrowan@madeirabeachfl.gov)>; Jay Stearman <[JStearman@madeirabeachfl.gov](mailto:JStearman@madeirabeachfl.gov)>; Marci Forbes <[MForbes@madeirabeachfl.gov](mailto:MForbes@madeirabeachfl.gov)>; Lisa Scheuermann <[LScheuermann@madeirabeachfl.gov](mailto:LScheuermann@madeirabeachfl.gov)>; Morris, Andrew <[AMorris@madeirabeachfl.gov](mailto:AMorris@madeirabeachfl.gov)>; Grace Mills <[GMills@madeirabeachfl.gov](mailto:GMills@madeirabeachfl.gov)>

**Subject:** RE: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

Perry,

The proposed dock would be longer in length and width than your existing dock, Geelan's existing dock, and Geelan's proposed dock and both Tina and Maria have expressed that they would not sign off on anything further. If you would like to set up a meeting with your neighbors to discuss further, we can facilitate otherwise we can move forward with the special magistrate.

If you would like to have the case heard at the special magistrate meeting, please confirm that the application I've attached is the one you would like to proceed with. If so, we would recommend removing or amending the drawings that are not measured from the water's edge of the seawall (pages 20, 30, and 31). Please send any changes you would like to make to the application, no later than 8am on Thursday, September 5th to be heard at the September 23<sup>rd</sup> hearing.

Best,

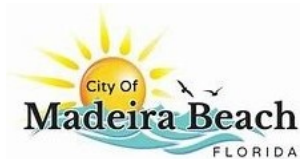
**Joseph Petraglia**

*Planner I / Planning Tech*

*City of Madeira Beach*

*727-603-0423*

*[www.madeirabeachfl.gov](http://www.madeirabeachfl.gov)*



---

**From:** Perry Ressler <[resslers@hotmail.com](mailto:resslers@hotmail.com)>

**Sent:** Sunday, August 25, 2024 11:27 AM

**To:** Joseph Petraglia <[JPetraglia@madeirabeachfl.gov](mailto:JPetraglia@madeirabeachfl.gov)>; Carrier, Al <[ACarrier@madeirabeachfl.gov](mailto:ACarrier@madeirabeachfl.gov)>

**Cc:** Jenny Rowan <[Jrowan@madeirabeachfl.gov](mailto:Jrowan@madeirabeachfl.gov)>; Jay Stearman <[JStearman@madeirabeachfl.gov](mailto:JStearman@madeirabeachfl.gov)>; Marci Forbes <[MForbes@madeirabeachfl.gov](mailto:MForbes@madeirabeachfl.gov)>

**Subject:** Re: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

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Hello,

It is very disappointing to hear that the City of Madeira Beach can't support our 5<sup>th</sup> downsized revision for a new dock and boat lift plan after initially supporting an original plan of a much larger scale. Since the

original plan we have downsized the initial plan five times and have reduced the size of the dock, boat lift, and boat itself to accommodate concerns of the neighbors' and the City in an effort to reach a minimum required foot print to support a downsized dock, boat lift and boat for safe, functional, recreational usage of the local waterways. The 5<sup>th</sup> plan revision, not being supported, sits well inside the existing dock and tide poles on the property, is smaller in size and scope than any of the previous plans and sits well inside the extended property lines into the waterway, while improving waterway access from current waterway for both neighbors, while being less obstructive to their overall views.

The plan being proposal by the City of Madeira Beach, Geelan and Morrison, would basically make our the dock unusable, reducing the main dock area to 10'X9', not even past existing protected vegetation, obstructs our waterway view, prohibits seating/standing area of the dock, restricts usage and is less than 1/3 the size of both neighboring docks (Geelan at 8'2" wide by 31' long and Morrison at 8' wide by 38' long according to the City, Geelan and Morrison). The City of Maderia Beach, Geelan, Morrison plan propose Geelan doesn't reposition or resize her current dock structure, adds a boat lift that would extend out an additional 8' plus beyond the end of her current dock structure, 39' to 39'6" from her seawall, sit within 1' of our extended property line the entire length of the boat lift which would totally restrict access to our dock from the left and were nearly totally obstruct the waterway view from our property.

From our perspective it seems like everything is being done to accommodate the two neighboring property owners, their concerns and their needs and little to nothing is being done to accommodate ours, if anything ours are being unreasonably restricted. You are asking us to have a main dock area without adequate room for chairs, sitting, a view and reasonable usage of our property and the common waterways. The proposed plan is asking us to obstruct our views and usage of the waterway by support of Geelan dock and lift changes and appear to us as an unfair emphasis being put on the desires and/or needs of the two neighbors than of the minimum requirements for a permitting a minimum dock and boat lift that to accommodate a reasonable size vessel for safe operations in the immediate and local waterways from our owned property.

I am not certain who is driving this decision, Marie Geelan, Tony and Tina Morrison or the City of Madeira Beach....????? It is okay for the neighboring docks to be much larger, sit within 1' and 3' of extended neighboring property lines and for their structures (dock, boat lift and boat) needs to be accommodated and met, but not for ours.

The proposed plan by the City, Geelan and Morrison, has Geelan not moving or downsizing her existing dock and rather shaving a corner of it off and then added a boat lift that would extend 8' or more beyond the end dock and within 1' of our property the entire length of the added boat lift. This plan would, block all access to the side of our dock and property, would block our waterway view, sit within 1' of our extended property line while extend out an additional 8 plus feet into the waterway. Meanwhile our dock, lift and boat on the lift are to sit even further inside the existing footprint of the current dock and tide poles, is to be downsized even further and we are to have a main dock area 1/3 or less the size of the neighboring docks, even further inside the current footprint of the existing dock and tide poles and a plan, help them and hinder or restrict us.

If Geelan desires a boat lift it should be to positioned to the left side of her property and her dock should be positioned toward our property with the lift toward her other neighbor as you look at it from the water. That would allow straight in and out access to the waterway without altering angles and would allow for reasonable space to the neighbor's property and not unreasonably obstruct neighboring views or waterway access.

The plan being proposed by the City, Maria Geelan and Morrisons, as designed and presented, is a very poor plan, we do not support the plan and are not willing to sign off on it. It feels as though current efforts are

being made to accommodate everyone but us. Conditions exist on our property that do not exist on the Geelan and Morrison properties. Precedence for our amended plan exists everywhere within the City of Madeira, within the neighboring properties themselves, other properties on the same street, neighboring streets, sub-division and City of Madeira Beach. A much better plan for Geelan has been paid for and shared with the City which would allow even better access to and from the waterway to her property, that would provide better views and waterway access for herself and both immediate neighboring properties and it isn't being discussed or vetted.

