



## CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT  
300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708  
(727) 391-9951 EXT. 244  
[planning@madeirabeachfl.gov](mailto:planning@madeirabeachfl.gov)



### SPECIAL MAGISTRATE – ARTICLE IV. - SPECIAL EXCEPTION USES

Application Request for Special Exception Use..... \$1,800.00

**Applicant Name:**

Amanda Huffman

**Property Owner Name:**

Barefoot Beach Resort South LLC

**Applicant Address:**

318 Ragdoll Run

Bradenton, FL 34212

**Property Owner Address:**

6301 Cliff Drive

Fort Smith, AR 72903

**Telephone:** 941-545-6115

**Email:** amanda@barefootbeachclub.com

**Telephone:** 918-671-9246

**Email:** officepalmer@me.com

**Application for the property located at:** (Street Address or location of the vacant lot)

13220 Gulf Blvd., Madeira Beach, FL 33708

**Legal Description:** See attached

**Zoning District:** C-1 Johns Pass Village Activity Center

**Future Land Use:** Activity Center

**Request:**

This special exception use request is for allowance of a commercial use on an open rooftop under Section D-105(6)(c). The property owner intends to obtain a liquor license for the hotel on the property and serve drinks on the rooftop, thus necessitating this request.

The property owner also requests ability to serve drinks poolside.

**PLEASE ATTACH REQUIRED SUPPORTING MATERIALS:**

**SITE PLAN, ANSWERS TO CRITERIA QUESTIONS, PICTURES, DEED, SURVEYOR'S SKETCH, DRAWINGS, ETC.**

**LEGAL DESCRIPTION:**

LOTS 5, 6, 7, 8, 9, 11, 12, 13 AND 14, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JUNE 28, 1976 IN O.R. BOOK 4427, PAGE 201, BLOCK 6, MITCHELL'S BEACH, JOHNS PASS; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA;  
AND LOTS 15 AND 16, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED SEPTEMBER 9, 1976 IN O.R. BOOK 4453, PAGE 1135; LOT 17, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JUNE 24, 1976 IN O.R. BOOK 4426, PAGE 489; LOT 18, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JULY 27, 1976 IN O.R. BOOK 4437, PAGE 1492, ALL IN BLOCK 6 OF MITCHELL'S BEACH, JOHNS PASS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.  
TOGETHER WITH THAT PORTION OF VACATED GULF AVENUE ABUTTING SAID LOTS 5 THROUGH 9, PURSUANT TO RESOLUTION RECORDED SEPTEMBER 21, 1966 IN O.R. BOOK 2460, PAGE 571 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

SMSE #: \_\_\_\_\_

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

Fee: \$1,800.00 ☒ Check # 2054 ☐ Cash ☐ Receipt # \_\_\_\_\_

Date Received: 3/26/25 Received by: [Signature]

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

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

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

Community Development Staff

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

Robin Gomez, City Manager

**This Special exception use application to the Special Magistrate is requesting permission to:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<b>CERTIFICATION</b>
----------------------

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 this 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.

Charles Palmer

Property Owner's Signature

3-4-2025

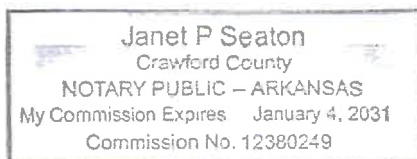
Date

STATE OF Arkansas  
COUNTY OF Crawford

Before me this 4<sup>th</sup> day of March, 2025, Charles Palmer

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]



Janet P Seaton  
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.

### **Sec. 2-506. Special exception uses.**

- (a) The special magistrate shall hear and decide special exception uses; decide such questions as are involved in determining if special exception uses should be granted; and grant special exception uses with appropriate conditions and safeguards; or to deny special exception uses when not in harmony with the purpose and intent of the city land development regulations.
- (b) In considering an application for special exception use, the special magistrate shall consider the "specific requirements" as outlined in chapter 110, article IV.
- (c) In granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest and that it meets all conditions set for the requested special exception throughout the Land Development Code. Such decision shall be reached only after receipt of a written report from the city planning official and after the holding of a public hearing. Failure of the city planning official to submit a written report within 30 days after a referral from the special magistrate shall be deemed as recommendation of no objection to the application by the city planning official. In granting any special exception use, the special magistrate, in addition to the standards enumerated in chapter 110, article IV, may prescribe appropriate conditions and safeguards in conformity with this division. Violation of such conditions and safeguards, when made a part of the terms under which the special exception use 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 special exception use is required shall begin or be completed or both.

