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 **October 26, 2026**, **at 12:00 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 -VARIANCE 2026-03

Application:	VAR 2026-03
Applicant:	St Pete Beach Investments LLC
Property Owner(s):	St Pete Beach Investments LLC
Property Address:	15227 Gulf Boulevard Madeira Beach, Florida 33708
Parcel ID:	09-31-15-00000-240-0900
Legal Description:	PART OF GOVT LOT 1 LYING WITHIN N 1/2 OF SEC 09-31-15 DESC AS FROM SW COR OF BLK 4, LOT 10 OF LONE PALM BEACH TH SE'LY 158.4FT FOR POB TH SE'LY 80FT TH NE'LY 130FT TH NW'LY 80FT TH SW'LY 130FT TO POB LESS RD R/W PER O.R. 5390/1466
Zoning/Future Land Use:	C-3, Retail Commercial/Planned Redevelopment Mixed-Use

Variance Request:

1. **Sec. 110-326. - Special requirements (c)** (Reduce from 5 feet to 0 feet)

2. **Sec. 106-35. Perimeter landscaping for residential multifamily or commercial. (1)** (Reduce by 5 feet x 11 feet, 55 square feet of area)

3. **Sec. 110-998. - Off-street loading space standards. (5)** (Reduce from 12 feet to 11 feet)

Specific Code Provisions:

Sec. 110-326. - Special requirements
(c) When a proposed nonresidential use in the C-3, retail commercial district abuts a residential use an additional five-foot setback is required along the length of the entire shared lot line. This additional

setback will be utilized to provide additional landscaped screening.

Sec. 106-35. Perimeter landscaping for residential multifamily or commercial.
(1) The exterior of all vehicular use areas shall be landscaped with a buffer strip which is at least five feet in width. Such buffer strips shall include one tree for each 35 linear feet, or fraction thereof, of perimeter. These trees may be planted in clusters or groupings and not necessarily in an equidistant row planting. Hedges or other durable landscape barriers shall be installed in such a manner as to screen the vehicular use area from the public right-of-way, if applicable.

Sec. 110-998. - Off-street loading space standards.
(5) Each required off-street loading space shall have a minimum width of 12 feet and a minimum vertical clearance of 16 feet above finished grade of the space. The length shall be a minimum 30 feet for delivery vehicles and 60 feet for semi-trailers.

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 4:30 p.m. View more information about this application at https://madeirabeachfl.gov/plan-review-documents/ .

Posted: October 12, 2026, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library.

AFFIDAVIT OF POSTING

Date: 10/12/2026

Postings for: VAR 2026-3

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

Lisa Shaeffer
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 12th day of October, 2026.

Personally known or produced _____ as identification.