If all parties would like to get together in person to arrive at a reasonable solution, we fully support doing so and will be happy to accommodate the schedules of all parties to make that happen. If a group meeting can't be set up and/or a reasonable plan can't be reached, we wish to proceed with the Variance Application and magistrate court hearing date on this matter without the support of the City, Geelan and Morrison and will seek legal counsel to represent us, matters of fact, precedence, our amended plan and the variance.

Regards,  
Perry

---

**From:** Joseph Petraglia <[JPetraglia@madeirabeachfl.gov](mailto:JPetraglia@madeirabeachfl.gov)>

**Sent:** Friday, August 23, 2024 1:24 PM

**To:** Perry Ressler <[resslers@hotmail.com](mailto:resslers@hotmail.com)>; Carrier, Al <[ACarrier@madeirabeachfl.gov](mailto:ACarrier@madeirabeachfl.gov)>

**Cc:** Jenny Rowan <[jrowan@madeirabeachfl.gov](mailto:jrowan@madeirabeachfl.gov)>; Jay Stearman <[JStearman@madeirabeachfl.gov](mailto:JStearman@madeirabeachfl.gov)>; Marci Forbes <[MForbes@madeirabeachfl.gov](mailto:MForbes@madeirabeachfl.gov)>

**Subject:** RE: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

Perry,

Please confirm if you would like to move forward with the design from the sketch from my previous email (36' out from the water's edge of the seawall). Both of your adjacent neighbors have since confirmed they would sign off on that design with the conditions mentioned and city staff would not support a variance for anything more intrusive.

Best,  
**Joseph Petraglia**  
*Planner I / Planning Tech*

*City of Madeira Beach*

727-603-0423

[www.madeirabeachfl.gov](http://www.madeirabeachfl.gov)



---

**From:** Perry Ressler <[resslers@hotmail.com](mailto:resslers@hotmail.com)>  
**Sent:** Friday, August 23, 2024 2:01 PM  
**To:** Joseph Petraglia <[JPetraglia@madeirabeachfl.gov](mailto:JPetraglia@madeirabeachfl.gov)>; Carrier, Al <[ACarrier@madeirabeachfl.gov](mailto:ACarrier@madeirabeachfl.gov)>  
**Cc:** Jenny Rowan <[Jrowan@madeirabeachfl.gov](mailto:Jrowan@madeirabeachfl.gov)>; Jay Stearman <[JStearman@madeirabeachfl.gov](mailto:JStearman@madeirabeachfl.gov)>; Marci Forbes <[MForbes@madeirabeachfl.gov](mailto:MForbes@madeirabeachfl.gov)>  
**Subject:** Re: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

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Hello,

I had discussions with Mr. Dickerson and he mentioned that the drawing on the actual property survey is from the front from the edge of the seawall as shown and drawn on the seawall. The dimensions to the extended property lines are accurate.

Aerial images have distortion from the vertical to horizontal lines of the seawall. The intent on the aerial is to show on the aerial image. Construction would be from the outer edge of the seawall to the water as drawn on the property survey. If going off the current Survey (completed at time of home purchase) everything is accurate and to scale.

Perry

---

**From:** Joseph Petraglia <[JPetraglia@madeirabeachfl.gov](mailto:JPetraglia@madeirabeachfl.gov)>  
**Sent:** Thursday, August 22, 2024 12:51 PM  
**To:** Perry Ressler <[resslers@hotmail.com](mailto:resslers@hotmail.com)>; Carrier, Al <[ACarrier@madeirabeachfl.gov](mailto:ACarrier@madeirabeachfl.gov)>  
**Cc:** Jenny Rowan <[Jrowan@madeirabeachfl.gov](mailto:Jrowan@madeirabeachfl.gov)>; Jay Stearman <[JStearman@madeirabeachfl.gov](mailto:JStearman@madeirabeachfl.gov)>; Marci Forbes <[MForbes@madeirabeachfl.gov](mailto:MForbes@madeirabeachfl.gov)>  
**Subject:** RE: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

Hi Perry,

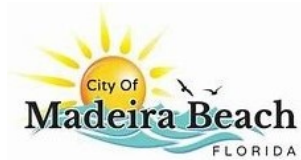
Please see the attached proposal that Al sketched for you and Maria. After discussing, this proposal (36' out from the seawall) would be the maximum city staff would support with the conditions that you do not install any tie poles further than 36' from your seawall and that the boat lift be no more than 13k lbs. Maria has agreed to sign off on the attached assuming you would sign off on what is shown on her property and Tina/ Tony are still deciding if they would sign off. If you are not able to obtain both signatures the case will still need to be heard by the special magistrate. Please let us know if you would like to proceed with the attached proposal, and I will let you know what the next steps would be. If you would like to set up another meeting to discuss we should be able to do so next Tuesday or Thursday.

Best,  
**Joseph Petraglia**  
*Planner I / Planning Tech*

*City of Madeira Beach*

727-603-0423

[www.madeirabeachfl.gov](http://www.madeirabeachfl.gov)



---

**From:** Joseph Petraglia <[JPetraglia@madeirabeachfl.gov](mailto:JPetraglia@madeirabeachfl.gov)>  
**Sent:** Monday, August 19, 2024 3:49 PM  
**To:** Perry Ressler <[resslers@hotmail.com](mailto:resslers@hotmail.com)>; Carrier, Al <[ACarrier@madeirabeachfl.gov](mailto:ACarrier@madeirabeachfl.gov)>  
**Cc:** Jenny Rowan <[jrowan@madeirabeachfl.gov](mailto:jrowan@madeirabeachfl.gov)>; Jay Stearman <[JStearman@madeirabeachfl.gov](mailto:JStearman@madeirabeachfl.gov)>; Marci Forbes <[MForbes@madeirabeachfl.gov](mailto:MForbes@madeirabeachfl.gov)>  
**Subject:** RE: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

Hi Perry,

Yes, we met with Maria and Tina last week and Al provided some drawings for them to review on Friday afternoon. We should have an update for you towards the end of the week.



