



## SPECIAL MAGISTRATE – SPECIAL EXCEPTION USE REQUEST

SE 2025-01

### Staff Report and Recommendation Special Magistrate Meeting – May 27, 2025

<b>Application:</b>	SE 2025-01
<b>Applicant:</b>	Amanda Huffman
<b>Property Owner(s):</b>	Barefoot Beach Resort South LLC
<b>Property Address(s):</b>	13220 Gulf Boulevard, 13220 Gulf Boulevard # 1, 13220 Gulf Boulevard # 2, Madeira Beach, FL 33708
<b>Parcel ID(s):</b>	15-31-15-02741-000-0001, 15-31-15-02741-000-0010, 15-31-15-02741-000-0020
<b>Legal Description:</b>	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.
<b>Zoning/Future Land Use:</b>	C-1, John's Pass Village Activity Center (Transitional Character District)/Activity Center

#### Applicants' 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 and pool deck for hotel guests, 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.

#### I. Background

Ordinance 2015-17 and the Barefoot Beach Club Development Agreement were adopted by the Madeira Beach Board of Commissioners on December 1, 2015. Ordinance 2015-17 rezoned the property to a Planned Development (PD) to allow for the construction of a five (5) stories over parking structure with rooftop ancillary space. This new structure

brought the total number of hotel rooms for Barefoot Beach Club up to 73 rooms. The intent of the rooftop facility at the time of rezoning (2017) was an ancillary space exclusive for hotel guests. The development agreement allowed for ancillary uses like a restaurant to only serve the hotel guests. Page two of the development agreement states the “ancillary rooftop bar/sun deck/ fitness room with typical and customary limited food service for hotel guests for their convenience only.” Further, the development agreement states that the roof deck, fitness room, and bar area are intended for the convenience of the hotel guests only. The development agreement for the property expired when the construction of the project was completed, and the certificate of occupancy was completed.

The adoption of Ordinance 2024-09 and Ordinance 2024-11 rezoned Barefoot Beach Club from Planned Development (PD) to the C-1, John’s Pass Village Activity Center Zoning District Transitional Character District. The Transitional Character District west of Gulf Boulevard is a mix of residential uses and temporary lodging uses located in low to mid-rise buildings. On the west side of Gulf Boulevard, commercial uses like restaurants must be an accessory use to a permitted use of the property and can only be up to 20% of the building floor area ratio. The current regulations on the west side of Gulf Boulevard Transitional Character District are similar to the previous zoning district (R-3 Zoning District) that Barefoot Beach Club had prior to the rezoning to Planned Development (PD).

Properties located on the west side of Gulf Boulevard are restricted to alcoholic beverage licenses that meet the definition for a restaurant as defined in Section 110-527. A restaurant must have more than 60% of its gross sales of non-alcoholic items. Even if the Development Agreement is expired, the proposed Special Exception Use would support what was previously approved in the Development Agreement and the original intent of the rooftop space.

## **II. Special Exception Use**

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

**Findings:** Any property in the Transitional Character District of the C-1, John’s Pass Village Activity Center Zoning District can apply for a special exception use for open rooftop use. Section D-105(6)c. requires that “open rooftop, balcony and

elevated terrace use, if commercial use or accessible to more than one temporary lodging, vacation rental, or residential unit” must retain a special exception from the special magistrate. The open rooftop use at Barefoot Beach Club requires a special exception since all hotel guests have access to the area and the alcoholic beverage use would expand the current use of the open rooftop area.

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

**Findings:** When Barefoot Beach Club’s Development Agreement and Planned Development (PD) rezoning were approved, the ancillary uses for the property were exclusively for hotel guests. This was included in the previous Development Agreement to mitigate the potential impact on nearby residential properties. Since the Development Agreement is now expired, City Staff is recommending conditions to the special exception use to continue the intent of the Development Agreement and to protect health, safety, welfare, and convenience for the neighborhood.

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

**Findings:** The structure with the rooftop spans between Gulf Boulevard, which is a commercial corridor, and Gulf Lane which is mostly residential and temporary lodging uses. The older portion of the hotel is located between Gulf Lane and the beach. Most nearby properties are either residential uses or temporary lodging uses along Gulf Lane. There are mostly single-family and multifamily residential properties along Gulf Lane. The proposed rooftop commercial use and proposed city staff conditions would help protect property values of the surrounding neighborhood.

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

**Findings:** The primary permitted use of the property would remain as temporary lodging. The open rooftop use would be ancillary to the hotel and only open for hotel guests. City staff are offering additional conditions that can be included in the Special Exception Use for additional mitigation to reduce the impact on nearby residential properties.

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

**Findings:** The rooftop has an enclosed area of air-conditioned space and a wall around the perimeter of the open rooftop. The property does have adequate landscaping and setbacks between the structure and nearby residential properties.

**(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.**

**Findings:** The property meets the parking requirements that were required when the Development Agreement and Planned Development (PD) zoning were approved. This special exception use would support what was described in the Development Agreement. Any expansion of commercial use beyond the intent of the previous Development Agreement will require additional parking or a shared parking agreement.

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

**Findings:** The proposed open rooftop use is an allowed special exception use for the C-1, Zoning District and Transitional Character District.

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



**Findings:** As of the date of this public hearing, a variance has not been requested. The applicant will be turning in an alcoholic beverage license permit application separately.

