



**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 **June 22, 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 2026-02**

**Application:** VAR 2026-02  
**Applicant:** Jane Graham, Esq. Sunshine City Law  
**Property Owner(s):** Robert Bello, Jr.  
**Property Address:** 13301 Gulf Lane Madeira Beach, FL 33708  
**Parcel ID:** 15-31-15-58320-007-0010  
**Legal Description:** MITCHELL'S BEACH REVISED BLK 7, LOT 1  
**Zoning/Future Land Use:** R-3, Medium Density Multifamily Residential/Resort Facilities Medium (RFM)

**Request:**

1. Section 110-231 (1) - Reduce front yard setback from 20 feet to 3 feet 4 inches
2. Section 110-231 (4) – Reduce the north side yard setback from 5 feet to 3 feet
3. Section 110-428 – Reduce the south side yard corner lot setback from 10 feet to 3 feet
4. Section 110-423 Intersection Visibility – Reduction of the cross visibility area by 20 feet 11 inches.
5. Section 110-96 -Rebuilding after a catastrophic loss to allow a storm damaged building to be replaced with a new structure decreasing setback nonconformities on all sides and eliminating ISR and parking non-conformities.

**Specific Code Provisions:**

**Sec. 110-231. Setback requirements.** (1) Front yard: a. Single-family, duplex and triplex: 20 feet, measured from right-of-way to structure. (4) Side yard setbacks: a. Single-family, duplex and triplex dwellings: 1. For lots less than 50 feet in width, the minimum side yard setback shall be five feet.

**Sec. 110-428. Same—Side yard of corner lot.** Any corner lot shall have a side yard that is a minimum of ten feet, along the street side and an interior side setback to meet the minimum required by the district. (Also consult section 110-418.)

**Sec. 110-423. Intersection visibility.** (a) At all street intersections no obstruction to vision (other than an existing building, post, column, or tree) exceeding 36 inches in height above the established grade of the street at the property line shall be erected or maintained on any lot within the triangle formed by the street lot lines of such lot and a line drawn between the points along such street lot lines 25 feet distant from their point of intersection.

(b) It shall be unlawful for the owner or person in charge of any lot, parcel or piece of land within the city to allow any obstruction to vision in the triangle formed by the lines of two intersecting streets, or street and an alley, and a line joining points on such lines 30 feet distant from their point of intersection by permitting any vegetation to grow or be maintained between the heights of three feet and ten feet above the grade of the centerline of the intersection, or by constructing or maintaining any fence or other structure which by constructing or maintaining any fence or other structure which constitutes an obstruction to view within the triangle.

**Sec. 110-96. Rebuilding after a catastrophic loss.** (b) Rebuilding regulations. Rebuilding regulations shall be as follows: (1) Single-family. May be rebuilt within the same footprint if it complies with all other existing regulatory codes and provisions of the land.

**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 8:00 a.m. and 4:30 p.m. View more information about this application at <https://madeirabeachfl.gov/plan-review-documents/>.

**Posted:** June 11, 2026, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library.



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

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

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

Run Date: 29 May 2026

Subject Parcel: 15-31-15-58320-007-0010

Radius: 300 feet

Parcel Count: 126

Total pages: 6

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.