(Ord. No. 1019, § 1, 5-25-04; Ord. No. 1050, § 3, 8-9-05; Ord. No. 1071, § 3(Exh. A, § 2), 2-28-06; Ord. No. 2019-16, § 1, 6-10-20)

## **ARTICLE IV. - SPECIAL EXCEPTION USES**

### **Sec. 110-121. – Authorization by special magistrate.**

Special exception uses shall be permitted only upon authorization by the special magistrate.

### **Sec. 110-122. – Denial.**

The special magistrate may deny special exception uses when not in harmony with the purpose and intent of the City land development regulations as outlined in this article.

### **Sec. 110-123. – Reimbursement of expenses.**

The applicant shall provide for reimbursement of all expenses incurred by the City, deemed necessary by the city manager or his/her designee, to review and process a special exception use request.

Expenses may include, but are not limited to, any technical, engineering, planning, landscaping, surveying, legal or architectural services, and advertising.

Within 30 days of the date of receipt of any invoice for such services, the applicant shall reimburse the City for such costs. Failure by the applicant to make such reimbursement when due shall delay the release of a development permit until paid.

### **Sec. 110-124. – Standards and requirements.**

- (a) In consideration of granting any special exception use, the special magistrate shall find that such grant will not adversely affect the public interest. The local planning agency shall issue a written report within 30 days after consideration by the local planning agency. In granting any special exception use, the special magistrate, in addition to the standards enumerated in this article, may prescribe appropriate conditions and safeguards,

when made a part of the terms under which the special exception use is granted, shall be deemed a violation of the land development regulations. The special magistrate may prescribe a reasonable time limit within which the action for which the special exception use is required shall commence, be completed, or both.

- (b) Such uses shall be found by the special magistrate to comply with the following requirements and other applicable requirements:
- (1) That the use is a permitted special use.
  - (2) That the use is so designed, located, and proposed to be operated that the public health, safety, welfare, and convenience will be protected.
  - (3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.
  - (4) That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.
  - (5) That adequate landscaping and screening is provided as required in the land development regulations, or otherwise required.
  - (6) That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.
  - (7) That the use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.
  - (8) If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.
  - (9) Special exception use will not grant to the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.
  - (10) No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines for penalties owed to the City by the applicant of the owner or possessor of the property under any section of the code.

SPECIAL EXCEPTION USE APPLICATION – NARRATIVE RESPONSES

13220 GULF BOULEVARD  
BAREFOOT BEACH RESORT SOUTH LLC

Section 110-124. Standards and requirements.

(b) Such uses shall be found by the special magistrate to comply with the following requirements and other applicable requirements:

(1) That the use is a permitted special use.

- The subject property is located in the C-1 John's Pass Activity Center Transitional zone. Under Section D-105(6)(c), "[o]pen rooftop, balcony and elevated terrace use" is a permitted special use "if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit." The hotel on the subject property would qualify under Section D-105(6)(c) and is therefore a permitted special use.

(2) That the use is so designed, located and proposed to be operated that the public health, safety, welfare and convenience will be protected.

- The applicant has designed the use and intends to utilize the special use in a manner which comports to the protection of the public health, safety, welfare, and convenience.

(3) That the use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

- The requested use will be a benefit to the value of other property in the neighborhood and will not cause substantial injury to property values. Rather, the requested use will assist in enhancing and revitalizing the neighborhood by drawing more business and tourism to the area.

(4) That the use will be compatible with adjoining development and the proposed character of the district where it is to be located.

- The requested use will be compatible with adjoining development and the proposed character of the John's Pass Village Activity Center. As described in the Code, the John's Pass Village Activity Center Development Standards are an attempt to memorialize the character of this tourist, commercial, and cultural center, and to provide for future enhancement and revitalization. Approval of this requested use would further these goals by allowing for the subject property to utilize the rooftop for commercial uses which will enhance the hotel.



(5) That adequate landscaping and screening is provided as required in the land development regulations, or otherwise required.

- The applicant will comply with all landscaping and screening requirements as required in the land development regulations or as otherwise required by the City.