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

**Findings:** Other neighboring properties could apply for an open roof top special exception use. The proposed special exception use would not grant the land more privilege than the best use available in a zone where the special exception use would be a principal permitted use. The primary permitted use of the property would still be as a hotel.

**(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.**

**Findings:** The applicant does not have any outstanding charges, fees, interest, fines, or penalties owed to the city.

### **III. Staff Recommendation:**

Staff recommends the approval of SE 2025-01 with the following conditions:

1. No amplified music and no amplification of sound including but not limited to radios, stereos, karaoke machines, and televisions shall be permitted on the open rooftop.
2. No events that include non-hotel guests (less than 50 people) and no special events (50 or more people) shall be permitted on the rooftop. The definition of a “hotel guest” for this special exception use is a registered overnight hotel room occupant.

3. If an alcoholic beverage license is approved by the Board of Commissioners the following conditions shall apply: (a) the applicant must sell food, (b) the applicant must meet the restaurant definition (60% of sales from food and non-alcoholic items) for an alcoholic beverage license, and (c) the applicant shall only serve food and alcohol to hotel guests and cannot operate as a restaurant open to the public.
4. The commercial uses approved in this application will continue the intent of the Development Agreement dated December 1<sup>st</sup>, 2015, and recorded in OR Book 19105, Page 1649-1668 and allow the open rooftop use of a sundeck and the enclosed rooftop area to be used as a fitness room and/or a bar restaurant for hotel guests. These uses will be considered ancillary uses for the primary hotel use and shall not become primary uses of the property.
5. Any lighting used on the open rooftop must be compliant with the Madeira Beach Code of Ordinances, Section 110-505. - Lighting within the sea turtle conservation zone.
6. The Special Magistrate may revoke the special exception use if the conditions and safeguards made part of the special exception use approval are violated.

Submitted by: Andrew Morris, Long Range Planner, Madeira Beach Community Development Department

Attachments:

- 1) Application and Attachments
- 2) Development Agreement
- 3) Public Notice Mailing and Posting Packet



## 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>
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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

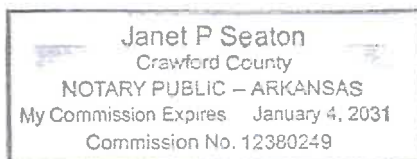
Date

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.

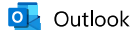
- No variance is requested at this time.

(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.



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


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**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

