



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 **April 28, 2025, at 12:00p.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 2025-03

Application: VAR 2025-03
Applicant: Paul Mazzillo
Property Owner(s): Paul Mazzillo
Property Address: 422 137th Avenue Cir Madeira Beach, Florida 33708
Parcel ID: 15-31-15-34488-000-0300
Legal Description: GULF SHORES HARBOR SUB LOT 30
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: To reduce the front setback from 20 feet to 12 feet, reduce the rear setback from 25 feet to 15 feet, and reduce the side setback (East) from 5 feet to 4 feet

Specific Code Provisions: Sec. 110-206. - Setback requirements.

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.

Posted: April 17, 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 MAILING

Date: 4/17/2025

Mailings for Case # JAR 2025-03

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

Lisa Sheenman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 17th day of April, 2025.

Personally known or produced _____ as identification.



Samantha Arison
Notary Public

4/17/25
Date

*Copy of public notice is attached.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 11 Apr 2025

Subject Parcel: 15-31-15-34488-000-0300

Radius: 300 feet

Parcel Count: 41

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.

MUI, WING HANG
MUI, NIM FONG
339 SOUTHAMPTON DR
GENEVA, IL 60134-2557

BABICH, NICHOLAS G
BABICH, KATHRYN S
317 140TH AVE E
MADEIRA BEACH, FL 33708-2208

HUYNH, KENNETH
NGO, PHUONG
403 S BAYSHORE DR
MADEIRA BEACH, FL 33708-2305

COLE, CHRISTOPHER A TRE
COLE, JANICE K TRE
425 S BAYSHORE DR
MADEIRA BEACH, FL 33708-2305

ZYLSTRA, KATHY L
ZYLSTRA, JAMES S
417 S BAYSHORE DR
MADEIRA BEACH, FL 33708-2305

SAIA, CHRISTOPHER
SAIA, JANICE R
441 S BAYSHORE DR
MADEIRA BEACH, FL 33708-2305

RIECK, ROBERT T
BROOKS, LINDA G
250 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2508

MALONEY, TIMOTHY
MALONEY, JENNIFER
316 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2510

CABASSA, LUIS A
CABASSA, ANGELA C
330 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2510

MARKUNAS, RICHARD K
PATRI, PERINDA
401 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2511

GREENBERG, MARK A
GREENBERG, BETH E
436 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2512

TUASON, MICHAEL
TUASON, PAMELA
432 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2512

MATHIS, DONAJO LINDA
MATHIS, JERRY
420 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2512

DEMONTMOLLIN, DAVID B
DEMONTMOLLIN, CHASITY NICOLE
464 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2512

CAPITOSTI, FREDRIC S
CAPITOSTI, DEBORAH W
452 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2512

GILMORE, JAMES BASIL
GILMORE, PATRICE HOLLY
13785 SALEM ST
MADEIRA BEACH, FL 33708-2543

FITCH, TINA M
FRY, RANDALL S
13708 SALEM ST
MADEIRA BEACH, FL 33708-2544

KOCH, LESHA R TRE
KOCH, LESHA R REV TRUST
1313 TIMBERLANE DR
SABETHA, KS 66534-2563

GRONCZEWSKI, HENRY J FAMILY TRUST
GRONVZEWSKI, HENRY J TRE
9222 134TH ST
SEMINOLE, FL 33776-2341

CABASSA, LUIS ANTONIO TRE
CABASSA, ANGELA CARTER TRE
103 SHORE DR
SUMMERLAND KEY, FL 33042-3609

CALLAHAN, JAMES K JR
CALLAHAN, CYNTHIA J
24947 HUNT LN
SUMMERLAND KEY, FL 33042-4441

CLOUSE, GERALD
CLOUSE, WATCHARIN
1925 HAVEN BND
TAMPA, FL 33613-1109

MARTINOVIC, PAVO
MARTINOVIC, DEBBIE
189 BECKWICK RD
THUNDER BAY ON P7G 1N7,
CANADA

MCCLERNAN, SANDRA D
427 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2511