MINA, MANUEL  
MINA, VIRGINIA  
C/O MINA, MANUEL  
13000 GULF LN APT 504  
MADEIRA BEACH, FL 33708-2694

PARON, MARIO  
PARON, NOREEN  
893 LOWER LIONS CLUB RD  
ANCASTER ON L9H 5E3,  
CANADA

COFFEE, CHAD  
STULL-COFFEE, SHELLEY  
2912 SHADOW DR W  
ARLINGTON, TX 76006

SULLIVAN, JASON LAWRENCE  
SULLIVAN, JULIE PATRICIA  
PO BOX 405  
BAY BULLS NL A0A 1C0,  
CANADA

MCCRAY, HOLLYE  
FULKERSON, JONATHON  
200 SKEESE RD  
BIG CLIFTY, KY 42712-6846

CALHOUN, EVAN R  
CALHOUN, MICHELLE M  
1182 AVENUE A  
BIG PINE KEY, FL 33043-4729

CROSS, JOHN R  
CROSS, LYNETTE KAY  
1106 MOON VALLEY RD  
BILLINGS, MT 59105-2024

ANTONAK, GEORGE H JR  
ANTONAK, JUDITH A  
1131 IVYGLEN CIR  
BLOOMFIELD HILLS, MI 48304-1236

DE MELO, FIRMO  
DE MELO, TERESA  
7 LINKS LANE  
BRAMPTON ON L6Y 5G9,  
CANADA

ABRAMO, ANGELO  
ABRAMO, NANCY  
192 GARDEN PKWY  
BUFFALO, NY 14221-6628

AZZURI LTD  
67 DECARIE CIR  
ETOBICOKE ON M9B 3J1,  
CANADA

RAGHEB, EMAD  
4333 WAKEFIELD CRESC  
MISSISSAUGA ON L5C 4N3,  
CANADA

KUILAN, DEBORAH G  
KUILAN, KENNETH A  
8 KENMERE BLVD  
DANBURY, CT 06810-7251

NOROUZIAN, MIRYOUSEF  
KING, KATHLEEN C  
1503 GINGER SNAP TRL  
DELAND, FL 32720-0923

BUDZBAN GREGORY & MARY ANN FAMILY JNT  
REV TRUST  
BUDZBAN, GREGORY M TRE  
1565 MAPLEWOOD CT  
EDWARDSVILLE, IL 62025-3186