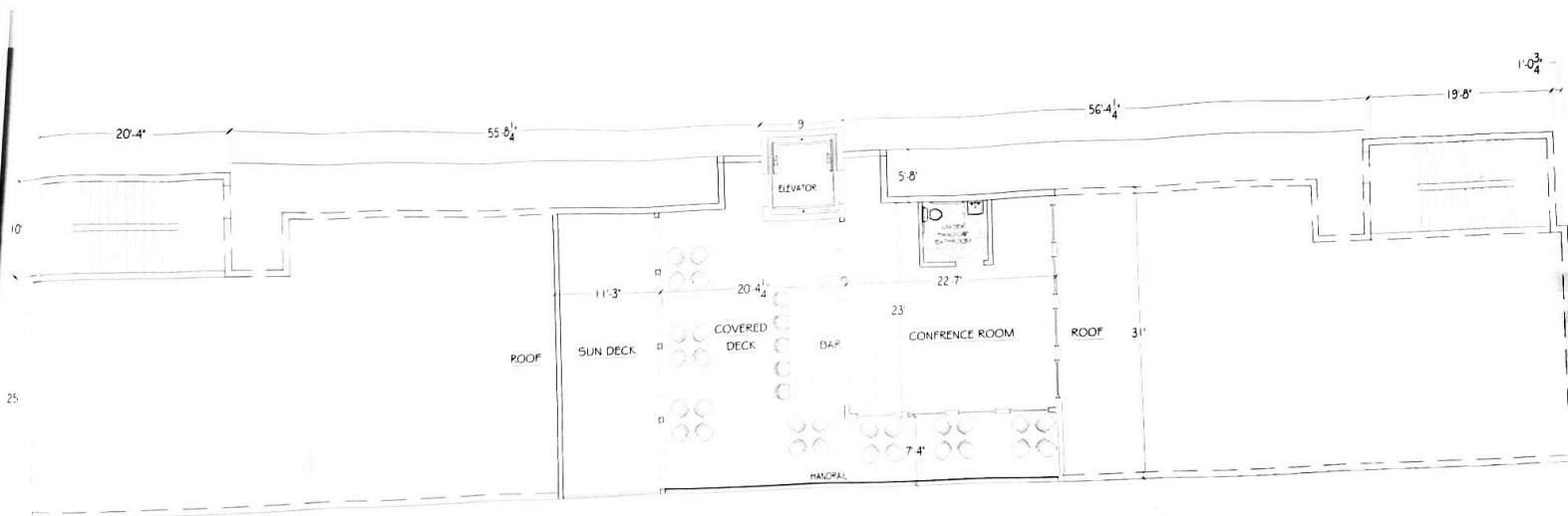
City of Madeira Beach

300 Municipal Drive

Madeira Beach, FL 33708

O: 727-742-3701

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



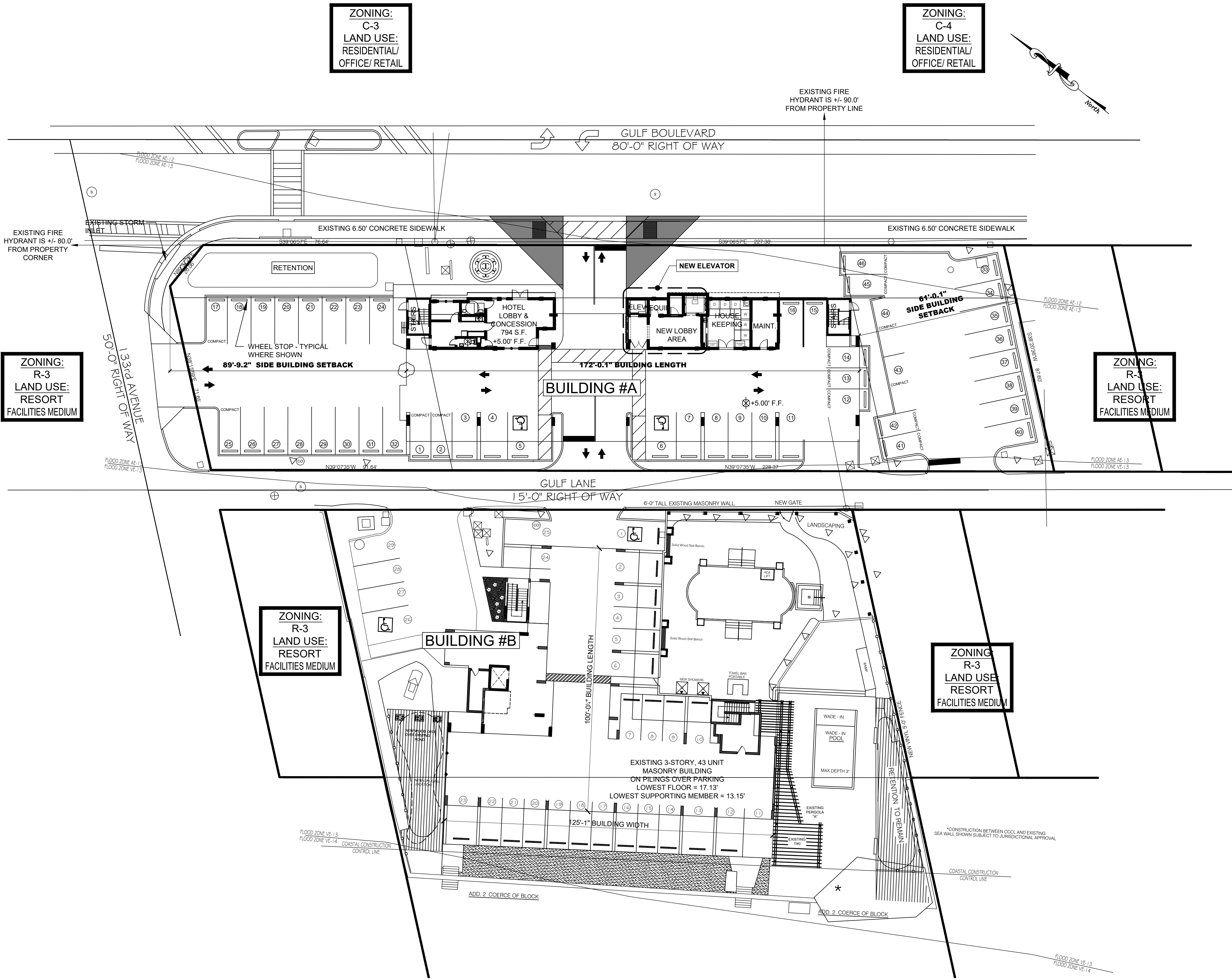
ROOF FLOOR PLAN / WITH CONFERENCE & SUN DECK  
 SCALE: 3/16" = 1'-0"