ERLANDSON, DAVID
107 DONNINGTON CT
LONGWOOD, FL 32779-4605

MADIERA PALOMA PROPERTIES LLC
500 E PIPING ROCK LN
SIOUX FALLS, SD 57108-8553

BUCCI, MICHAEL A
445 137TH AVENUE CIR
ST PETERSBURG, FL 33708-2540

TUCKER, BLAZIA P
435 S BAYSHORE DR
MADEIRA BEACH, FL 33708-2305

KKD ESTATES LLC
12407 OAK LODGE LN NE
ROCHESTER, MN 55906-8815

GULF BEACHES CHURCH BY THE SEA INC
495 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2539

BRINTON, WALTER A
12121 SIERRA SUNSET LN
GAINESVILLE, VA 20155-3863

BONNELL, JAMES
117 WALL ST
REDINGTON SHORES, FL 33708-1243

GULF BEACHES CHURCH BY THE SEA INC
495 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2539

GAROFALO, NELLA
315 140TH AVE N
MADEIRA BEACH, FL 33708

MADEIRA PALOMA PROPERTIES LLC
500 E PIPING ROCK LN
SIOUX FALLS, SD 57108-8553

HOLLY BERRY GIFTS INC
9810 SAN DIEGO WAY
PORT RICHEY, FL 34668-3528

CATTAR, CATHERINE
5247 OLIVET DR
RIDGE MANOR, FL 33523-9039

MOBERLY, PAUL
235 140TH AVE E
MADEIRA BEACH, FL 33708-2206

460 137TH AVE CIRCLE LLC
283 SICKLETOWN RD
WEST NYACK, NY 10994-2925

MCLEAN, MICHAEL K
248 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2508

SCHAEDEL, JAN M
468 137TH AVENUE CIR
MADEIRA BEACH, FL 33708-2512



AFFIDAVIT OF POSTING

Date: 4/17/2025
Postings for: VAR 2025-03

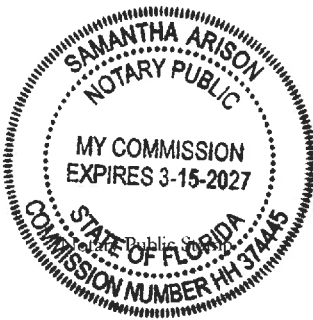
Before me this day Lisa Schumann personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

Lisa Schumann
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 17th day of April, 2025.

Personally known or produced _____ as identification.



Samantha Arison
Notary Public

4/17/25
Date

*Copy of public notice is attached.



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 **Monday, April 28, 2025, at 12:00p.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 SPECIAL MAGISTRATE -VARIANCE

Application: VAR 2025-04
Applicant(s): Elizabeth Holloway & Jason Holloway
Property Owner(s): Elizabeth Holloway & Jason Holloway
Property Address: 14830 N Bayshore Dr, Madeira Beach, FL 33708
Parcel ID: 09-31-15-60857-000-0940
Legal Description: NORTH MADEIRA SHORES LOT 94 & THAT PT OF LOT 93 DESC BEG MOST WLY COR OF LOT 93 TH CUR RT RAD 140.58FT ARC 0.51FT CB N66D03'20"E 0.51FT TH S27D44'08"E 72.03FT TH S88D04'07"W 5.55FT TH N24D02'54"W 70.79FT TO POB
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request:

- (1) Encroach into the required front setback with an access porch to be located seven feet from the front property line.
- (2) Addition of a rear porch to be located within the existing covered porch footprint 16 feet from the rear property line.

Specific Code Provisions: 110-206. - Setback requirements.

- (1) Front yard: 20 feet.
- (2) Rear yard: 25 feet.