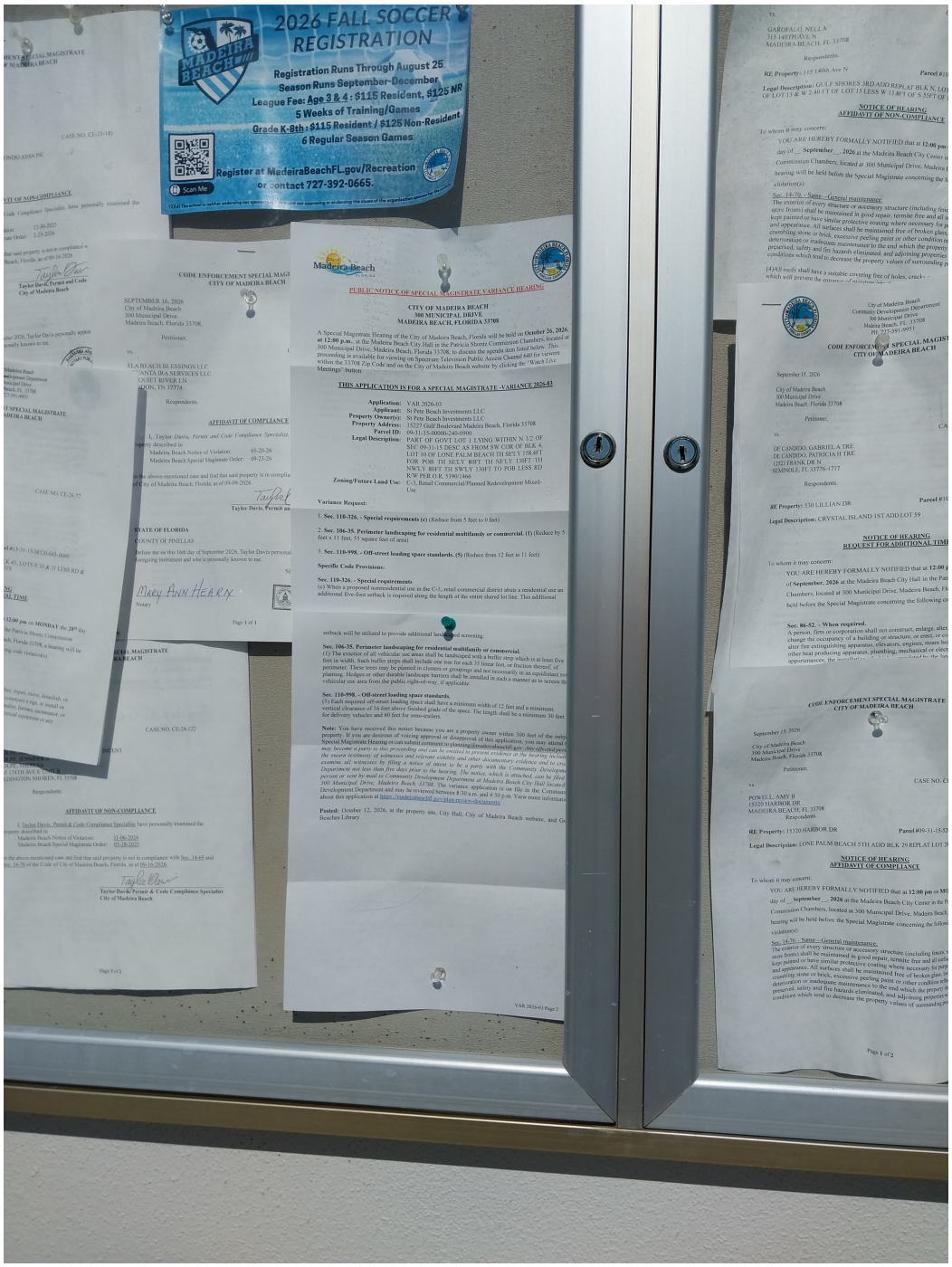
SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 374445