SITE DATA TABLE:			
CATEGORY	ALLOWABLE	EXISTING	PROPOSED
ZONING	R-3	R-3	PD
LAND USE DISTRICT	RFM	RFM	RFM
USE		COMMERCIAL 4 TEMPORARY LODGING	TEMPORARY LODGING
SETBACKS	FRONT: 25'-0" SIDE: 33% OF LOT WIDTH (20'-0" MIN) REAR: 25'-0"	*FRONT LOT FRONT: 15'-6" SIDE: 7'-8" & 4' (56'-7") REAR: 19'-9"  *REAR LOT FRONT: 15'-3" SIDE: 20'-0" REAR: 17'-45"	*FRONT LOT (NEW) FRONT: 20'-0" TO ELEVATOR 26'-0" TO MAIN STRUCTURE SIDE: 6'-10" & 8'-9" TOTAL SIDE = 140'-0" (45.3%) REAR: 17'-0"  *REAR LOT (EXISTING) FRONT: 15'-3" SIDE: 20'-0" REAR: 17'-45"
B.F.E.		AC-1.3 WITH 1'-0" OF FREEBOARD	AC-1.3 WITH 1'-0" OF FREEBOARD
FINISHED FLOOR ELEVATION		FRONT LOT 4.54' NAVD  REAR LOT 5.95'	FRONT LOT (NEW) 5.00' NAVD  REAR (EXISTING) 5.95'
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 (NEW): 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	16,185 S.F. 29.9% SITE COVERAGE
FLOOR AREA RATIO (FAR)	1.5 (150%) MAX	FRONT LOT NA  REAR LOT TEMPORARY LODGING: 22,663 S.F. NEW ADDITION: 549.43 S.F. TOTAL: 23,432.43 S.F.  TOTAL (BOTH BLDGS): 51,942.78 S.F. 962 (96.2%)	FRONT LOT TEMP. LODGING: EXISTING: 23,003.50 S.F. NEW ADDITION: 450.80 S.F. TOTAL: 23,454.30 S.F.  REAR LOT TEMP. LODGING: EXISTING: 22,663 S.F. NEW ADDITION: 549.43 S.F. TOTAL: 23,432.43 S.F.  TOTAL (BOTH BLDGS): 51,942.78 S.F. 962 (96.2%)
BUILDING HEIGHT/ FLOORS	40'-0" MAX OR 3 STORIES	FRONT LOT 1-STORY  REAR LOT 3 STORIES ABOVE PARKING	FRONT LOT (NEW) 5 STORIES ABOVE PARKING 67'-7" ABOVE S.F.E.  REAR LOT (EXISTING) 3 STORIES ABOVE PARKING
VEHICULAR & PEDESTRIAN USE AREA		FRONT LOT 14,816.8 S.F.  REAR LOT 10,692.2 S.F.  TOTAL = 21,127.1 S.F.	FRONT LOT (NEW) 10,438 S.F.  REAR LOT (EXISTING) 10,692.2 S.F.  TOTAL = 21,130.2 S.F.
IMPERVIOUS SURFACE RATIO (ISR)	.85 (85%) MAX	FRONT LOT 15,744.8 S.F.  REAR LOT 10,315.9 S.F.  TOTAL = 37,662.7 S.F. = 698 (69.8%)	FRONT LOT (NEW) 15,552.1 S.F.  REAR LOT (EXISTING) 10,315.9 S.F.  TOTAL = 38,468 S.F. = 713 (71.3%)
LANDSCAPE & GREEN SPACE	.15 (15%) MIN	FRONT LOT 6,490.5 S.F.  REAR LOT 7,805.03 S.F.  TOTAL = 18,513.57 = 343 (34.3%)	FRONT LOT (NEW) 7,903.0 S.F.  REAR LOT (EXISTING) 7,805.03 S.F.  TOTAL = 15,508.28 S.F. = 287 (28.7%)
LANDSCAPE BUFFERS	PER CHAPTER 10G, ARTICLE 2		PER CHAPTER 10G, 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 HDGP PARKING SPACE FOR 25 REQUIRED	82 PARKING SPACES	REQUIRED (73 TOTAL PARKING SPACES) TEMPORARY LODGING: 73 UNITS = 73 PARKING SPACES  PROVIDED (75 TOTAL PARKING SPACES) 58 STANDARD SPACES 13 COMPACT SPACES 3 BICYCLE SPACES

- NOTES:
- "FRONT LOT" REFERS TO PARCEL IDENTIFICATION NUMBER: 15-31-15-02741-000-0020 -AND- THE ADJACENT NORTH LOTS 11 & 12. "REAR LOT" REFERS TO PARCEL IDENTIFICATION NUMBER: 15-31-15-02741-000-0010.
  - REAR LOT (EXISTING) IS LOCATED ON THE ROOF & SCREENED BY THE PARAPET OF MANSARD ROOF STRUCTURE.
  - BUILDING SIGNAGE TO BE LOCATED ON THE BUILDING FACADE, UNDER SEPARATE PERMIT

Xref :.Detailsxref Flow thru Vent Calculations.dwg

Xref :.Detailsxref Surge-Lightning Note.dwg



ZONING:  
C-3  
LAND USE:  
RESIDENTIAL/  
OFFICE/ RETAIL

ZONING:  
C-4  
LAND USE:  
RESIDENTIAL/  
OFFICE/ RETAIL

ZONING:  
R-3  
LAND USE:  
RESORT  
FACILITIES MEDIUM

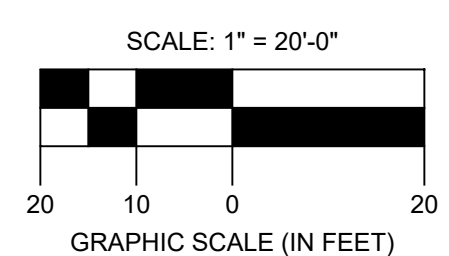
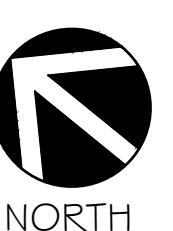
ZONING:  
R-3  
LAND USE:  
RESORT  
FACILITIES MEDIUM

ZONING:  
R-3  
LAND USE:  
RESORT  
FACILITIES MEDIUM

ZONING:  
R-3  
LAND USE:  
RESORT  
FACILITIES MEDIUM

1  
SP-1.0

NEW SITE PLAN  
SCALE: 1" = 20'-0"



PROFESSIONAL STATEMENT TO THE BEST OF HIS ARCHITECT'S KNOWLEDGE, ENGAGED TO PREPARE AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 553 AND 633, LAWS OF FLORIDA.