Best,  
**Joseph Petraglia**  
*Planner I / Planning Tech*

*City of Madeira Beach*

727-603-0423

[www.madeirabeachfl.gov](http://www.madeirabeachfl.gov)



---

**From:** Perry Ressler <[resslers@hotmail.com](mailto:resslers@hotmail.com)>  
**Sent:** Monday, August 19, 2024 2:47 PM  
**To:** Joseph Petraglia <[JPetraglia@madeirabeachfl.gov](mailto:JPetraglia@madeirabeachfl.gov)>; Carrier, Al <[ACarrier@madeirabeachfl.gov](mailto:ACarrier@madeirabeachfl.gov)>; Marci Forbes <[MForbes@madeirabeachfl.gov](mailto:MForbes@madeirabeachfl.gov)>  
**Cc:** Jenny Rowan <[Jrowan@madeirabeachfl.gov](mailto:Jrowan@madeirabeachfl.gov)>; Jay Stearman <[JStearman@madeirabeachfl.gov](mailto:JStearman@madeirabeachfl.gov)>  
**Subject:** Re: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

Was following up from our meeting a couple of weeks ago to see if the City was able to have follow-up conversations with the neighboring property owners (Marie Geelan and Tony and Tina Morrison) regarding a dock and boat lift for our property outside of the Variance Application and Magistrate hearing process?

If you have any updates, could you please let us know?

Thank you,

Perry

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---

**From:** Perry Ressler <[resslers@hotmail.com](mailto:resslers@hotmail.com)>  
**Sent:** Tuesday, August 6, 2024 9:47:29 AM  
**To:** Joseph Petraglia <[JPetraglia@madeirabeachfl.gov](mailto:JPetraglia@madeirabeachfl.gov)>; Carrier, Al <[ACarrier@madeirabeachfl.gov](mailto:ACarrier@madeirabeachfl.gov)>; Marci Forbes <[MForbes@madeirabeachfl.gov](mailto:MForbes@madeirabeachfl.gov)>  
**Cc:** Jenny Rowan <[jrowan@madeirabeachfl.gov](mailto:jrowan@madeirabeachfl.gov)>; Jay Stearman <[JStearman@madeirabeachfl.gov](mailto:JStearman@madeirabeachfl.gov)>  
**Subject:** Re: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

Hello,

In front of today's meeting I made some additional updates to the letter to the City for the Variance and also had a couple of other property images I wanted to share with you for possible discussion in this morning's meeting.

Please see attached letter and images. Look forward to seeing you and for the opportunity to discuss the dock and boat lift variance application with you. See you soon.

Thank you,

Perry

---

**From:** Joseph Petraglia <[JPetraglia@madeirabeachfl.gov](mailto:JPetraglia@madeirabeachfl.gov)>  
**Sent:** Wednesday, July 31, 2024 7:43 AM  
**To:** Perry Ressler <[resslers@hotmail.com](mailto:resslers@hotmail.com)>; Carrier, Al <[ACarrier@madeirabeachfl.gov](mailto:ACarrier@madeirabeachfl.gov)>; Marci Forbes <[MForbes@madeirabeachfl.gov](mailto:MForbes@madeirabeachfl.gov)>  
**Cc:** Jenny Rowan <[jrowan@madeirabeachfl.gov](mailto:jrowan@madeirabeachfl.gov)>; Jay Stearman <[JStearman@madeirabeachfl.gov](mailto:JStearman@madeirabeachfl.gov)>  
**Subject:** Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr  
**When:** Tuesday, August 6, 2024 10:00 AM-11:00 AM.  
**Where:** Com Dev Conference Room

Sounds good, thanks and we will see you then!

---

**From:** Perry Ressler <[resslers@hotmail.com](mailto:resslers@hotmail.com)>  
**Sent:** Wednesday, July 31, 2024 8:41 AM  
**To:** Joseph Petraglia <[JPetraglia@madeirabeachfl.gov](mailto:JPetraglia@madeirabeachfl.gov)>  
**Cc:** Carrier, Al <[ACarrier@madeirabeachfl.gov](mailto:ACarrier@madeirabeachfl.gov)>; Marci Forbes <[MForbes@madeirabeachfl.gov](mailto:MForbes@madeirabeachfl.gov)>; Jenny Rowan <[Jrowan@madeirabeachfl.gov](mailto:Jrowan@madeirabeachfl.gov)>; Jay Stearman <[JStearman@madeirabeachfl.gov](mailto:JStearman@madeirabeachfl.gov)>  
**Subject:** Re: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Joe,

Thank you for the reply and for scheduling a time that works best for the City staff to discuss our variance application. I am able to rearrange my schedule for the Tuesday, August 6<sup>th</sup> meeting at 11:00 a.m.

I appreciate the opportunity to discuss the variance with the City staff and will see you that Tuesday.

Best Regards,

Perry

---

**From:** Joseph Petraglia <[JPetraglia@madeirabeachfl.gov](mailto:JPetraglia@madeirabeachfl.gov)>  
**Sent:** Wednesday, July 31, 2024 7:36 AM  
**To:** Perry Ressler <[resslers@hotmail.com](mailto:resslers@hotmail.com)>  
**Cc:** Carrier, Al <[ACarrier@madeirabeachfl.gov](mailto:ACarrier@madeirabeachfl.gov)>; Marci Forbes <[MForbes@madeirabeachfl.gov](mailto:MForbes@madeirabeachfl.gov)>; Jenny Rowan <[Jrowan@madeirabeachfl.gov](mailto:Jrowan@madeirabeachfl.gov)>; Jay Stearman <[JStearman@madeirabeachfl.gov](mailto:JStearman@madeirabeachfl.gov)>  
**Subject:** RE: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

Hi Perry,

Thanks for getting this over to us. We would be happy to set up a meeting to discuss your resubmittal. Unfortunately, tomorrow does not work, but our next available is Tuesday, August 6<sup>th</sup> at 11 am. Let me know if this works or if there would be a better time later that day.

Best,  
**Joseph Petraglia**  
*Planner I / Planning Tech*

*City of Madeira Beach*

727-603-0423

[www.madeirabeachfl.gov](http://www.madeirabeachfl.gov)



---

**From:** Perry Ressler <[resslers@hotmail.com](mailto:resslers@hotmail.com)>  
**Sent:** Tuesday, July 30, 2024 5:50 PM  
**To:** Joseph Petraglia <[JPetraglia@madeirabeachfl.gov](mailto:JPetraglia@madeirabeachfl.gov)>  
**Cc:** Carrier, Al <[ACarrier@madeirabeachfl.gov](mailto:ACarrier@madeirabeachfl.gov)>; Marci Forbes <[MForbes@madeirabeachfl.gov](mailto:MForbes@madeirabeachfl.gov)>; Jenny Rowan <[Jrowan@madeirabeachfl.gov](mailto:Jrowan@madeirabeachfl.gov)>; Jay Stearman <[JStearman@madeirabeachfl.gov](mailto:JStearman@madeirabeachfl.gov)>  
**Subject:** Re: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello,

Please find attached an amended Variance Application with supporting documents per your email request below. Also attached are separate PDF's that can be opened and enlarged to be more eligible of the newest revised to scale Dock and Boat Lift plan itself and the same scaled plan overlay on the physical property survey and to scale plan on an AIS/GIS property aerial. Lastly are to scale aerial over-views of neighboring docks and docks with boat lifts for adjacent and nearby properties on W Parsley Drive in Madeira Beach.