WILSON, HALEIGH G TRE  
WILSON, HALEIGH G REVOCABLE TRUST  
7601 W FRANKLIN RD  
EVANSVILLE, IN 47712-9246

PETERSON, COURTNEY D  
PETERSON, CAROL JEAN  
7545 E PARK BLVD  
EVELETH, MN 55734-4014

STUART, LESLEY A TRE  
STUART, LESLEY A TRUST  
4403 ALLEN RD  
FRUITLAND PARK, FL 34731-5602

KOTHARI, KIRANKUMAR & MITABEN IRREV  
TRUST  
KOTHARI, KIRANKUMAN K TRE  
8 JULIE LYNN DR  
GOSHEN, NY 10924-5035

HARMON, TYLER  
HARMON, ANJA  
5893 STRATFORD GLEN CT SE  
GRAND RAPIDS, MI 49546-3886

RUSSONIELLO, BRIAN F  
RUSSONIELLO, ALESIA AMBROSE  
PO BOX 247  
HARVEYS LAKE, PA 18618-0247

BARRERA, ZOE JACQUILINE TRE  
BARRERA, ZOE JACQUILINE REV TRUST  
PO BOX 364  
HILLSBORO, OH 45133-0364

BOSCIA REVOCABLE TRUST  
BOSCIA, MICHAEL M TRE  
1671 E GATE DANCER CIR  
INVERNESS, FL 34453-3395

HUNIGAN, JAMIE  
HUNIGAN, DONNA  
385 PIPER GLEN  
JOHNSON CITY, TN 37615

WATKINS, MYRON C  
WATKINS, LIESEL C  
120 ANNALESE DR  
JONESBOROUGH, TN 37659-3656

FRANCIS, ANTHONY A  
FRANCIS, MANDY J  
2560 CALVANO DR  
LAND O LAKES, FL 34639-5493

KILCOYNE, ELIZABETH J  
KILCOYNE, MARK E  
4939 W TOKAY DR  
LAPORT, IN 46350-8463

13255 GULF LAND LLC TRE  
13255 GULF LANE LAND TRUST  
10208 GOLDEN EAGLE DR  
LARGO, FL 33778-3829

TRAUB, ANGEL M  
TRAUB, TROY  
560 S FAIRFIELD AVE  
LOMBARD, IL 60148-2828

LLAUGET, RONALD F  
LLAUGET, ROSE A  
19905 READING RD  
LUTZ, FL 33558-5006

PETERSON, CHRISTOPHER  
PETERSON, SHANNON  
400 150TH AVE UNIT 403  
MADEIRA BEACH, FL 33708

COSTA, MICHAEL A  
COSTA, ILEANA  
13302 GULF BLVD  
MADEIRA BEACH, FL 33708-2514

KLABEN, GERALD L JR  
KLABEN, JOANN O  
13303 GULF LN  
MADEIRA BEACH, FL 33708-2535

RAYBORN, SANDRA  
RAYBORN, MITCHELL  
13307 GULF LN UNIT A  
MADEIRA BEACH, FL 33708-2535

MEYER, JAMES  
MEYER, ANGELA  
13307 GULF LN UNIT B  
MADEIRA BEACH, FL 33708-2535

MIGONE, RUBEN A  
MIGONE, ANA B  
13336 GULF BLVD UNIT 101  
MADEIRA BEACH, FL 33708-2550

HOUSH, WILLIAM M III  
HOUSH, LYNN C  
13336 GULF BLVD UNIT 404  
MADEIRA BEACH, FL 33708-2552

HUZIOR, RYSZARD  
HUZIOR, JANINA  
13336 GULF BLVD UNIT 501  
MADEIRA BEACH, FL 33708-2553

SAENZ, DANIEL ALVARO  
SAENZ, ELZA DA SILVA  
13398 GULF LN APT 101  
MADEIRA BEACH, FL 33708-2578

FIACCO, PAUL A  
VEDDER, KAREN A  
13398 GULF LN APT 302  
MADEIRA BEACH, FL 33708-2578

SHIVES, ANDREW  
SHIVES, AMY E  
13235 GULF BLVD UNIT 205  
MADEIRA BEACH, FL 33708-2632

NIKIFOROV, YULIA  
NIKIFOROV, ALEXEY  