(6) That adequate off-street parking and loading is provided and ingress and egress is so designed as to cause minimum interference with traffic on abutting streets.

- The subject property has adequate off-street parking and loading and ingress/egress so that the requested use should cause minimum interference with traffic on abutting streets. The hotel currently operates without any traffic issues and the requested use will not create traffic issues for the subject property or the abutting streets.

(7) That the use conforms with all applicable regulations governing the district where located, except as may otherwise be allowable for planned unit developments.

- The requested use conforms with all applicable regulations governing the district where the subject property is located.

(8) If a variance is also desired, and/or required, a separate application shall be submitted concurrently with the special exception application.

- No variance is requested at this time.

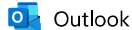
(9) Special exception use will not grant to the land more privilege than the best use available in a zone where that special exception use would be a principal permitted use.

- Approval of this special exception use in this zoning district will not grant the subject property any more privilege than the best use available in a zone where the special exception use would be considered a principal permitted use.

(10) No application for special exception use shall be considered by the special magistrate until the applicant has paid in full any outstanding charges, fees, interest, fines or penalties owed to the city by the applicant or the owner or possessor of the property under any section of the Code.

- The applicant has no known outstanding charges, fees, interest, fines or penalties owing to the City.





---

**Re: Barefoot Beach Club SE 2025-01 and alcohol license permit application**


---

**From** Amanda Huffman <amanda@barefootbeachclub.com>

**Date** Fri 4/11/2025 12:41 PM

**To** Morris, Andrew <Amorris@madeirabeachfl.gov>

**Cc** Jenny Silver <Jrowan@madeirabeachfl.gov>; Lisa Scheuermann <LScheuermann@madeirabeachfl.gov>; Aaron Huffman <aaron@barefootbeachclub.com>

 1 attachment (97 KB)

Rooftop Sun Deck.pdf;

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

Hello,

I have attached the roof deck drawing.

In regard to events:

We envision utilizing the rooftop for events of no more than fifty (50) persons which are also guests of the hotel. As a requirement to host an event, units must be rented within the hotel to ensure that events are for guests. Furthermore, we desire to maintain the character of the family-friendly environment we have cultivated at the hotel and will not be hosting large events at the site, nor will we allow amplified music for smaller events. If a guest party requests a larger event, we refer those requests to a local event company, West Events, to provide a more suitable location for such an event.

In regard to a kitchen:

We are not working on any kitchen plans at this time.

Please let me know if you have any questions or if there is anything else I need to do.

Thanks so much,

Amanda Huffman

941-545-6115

[www.BarefootBeachClub.com](http://www.BarefootBeachClub.com)



On Fri, Apr 4, 2025 at 4:33 PM Morris, Andrew <[Amorris@madeirabeachfl.gov](mailto:Amorris@madeirabeachfl.gov)> wrote:

Amanda,

Will the rooftop be used for events? Are you still moving forward with installing a kitchen facility up there? Also, here is a copy of the alcohol license permit application and our amended alcohol ordinance. The alcohol license permit application will still require a public hearing at a BOC Regular Meeting. The next BOC Regular Meeting is May 14th, 2025. The Special Exception Use would be for the use of the roof top area and the alcohol license permit application would be for selling alcohol on the roof top and at the pool.