I am also reaching out to see if we can set up a meeting this Thursday, August 1<sup>st</sup> preferably in the morning to discuss this matter further with this group from the City of Maderia Beach. Please let me know if this would work on your end so I can make work and travel plans to Madeira Beach to accommodate a meeting.

Thank you,

Perry

---

**From:** Joseph Petraglia <[JPetraglia@madeirabeachfl.gov](mailto:JPetraglia@madeirabeachfl.gov)>

**Sent:** Tuesday, July 9, 2024 11:45 AM

**To:** Perry Ressler <[resslers@hotmail.com](mailto:resslers@hotmail.com)>

**Cc:** Carrier, Al <[ACarrier@madeirabeachfl.gov](mailto:ACarrier@madeirabeachfl.gov)>; Marci Forbes <[MForbes@madeirabeachfl.gov](mailto:MForbes@madeirabeachfl.gov)>; Jenny Rowan <[Jrowan@madeirabeachfl.gov](mailto:Jrowan@madeirabeachfl.gov)>; Jay Stearman <[JStearman@madeirabeachfl.gov](mailto:JStearman@madeirabeachfl.gov)>

**Subject:** RE: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

Hi Perry,

I have received and reviewed your new variance application which you sent directly to me in two new and separate email chains. For continuity, all future correspondence should be replied to directly on this email chain and include all recipients. In review of your new variance application (attached) city staff offers the following comments:

1. In your application on either the last item on page 1 or the first item on page 3 please specifically state the minimum distance you are requesting your dock to be allowed from each of your extended property lines as well as the distance out from the seawall that you are requesting.
2. The application states the proposed dock will be 44 ft from the seawall, however, the drawings provided measure 44 ft from the property line. Please correct the drawings to accurately depict the length of the dock from the seawall.
3. The areal view does not show left neighbor's dock. Please ensure the areal view is an accurate depiction of the current state.
4. Your response to criteria number 6 seems to mix up the left and right neighbors. Please clarify or use cardinal directions.

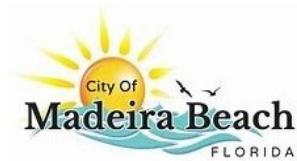
In addition to the comments mentioned above, city staff has determined this is not a length and layout we would be able to support and would recommend scheduling a meeting sometime next week. If you decide to proceed with this month's meeting without having staff support, your resubmittal must be turned in by this Thursday otherwise, we will defer until we are all on the same page with a proposal that we can support.

Best,  
Joseph Petraglia  
Planner I / Planning Tech

City of Madeira Beach

727-603-0423

[www.madeirabeachfl.gov](http://www.madeirabeachfl.gov)



---

**From:** Joseph Petraglia

**Sent:** Tuesday, June 25, 2024 3:06 PM

**To:** Perry Ressler <[resslers@hotmail.com](mailto:resslers@hotmail.com)>

**Cc:** Carrier, Al <[ACarrier@madeirabeachfl.gov](mailto:ACarrier@madeirabeachfl.gov)>; Marci Forbes <[MForbes@madeirabeachfl.gov](mailto:MForbes@madeirabeachfl.gov)>; Jenny Rowan <[Jrowan@madeirabeachfl.gov](mailto:Jrowan@madeirabeachfl.gov)>; Jay Stearman <[JStearman@madeirabeachfl.gov](mailto:JStearman@madeirabeachfl.gov)>

**Subject:** RE: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

Perry,

After reviewing your resubmittal, city staff has agreed this looks to be a more reasonable request that we would likely be able to support, however, the drawing is still not to scale.

Please send a new and completed variance application form with new responses to each of the 6 criteria along with a scalable drawing of the proposed dock no later than July 8<sup>th</sup> to be heard at the July 29<sup>th</sup> special magistrate meeting.

Best,  
Joseph Petraglia  
Planner I / Planning Tech

City of Madeira Beach

727-603-0423

[www.madeirabeachfl.gov](http://www.madeirabeachfl.gov)



---

**From:** Joseph Petraglia <[jpetraglia@madeirabeachfl.gov](mailto:jpetraglia@madeirabeachfl.gov)>  
**Sent:** Monday, June 24, 2024 12:25 PM  
**To:** Perry Ressler <[resslers@hotmail.com](mailto:resslers@hotmail.com)>  
**Cc:** Carrier, Al <[ACarrier@madeirabeachfl.gov](mailto:ACarrier@madeirabeachfl.gov)>; Marci Forbes <[MForbes@madeirabeachfl.gov](mailto:MForbes@madeirabeachfl.gov)>; Jenny Rowan <[jrowan@madeirabeachfl.gov](mailto:jrowan@madeirabeachfl.gov)>  
**Subject:** RE: Ressler Dock Variance VAR 2024-06 14050 W. Parsley Dr

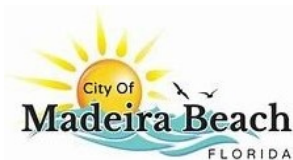
Received, thank you. We will review and let you know our comments sometime by the end of the week.

Best,  
Joseph Petraglia  
Planner I / Planning Tech

City of Madeira Beach

727-603-0423

[www.madeirabeachfl.gov](http://www.madeirabeachfl.gov)



---

**From:** Perry Ressler <[resslers@hotmail.com](mailto:resslers@hotmail.com)>  
**Sent:** Monday, June 24, 2024 11:26 AM  
**To:** Joseph Petraglia <[jpetraglia@madeirabeachfl.gov](mailto:jpetraglia@madeirabeachfl.gov)>  
**Subject:** Ressler Dock Variance

**CAUTION:** This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Joe,

Please see the attached image to scale of a third ammended dock proposal that is downsized yet again and easily fits well inside property boundaries and is the minimum we can build and install to get past the mangroves, into the water and to accommodate a very reasonable size boat for the area waterways.

Thank you,

Perry

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Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.

Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.

Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.

Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.

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Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.





**MIKE TWITTY, MAI, CFA**  
**Pinellas County Property Appraiser**

[www.pcpao.gov](http://www.pcpao.gov)

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

Run Date: 03 Sep 2025

Subject Parcel: 10-31-15-34398-018-0130

Radius: 300 feet

Parcel Count: 40

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.