13235 GULF BLVD UNIT C1  
MADEIRA BEACH, FL 33708-2632

KOBETITSCH FAMILY TRUST  
KOBETITSCH, THOMAS TRE  
6061 COLLINS AVE APT 11C  
MIAMI BEACH, FL 33140-2268

GERMANI, ENRIQUE FERNANDO  
HAZ, PATRICIA ELIZABETH  
6425 COACHFORD WAY  
MISSISSAUGA ON L5N 3V8,  
CANADA

BINSTOCK, AARON J TRE  
BINSTOCK, KATRINA A TRE  
1081 SHIRE ST  
NOKOMIS, FL 34275-1645

STEWART, CHARLES  
STEWART, AUSILIA  
484 CRIMSON OAK TRAIL  
OAKVILLE ON L6H 7A3,  
CANADA

MULLINEAUX, WILLIAM T  
MULLINEAUX, SUSANNE M  
8469 SW 99TH CIR  
OCALA, FL 34481

ALVARODIAZ, WILLIAM TRE  
ALVARODIAZ, WILLIAM REV TRUST  
18107 JORENE RD  
ODESSA, FL 33556

COTO, FRANK III TRE  
COTO, NICOLE TRE  
15306 LAKE MAURINE DR  
ODESSA, FL 33556-3112

GUARINO, ROSS A JR  
GUARINO, LISA KLAS  
3085 ANGLE RD  
ORCHARD PARK, NY 14127-1401

SUVAK, WILLIAM A JR  
SUVAK, NORMA LYNN  
408 ROYAL CT  
PITTSBURGH, PA 15234-1049

FOENS, JOHN  
JASIN, AMANDA  
4701 GALLAGHER RD  
PLANT CITY, FL 33565-3685

CALEFATO-GREENBLATT, DANIELA  
GREENBLATT, JOHN  
2062 NICHOLL AVE  
SCOTCH PLAINS, NJ 07076-1343

ROBINSON, CHERRIE L TRE  
ROBINSON, CHERRIE L LIV TRUST  
8461 MONARCH CIR  
SEMINOLE, FL 33772-3953

PETERSON, CHRISTOPHER E  
PETERSON, SHANNON R  
500 173RD AVE  
ST PETERSBURG, FL 33708-1337

ZBROZHEK, ALENA  
SAPOSHNIKOV, DMITRIY  
1834 COUNTRY CLUB RD N  
ST PETERSBURG, FL 33710-3806

WEISSHAPPEL, JOSEPH T  
WEISSHAPPEL, KATHERINE A  
3025 BIG TIMBER CIR  
SUAMICO, WI 54313-7984

SALAZAR, MARYLIN  
DIAZ, VLADIMIR DELGADO  
8929 METHENY CIR  
TAMPA, FL 33615-1362

YORK, ANDREA  
YORK, STEPHEN  
15724 WOODSHED PL  
TAMPA, FL 33624-1507

PEKAR, VLADISLAV  
PEKAR, YELENA  
5923 BROWDER RD  
TAMPA, FL 33625-4128

MARTIN, EDDY TRE  
MARTIN, MADELIN TRE  
12531 CARDIFF DR  
TAMPA, FL 33625-6593

MELTON, PAUL  
MELTON, ANNE MARIE  
14139 WATERVILLE CIR  
TAMPA, FL 33626-1621

RUDZIK FAMILY TRUST  
RUDZIK, ROBERT J TRE  
240 108TH AVE UNIT 302  
TREASURE ISLAND, FL 33706-5068

BUCKLER, JAMES A  
BUCKLER, LYNNE M  
24 MILLSTONE CRT  
UNIONVILLE ON L3R 7M4,  
CANADA

WATSON, KATHLEEN  
COFFEY, KAREN LEE  
4121 HELENE PL  
VALRICO, FL 33594-5412

DAENENS, CEDRIC  
DAENENS, ALEXANDRA SIMEONOVNA  
3068 CLARKE DR  
VIRGINIA BEACH, VA 23456-7927

LINDAUER, WILLIAM TRE  
LINDAUER, MELINDA TRE  
PO BOX 591  
WAYNESVILLE, OH 45068-0591

LICCIARDELLO, ROBERT V JR TRE  
RVL SERVICES LLC DEFINED BENEFIT PLAN  
6004 COUNTRY CLUB RD  
WESLEY CHAPEL, FL 33544-3709