Best Regards,

*Andrew Morris*

Andrew Morris, AICP

Long Range Planner

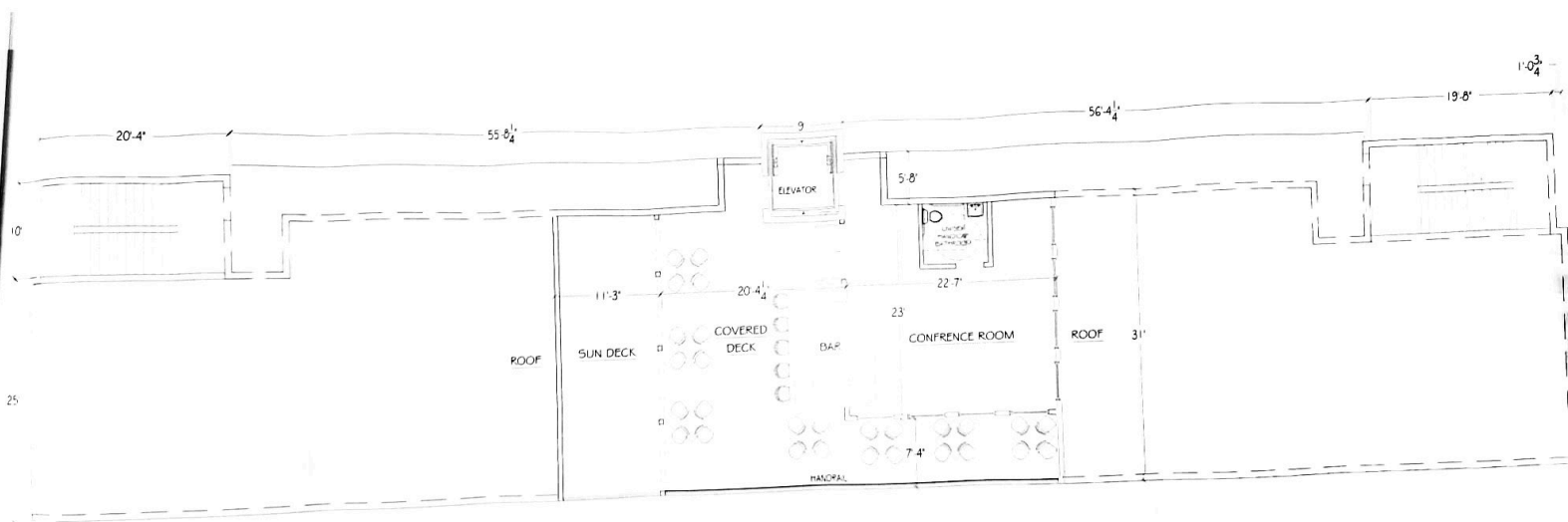
City of Madeira Beach

300 Municipal Drive

Madeira Beach, FL 33708

O: 727-742-3701

Email: [amorris@madeirabeachfl.gov](mailto:amorris@madeirabeachfl.gov)



ROOF FLOOR PLAN / WITH CONFERENCE & SUN DECK  
 SCALE: 3/16" = 1'-0"

