



## PUBLIC NOTICE

### BOARD OF COMMISSIONERS MEETING TO CONSIDER REDEVELOPMENT PLANNING APPLICATION RDV 2023-01

The Board of Commissioners of the City of Madeira Beach, Florida will meet in the Patricia Shontz Commission Chamber at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida to discuss the agenda item listed at the time indicated below.

**6:00 P.M.**

**Wednesday, May 10, 2023**

**Commission Chambers**

**Applicant:** Michael Kamenoff

**Property Owner:** 321 Boca Ciega, LLC

**Property Address:** 321 Boca Ciega Drive Madeira Beach, Florida 33708

**Parcel Number:** 15-31-15-65322-026-0210

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

**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BLK Z, LOT 21

**Nature of Request:** Redevelopment Planning Application RDV 2023-01 is requesting authority to replace an existing nonconforming duplex with a new duplex. *Sec. 110-97. - Redevelopment planning process* allows for property owners to apply to replace an existing nonconforming residential structure with a new structure at the same density with an approved Redevelopment Planning Application. The application is available for review at <https://madeirabeachfl.gov/plan-review-documents/>. A physical copy of the application is located at the City of Madeira Beach Community Development Department, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida and is available to view from 8:30 a.m. to 4:00 p.m. Monday through Friday.

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**This Notice was mailed to all property owners within 300 feet of the subject property and posted at City of Madeira Beach City Hall, at Gulf Beaches Public Library, on the City of Madeira Beach Website and at the property referenced above on April 27, 2023.**

Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Board of Commissioners 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.



### NOTICE OF INTENT TO BE AN AFFECTED PARTY

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 City Community Development Department not less than five days prior to commencement of the hearing. The completed and signed form may be emailed or submitted in person to the following:

Community Development Department  
300 Municipal Drive  
Madeira Beach, FL 33708

Email: [planning@madeirabeachfl.gov](mailto:planning@madeirabeachfl.gov)  
727-391-9951

### AFFECTED PERSON INFORMATION

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

### APPLICATION INFORMATION

Case No(s). or Application No(s)., whichever apply: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Applicant's Name: \_\_\_\_\_

\_\_\_\_\_  
Signature of Affected Person

\_\_\_\_\_  
Date



## AFFIDAVIT OF MAILING

Date: 4-27-23  
Mailings for Case # RDV 2023-01

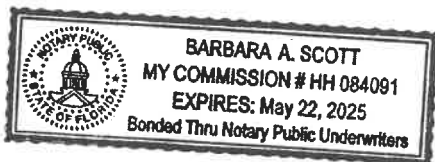
Before me this day Andrew Morris personally appeared. (He) she has mailed public notices to property owners within a 300 foot radius of the subject property.

[Signature]  
Signature

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn and subscribed before me this 27<sup>th</sup> day of April, 2023.

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



Notary Public Stamp

Barbara A Scott  
Notary Public  
4/27/23  
Date

\*Copy of public notice is attached.



## AFFIDAVIT OF POSTING

Date: 4-27-23  
Postings for: RDV 2023-01

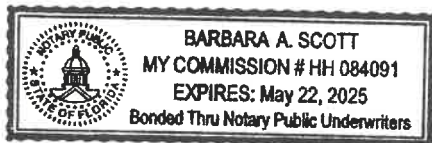
Before me this day Andrew Morris personally appeared. (He) she has posted public notices at the locations indicated in the notice document(s).

[Signature]  
Signature

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to and subscribed before me this 27<sup>th</sup> day of April, 20 23.

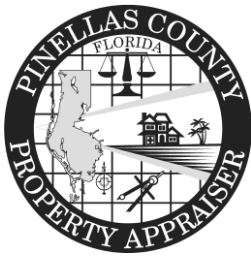
Personally known or produced \_\_\_\_\_ as identification.



Notary Public Stamp

Barbara A Scott  
Notary Public  
4/27/23  
Date

\*Copy of public notice is attached.