JAQUETT, FRANK L  
JAQUETT, LISA L  
22 FARMINGTON CIR  
WEST GROVE, PA 19390-9542

BELL, WILLIAM R TRE  
BELL, SANDRA K TRE  
9600 ELIZABETH LAKE RD  
WHITE LAKE, MI 48386-2723

MADEIRA DUNES CONDO ASSN INC  
13307 GULF LN  
MADEIRA BEACH, FL 33708-2535

FRANCIS TRUST LLC  
2560 CALVANO DR  
LAND O LAKES, FL 34639-5493

QUALITY RENTALS OF 28 PROSPECT LLC  
212 11TH AVE N  
ST PETERSBURG, FL 33701-1734

MARTINEZ, RICARDO H  
13215 SERPENTINE WAY  
SILVER SPRING, MD 20904-5347

BLANG, EUGENIE M  
435 NEW HAMPSHIRE AVE  
NORFOLK, VA 23508-2128

DUSTY TRAILS RVN LLC  
806 LINWOOD TER  
LUTZ, FL 33549-5771

MADEIRA GULF LLC  
1105 BLYTH HILL CT  
TRINITY, FL 34655-7014

OUR BEACH CONDO LLC  
2483 OCEAN AVE  
BELLMORE, NY 11710-3826

PRINCESS CONDOMINIUM ASSN, INC  
13398 GULF LN APT 201  
MADEIRA BEACH, FL 33708-2578

GRIFFIN, WILLIAM  
13345 GULF LN  
MADEIRA BEACH, FL 33708-2535

BARBAS, CAMERON  
13336 GULF BLVD UNIT 502  
ST PETERSBURG, FL 33708-2553

MPF BENEFICIARIES LLC  
6112 N FLORIDA AVE  
TAMPA, FL 33604-6624

BDA44 LLC  
503 TOMAHAWK TRL  
BRANDON, FL 33511-8085

BBRS CONDO ASSN INC  
13238 GULF BLVD  
MADEIRA BEACH, FL 33708-2633

BRAINSACKER LLC  
1305 BAYSHORE BLVD  
TAMPA, FL 33606-2911

SALZMAN, ROSA A  
7616 SANDSTONE DR  
ORLANDO, FL 32836-6330

BUDZIAK, CHRISTOPHER JAMES  
8514 MARQUETTE DR  
GROSSE ILE, MI 48138-1566

THORNTON, CYNTHIA  
300 CHLOE DR  
LA FAYETTE, GA 30728-6298

13325 GULF DEVELOPERS LLC  
PO BOX 10210  
FORT SMITH, AR 72917-0210

GIANNINI, MARCANTONIO A  
4657 VROOMAN DR  
LEWISTON, NY 14092-1048

GATOR NOLE LLC  
520 CAPRI BLVD  
TREASURE ISLAND, FL 33706-2944

CALLAHANS MBR502 LLC  
18325 GULF BLVD APT 201  
REDINGTON SHORES, FL 33708-1056

MADEIRA RESORT CONDO LLC  
11185 KAPOK GRAND CIR  
MADEIRA BEACH, FL 33708-3015

13302 MADERIA BEACH LLC  
5965 VILLAGE WAY STE E105-712  
SAN DIEGO, CA 92130-2475

SOUTHWAY MINI STORAGE LLC  
PO BOX 80105  
CANTON, OH 44708-0105

MINZATESCU, NADIA  
5633 N NEWARK AVE  
CHICAGO, IL 60631-3138

NOT UNDER THE BRIGE LLC  
1610 NE HILLSIDE CT  
ANKNEY, IA 50021-2504

CHAMBRE CONDO ASSN INC  
PO BOX 172433  
TAMPA, FL 33672-0433

DAVEROE PROPERTIES LLC  
3822 DR MARTIN LUTHER KING JR ST N  
ST PETERSBURG, FL 33703-4649

DAVEROE PROPERTIES LLC  
3822 DR MARTIN LUTHER KING JR ST N  
ST PETERSBURG, FL 33703-4649

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

YUNIVER, STELLA  
11909 MANDEVILLA CT  
TAMPA, FL 33626-3305

NAPIER ESTATES LLC  
3104 E 700 N  
WHITELAND, IN 46184-9420

TAVAREZ, TIFFANY  
30 DUNCAN LN  
ROCKAWAY, NJ 07866-2808

DEMPSEA VACATIONS LLC  
5555 GULF BLVD UNIT 111  
ST PETE BEACH, FL 33706-2330

ACROPORA PROPERTIES LLC  
13235 GULF BLVD UNIT 207  
MADEIRA BEACH, FL 33708-2632

FILIPKOVA, NELLA  
13398 GULF LN UNIT 301  
ST PETERSBURG, FL 33708-2578

FLEGAL, RONALD W  
768 S COMMERCIAL ST  
NEENAH, WI 54956-3314

MADEIRA BAY RESORT II CONDO ASSN INC  
13030 GULF BLVD  
MADEIRA BEACH, FL 33708-2639

MCQUAID, JANE E LIVING TRUST  
2615 RIO TIBER DR  
PUNTA GORDA, FL 33950-6388

ESPINOSA, PATRICK JR  
7431 JOHNSON ST  
ARVADA, CO 80005-4177

AMMONS, LISA  
13331 GULF BLVD  
MADEIRA BEACH, FL 33708-2513

GRAHAM, ROBERT G  
13398 GULF LN APT 102  
MADEIRA BEACH, FL 33708-2578

NAPARIU, JOHN S  
13336 GULF BLVD UNIT 503  
MADEIRA BEACH, FL 33708-2553

MEEHAN, FRANCES C  
13336 GULF BLVD APT 403  
ST PETERSBURG, FL 33708-2552

ADAMS, JAMES M  
13336 GULF BLVD UNIT 402  
MADEIRA BEACH, FL 33708-2552

SIDOTI, FRANK  
127 PROSPECT AVE  
HARTFORD, CT 06106-2950

DEXTER & CICI PROPERTIES LLC  
1100 MONTEREY BLVD NE  
ST PETERSBURG, FL 33704-2312

NAKAT, SAM S  
8433 TIVOLI DR  
ORLANDO, FL 32836-8759

HUZIOR PROPERTIES INC  
536 RIVIERA BAY DR NE  
ST PETERSBURG, FL 33702-2708

1 3 2 3 5 GULF BLVD UNIT 210 LLC  
3129 N 76TH CT  
ELMWOOD PARK, IL 60707-1106

GYPSY MOON FOUNDATION  
3990 61ST ST N  
ST PETERSBURG, FL 33709-5259

BAREFOOT BEACH RESORT SOUTH LLC  
PO BOX 10210  
FORT SMITH, AR 72917-0210

QUALITY RENTALS OF 28 PROSPECT LLC  
212 11TH AVE N  
ST PETERSBURG, FL 33701-1734

13235 GULF BLVD 512 LLC  
8718 COBBLESTONE DR  
TAMPA, FL 33615-4914

BAREFOOT BEACH RESORT SOUTH LLC  
PO BOX 10210  
FORT SMITH, AR 72917-0210



**AFFIDAVIT OF MAILING**

Date: 6/11/2026 - ff

Mailings for Case # VAR-2026-02

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

Lo Scherman  
Signature

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn and subscribed before me this 11<sup>th</sup> day of June, 20 26.