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



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 **April 28, 2025, 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 SPECIAL EXCEPTION USE REQUEST 2025-01

Application:	SE 2025-01
Applicant:	Amanda Huffman
Property Owner(s):	Barefoot Beach Resort South LLC
Property Address(s):	13220 Gulf Boulevard, 13220 Gulf Boulevard # 1, 13220 Gulf Boulevard # 2, Madeira Beach, FL 33708
Parcel ID(s):	15-31-15-02741-000-0001, 15-31-15-02741-000-0010, 15-31-15-02741-000-0020
Legal Description:	LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14, LESS THAT PART THEREOF DESCRIBED BY ORDER OF TAKING RECORDED JUNE 28, 1976 IN PUBLIC BOOK 4477, PAGE 205, BLOCK 6, NATCHIE'S BEACH, JAMES 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 BY ORDER OF TAKING RECORDED SEPTEMBER 9, 1976 IN PUBLIC BOOK 4454, PAGE 195, LOT 17, LESS THAT PART THEREOF DESCRIBED BY ORDER OF TAKING RECORDED JUNE 24, 1976 IN PUBLIC BOOK 4454, PAGE 195, AND LOT 18, LESS THAT PART THEREOF DESCRIBED BY ORDER OF TAKING RECORDED JULY 27, 1976 IN PUBLIC BOOK 4457, PAGE 195, ALL IN BLOCK 6 OF NATCHIE'S BEACH, JAMES 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 ADJUTING SAID LOTS 5 THROUGH 9, PURSUANT TO RESOLUTION RECORDED SEPTEMBER 21, 1956 IN PUBLIC BOOK 2450, PAGE 127 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (Transitional Character District)/Activity Center

Request: This special exception use request is for allowance of 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.

Specific Code Provision: Section D-105. - Special exception uses. 6)Transitional: c. Open rooftop, balcony and elevated terrace use, if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit.

Note: You have received this notice because you are a property owner within 300 feet of the subject

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 **April 28, 2025, at 12:00p.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.

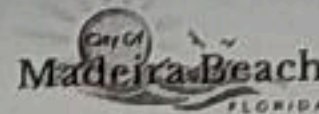
THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE 2025

Application: VAR 2025-03
Applicant: Paul Mazzillo
Property Owner(s): Paul Mazzillo
Property Address: 422 137th Avenue Cir Madeira Beach, Florida 33708
Parcel ID: 15-31-15-34488-000-0300
Legal Description: GULF SHORES HARBOR SUB LOT 30
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: To reduce the front setback from 20 feet to 12 feet, reduce the rear setback from 25 feet, and reduce the side setback (East) from 5 feet to 4 feet
Specific Code Provisions: Sec. 110-206. - Setback requirements.

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 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 delivered in person or sent by mail to Community Development Department at Madeira Beach City Hall, 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: April 17, 2025, at the property site, City Hall, City of Madeira Beach website, and City Library. View more information about this application at <https://madeirabeachfl.gov/planning/documents/>



CITY OF MADEIRA BEACH, FLORIDA
300 MUNICIPAL DRIVE, MADEIRA BEACH FL 33708
TELEPHONE: 727-391-9951

APPLICATION FOR APPOINTMENT TO BOARD OR COMMISSION

Please indicate your preference of board or commission:

- ☐ Civil Service Commission
☐ Library Board
☐ Planning Commission
☐ Other _____

Are you a Madeira Beach Resident? ☐ Yes ☐ No

Are you an elector (qualified voter) of the City of Madeira Beach? ☐ Yes ☐ No

Are you related to a City of Madeira Beach employee or elected official? If yes, please state the name of employee or elected official and relationship: ☐ Yes ☐ No

Name: _____
Relationship: _____

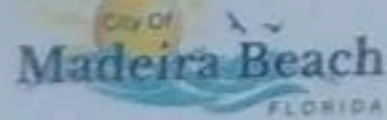
Are you available for:

- Daytime meetings ☐ Yes ☐ No
Evening meetings ☐ Yes ☐ No

Why would you like to be considered as a candidate for service on this Board?

Name: _____
Address: _____ Phone: _____
E-Mail: _____
Present Occupation: _____
If retired, what was your last occupation? _____

Please list any experience, special education, skills or talents that would be beneficial to the appointment you are seeking: _____



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 **April 28, 2025, at 12:00p.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 2025-03

Application: VAR 2025-03
Applicant: Paul Mazzillo
Property Owner(s): Paul Mazzillo
Property Address: 422 137th Avenue Cir Madeira Beach, Florida 33708
Parcel ID: 15-31-15-34488-000-0300
Legal Description: GULF SHORES HARBOR SUB LOT 30
Zoning/Future Land Use: R-2, Low Density Multifamily Residential/Residential Medium

Request: To reduce the front setback from 20 feet to 12 feet, reduce the rear setback from 25 feet to 15 feet, and reduce the side setback (East) from 5 feet to 4 feet

Specific Code Provisions: Sec. 110-206. - Setback requirements.

