



PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE
REQUEST 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 1:00 p.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 SPECIAL EXCEPTION USE
REQUEST 2025-02

Application:	SE 2025-02
Applicant:	Hannah Nygren
Property Owner(s):	Vuhuy Tonthat
Property Address(s):	13050 Gulf Boulevard Madeira Beach, Florida
Parcel ID(s):	15-31-15-58320-004-0240
Legal Description:	MITCHELL'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-105. - 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.

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comment to planning@madeirabeachfl.gov. *Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in*

person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The application for SE 2025-02 is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

Posted: September 4, 2025, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library

View more information about this application at <https://madeirabeachfl.gov/plan-review-documents/>



NOTICE OF INTENT TO BE AN AFFECTED PARTY

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

APPLICATION INFORMATION

Case No or Application No., whichever applies: _____

Applicants Name: _____

Signature of Affected Person

Date

Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131.



AFFIDAVIT OF POSTING

Date: 9/4/2025
Postings for: SE-2025-02

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.



AFFIDAVIT OF MAILING

Date: 9/4/2025

Mailings for Case # SE-2025-02

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

Lisa Shannon
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn 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.

ACH

CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF MADEIRA BEACH

July 30, 2025

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

Petitioner:

vs.

BAYNARD, BRIAN B
13025 GULF LN
MADEIRA BEACH, FL 33708

Respondents:

RE Property: 13025 Gulf Lane Parcel #15-31-15-51320-004-050

Legal Description: MITCHELL'S BEACH REVISED BLK 4, LOT 5 TOGETHER
OF VAC GULF AVE ON SW TO MIW PER O.R. 2460571

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on TUESDAY
day of AUGUST, 2025 at the Madeira Beach City Center in the P
Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Flor
hearing will be held before the Special Magistrate concerning the following vi
solation(s):

Sec. 14-69. - Same - Maintenance of the exterior of premises
The exterior of premises and all structures thereon including but not limited to private
vacant lots shall be kept free of all hazards to the health, safety and welfare of persons
on the same. It shall be the duty of the owner/occupant of such property to promptly abate
the same.

Sec. 14-70. - Same - General maintenance
The exterior of every structure or accessory structure (including fences, signs, screens
fronts) shall be maintained in good repair, termite free and all surfaces thereof shall be
or have similar protective coating where necessary for purpose of preservation and app
surfaces shall be maintained free of broken glass, loose shingles, crumbling stone or be
Page 1 of 3

CODE ENFORCEMENT SPECIAL MAG
CITY OF MADEIRA BEACH

July 30, 2025

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

Petitioner:

vs.

NICHOLAS BUIS
495 JOHNS PASS AVE
MADEIRA BEACH FL 33708-2365

Respondents:

RE Property: 495 Johns Pass Ave. Parcel #10-31-15-19908-000-03

Legal Description: CRYSTAL ISLAND 2ND ADD LOT 15

NOTICE OF HEARING

To whom it may concern:

YOU ARE HEREBY FORMALLY NOTIFIED that at 12:00 pm on
day of AUGUST, 2025 at the Madeira Beach City Center in the P
Commission Chambers, located at 300 Municipal Drive, Madeira
hearing will be held before the Special Magistrate concerning the following vi
solation(s):

Sec. 78-36. - Docking limitations
(1) No part of the boat projects beyond the property lines extending
Sec. 58-555. - Design criteria for private docks
(1) A dock shall not be designed or constructed to accommodate a
permanent mooring. No more than one structure shall be located
You are hereby ordered to appear before the Special Magistrate on
on that date and time to answer those charges and to present your
appeal may result in the Special Magistrate proceeding in your ab
Page 1 of 2

City Of
Madeira Beach
FLORIDA

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 2025-09

Application: VAR 2025-09
Applicant: Jeff Spenceley
Property Owner(s): Azure Coast Properties LLC
Property Address: 13200 Gulf Boulevard Madeira Beach, Florida 33708
Parcel ID: 15-31-15-58320-006-0200
Legal Description: MITCHELL'S BEACH REVISED BLK 6, LOT 20
LESS RD R/W PER O.R. 45571318
Zoning/Future Land Use: C-1, John's Pass Village Activity Center (Transitional
Character District)/Activity Center

Request: A variance for front yard setback along Gulf Boulevard and a variance for 5 foot 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, Sec. 110-428. - Same - Side yard of corner lot.

Note: You have received this notice because you are a property owner within 300 feet of the subject
property. If you are desirous of voicing approval or disapproval of this application, you may attend the
Special Magistrate Hearing or can submit comment to planning@madeirabeachfl.gov. Any affected person
may become a party to this proceeding and can be entitled to present evidence at the hearing including
the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-
examine all witnesses by filing a notice of intent to be a party with the Community Development
Department not less than five days prior to the hearing. The notice, which is attached, can be filed in
person or sent by mail to Community Development Department at Madeira Beach City Hall located at
300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community
Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

City Of
Madeira Beach
FLORIDA

PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE
REQUEST HEARING

CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708

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THIS APPLICATION IS FOR A SPECIAL MAGISTRATE SPECIAL EXCEPTION USE
REQUEST 2025-02

Application:	SE 2025-03
Applicant:	Hamzah Nygren
Property Owner(s):	Vahuy Toothat
Property Address:	13050 Gulf Boulevard Madeira Beach, Florida
Parcel ID(s):	15-31-15-58320-004-0240
Legal Description:	MITCHELL'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-105. - 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.