MATTIO, JOSEPH  
MATTIO, STEFANIA  
174 MAPLE HILL RD  
HUNTINGTON, NY 11743-2113

PARTYKA, OLEG  
PARTYKA, OKSANA  
30425 200TH AVE SE  
KENT, WA 98042-9500

MURPHY, SHAWN P  
BARNA, KRISTIN B  
14068 W PARSLEY DR  
LARGO, FL 33708-2351

FULLE, DOUGLAS D  
FULLE, MICHELLE L  
418 S BAYSHORE DR  
MADEIRA BEACH, FL 33708-2306

WHITE, ELIZABETH MAY  
WHITE, JARED CRAIG  
14080 MARGUERITE DR  
MADEIRA BEACH, FL 33708-2336

FERRO, ABIGAIL  
FERRO PROPERTIES LLC  
14066 MARGUERITE DR  
MADEIRA BEACH, FL 33708-2336

BARREIRO, MICHELLE  
REEBER, JOHN  
14038 MARGUERITE DR  
MADEIRA BEACH, FL 33708-2336

TAYLOR, RUSSELL EDEN  
PHYALL, KANDACE TAYLOR  
14040 MARGUERITE DR  
MADEIRA BEACH, FL 33708-2336

COSTA, PHILIP  
COSTA, STEPHANIE  
14071 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2350

JARAMILLO, DIANA TRE  
WETHERINGTON, PIEDAD TRE  
14087 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2350

MOHLER, ROBERT CARL  
DE SANTIS, CATHERINE  
14091 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2350

PASCUZZI, RONALD J  
PASCUZZI, CRISTINA C  
14072 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2351

ZALAMEA, ANAMARIA  
KACZYNSKI, RAFAL  
14066 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2351

GREINER, CHERYL  
MACIOCE, ANITA  
14090 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2351

CONNOLLY, TIMOTHY R  
CONNOLLY, MICHELE A  
14064 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2351

WALLAKER, DANIEL M  
WALLAKER, ANDREA B  
14058 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2351

MORRISON, ANTHONY J  
MORRISON, TINA G  
14048 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2351

JONES, BARBARA L  
TUERFFS, WILLIAM M  
14028 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2351

GIBBONS, E LYNN  
GIBBONS, SHANNON P  
14100 W PARSLEY DR  
MADERIA BEACH, FL 33708-2353

PEPE, LUIGI SANTE  
PEPE, DIANNE GAIL  
14024 W PARSLEY DR  
MADIERA BEACH, FL 33708-2351

PALMER/LARSON REVOCABLE LIVING TRUST  
LARSON, DAVID L TRE  
11125 PARK BLVD STE 104-221  
SEMINOLE, FL 33772-4757

WINN, PATRICK T  
WINN, DENISE C  
438 LYNWOOD DR  
SEVERNA PARK, MD 21146-2433

RESSLER, PERRY E TRE  
RESSLER, HEIDI A TRE  
10880 SE TIMUCUAN RD  
SUMMERFIELD, FL 34491-4650

MACKLIN, STEVEN  
MACKLIN, MIRELLI C  
3714 W BARCELONA ST  
TAMPA, FL 33629-6904

GRACEFFA, JAMESON  
NAZZAL, ROBERT  
89 VILLA ST  
WALTHAM, MA 02453-1543

VANDERWAAL, DENNIS R  
9483 BRENDA DR  
ROSCOE, IL 61073-9470

HOME SWEET HOME LIVING LLC  
4736 SPRING PL  
LAND O LAKES, FL 34639-4121

CHASSIN, GREGORY R  
14080 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2351

BRODERICK, FREDERICK  
14077 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2350

MACKENZIE, DOUGLAS J  
14069 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2350

HOME SWEET HOME LIVING LLC  
4736 SPRING PL  
LAND O LAKES, FL 34639-4121

PERRINE, KIMBERLY  
14022 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2351

PRO ROOFING LLC  
105 147TH AVE  
MADEIRA BEACH, FL 33708-2125

HASBUN, ELIAS TRE  
1263 JUNGLE AVE N  
ST PETERSBURG, FL 33710-4329

CONCESSI, DANIEL  
14065 W PARSLEY DR  
ST PETERSBURG, FL 33708-2350

TULLY, MARK  
16606 FOOTHILL DR  
TAMPA, FL 33624-1051

HERRON, RAYMOND D II  
PO BOX 876  
ST PETERSBURG, FL 33743

ROWLES, MAHLAH C  
14076 MARGUERITE DR  
MADEIRA BEACH, FL 33708-2336

WESLEY, ROBERT  
14018 W PARSLEY DR  
MADEIRA BEACH, FL 33708-2351

DECALDAS, FERNANDO  
3 RUTLEDGE RD  
PINE BROOK, NJ 07058-9611



## **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 **Tuesday, September 16, 2025, at 1:00p.m.**, at the Madeira Beach City Center 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 SPECIAL MAGISTRATE -VARIANCE**

**Application:** VAR 2025-08  
**Applicant(s):** Maria Geelan  
**Property Owner(s):** Maria Geelan  
**Property Address:** 14052 W Parsley Drive, Madeira Beach, FL 33708  
**Parcel ID:** 10-31-15-34398-018-0130

**Legal Description:** GULF SHORES 5TH ADD BLK R, LOT 13

**Zoning/Future Land Use:** R-1, Single-Family Residential Zoning District/Residential Urban

**Request:** Construct a new 13,000lb boat lift and modify/cut the existing dock corner and construct a 12’ dock extension. Add a new tie pile 1’ away from the extended east side property line.

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

**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 September 5th, 2025,** at property the site, City Hall, City of Madeira Beach website, and The Gulf Beaches Public 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: \_\_\_\_\_

Applicant's 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: 9/4/2024

Mailings for Case # VAR-2025-08

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

Lisa Schermer  
Signature

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn and subscribed before me this 5th day of September, 2024.

Personally known or produced \_\_\_\_\_ as identification.



Notary Public Stamp

Mary Ann Hearn  
Notary Public  
9/5/2025  
Date

\*Copy of public notice is attached.



## AFFIDAVIT OF POSTING

Date: 9/4/2025

Postings for: VAR-2025-08

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

Lisa Schumann  
Signature

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to and subscribed before me this 5th day of September, 2025.

Personally known or produced \_\_\_\_\_ as identification.



Notary Public Stamp

Mary Ann Hearn  
Notary Public  
9/5/2025  
Date


\*Copy of public notice is attached.




Posted September 5th, 2025, at 11:00 AM. The variance application is on file in the Planning and Development Department at Madeira Beach City Hall located at 33708. The variance application may be reviewed between 8:30 a.m. and 4:00 p.m. on weekdays.