CATEGORY	ALLOWABLE	EXISTING	PROPOSED
ZONING	R-3	R-3	PD
LAND USE DISTRICT	RFM	RFM	RFM
USE		COMMERCIAL 4 TEMPORARY LODGING	TEMPORARY LODGING
SETBACKS	<p>"FRONT LOT FRONT: 15' 6" SIDE: 70'-6" + 156'-7" REAR: 19'-0"</p> <p>"REAR LOT FRONT: 15'-3" SIDE: 50'-0" REAR: 17'-45"</p> <p>SIDE: 33% OF LOT WIDTH (20'-0" MIN) REAR: 25'-0"</p>	<p>"FRONT LOT FRONT: 15' 6" SIDE: 70'-6" + 156'-7" REAR: 19'-0"</p> <p>"REAR LOT FRONT: 15'-3" SIDE: 50'-0" REAR: 17'-45"</p>	<p>"FRONT LOT (NEW) FRONT: 20'-0" TO EXISTING 26'-0" TO MAIN STRUCTURE SIDE: 61'-0" + 40'-0" TOTAL SIDE: 1' 46'-0" (45.3%)</p> <p>"REAR LOT (EXISTING) FRONT: 15'-3" SIDE: 20'-0" REAR: 17'-45"</p>
B.F.E.		AC-13 WITH 1'-0" OF FREEBOARD	AC-13 WITH 1'-0" OF FREEBOARD
FINISHED FLOOR ELEVATION		4.54 NAVD  REAR LOT 5.39'	FRONT LOT (NEW) 5.00 NAVD  REAR (EXISTING) 5.39'
SITE AREA		FRONT LOT: 27,255.35 S.F. REAR LOT: 26,720.93 S.F.  TOTAL SITE: 53,976.28 S.F. (1.24 ACRES)	FRONT LOT: 27,255.35 S.F. REAR LOT: 26,720.93 S.F.  TOTAL SITE: 53,976.28 S.F. (1.24 ACRES)
DENSITY	60 UNITS PER ACRE (OVER 1 ACRE)	43 UNITS	73 UNITS
BUILDING FOOTPRINT	16,240 S.F. 30% SITE COVERAGE	12,173.7 S.F. 22.6% SITE COVERAGE	16,165 S.F. 29.9% SITE COVERAGE
FLOOR AREA RATIO (FAR)	1.5 (150%) MAX	FRONT LOT  N/A  REAR LOT TEMPORARY LODGING: 22,663 S.F. = 424 (42.4%)	FRONT LOT TEMP. LODGING EXISTING: 28,500 S.F. NEW ADDITION: 450.80 S.F. TOTAL: 28,950.80 S.F.
BUILDING HEIGHT/ FLOORS	40'-0" MAX OR 3 STORES	FRONT LOT 1-STORY  REAR LOT 3 STORES ABOVE PARKING	FRONT LOT (NEW) 5 STORES ABOVE PARKING C7-7' ABOVE B.F.E.  REAR LOT (EXISTING) 3 STORES ABOVE PARKING
VEHICULAR & PEDESTRIAN USE AREA		FRONT LOT 14,816.45 S.F.  REAR LOT 10,692.25 S.F.	FRONT LOT (NEW) 10,414.3 S.F.  REAR LOT (EXISTING) 10,692.2 S.F.
IMPERVIOUS SURFACE AREA (ISR)	.85 (85%) MAX	FRONT LOT 16,766.6 S.F.  TOTAL = 15,651.55' = 599 (62.8%)	FRONT LOT (NEW) 19,552.1 S.F.  REAR LOT (EXISTING) 10,692.25 S.F.
LANDSCAPE & GREEN SPACE	.15 (15%) MIN	FRONT LOT 6,465.03 S.F.  REAR LOT 7,805.03 S.F.	FRONT LOT (NEW) 7,703.25 S.F.  REAR LOT (EXISTING) 7,805.03 S.F.
LANDSCAPE BUFFERS	PER CHAPTER 106, ARTICLE 2	PER CHAPTER 106, ARTICLE 2	PER CHAPTER 106, ARTICLE 2
PARKING SPACES	TEMPORARY LODGING = 1 PARKING SPACE PER UNIT  BICYCLE CREDIT = 1 PER 1, UP TO 3  UP TO 20% COMPACT ALLOWED OVER 10 SPACES  1 HOCP PARKING SPACE PER 25 REQUIRED	02 PARKING SPACES	REQUIRED (73 TOTAL PARKING SPACES) TEMPORARY LODGING: 73 UNITS = 3 PARKING SPACES  PROVIDED (75 TOTAL PARKING SPACES) 55 STANDING SPACES 13 COMPACT SPACES 3 HOCP SPACES 4 BICYCLE SPACES

Xref ..\Details\xref Surge-Lightning Note.dwg



<b>JOHN A. BODZIAK</b>		<b>ARCHITECT AIA, PA</b>	
ARCHITECTURE, DESIGN AND CONSTRUCTION MANAGEMENT		CS	
FLORIDA REGISTRATION NO. AR0005065		May 12, 23	
743 49th STREET, SUITE 200, MIAMI BEACH, FLORIDA 33710		04-08-2016	
TEL: (772) 327-1866 FAX: (772) 826-0968		JAB PROJECT #	
		2014-029	
SHEET #			
<b>SP-1.0</b>			
<b>BAREFOOT BEACH HOTEL</b>		<b>SITE PLAN</b>	
13220 GULF BLVD #1 ; 13220 GULF BLVD #2		13220 GULF BLVD #1 ; 13220 GULF BLVD #2	
PARCEL IDENTIFICATION NUMBERS:		PARCEL IDENTIFICATION NUMBERS:	
15-31-15-02741-000-0001 ; 15-31-15-02741-000-0010 ; & 15-31-15-02741-000-0020		15-31-15-02741-000-0001 ; 15-31-15-02741-000-0010 ; & 15-31-15-02741-000-0020	
<b>BAREFOOT BEACH RESORT SOUTH, LLC</b>		<b>BAREFOOT BEACH RESORT SOUTH, LLC</b>	
<b>PO BOX 9210</b>		<b>PO BOX 9210</b>	
<b>FOUNTAIN HILL, FL 32717-0210</b>		<b>FOUNTAIN HILL, FL 32717-0210</b>	
72917-0210		72917-0210	
CLIENT		CLIENT	
SEAL		SEAL	