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.

Posted: April 17, 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/>

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 **Monday, April 28, 2025, at 12:00p.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 Meeting" button.

THIS APPLICATION IS FOR SPECIAL MAGISTRATE -VARIANCE

Application: VAR 2025-04
Applicant(s): Elizabeth Holloway & Jason Holloway
Property Owner(s): Elizabeth Holloway & Jason Holloway
Property Address: 14830 N Bayshore Dr, Madeira Beach, FL 33708
Parcel ID: 09-31-15-60858-000-0940
Legal Description: NORTH MADEIRA SHORES LOT 94 & THAT PT OF LOT 93 DES BEG MOST W'LY COR OF LOT 93 TH CUR RT RAD 140.58F ARC 0.51FT CB N66D03'20"E 0.51FT TH S27D44'08"E 72.03FT T S88D04'07"W 5.55FT TH N24D02'54"W 70.79FT TO POB

Zoning/Future Land Use: R-2, Low Density Multifamily Residential /Residential Medium

Request:

- (1) Encroach into the required front setback with an access porch to be located seven feet from the front property line.
- (2) Addition of a rear porch to be located within the existing covered porch footprint 16 feet from the rear property line.

Specific Code Provisions: 110-206. - Setback requirements.

- (1) Front yard: 20 feet.
- (2) Rear yard: 25 feet.

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



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 **April 28, 2025, 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 SPECIAL EXCEPTION USE REQUEST 2025-01

Application:	SE 2025-01
Applicant:	Amanda Huffman
Property Owner(s):	Barefoot Beach Resort South LLC
Property Address(s):	13220 Gulf Boulevard, 13220 Gulf Boulevard # 1, 13220 Gulf Boulevard # 2, Madeira Beach, FL 33708
Parcel ID(s):	15-31-15-02741-000-0001, 15-31-15-02741-000-0010, 15-31-15-02741-000-0020
Legal Description:	LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14 LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED JUNE 28, 1976 IN O.R. BOOK 4427, PAGE 205, 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 8, 1976 IN O.R. BOOK 4433, PAGE 135, LOT 17, LESS THAT PART THEREOF DESCRIBED IN ORDER OF TAKING RECORDED SEPTEMBER 8, 1976 IN O.R. BOOK 4433, 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, 1986 IN O.R. BOOK 2482, PAGE 571 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.
Zoning/Future Land Use:	C-1, John's Pass Village Activity Center (Transitional Character District)/Activity Center

Request: This special exception use request is for allowance of 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.

Specific Code Provision: Section D-105. - Special exception uses. 6)Transitional: c. Open rooftop, balcony and elevated terrace use, if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit.

Note: You have received this notice because you are a property owner within 300 feet of the subject

NOTICE OF PUBLIC HEARING

APPLICATION NO: VAR-2025-03

REQUEST: Reduce front setback from
20 ft to 12 ft Reduce rear setback
from from 25 ft to 15 ft and side from 5 to 4 ft

PROPERTY DESCRIPTION: 422 137th Ave Cir

HEARING DATE & TIME: 4/28/2025 @ 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 727-391-9951 FOR MORE INFORMATION



2025 RESIDENT PARKING PASS REGISTRATION

Community Development Department / Community Development Documents / Plan Review Documents

< Back

Plan Review Documents

John's Pass Village Activity
Center Plan



Jenny Rowan
Director of Community
Development



(727) 391-9951 x244



planning@madeirabeachfl.gov

Plan Review Documents

Special Magistrate Variances and Special Exception Uses

04/28/25 Special Magistrate Meeting 12 PM

Variances

[VAR 2025-03 422 137th Ave CIR Application](#)

[VAR 2025-03 422 137th Ave CIR Public Notice](#)