One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Board of Directors must be considered at this meeting will need a record of the proceedings of the Board of Directors that a verbatim record of the proceedings is made, which record is to be maintained in which the appeal is to be based. The law does not require that the appellant, therefore, the applicant must make the necessary arrangements for the recording of the proceedings and bear the resulting expense. In accordance with the provisions of S. 286.26, any person with a disability requiring reasonable accommodations to attend the meeting should call the City Clerk at 727-391-9951, ext. 231 or 232 for more information. [unblargan@madeinraleigh.gov](mailto:unblargan@madeinraleigh.gov).



 **Malden Beach**  
FLORIDA



**PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING**

**CITY OF MALDEN BEACH**  
300 ATLANTIC AVE. SUITE  
MALDEN BEACH, FLORIDA 33708

A Special Magistrate Hearing of the City of Malden Beach, Florida will be held on **Tuesday, September 16, 2025 at 1:00pm**, at the Malden Beach City Center in the Public Safety Commission Chambers, **Room 208A at 1100 Atlantic Ave., Malden Beach, Florida 33708**, to discuss the agenda items listed below.

located at 330 Municipal Office, Malden Beach, Florida 33708, or discuss the agenda items listed below.

This proceeding is available for viewing on Malden Beach's live-streamed Public Access Channel 640 for viewers within the 33708 zip code and on the City of Malden Beach website by clicking the "Watch Live Meetings" button.

**SPECIAL MAGISTRATE VARIANCE**

**THIS APPLICATION IS FOR SPECIAL MAGISTRATE VARIANCE**



Application:	VAR 2023-08
Applicant:	Maria Orlandi
Property Owner(s):	1403 W Parsley Drive, Madeira Beach, FL 33708
Property Address:	1403 W Parsley Drive, Madeira Beach, FL 33708
Parcel ID:	10-1-11-1-1-3-10-01-01-30

**Legal Description:** R-1, Single-Family Residential (Using District/Residential Urban)  
**Zoning Text:** R-1, Single-Family Residential (Using District/Residential Urban)  
**Request:** Construct a new 13,000-sq foot lot and modify part of the existing back corner and construct a 12' deck extension. Add a new tie pole 1' away from the extended east side property line.

**Specific Code Provisions:** See 14-203.3. Design criteria for private decks.

**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 public hearing. If you are desirous of voicing objection to planning commission's decision, you are *disqualified* to present a second Magistrate appeal. If you are desirous of voicing objection to the decision of the hearing, including the zoning regulations of this proceeding and can be entitled to present evidence in the hearing including the sworn statements of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses, you must file a written notice of intent to be a party with the Community Development Department no less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to the Community Development Department at Madeira Beach City Hall located at 200 Municipal Drive, Madeira Beach, FL 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 September 5th, 2023, at property site, City Hall, City of Madeira Beach website, and The Official Website of Public Library**  
Visit these information about this application at <https://madeirabeachfl.gov/planning-review-documents/>

**PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE**  
**REQUEST HEARING**

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **September 16, 2025, at 1:00 p.m.**, at the Madeira Beach City Hall in the Patricia Shontz Commission Chambers, located at 1001 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 SPECIAL EXCEPTION USE  
REQUEST 2025-02

Application:	SE 2025-02
Applicant:	Hannah Nygren
Property Owner(s):	Vubuy Toubhat
Property Address(es):	13030 Gulf Boulevard Madeira Beach, Florida
Parcel ID(s):	15-31-35-38120-004-0240
Legal Description:	MICHELLE'S BEACH REVISED BLK 4, LOT 24 LESS RD
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (John's Pass Resort Character District)/Activity Center

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

**Specific Code Provision:** Section D-103. - Special exception uses. 3)John's Pass Resort: a. Retail commercial, restaurant, and personal service uses as a stand-alone use. Stand-alone commercial by special exception use can only front Gulf Boulevard.

Notice: 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 consent to planning at [madeira@acphd.hawaii.gov](mailto:madeira@acphd.hawaii.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. You may also submit relevant documents and 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

**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 **September 16, 2025, at 1:00p.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 2025-0

Application: VAR 2023-09  
Applicant: Jeff Spenceley  
Property Owner(s): Azure Coast Properties LLC  
Property Address: 13200 Gulf Boulevard Madeira Beach, Florida 33708  
Parcel ID: 15-31-15-38320-000-0200  
Legal Description: MITCHELL'S BEACH REVISED BLK 6, LOT 20  
LESS RD R W PER O.R. 4557/1338  
C-1, Johns Pass Village Activity Center (Transitional  
Character District)/Activity Center

**Request:** A variance for front yard setback along Gulf Boulevard and a variance for 5 feet side setbacks on both sides of the lot. The variance requested for the front yard setback is for 8 feet 7 inches, as the existing structure is 8 feet 6 inches currently (without bump out included).

Specific Code Provisions: Section D-107, Setback requirements 6) Transitional: a. Front yard: c. Side Yard: See 110.428 - Same - Side yard of corner lot

[illegible]

**APPLICANT'S PREFERENCE**

Please indicate your preference on

☐ Civil Service Commission

☐ Library Board

☐ Planning Commission

☐ Other

Are you a Madeira Beach Resident  
Are you an elector (qualified voter)  
City of Madeira Beach?

Are you related to a City of Madeira employee or elected official? If yes state the name of employee or elected official and relationship:

Name: \_\_\_\_\_

Relationship: \_\_\_\_\_

Are you available for:

Daytime meetings

Evening meetings

Why would you like to be considered

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
E-Mail: \_\_\_\_\_  
Present Occupation: \_\_\_\_\_  
If retired, what was your last occupation \_\_\_\_\_  
  
Please list any experience, special education or training you are seeking: \_\_\_\_\_

CITYBOARD MEMBE

**CIVIL SERVICE COMMISSION**  
The City of Madeira Beach is se  
Commission due to the expired ter  
years. The term of the new member