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

Barbara A Scott  
Notary Public

June 11<sup>th</sup>, 2026  
Date



Notary Public Stamp

\*Copy of public notice is attached.



# AFFIDAVIT OF POSTING

Date: 06/11/2026

Postings for: VAR - 2026-22

\_\_\_\_\_

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

As Schumann  
Signature

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to and subscribed before me this 11<sup>th</sup> day of June, 20 26.

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



Notary Public Stamp

Barbara A. Scott  
Notary Public

June 11<sup>th</sup>, 2026  
Date

\*Copy of public notice is attached.

**Madeira Beach**  
COMMUNITY DEVELOPMENT DEPART

- BUILDING
- PLANNING
- ZONING
- CODE ENFORCEMENT

**CITY OF MADEIRA BEACH**  
PUBLIC NOTICE OF SPECIAL MEETING AND ALLEGIANCE HEARING

A Special Meeting of the City of Madeira Beach, Florida, will be held on June 22, 2020, at 12:00 PM, at the Madeira Beach City Hall, 11001 Gulf Blvd., Madeira Beach, Florida 34715. The purpose of the meeting is to receive comments from the public on the proposed ordinance regarding the use of the City of Madeira Beach's public utility system for the purpose of providing water to the City of Madeira Beach's public utility system.

**THIS APPLICATOR FOR A SPECIAL MEETING REQUEST VOUCHER #2020-001**

Application: 1/20-225-020  
 Applicant: 11010 Gulf Blvd., Madeira Beach, FL 34715  
 Property Address: 11010 Gulf Blvd., Madeira Beach, FL 34715  
 Parcel ID: 03-11-02200-0010  
 Legal Description: MADEIRA BEACH VOUCHER #2020-001  
 Contact Person: 657-966-6666

**Regulations:**  
 1. Section 160.02 (1) - Reduced and which shall be 20 feet to 1 foot.  
 2. Section 160.02 (1) - Reduced and which shall be 20 feet to 1 foot.  
 3. Section 160.02 (1) - Reduced and which shall be 20 feet to 1 foot.  
 4. Section 160.02 (1) - Reduced and which shall be 20 feet to 1 foot.  
 5. Section 160.02 (1) - Reduced and which shall be 20 feet to 1 foot.

**Specific Code Provisions:**  
 Section 160.02 (1) - Reduced and which shall be 20 feet to 1 foot.  
 Section 160.02 (1) - Reduced and which shall be 20 feet to 1 foot.  
 Section 160.02 (1) - Reduced and which shall be 20 feet to 1 foot.

**CITY OF MADEIRA BEACH**  
NOTICE OF PUBLIC HEARING

**ADVISORIAL BOARD ON ZONING AND PLANNING**

The Board of Commissioners will hold a public hearing on the proposed ordinance regarding the use of the City of Madeira Beach's public utility system for the purpose of providing water to the City of Madeira Beach's public utility system.

**AGENDA:**  
 1. Public Hearing on the proposed ordinance regarding the use of the City of Madeira Beach's public utility system for the purpose of providing water to the City of Madeira Beach's public utility system.  
 2. Board of Commissioners' Report on the proposed ordinance regarding the use of the City of Madeira Beach's public utility system for the purpose of providing water to the City of Madeira Beach's public utility system.