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
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City Of
Madeira Beach
FLORIDA

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: 10-31-15-34590-018-0130
Legal Description: GULF SHORES STD 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. 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
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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 8th, 2025

City Of
Madeira Beach
FLORIDA

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This Meeting will be televised on Spectrum Channel 640

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

Public participation is encouraged. If you are address
state your name and address for the record, and the or
your comments to five (5) minutes and do not include
agenda items will be allowed when they come up.

If you would like someone at the City to follow up on
you may fill out a comment card with the contact in
Comment cards are available at the back table in the C
card is not mandatory.

For any quasi-judicial public hearings that might be on
a party to a quasi-judicial proceeding and can be entitled
the sworn testimony of witnesses and relevant exhibits an
examine all witnesses by filing a notice of intent to be
Director not less than five days prior to the hearing.

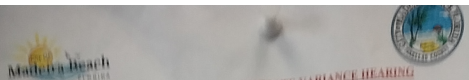
4. PUBLIC HEARINGS

A. Ordinance 2025-15, Adopt Tentative Millage Rate F
B. Ordinance 2025-16, Adopt FY 2026 Tentative Budget

5. ADJOURNMENT

One or more Elected or Appointed Officials may be in atten

Any person who decides to appeal any decision of the Board of C
considered at this meeting will need a record of the proceedings a
that a verbatim record of the proceedings is made, which record i
which the appeal is to be based. The law does not require the
therefore, the applicant must make the necessary arrangement
reporting firm and bear the resulting expense. In accordance with
F.S. 286.26, any person with a disability requiring reasonable
meeting should call the City Clerk at 727-391-9951, ext. 231 o
evanbargan@madeirabeachfl.gov.



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708

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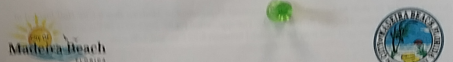
THIS APPLICATION IS FOR SPECIAL MAGISTRATE VARIANCE

Application: VAR 2023-08
Applicant(s): Maria Ouelan
Property Owner(s): Maria Ouelan
Property Address: 14033 W Parsley Drive, Madeira Beach, FL 33708
Parcel ID: 10-31-13-34-006-018-0130
Legal Description: GULF BROWER 3TH ADD BLK R, LOT 13
Zoning/Future Land Use: R-1, Single-Family Residential Zoning District/Residential Urban
Request: Construct a new 13,000 sq ft and modify the existing dock corner and construct a 12' dock extension. Add a new tie pole 1' away from the extended east side property line.

Specific Code Provisions: Sec. 14-303 - 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 you may submit comment to planning@maderabeachfl.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 8th, 2025, at property the site, City Hall, City of Madeira Beach website, and The Clerk's Office Public Library.
View more information about this application at <https://maderabeachfl.gov/plan-review/documents/>.



PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST 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 1:00 p.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 Meeting" button.

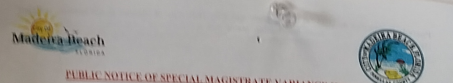
THIS APPLICATION IS FOR A SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST 2025-02

Application:	SE 2025-02
Applicant:	Ilana Nye
Property Owner(s):	Yuhang Lyubang
Property Address:	13050 Gulf Boulevard Madeira Beach, Florida
Parcel ID(s):	15-31-13-58320-004-0240
Legal Description:	MITCHELL'S BEACH REVISED BLK 4, LOT 24
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 Provisions: Section D-105 - Special exception uses. 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 from Gulf Boulevard.

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or you may submit comment to planning@maderabeachfl.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.



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708

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THIS APPLICATION IS FOR A SPECIAL MAGISTRATE VARIANCE 2025-09

Application: VAR 2025-09
Applicant: Jeff Spence
Property Owner(s): Azure Coast Properties LLC
Property Address: 12000 Gulf Boulevard Madeira Beach, Florida 33708
Parcel ID: 15-31-13-58320-006-0200
Legal Description: MITCHELL'S BEACH REVISED BLK 6, LOT 20
Zoning/Future Land Use: C-1, John's 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: Sec. 110-2.3 - Same. Side yard of corner lot.

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or you may submit comment to planning@maderabeachfl.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.



APPLICANT

Please indicate your preference of:
☐ 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: _____

CITY

BOARD MEMBERS

CIVIL SERVICE COMMISSION

The City of Madeira Beach is a Commission due to the expired term of the term of the new members.

Board, Commissions, and Committees are volunteers and provide responsibilities include reviewing the City Charter, and making recommendations.
• Civil Service Commission - 2 meetings are held for special
• Members must be a City of Madeira Beach resident
• Appointments are made on a case-by-case basis.

Interested persons must submit an application to be considered for appointment to the Regular Meeting located in the Commission Chambers at 33708. All applicants are encouraged to attend.

An application is attached to this advertisement. It can be downloaded on the City of Madeira Beach website.

Submit completed and signed applications to:

City Clerk
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708
civilservice@maderabeachfl.gov
727-961-9551, ext. 231



NOTICE OF PUBLIC HEARING

APPLICATION NO.: SE-2025-02

REQUEST: Operate cafe in John's
Hiss Resort Character district
G-JPV Activity Center

PROPERTY DESCRIPTION: 13050 Gulf Blvd

HEARING DATE & TIME: 9/16/2025 @ 1:00 PM

HEARING LOCATION: COMMISSION CHAMBERS, MADEIRA BEACH CITY HALL,
300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708.

THE PROJECT FILE IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL
BUSINESS HOURS IN THE COMMUNITY DEVELOPMENT DEPARTMENT
300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708 OR
CALL 727-391-9951 FOR MORE INFORMATION

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](#)