Samantha Arison
Notary Public

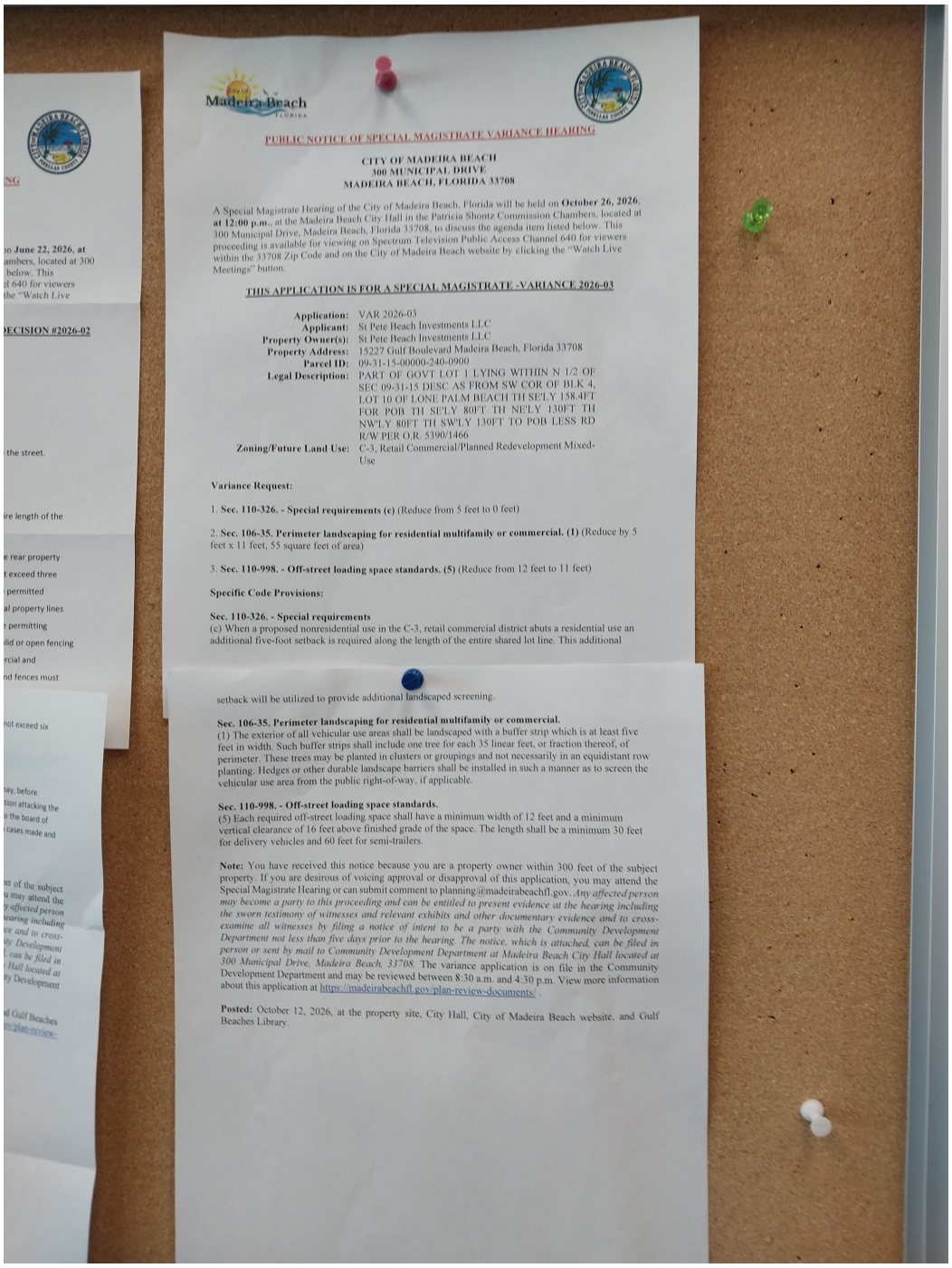
10/12/26
Date

*Copy of public notice is attached.

City Hall


2026 FALL SOCCER REGISTRATION
Registration Runs Through August 25
Season Runs September-December
League Fee: Age 3 & 4 : $115 Resident, $125 NR
5 Weeks of Training/Games
Grade K-8th : $115 Resident / $125 Non-Resident
6 Regular Season Games
Register at MadeiraBeachFL.gov/Recreation
or contact 727-392-0665.
Scan Me
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CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708
NOTICE OF HEARING
AFFIDAVIT OF NON-COMPLIANCE
NOTICE OF HEARING
REQUEST FOR ADDITIONAL TIME
NOTICE OF HEARING
AFFIDAVIT OF COMPLIANCE

Library



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

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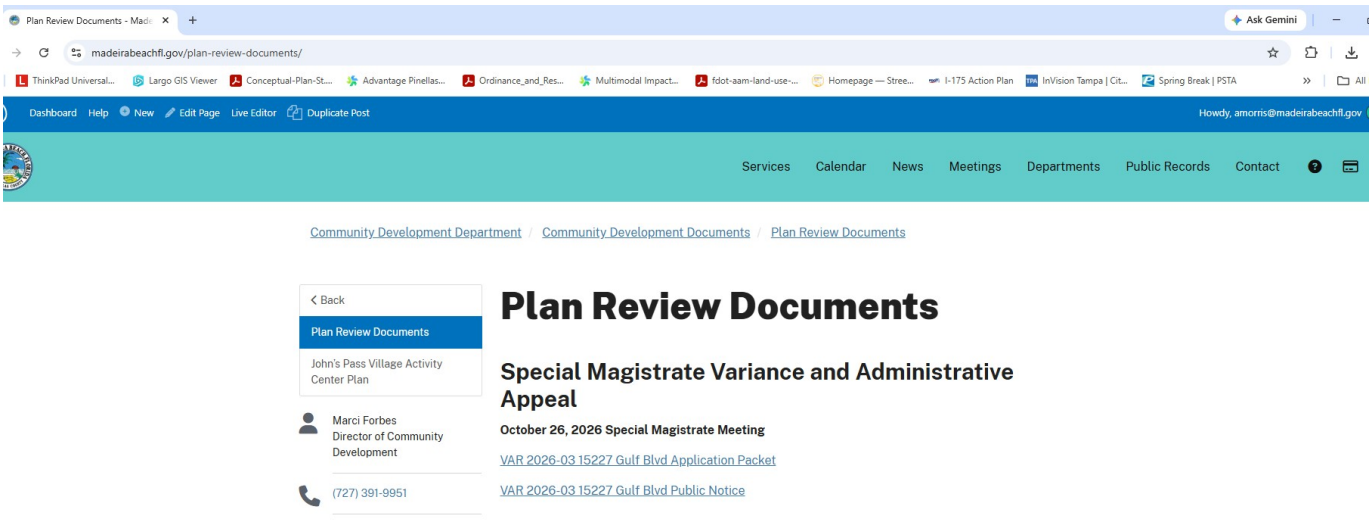
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Posted: October 12, 2026, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library.