**Meeting Agenda**

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF THE AGENDA
5. APPOINTMENTS - Mayor
6. PRESENTATIONS (limited to 10 minutes each)
7. PUBLIC COMMENT  
 Public participation is encouraged. If you are addressing your name and address for the record, and the agenda items will be allowed when they come up.  
 If you would like someone at the City to follow up on a comment card, you may fill out a comment card with the contact information and submit it to the City Clerk's Office. Comment cards are available at the back table in the City Clerk's Office.
8. APPROVAL OF THE MINUTES  
 For any special public hearing that might be required, a copy of the minutes of the meeting will be available to the public. For any special public hearing that might be required, a copy of the minutes of the meeting will be available to the public. For any special public hearing that might be required, a copy of the minutes of the meeting will be available to the public.
9. APPROVAL OF THE MINUTES  
 A. 06-19-2020, BOC Regular Meeting Minutes  
 B. 05-21-2020, BOC Regular Meeting Minutes  
 C. 05-27-2020, BOC Regular Meeting Minutes  
 D. 05-27-2020, BOC Regular Meeting Minutes  
 E. 05-27-2020, BOC Regular Meeting Minutes
10. CONSENT AGENDA  
 Any member of the Board of Commissioners can add any item to the consent agenda.  
 A. 2020 Ford F350 4X4 Dump Truck Purchase  
 B. Amendment to Pinellas County Interlocal Agreement  
 C. Hearing Officers for Post - Grievance Hearings
11. PUBLIC HEARINGS  
 A. Ordinance 2020-03, 555 15th Avenue Rezoning from Marine Commercial - 2nd Reading & Public Hearing  
 B. Ordinance 2020-06, Variation of Right-of-Way Request - Public Hearing  
 C. Ordinance 2020-05, John's Pass Village Hotel Plans - Reading & Public Hearing  
 D. John's Pass Village Hotel Planned Development (PD) Item
12. UNFINISHED BUSINESS  
 A. Resolution 2020-05, Bank Signatory Change
13. NEW BUSINESS
14. CONTRACTS/AGREEMENTS  
 A. Approval of Pughback of the City of Madeira Beach's Improvement Contract for Area 5 and various locations  
 B. Resolution EMS Station Funding Agreement Renewal
15. AGENDA SETTING  
 A. Based on Commissioners' Joint Discussion - Civil Service  
 B. Exhibit A.1 DRC Agreement C.A.P. Davis and Cole  
 C. Nondiscrimination Policy and HRSA - LDRS  
 D. 1. Nondiscrimination Policy and HRSA - LDRS  
 E. HRSA for Land Development Regulations and Code of Ordinances  
 F. Limited use parking along Gulf Blvd.  
 G. Holiday Decor - Proposal with and without solar option  
 H. Contract Agreement  
 I. Resolution 2020-06, Motion on the Collection of Fee Contract
16. REPORTS/CORRESPONDENCE  
 A. Board of Commissioners' Reports/Correspondence  
 B. Board of Commissioners' 2020 Meetings Report (see City Clerk)  
 C. City Clerk  
 D. City Attorney  
 E. City Manager
17. RESPOND TO PUBLIC COMMENTS/QUESTIONS
18. ADJOURNMENT

**One of more Elected or Appointed Officials may be in attendance at the meeting and approval may be given by the Board of Commissioners if the meeting will need a record of the Board of Commissioners' actions. The Board of Commissioners' actions will be recorded in the minutes of the meeting. The Board of Commissioners' actions will be recorded in the minutes of the meeting. The Board of Commissioners' actions will be recorded in the minutes of the meeting.**

**CITY OF MAKERA BEACH**  
14300 S.W. 15th Street, Suite 100  
Makera Beach, Florida 33426  
Phone: 561-993-1100  
Fax: 561-993-1101  
Website: www.makera-beach.com

**APPLICANT INFORMATION**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Address: \_\_\_\_\_  
Parcel ID: \_\_\_\_\_  
Zoning: \_\_\_\_\_  
Area: \_\_\_\_\_

**APPLICANT'S STATEMENT OF WORK**

I, the undersigned, hereby certify that I am the owner of the above described property and that I am applying for the above described variance. I understand that the granting of this variance is discretionary and that I am waiving my right to a hearing on this matter. I understand that the granting of this variance is subject to the approval of the City Council and that I am waiving my right to a hearing on this matter. I understand that the granting of this variance is subject to the approval of the City Council and that I am waiving my right to a hearing on this matter.

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**NOTICE OF PUBLIC HEARING**

APPLICATION NO: VAR-2021-02  
REQUEST: Reduce setbacks on front, north & south sides of property & reduce intersection visibility  
PROPERTY DESCRIPTION: 13301 Gulf Lane  
HEARING DATE & TIME: June 23, 2021 @ 12:00 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 727-351-8064 FOR MORE INFORMATION

# Plan Review Documents

## Special Magistrate Variance and Administrative Appeal

June 22, 2026 Special Magistrate Meeting

ADW 2026-04 & AD 2026-02: 410 Normandy Rd, Madeira Beach, FL 33708

[ADW 2026-04 & AD 2026-02: 410 Normandy Rd Application and Public Notice](#)

Variance 2026-02 13301 Gulf Lane

[Variance 2026-02 13301 Gulf Lane Public Notice](#)

[Variance 2026-02 13301 Gulf Lane Application](#)