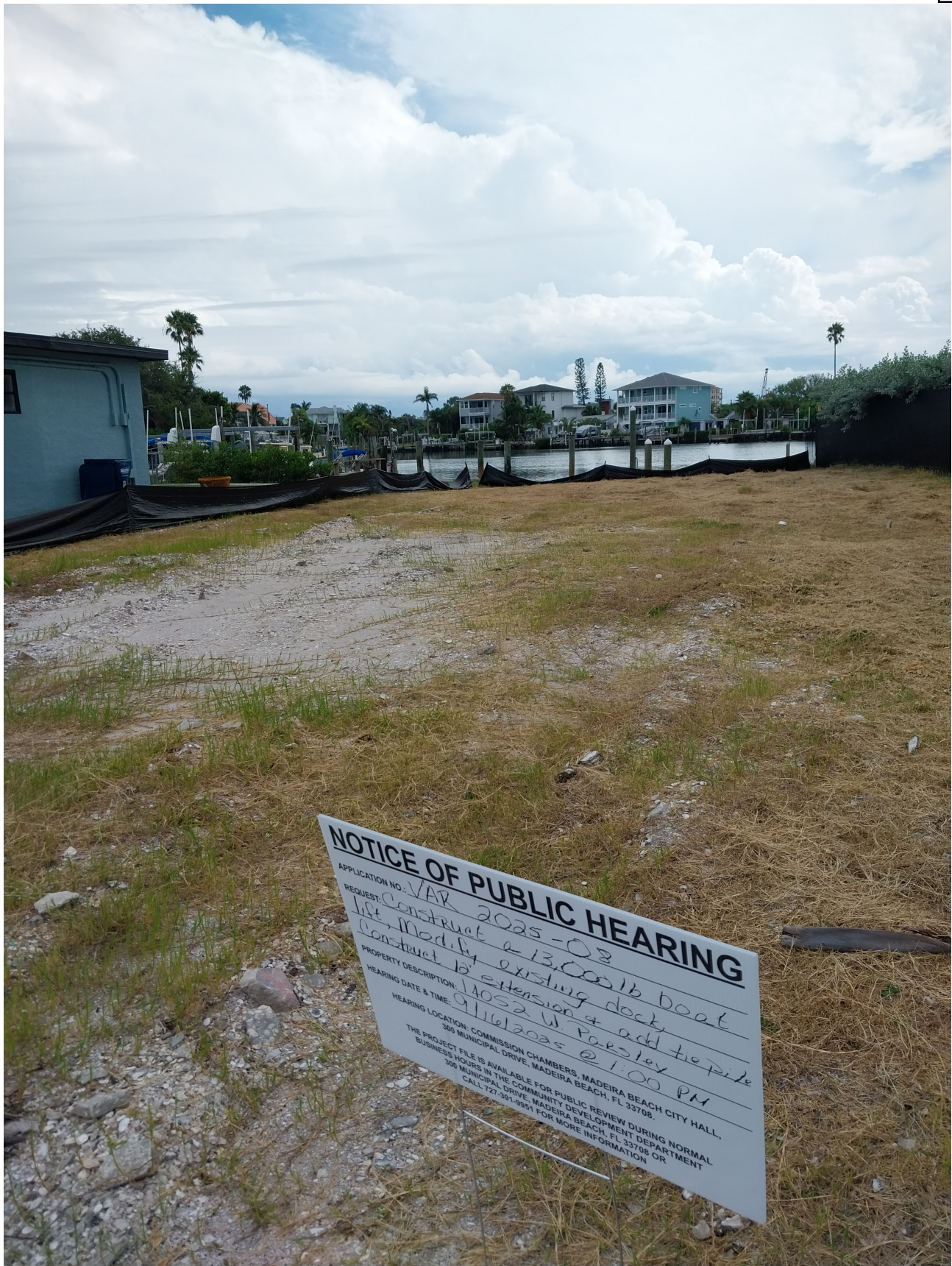
- Civil Service Commission – 5 meetings are held for special vary.
- Members must be a City of Miami resident.
- Appointments are made on a rotating basis.

Interested persons must submit an application by April 2023, to be considered for appointment to the Regular Meeting located in the Community Center, 33708. All applicants are encouraged to attend the meeting.

An application is attached to this advertisement. Applications can be submitted in person at City Hall or downloaded from the city website.

Submit completed and signed applica  
City Clerk  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, FL 33708  
cyanblargan@madeirabeachfl.gov  
727.391.9951, ext. 231





# Plan Review Documents

## Special Magistrate Variances and Special Exception Uses

**9/16/25 Special Magistrate Meeting 1 PM**

**Variance Public Hearings**

[VAR 2025-08 14052 W Parsley Dr Application and Public Notice](#)

**VAR 2025-09 13200 Gulf Blvd**

[VAR 2025-09 13200 Gulf Blvd Public Notice](#)

[VAR 2025-09 13200 Gulf Blvd Application](#)

**Special Exception Use Public Hearings**

**SE 2025-02 Fruit Float Cafe**

[SE 2025-02 Fruit Float Cafe Public Notice](#)

[SE 2025-02 Fruit Float Cafe Application](#)



## Joseph Petraglia

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**From:** Joseph Petraglia  
**Sent:** Tuesday, September 9, 2025 12:09 PM  
**To:** Perry Ressler  
**Cc:** Planning; Marci Forbes; Carrier, Al; Morris, Andrew  
**Subject:** RE: Oppose Variance Application 2025-08 - Maria Geelan, Property Ownership Change, and Unavailable due to work travel for meeting time

Perry,

The city has provided advanced notice to what is required under Sec. 2-503 of the city code, and you were also notified by email. I will be sure to share your email with the special magistrate for consideration prior to a decision being made.

Best,  
**Joseph Petraglia, CFM**  
*Planner I*  
*Community Development Department*  
*City of Madeira Beach*  
*727-603-0423*  
*[www.madeirabeachfl.gov](http://www.madeirabeachfl.gov)*



## CONTRACTOR REGISTRATION DATABASE

We now have a contractor registration database in MGO. Please follow the instructions below and register with Madeira Beach. CONTRACTORS MUST BE REGISTERED BY OCTOBER 1<sup>ST</sup>.

To register online, go to [www.mgoconnect.org](http://www.mgoconnect.org) and follow the below steps:

1. Select state "Florida", jurisdiction "Madeira Beach", and click "Go"
2. Login to your account by clicking "Login" or set up an MGO account
3. On the Home page, click "**Apply for Contractor Registration**"
4. Fill out all required fields, upload required documents and submit the application. (Please note that COI must have City of Madeira Beach listed as certificate holder)

If you have any questions regarding this matter, please contact Madeira Beach Building Department at [buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov).

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**From:** Perry Ressler <resslers@hotmail.com>  
**Sent:** Monday, September 8, 2025 2:05 PM  
**To:** Joseph Petraglia <jpetraglia@madeirabeachfl.gov>  
**Cc:** Planning <Planning@madeirabeachfl.gov>; Marci Forbes <MForbes@madeirabeachfl.gov>; Carrier, Al <ACarrier@madeirabeachfl.gov>; Morris, Andrew <AMorris@madeirabeachfl.gov>  
**Subject:** Re: Oppose Variance Application 2025-08 - Maria Geelan, Property Ownership Change, and Unavailable due to work travel for meeting time



**CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.**

Hi Joe,

Hearings are postponed at later notice than this on a regular basis. Additionally, the City of Madeira Beach isn't providing due notice to the new owner of the property under contract which is in violation with the City's own code.