**MIKE TWITTY, MAI, CFA**  
**Pinellas County Property Appraiser**  
[www.pcpao.org](http://www.pcpao.org)      [mike@pcpao.org](mailto:mike@pcpao.org)

Run Date: 20 Mar 2023

Subject Parcel: 15-31-15-65322-026-0210

Radius: 300 feet

Parcel Count: 49

Note: Parcels with protected address status are not included in this report.

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.

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COUNTY COURTHOUSE  
315 Court Street - 2nd Floor  
Clearwater, FL 33756

PHONE: (727) 464-3207

NORTH COUNTY  
29269 US Highway 19 N  
Clearwater, FL 33761

FAX: (727) 464-3448    TTY/TDD: (727) 464-3370

MID COUNTY  
13025 Starkey Road  
Largo, FL 33773

MAIL: PO Box 1957, Clearwater, FL 33757

SOUTH COUNTY  
2500 34th Street N - 2nd Floor  
St. Petersburg, FL 33713

DANIELL, MICHAEL J TRE  
DANIELL, MICHAEL J REVOCABLE TRUST  
543 NORMANDY RD  
MADEIRA BEACH FL 33708-2315

KEITH, ALEXANDER L TRE  
21542 DRAYCOTT WAY  
LAND O LAKES FL 34637-7868

HENKEL, GARY  
NELSON, WILLIAM H  
301 BOCA CIEGA DR  
MADEIRA BEACH FL 33708-2590

FORTUNATO, MICHAEL DAVID  
13063 BOCA CIEGA AVE  
MADEIRA BEACH FL 33708-2437

MARTIN, ERIC  
13035 BOCA CIEGA AVE  
MADEIRA BEACH FL 33708-2437

RUSSELL, JAMES T JR  
RUSSELL, ELEANOR M  
150 131ST AVENUE CIR  
MADEIRA BEACH FL 33708

EDWARD & KAREN SMITH LLC  
PO BOX 3832  
SEMINOLE FL 33775

NEWBURY, NICHOLAS  
NEWBURY, JAMES  
311 BOCA CIEGA DR  
MADEIRA BEACH FL 33708-2455

PRESLEY, CAROL  
13117 4TH ST E  
MADEIRA BEACH FL 33708-2419

CAIN, KIMERLY  
13098 BOCA CIEGA AVE  
MADEIRA BEACH FL 33708-2438

BUCKLEY, MARSHA FARRALL REV LIVING  
TRUST  
BUCKLEY, MARSHA FARRALL TRE  
4517 BECKETT CT  
NORMAN OK 73072-3411

ARMENIA, ROBERT W  
ARMENIA, ERICKA  
10970 TALLY FAWN LOOP  
SAN ANTONIO FL 33576-7278

WEIDINGER, ALOIS  
ELSTON, JULIE  
13065 BOCA CIEGA AVE  
MADEIRA BEACH FL 33708-2437

OBIE, MICHAEL R  
OBIE, MONICA  
13120 4TH ST E  
MADEIRA BEACH FL 33708-2420

CAREY, CARLA S TRE  
CAREY, CARLA S TRUST  
2743 BLUE SPRINGS PL  
WESLEY CHAPEL FL 33544-8746

SPENCE, GARY A  
SPENCE, BETH  
315 BOCA CIEGA DR  
MADEIRA BEACH FL 33708-2455

GRAY, RAINY  
GRAY, SHERI  
74 ROSE HILL WAY  
WALTHAM MA 02453-8245

NOBLE, MICHAEL J  
158 131ST AVE E  
MADEIRA BEACH FL 33708-2622

STOCKFISCH, JEROME R  
STOCKFISCH, DARLYN A  
319 BOCA CIEGA DR  
MADEIRA BEACH FL 33708-2455

GISTINGER, MICHAEL  
16037 REDINGTON DR  
REDINGTON BEACH FL 33708-1662

359 BOCA CIEGA DRIVE LLC  
140 ALABAMA AVE  
BROOKLYN NY 11207-2912

PUGH, CARL S III  
13105 BOCA CIEGA AVE  
MADEIRA BEACH FL 33708-2439