JOHN A. BODZIAK ARCHITECT AIA, PA  
ARCHITECTURE, DESIGN, AND CONSTRUCTION MANAGEMENT  
FLORIDA REGISTRATION NO. AR0005065  
EMAIL: JACK@ABODZIAK.COM  
743 49th STREET N. SAINT PETERSBURG, FLORIDA 33710  
TEL: (727) 327-1966 FAX: (727) 826-0968

DRIVEN BY CS  
UPDATED ON May, 12, 23  
DATE 04-08-2016  
JOB PROJECT # 2014-029  
SHEET # SP-1.0

REVISIONS

NO.	DATE	DESCRIPTION
05-11-2021	SUBMITTAL TO CITY	
06-25-2021	SUBMITTAL TO CITY (NEW ELEVATOR)	
11-10-2022	CITY SUBMITTAL (REVISED ELEVATOR PLAN)	

BAREFOOT BEACH HOTEL

13220 GULF BLVD #1, 13220 GULF BLVD #2

PARCEL IDENTIFICATION NUMBERS:  
15-31-15-02741-000-0001 ; 15-31-15-02741-000-0010 ; & 15-31-15-02741-000-0020

BAREFOOT BEACH  
RESORT SOUTH, LLC  
P.O. BOX 10210  
FORT SMITH, AZ  
72817-4210

CLIENT

REVISIONS

NO.	DATE	DESCRIPTION
05-11-2021	SUBMITTAL TO CITY	
06-25-2021	SUBMITTAL TO CITY (NEW ELEVATOR)	
11-10-2022	CITY SUBMITTAL (REVISED ELEVATOR PLAN)	

## DEVELOPMENT AGREEMENT (BAREFOOT BEACH RESORT)

**THIS AGREEMENT** (the "Agreement") made and entered into this 1<sup>st</sup> day of December, 2015, by and between the **CITY OF MADEIRA BEACH**, a municipal corporation of the State of Florida hereinafter referred to as "City" and **BAREFOOT BEACH RESORT SOUTH L.L.C.**, a Florida Limited Liability Company authorized to transact business in the State of Florida, hereinafter referred to as "Developer".

**FOR AND IN CONSIDERATION** of the mutual promises made and agreed to be kept hereunder and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the approval of certain uses by the City and conditioned on the performance in all respects of this Agreement by each of the parties, it is hereby agreed between the parties as follows:

### RECITALS

1. Developer is the current fee simple owner and Developer of that certain tract of land located within the City of Madeira Beach, Pinellas County, Florida, hereinafter referred to as the "Property" and more particularly described in Exhibit "A" attached hereto and made a part hereof.

2. The following development rights are hereby approved pursuant to this Agreement on the Property:

Category	Regulations
Future Land Use	Resort Facilities Medium
Zoning	PD Planned Development
Usage	Hotel (73 rooms/suites)
Density (Units per Acre)	60 Temp Lodging/Acre Allowed 59 Temp Lodging/Acre Actual
Lot Area	53,976 sq. ft. 1.24 Acres
Lot Width	(N) 314.0 ft. (S) 87.6 ft.
Maximum Building Width (street frontage)	176.0 ft.
Building Coverage (sq. ft. & % of gross site)	16,240 sq. ft. 30%
Gross Floor Area (sq. ft.) FAR (Floor Area Ratio)	50,992 sq. ft. 0.943 FAR
Setbacks: Front (East)	20'-0" Elevator / Stair Tower / First Level 26'-0" to Main Building (East Variance / PD)
Rear (West)	11'-0" Building / Balcony Above 17'-0" to Main Building



	(West Variance / PD)
Side (North)	85.78 ft./Hotel
Side (South)	61.01 ft./Hotel
Total side combined*	146.79 ft.
Front (East)	20'-0" Elevator / Stair Towers / First Level 26'-0" Main Building (East Variance / PD)
Rear (West)	Balconies above 11'-0" Main Building 17'-0" (West Variance/PD)
Building Height	68'-8 1/2" above BFE to top of roof / 5 stories over parking (Variance/PD)
Vehicular Use Area (V.U.A.)	23,034.4 sq. ft. 43%
Impervious Surface Area (ISR)	39,275 sq. ft. 72.8% ISR
Open Space (sq. ft. and % of gross site)	14,701 sq. ft. 27.2%
Parking Lot Interior Landscape (sq. ft. and % of V.U.A.)	3,075 sq. ft. 13%
Parking	84 spaces provided
Parking Calculations/Notes: 73 tourist room/suite @ 1 space/room required = <u>73 spaces</u>  <div style="text-align: right;">             Provided    84 spaces                               73 required           </div> Allowable compact spaces = (84 x 20%) = 16.8 spaces allowed Ancillary Rooftop Bar / Sun Deck / Fitness Room with typical and customary limited food service for hotel guests for their convenience only.	

more particularly set forth in the Final Site Plan attached hereto as Exhibit "B" (hereinafter referred to as the "**Project**").