Furthermore, should the property sale fall through, we would remain the owners of the property and should have the right to contest the City's position and recommendation. It is very obvious the City has chosen to side with Geelan on her property and is influenced by our property owner to our left and Geelan who both contested our original and our amended dock and boat lift plans that had little to no impact on their line of sights, had no impact to watercrafts ability to approach their docks from either side, and our amended dock and boat plan that would provide greater distance to the property lines into the waterway than one property owners existing tide poles (on property line to the left from the street and inside property line to the left from the street as you look at the property).

What the City Planning has drawn and approved to the Magistrate Hearing for a Variance grant and approval process from Geelan makes no sense at all. You are giving her everything she wants while encroaching on our current property under contract. Your variance and this hearing may result in our contract for sale and property closing being cancelled and also eliminates the notification requirement and voice of the new owner should the property close which also violates your own code and the variance approval process.

If our contract with the new buyer falls through due to the actions of the variance application, the City's refusal to reschedule the hearing for the new owner and/or current owner, we will seek legal action against the City of Maderia Beach and appeal any results of the Magistrate Hearing on the Variance.

Thank you for not working with us once again which has been a consistent pattern of the Planning Department for the City since initial discussions in person, by email, through an initial supporting variance application, through an amended downsized version of the application for said dock and lift, not supported by the City.

Perry

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**From:** Joseph Petraglia <[jpetraglia@madeirabeachfl.gov](mailto:jpetraglia@madeirabeachfl.gov)>

**Sent:** Monday, September 8, 2025 11:47 AM

**To:** Perry Ressler <[resslers@hotmail.com](mailto:resslers@hotmail.com)>

**Cc:** Planning <[Planning@madeirabeachfl.gov](mailto:Planning@madeirabeachfl.gov)>; Marci Forbes <[MForbes@madeirabeachfl.gov](mailto:MForbes@madeirabeachfl.gov)>; Carrier, Al <[ACarrier@madeirabeachfl.gov](mailto:ACarrier@madeirabeachfl.gov)>; Morris, Andrew <[Amorris@madeirabeachfl.gov](mailto:Amorris@madeirabeachfl.gov)>

**Subject:** RE: Oppose Variance Application 2025-08 - Maria Geelan, Property Ownership Change, and Unavailable due to work travel for meeting time

Good afternoon,

While staff cannot postpone this variance hearing we will bring your concerns to the special magistrate's attention who can table the application should he chose ([Sec. 2-504](#)).

Best,  
**Joseph Petraglia, CFM**  
Planner I  
Community Development Department  
City of Madeira Beach  
727-603-0423  
[www.madeirabeachfl.gov](http://www.madeirabeachfl.gov)



## CONTRACTOR REGISTRATION DATABASE

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4. Fill out all required fields, upload required documents and submit the application. (Please note that COI must have City of Madeira Beach listed as certificate holder)

If you have any questions regarding this matter, please contact Madeira Beach Building Department at [buildingdept@madeirabeachfl.gov](mailto:buildingdept@madeirabeachfl.gov).

---

**From:** Perry Ressler <[resslers@hotmail.com](mailto:resslers@hotmail.com)>

**Sent:** Monday, September 8, 2025 11:37 AM

**To:** Joseph Petraglia <[jpetraglia@madeirabeachfl.gov](mailto:jpetraglia@madeirabeachfl.gov)>; Planning <[planning@madeirabeachfl.gov](mailto:planning@madeirabeachfl.gov)>

**Subject:** Oppose Variance Application 2025-08 - Maria Geelan, Property Ownership Change, and Unavailable due to work travel for meeting time

**CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.**

Hello Joe and the Madeira Beach Planning and Zoning,

I am reaching out regarding the proposed date and time of a hearing for Maria Geelan (14052 W Parsley Drive, Madeira Beach, FL) for her variance application (VAR 2025-08) and am requesting the meeting be postponed and/or rescheduled for a later date under the following criteria:

1. We just received notification by mail this morning (9/8/2025) of the hearing date for next week as it arrived Saturday and we were out of town until this morning and received the meeting hearing notice this morning.
2. The property is in the process of new ownership (closes later this month) and the new owners of the property should have the right to voice their opinion on the plan as it impacts their new property at 14050 W. Parsley Drive (immediate neighboring property to Geelan).
3. We oppose the variance from a current owner standpoint as it's more invasive to our property, property lines/boundary lines into the waterway, and than our plan and amended plans for a new dock

and boat lift and it also obstructs the property view and any access to our current dock from that side of the property.

4. The City of Madeira Beach rejected our initial and our amended plans for a dock and boat lift that had little to no impact on the neighboring properties and was further inside the extended property lines than the proposed plan going to hearing for the Geelan property which is showing favoritism toward Geelan over Ressler (see attached amended plan, specifically page 18 for application for variance for dock and boat lift at 14050 W. Parsley Drive).
5. The City of Madeira Beach is allowing a neighbor on one side to have tide poles on and inside our property lines to the left and is in favor on a plan for Geelan to the right whereby both neighbors are encroaching on the property current and proposed with line of site and waterway access both to the home at 14050 W. Parsley Drive which is sandwiched in between their properties and current and proposed encroachments.
6. It is the responsibility of the City of Madeira Beach to recognize the rights of a property owner impacted by a zoning variance application and meeting and the new property owner for 14050 W Parsley Drive who takes possession of the property at closing later this month, should be informed of the variance and have a right as the new property owner to approve or oppose it through hearing.

From a personal level, I am shocked that the City is in favor of moving this variance to a hearing when it is far more harmful and impactful to the property at 14050 W Parsley Drive than the plan the City wouldn't endorse and move to hearing for 14050 W Parsley Drive for the Ressler's that had more space to neighboring boundary lines, didn't have the obstruction of waterways to neighboring property owners docks or waterways, and it seems to me that you are putting more value in their wants and opinions than those of ours who spent countless hours, efforts, dollars, redesign, engineering, architectural drawings, etc. to reach a compromising solution.

Please confirm receipt of this email and acknowledge if the hearing date will be postponed to allow for proper notification to the new property owner at 14050 W Parsley Drive, Madeira Beach, FL 33708. If you have any questions or concerns regarding this matter, you can reach us by email or directly on my cell at 352-552-6674.

Respectfully,  
Perry Ressler

Disclaimer: Under Florida law (Florida Statute 668.6076), email addresses are public records. If you do not want your email address released in response to a public records request, please do not send electronic mail to the City of Madeira Beach. Instead, contact the appropriate department/division.