Property



City Website



AFFIDAVIT OF MAILING

Date: 10/12/2026

Mailings for Case # VAR 2026-3

STATE OF FLORIDA
COUNTY OF PINELLAS

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

Sworn and subscribed before me this 12th day of October, 2026.

Personally known or produced _____ as identification.

SAMANTHA ARISON NOTARY PUBLIC MY COMMISSION EXPIRES 3-15-2027 STATE OF FLORIDA COMMISSION NUMBER HH 374445

Samantha Arison
Notary Public

10/12/26
Date

*Copy of public notice is attached.

MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.gov mike@pcpao.gov

Run Date: 05 Oct 2026
Subject Parcel: 09-31-15-00000-240-0900
Radius: 300 feet
Parcel Count: 54
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.

STOKES, JEFFREY K
STOKES, KIMBERLY P
1655 OLD BARTOW LAKE WALES RD
BARTOW, FL 33830-8664

FRAZER, BRAD ANDREW
FRAZER, SHELBY LYNN
2636 MORRISON RD
CAMBRIDGE ON N1R 5S2,
CANADA

1842437 ONTARIO LTD
204-1430 YONGE ST
TORONTO ON M4T 1Y6,
CANADA

PIPPY, IAN C
12 PRIMROSE PL
ST JOHNS NL A1B 4H1,
CANADA

BALL, KELLI J TRE
THROGMARTIN, GREGG W TRE
3942 PETE DYE BLVD
CARMEL, IN 46033-8153

COHN, HARRY K TRE
COHN, HARRY K 2019 REV TRUST
10 PINE CREEK AVE APT 501S
FAIRFIELD, CT 06824-6397

ZAMPINI, MICHAEL TRE
ZAMPINI, FAMILY US REAL ESTATE TRUST
31 PRINCE ADAM CRT
KING CITY ON L7B 1M1,
CANADA

GIESLER, JAMES WILLIAM
GIESLER, BEVERLY ANN
15208 GULF BLVD UNIT 407
MADEIRA BEACH, FL 33708-1861

TIRMENSTEIN, DAVID L TRE
TIRMENSTEIN, DAVID L REV TRUST
15208 GULF BLVD UNIT 405
MADEIRA BEACH, FL 33708-1861

ACTA, MANUEL
ACTA, CINDY
15208 GULF BLVD APT 501
MADEIRA BEACH, FL 33708-1861

MOUSER, DAVID RANDOLPH FAMILY TRUST
MOUSER, DAVID RANDOLPH TRE
15208 GULF BLVD UNIT 203
MADEIRA BEACH, FL 33708-1861

FONTAINE, LISA A REVOCABLE TRUST
FONTAINE, LISA A TRE
15208 GULF BLVD APT 302
MADEIRA BEACH, FL 33708-1861

SHAPIRO, MICHAEL
SHAPIRO, GAIL
15208 GULF BLVD UNIT 207
MADEIRA BEACH, FL 33708-1861

TEEMS, MILES
TEEMS, DONNA
15208 GULF BLVD UNIT 301
MADEIRA BEACH, FL 33708-1861

BERGESON, THOMAS WILLIAM
BERGESON, PAMELA ANNE
15208 GULF BLVD UNIT 306
MADEIRA BEACH, FL 33708-1861

FOSTVEDT, TONY
FOSTVEDT, JEAN
15208 GULF BLVD UNIT 504
MADEIRA BEACH, FL 33708-1861

L S W TRUST
WARHUS, LARRY M TRE
15208 GULF BLVD UNIT 505
MADEIRA BEACH, FL 33708-1861

BRADLEY, MICHAEL
BRADLEY, ELIZABETH
15208 GULF BLVD APT 503
MADEIRA BEACH, FL 33708-1861

PERONE, KATHLEEN A TRE
PERONE, SAMUEL N TRE
15208 GULF BLVD UNIT 201
MADEIRA BEACH, FL 33708-1861

RAYFIELD, GREGG
RAYFIELD, MYRA
15208 GULF BLVD APT 208
MADEIRA BEACH, FL 33708-1861

MUSICK, GREGORY J TRE
MUSICK, NANCY N TRE
15208 GULF BLVD APT 304
MADEIRA BEACH, FL 33708-1861

SULLIVAN, CONRAD