3. The development rights set forth in this Agreement, and Final Site Plan approval are subject to the following conditions:

- a. Approval of the rezoning of subject property from R-3, General Commercial, to PD, Planned Development concurrent with the finalization of this Development Agreement.
- b. The Developer shall provide a topographic survey with sufficient elevations to show detailed offsite drainage patterns.
- c. The following items shall be included or addressed within the Final Site Plan:
  - i. Sight visibility triangles at all access drive aisles pursuant to Section 106-39 and Section 110-423, Madeira Beach Code of Ordinances.
  - ii. Note on the Landscape Plans, "When an access way intersects a public right-of-way or other access way, or when the subject property abuts the intersection of two or more public right-of-ways, all landscaping within the triangular areas described as [or] referred to as the "cross-visibility area," shall provide unobstructed cross-visibility at a level between 36 inches and eight feet. Trees and plant material trimmed in such a manner that cross visibility is not hindered will be allowed, provided they are located so as not to create a traffic hazard, as determined by the City."
  - iii. Calculation showing the Developer will meet the required minimum of ten percent interior landscaped areas, which is exclusive of perimeter landscape buffers that are required around vehicular use areas but may include perimeter landscaping that is in excess; and calculation showing a minimum of one tree for each 400 square feet or fraction thereof of required landscape area, pursuant to Section 106-34, Madeira Beach Code of Ordinances.
  - iv. Proposed development phases, if applicable, pursuant to Section 110-393, Madeira Beach Code of Ordinances.
  - v. Provide the handicap parking calculation, the three required handicapped spaces and relocation of the handicapped parking space with a blind back-out.
  - vi. Adjust the most northeast parking space, which requires a 5 foot offset back-out.
  - vii. Provide dimensioned site plan for drive aisles and parking spaces.
  - viii. Provide a grading plan for the site.



- ix. Provide stormwater outfall control details and drainage connection detail to FDOT right of way.
  - x. Provide location and dimension of nearest fire hydrant.
  - xi. Provide detailed utility connections located within the FDOT right of way; FDOT utility permits may be required.
  - xii. Provide supporting drainage calculations for proposed increase in impervious (vehicular use area) which comply with the standards of Section 98-36, Madeira Beach Code of Ordinances.
- d. All utilities serving the proposed facility shall be underground. The plans shall be noted and connectivity shown.
- e. Where necessary to accommodate proposed development, the Developer shall be responsible for the removal and/or relocation of any and all public utilities located on the subject site, including the granting of easements as may be required. This is regardless of whether the public utilities are known at the time of site plan approval or discovered subsequent to such approval. Any required relocation will require approval from the City's Community Services Department.
- f. All construction associated with this project shall be subject to the current requirements of the Florida Building Code, Madeira Beach's land development regulations, the Florida Fire Prevention Code, all other technical codes adopted by the City of Madeira Beach, and FEMA.
- g. All on-site construction activities related to erosion control shall be applied as required by the Florida Building Code and the Madeira Beach Code of Ordinances.
- h. Proof of NPDES-BMP Permit being issued to Developer.
- i. Proof of SWFWMD approval or exemption of the drainage retention plan is required prior to building permits being issued.
- j. Final approval of the City's consulting engineer of the site plan prior to building permits being issued.
- k. Final approval of the Community Services Director of the plans for solid waste collection prior to building permits being issued.
- l. Proof of FDOT Drainage Connection Permit or exemption being issued to Developer.
- m. Proof of FDOT Access Permit being issued to Developer.

n. Final approval of the Community Development Department and the City's consulting civil engineer for the site's compliance with the approved site plan prior to the Certificate of Occupancy being issued.

o. The Developer shall provide revised plans or redline current plans in response to the City's consulting reviewers' comments.

p. Final Site Construction Plans must be submitted, signed and sealed by a Florida Registered Professional Engineer, meeting the requirements of the City of Madeira Beach's Code of Ordinances.

q. Prior to building permits being issued the Developer shall provide a letter from the potable water provider (Pinellas County) stating that adequate capacity is available for the fire sprinkler demand requirements.

r. Prior to building permits being issued the Developer shall provide a letter from the sanitary sewer service provider (Pinellas County) stating there is adequate capacity.

s. The proposed Roof Deck, Fitness Room, and Bar Area shall be clearly ancillary and subordinate to the principal hotel use. The proposed facilities are intended for the convenience of the hotel guest and as such shall operate in a manner that is customary and incidental to the operation of a hotel. It is understood that the practice of providing at least limited food service is a service expected by hotel guests and a service that is routinely provided by hotels. Such restaurant shall comply with the definition of ancillary use found in Section 82-2 of the Madeira Beach Code of Ordinances and noted below. Because of its limited nature, this ancillary restaurant does not increase the need for additional parking.

*Ancillary use means a use which is either: Subordinate to and serves a principal building or use; subordinate in area, extent, and purpose to the principal building or use served; contributes to the comfort, convenience, or necessities of the users or occupants of the principal building or use; and is located on the same lot as the principal building or use. Unless otherwise specified, no ancillary use shall exceed 25 percent of the gross floor area of the principal building or use.*

4. All calculations for infrastructure improvements and land use requirements, such as but not limited to, drainage calculations, parking requirements and other requirements, shall be based on the site and character of the Project.

5. Developer represents that to the best of its knowledge, as of the date of the execution of this Agreement that there are no liens, encumbrances, mortgages, equitable interest or other types property interests held by any other person, firm or corporation whose legal or equitable interest in the lands constituting the Property will be affected by the matters contained in this Agreement which are not subordinated to this Agreement.