THOMPSON, MICAH BARRY  
THOMPSON, COURTNEY ANKRUM  
255 BOCA CIEGA DR  
MADEIRA BEACH FL 33708-2453

HOLIDAY ISLES MARINE TRAINING  
299 BOCA CIEGA DR  
MADEIRA BEACH FL 33708-2453

NELSON, WILLIAM H  
HENKEL, GARY  
301 BOCA CIEGA DR  
MADEIRA BEACH FL 33708-2590

HART, HOWARD FRANCES  
336 BOCA CIEGA DR  
MADEIRA BEACH FL 33708-2456

LISTER, TERRY W  
LISTER, KATHY B  
338 BOCA CIEGA DR  
MADEIRA BEACH FL 33708-2456

HALL, JOHN W  
7512 VERN PL  
ORIENT OH 43146-8201

BLOCK, JOSHUA  
LABARRE, ASHLEY R  
341 BOCA CIEGA DR  
MADEIRA BEACH FL 33708-2455

KALISEK, JORDAN LEE  
KALISEK, KATHERINE MARIE  
13027 BOCA CIEGA AVE  
MADEIRA BEACH FL 33708-2437

MEDIA SOCIAL NETWORK LLC  
637 S FAIRFAX AVE UNIT 502  
LOS ANGELES CA 90036-5048

DICK FAMILY IRREVOCABLE TRUST  
FRYC, KATHLEEN A TRE  
2453 TOUAREUNA RD  
AMSTERDAM NY 12010-8537

HOLDEN, GAIL FELICITY  
FRAMPTON, ROGER ROY  
168 131ST AVENUE CIR  
MADEIRA BEACH FL 33708-2622

BARONCINI, DARRYL J  
13031 BOCA CIEGA AVE  
MADEIRA BEACH FL 33708-2437

SUAREZ HOLDINGS LLC  
13650 GULF BLVD UNIT 202  
MADEIRA BEACH FL 33708-2545

CAVALLARO, STEVEN M  
CAVALLARO, SUZANNE M  
348 BOCA CIEGA DR  
MADEIRA BEACH FL 33708-2456

BAKER, TRENT  
735 5TH ST N  
ST PETERSBURG FL 33701-2313

SIMMONS, WILLIAM D  
13101 4TH ST E  
MADEIRA BEACH FL 33708-2419

LAPORTE, JOHN  
LAPORTE, ROBERT  
334 BOCA CIEGA DR  
MADEIRA BEACH FL 33708-2456

CARNES, SANDRA  
343 BOCA CIEGA DR  
MADEIRA BEACH FL 33708-2455

RUSSO, MICHAEL TRE  
RUSSO, MICHAEL REV LIV TRUST  
351 BOCA CIEGA DR  
MADEIRA BEACH FL 33708-2455

BRANAM, JOSEPH C TRE  
BRANAM, LEANNE E TRE  
355 BOCA CIEGA DR  
MADEIRA BEACH FL 33708-2455

HAPPY HORSE LLC TRE  
MILLS, ROBIN TRUST  
360 CENTRAL AVE STE 800  
ST PETERSBURG FL 33701-3984

ODUM, PAMELA ANN  
ODUM, EDWARD F  
13101 3RD ST E  
MADEIRA BEACH FL 33708-2413

LAPINSKI, ROSE MARIE REVOCABLE TRUST  
LAPINSKI, ROSE MARIE TRE  
637 DUCHESS BLVD  
DUNEDIN FL 34698-2555

UTIGER, JILLENE  
320 BOCA CIEGA DR  
MADEIRA BEACH FL 33708-2473

EVANS, CLAUDIA M  
20 FORD AVE  
HOPATCONG NJ 07843-1590

NETTERFIELD, THEODORE A  
HERRERO, ANA L  
6325 6TH AVE N  
ST PETERSBURG FL 33710-6905

KEL PROPERTIES LLC  
2288 EDYTHE DR  
DUNEDIN FL 34698-2522

  
**PUBLIC NOTICE**

**BOARD OF COMMISSIONERS MEETING TO CONSIDER REDEVELOPMENT PLANNING APPLICATION RDV 2023-01**

The Board of Commissioners of the City of Madera Beach, Florida will meet in the Patricia Shontz Commission Chamber at City Hall, located at 300 Municipal Drive, Madera Beach, Florida to discuss the agenda item listed at the time indicated below.