SULLIVAN, EILEEN
15208 GULF BLVD APT 307
MADEIRA BEACH, FL 33708-1861

HESHMATPOUR REVOCABLE TRUST
HESHMATPOUR, DENISE E TRE
15208 GULF BLVD APT 308
MADEIRA BEACH, FL 33708-1861

ROISE, JOHN C TRE
ROISE, JOHN C REV TRUST
15208 GULF BLVD UNIT 408
MADEIRA BEACH, FL 33708-1861

KELLER, LEANNA JILL TRE
KELLER, LEANNA JILL REV TRUST
15208 GULF BLVD APT 508
MADEIRA BEACH, FL 33708-1861

KING, KAREN K REVOCABLE TRUST
KING, KAREN K TRE
15208 GULF BLVD APT 606
MADEIRA BEACH, FL 33708-1862

KAH, RANDY J
KAH, DEIRDRE A
15208 GULF BLVD APT 609
MADEIRA BEACH, FL 33708-1862

LINE, STEVEN TRE
LINE, TRACY TRE
19307 VICTORY CHAPEL RD
NOBLESVILLE, IN 46060-6762

PROCHASKA, JOSEPH J JR TRUST
PROCHASKA, JOSEPH J JR TRE
2325 BURR OAK RD
NORTHFIELD, IL 60093-2701

BROWN FAMILY TRUST
BROWN, LYNN TRE
78 CHISHOLM ST
OAKVILLE ON L6K 3H7,
CANADA

ORRICK, JOHN V
ORRICK, DAWN M
17217 BREEDERS CUP DR
ODESSA, FL 33556-6201

O'NEILL, PATRICK TRE
O'NEILL, PATRICK T REV TRUST
13074 STONE CREEK CT
PLYMOUTH, MI 48170-6537

REX, MARK R
REX, CHERYL L
3266 ENTERPRISE RD E
SAFETY HARBOR, FL 34695-5207

HERRING, VANN M REVOCABLE TRUST
HERRING, VANN M TRE
822 S ROME AVE
TAMPA, FL 33606-2835

KELLY, DAVID
KELLY, KIMBERLY
2506 W EDGEWOOD RD
TAMPA, FL 33609-5302

SCHWEIGER, LORI L TRE
SCHWEIGER, ANTHONY J III TRE
12770 6TH ST E
TREASURE ISLAND, FL 33706

YANTORNO, CARL PAUL TRE
YANTORNO, PAULA ANN TRE
11475 QUIVAS WAY
WESTMINSTER, CO 80234-2620

LEMON DRIVE PROPERTIES LLC
5710 WOOSTER PIKE STE 122
CINCINNATI, OH 45227-4520

MADEIRA BEACH, CITY OF
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708-1916

PINES MADEIRA LLC
3301 PONCE DE LEON BLVD PH-STE
CORAL GABLES, FL 33134-7273

PINES CARTER OF FLORIDA INC
3301 PONCE DE LEON BLVD PH PH
CORAL GABLES, FL 33134-7275

SCHUSTER, ALVIN
15208 GULF BLVD UNIT 607
MADEIRA BEACH, FL 33708-1862

STAPLES, JUDIE C
1122 PARK ST N
ST PETERSBURG, FL 33710-4338

KIFFIN, HEIDI S
15208 GULF BLVD APT 209
MADEIRA BEACH, FL 33708-1861

SCORE PROPERTIES LLC
1326 E LUMSDEN RD
BRANDON, FL 33511-6717

15327 HOLDINGS INC
15327 GULF BLVD
MADEIRA BEACH, FL 33708-1816

SERENO CONDO ASSN INC
24701 US HIGHWAY 19 N STE 102
CLEARWATER, FL 33763-4086

MCCLINTOCK BUILDING LLC
15215 GULF BLVD
MADEIRA BEACH, FL 33708-1814

PINES MADEIRA LLC
3301 PONCE DE LEON BLVD PH-STE
CORAL GABLES, FL 33134-7273

ENGAGING HEAVEN CHURCH INC
50 153RD AVE
MADEIRA BEACH, FL 33708-1809

KLINGEL DEVELOPMENT INC
15530 GULF BLVD
REDINGTON BEACH, FL 33708-1728

MCALEES, MELINDA M
15208 GULF BLVD UNIT 608
MADEIRA BEACH, FL 33708-1862

EISENBERG, LISA L
15208 GULF BLVD APT 602
MADEIRA BEACH, FL 33708-1862

953 LAKEVIEW DR N INVESTMENT LLC
2947 W MEMORIAL DR
JANESVILLE, WI 53548-9520