The Developer has the full right and legal authority to enter into this Agreement and to agree to and execute all the legal obligations set forth herein. The Developer further represents and warrants that it shall not cause any rights or encumbrances on the Property to arise at any time between the execution of this Agreement and the recording of this Agreement in the Public Records of Pinellas County, Florida, which are not subordinate to this Agreement.

6. The City desires to have the Project developed as a unified development with each portion of the Project being treated as an integral part of a unified development. In furtherance of the Developer's development of the Project as a cohesive whole, the Developer agrees that no subdivision of the Property shall be allowed, other than the potential sale of transient hotel units shown on the site plan as part of a hotel/condominium.

7. The parties agree that both Sections 163.3220 through 163.3243 F.S. (2015), the **Florida Local Government Development Agreement Act ("Act")** and Sections 86-141 through 86-149 of the **Code of the City of Madelra Beach ("Code")**, are fully complied with in all respects by the parties. The provisions of said Act and Code provisions are incorporated herein by reference, and in the event of any conflict between the language of this Development Agreement and the above sections of the City's Zoning Code, such conflict will be resolved in favor of the provisions of the Code in effect as of the date of this Agreement. Changes to the Code regarding life/safety matters (building codes, fire codes, etc.) shall be enforceable as of the effective date thereof. The Act, referenced Code provisions, the Final Site Plan and terms of this Agreement shall govern the development of the Property and the relationship of the parties in the terms of this Agreement. Any matters required by State Statute, the Florida Administrative Code or City Code which are not specifically addressed as part of this Agreement shall, nevertheless, be complied with by the parties. The parties and their respective successors in title shall be responsible for the obligations as more particularly set forth under the terms of this Agreement and this Agreement shall act as a covenant running with the Property and shall be enforceable by the parties hereto.

The City shall have the absolute discretion to amend and/or enforce life safety codes of general applicability that may modify the provisions of this Agreement or may impose additional burdens on the Developer as is otherwise authorized by State Statutes, City ordinances or the regulation of governmental administrative agencies. The parties agree that the legislative discretion of the City Commission to adopt such life safety codes shall be superior to any agreements contained herein and such codes may be adopted without any special notice to the Developer and that the Developer shall not be entitled to any special hearing relative to the adoption of such codes.

8. The Project shall be developed in accordance with the Final Site Plan attached hereto as Exhibit "B" and incorporated herein by reference. For this reason, the compliance by the City, Developer and respective successors in title with the Final Site Plan, as described in Exhibit "B", on a continuing basis is of critical importance to the City and Developer, and any deviation therefrom shall be deemed to be a material breach of this Agreement and of the covenants which are entered into by the parties and are recorded for the long-term protection of the public.

9. The City hereby reserves the capacity in the public facilities necessary to serve the Project.

10. The Developer and City have agreed to the provisions, restrictions, limitations and requirements which are otherwise set forth in detail in this Agreement and any exhibits attached hereto.

11. It is of paramount importance to each of the parties hereto that the Property be developed as set forth in the Final Site Plan and in this Agreement and that the development of the Property be completed on a timely basis; that the Project be completed in its entirety; that the structures constructed on the Property be constructed in substantial compliance with the terms of the Final Site Plan and this Agreement; that the uses allowed on the Property be limited as set forth in the Final Site Plan and this Agreement; and that such restrictions and controls be continued in accordance with their terms and be applicable to and binding upon the parties hereto and their respective successors and assigns.

12. The City Commission finds that the development permitted pursuant to this Agreement is consistent with the City's Comprehensive Land Use Plan and the land development regulations of the City.

#### **THE AGREEMENT BETWEEN THE PARTIES**

13. Recitals. The foregoing recitals are true and correct and are incorporated herein by reference as fully enforceable agreements and representations by the parties hereto.

14. Authority. This Agreement is authorized by Section 163.3220, et seq. F.S. (2015) and Sections 86-141 through 86-149 of the Code of Ordinances of the City of Madeira Beach.

15. Effective Date. This Agreement shall be effective as of the day after it is fully executed and recorded in the Pinellas County public records ("Effective Date"). In the event that there is an appeal or legal proceeding challenging this Agreement or challenging the other matters affecting the purpose, intent, or the rights of the Developer or the City to develop the Property as contemplated hereby, the Effective Date of this Agreement shall be extended and shall commence upon the conclusion of such litigation, including appeals and upon all rights of appeal having expired. In the event that a Court decision materially changes any aspect of this Agreement or has made the performance of a portion of this Agreement impossible or unacceptable to one of the parties, either party may choose to terminate this Agreement upon thirty (30) days written notice to the other party and the parties shall assist each other in returning each party to the positions and legal status that it enjoyed immediately prior to the date of the entry into this Agreement; or, alternatively, the parties shall work together to restore the material benefit if such is reasonably possible.

In the event that this Agreement is subject to termination pursuant to the provisions hereof, either party may record an affidavit signed by all parties hereto or their respective successors and assigns in the Public Records of Pinellas County, Florida reflecting that such termination has occurred and that this Agreement is thereby terminated and by such affidavit, notice that the termination provisions of this Agreement pursuant to this paragraph have occurred. The party recording such affidavit shall send a copy of the recorded affidavit to the other party and this Agreement shall be terminated and shall be deemed void and of no further force and effect. In the event that the Developer's fee simple title is encumbered by any mortgages, liens or other rights of third persons which are not subordinated to the terms, conditions, covenants and restrictions set forth in this Agreement, said third party encumbrances shall be of no force and effect as to the provisions of this Agreement.