**6:00 P.M.**      **Wednesday, May 10, 2023**      **Commission Chambers**

**Applicant:** Michael Kamenoff  
**Property Owner:** 321 Boca Ciega, LLC  
**Parcel Address:** 321 Boca Ciega Drive Madera Beach, Florida 33708  
**Parcel Number:** 15-31-15-6532-026-0210  
**Zoning/Land Use:** R-2, Low Density Multi-family Residential Zoning District/Residential Medium  
**Legal Description:** PAGE'S REPLAT OF MITCHELL'S BEACH NO. 2 BULK L LOT 21

**Nature of Request:** Redevelopment Planning Application RDV 2023-01 is requesting authority to replace an existing nonconforming duplex, with a new duplex. Sec. 110-97 - Redevelopment planning process allows for same density with an approved Redevelopment Planning Application. The application is available for review at Madera Beach Community Development Department, Madera Beach City Hall, 300 Municipal Drive, Madera Beach, Florida and is available to view from 8:30 a.m. to 4:00 p.m. Monday through Friday.

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This Notice was mailed to all property owners within 300 feet of the subject property and posted at City of Madera Beach City Hall, at Gulf Breeze Public Library, on the City of Madera Beach Website and at the property referenced above on April 27, 2023.

Note: Once published in the newspaper, this public notice shall remain in effect until the date of the final decision by the Board of Commissioners with respect to the application submitted herein. In the event of such publication, the applicant agrees to indemnify and hold the City harmless against any claims or damages arising out of the publication of this notice, including reasonable attorneys' fees incurred by the City in connection therewith. This agreement shall survive the termination or expiration of this notice. The City does not warrant that it has conducted a diligent search of the records maintained by the County Clerk's Office to determine if there are any pending applications which are currently pending before the Board of Commissioners. It is acknowledged while due diligence is being exercised, no assurance can be given that every interested party will be notified. Therefore, persons responsible accordingly to obtain participation in decisions made under this act must do so as soon as they learn of its existence.

Page 1 of 1

# City Hall

## PLANNING COMMISSION MEETING AGENDA Monday, May 01, 2023 at 6:00 PM Commission Chambers - 300 Municipal Drive

and 640 and YouTube Streamed on the City's Website.

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the record. Please limit your comments to three (3)  
the agenda.

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party with the Community Development Director, not

itment for Development Agreement Applications

- Alcohol Beverage Permit Application Fee

Definition of Portable Sign

ntial Amenities

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23 at 6:00 p.m.

attendance.

Planning Commission with respect to any matter  
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cord includes the testimony and evidence upon  
ire the minutes to be transcribed verbatim;  
gements with a private reporter or private  
e with the Americans with Disability Act and  
nable accommodation to participate in this  
Director at 727-391-9951, ext. 255 or fax a



### PUBLIC NOTICE

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Madeira Beach, FL 33708

Email: [planning@madeirabeachfl.gov](mailto:planning@madeirabeachfl.gov)  
727-391-9951

### AFFECTED PERSON INFORMATION

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

### APPLICATION INFORMATION

Case No(s). or Application No(s)., whichever apply: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_

## Gulf Beaches Library

### Additional Information:

For additional information, please contact City Clerk Clara VanBlargan at 727-391-9951, ext. 231;  
[cvanblargan@madeirabeachfl.gov](mailto:cvanblargan@madeirabeachfl.gov).



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City of Madeira Beach Website

## **RDV 2023-01**

[RDV 2023-01 321 Boca Ciega Drive App](#)

[RDV 2023-01 321 Boca Ciega Drive Conceptual Plan](#)

[RDV 2023-01 321 Boca Ciega Drive Property Appraiser Info Unit Verification](#)

[RDV 2023 01 321 Boca Ciega Drive Public Notice BOC 5 10 23](#)

<https://madeirabeachfl.gov/plan-review-documents/>