This Agreement shall be superior to any mortgages, liens or other rights of third persons. Any mortgages or liens or encumbrances on the Property created contemporaneously or after the transfer of title from the City to the Developer shall specifically provide that they are subject to and subordinate to the terms of this Agreement.

In the event that this Agreement is not executed by the Developer on or before 5:00 p.m. on the 31st day of December, 2015 this Agreement shall be null and void and of no further force and effect and any development permissions granted pursuant hereto shall no longer be valid.

16. Duration of Agreement. This Agreement shall terminate upon the earlier of the following dates: (i) the date on which construction of the Project is complete and issuance of a valid Certificate of Occupancy for the Project; or (ii) ten (10) years from the Effective Date. This time period may be extended by mutual agreement of the parties. The recordation of a valid Certificate of Occupancy by any party hereto or their successor in interest shall be conclusive evidence of the termination of this Agreement.

17. Third Party Rights. The parties represent, to their respective best knowledge, that nothing herein is barred or prohibited by any other contractual agreement to which it is a party, or by any Statute or rule of any governmental agency, or any third party's rights or by the rights of contract vendees, lien holders, mortgage holders or any other party with a direct or contingent interest in the Property, whether legal or equitable.

It shall be an absolute condition precedent to any obligation of the City under the terms of this Agreement that any mortgage holder consent to and subordinate its mortgage interest to the terms of this Agreement.

If the Developer has title to the Property prior to the execution of this Agreement, the Developer shall submit a title opinion by a title company or attorney at law certifying in writing as of the date of approval of this Agreement by the City Commission of the City of Madeira Beach as to the status of title of such lands including all lien holders, mortgagees or any other encumbrances. The City will rely on such certification. If any lienholder or mortgagee is shown by the title opinion, a satisfaction or subordination shall be received by the City of Madeira Beach prior to the time the City executes this



Agreement although the approval of the execution of this Agreement may be made by the City Commission contingent upon the receipt of such consent and subordination.

Any lienholder or mortgagee shall have the right to perform any term, covenant or condition and to remedy any default hereunder, and City shall accept such performance with the same force and effect as if furnished by Developer.

18. Law and Ordinance Compliance. The ordinances, policies and procedures of the City concerning development of the Property that are in existence as of the approval of this Agreement shall govern the development of the Project, and the same shall be in compliance with the applicable regulations of County, State and Federal agencies. No subsequently adopted ordinances, policies, or procedures shall apply to the Project except in accordance with the provisions of Section 163.3233(2), Florida Statutes (2015). Notwithstanding the foregoing, the City shall have the absolute discretion to amend and/or adopt life safety codes such as but not limited to fire codes, that may conflict with the provisions herein or may impose additional burdens on the Developer as is otherwise authorized by State Statutes or the regulations of governmental administrative agencies, provided that such life safety codes retroactively apply to all development similar to the Project in the City. The parties agree that such codes may be adopted without any special notice to the Developer and that the Developer shall not be entitled to any special hearing relative to the adoption of such codes. Failure of this Agreement to address a particular permit, condition, term, restriction, or to require a development permission shall not relieve the Developer of the necessity of complying with the law governing said permitting requirements, conditions, terms or restrictions in any matter or thing required under existing Ordinances of the City or regulations of any other governmental agency, or any other entity having legal authority over the Property. Except as provided in this Agreement, all applicable impact fees, development review fees, building permit fees and all other fees of any type or kind shall be paid by Developer in accordance with their terms and in such amount applicable as they become due and payable net of any applicable credits for existing structure.

19. No Estoppel. The parties agree that prior to the approval of this Agreement by the City Commission, the City's interest in entering into this Agreement, the studies, surveys, environmental studies, consultant plans or investigations, the expenditure of substantial funds, the staff approval or recommendation relative to the proposed development and any other act in furtherance of this Agreement, shall not be used by the Developer or its successors in title in any way whatsoever as committing the City legally through a theory of equitable estoppel, action in reliance, or any other legal theory as to the approval of such proposed development in the event that this Agreement is not approved by the City Commission or for any other reason does not take effect in all material respects.

The parties further agree that any and all action by the Developer or its representatives in negotiation of this Agreement, including all acts or expenditures in the implementation of this Agreement or submittals to other governmental bodies shall in no way be deemed to be an action in reliance giving rise to an equitable estoppel.

20. No Partnership or Joint Venture. The City and Developer agree that the matters contained in this Agreement shall under no circumstances constitute a joint venture, partnership or agency between them. No third party shall be deemed to have any beneficial interest in this Agreement or any expectation of benefit or property rights or any other rights of any kind arising from this Agreement.

21. Final Site Plan. In order to avoid any adverse impacts from the development of the Property on the abutting property owners and on the residents of the City of Madeira Beach, the parties agree that the Property will be developed in substantial conformance with the Final Site Plan attached hereto as Exhibit "B" as such Final Site Plan may be modified by the requirements of other state and county governmental agencies having jurisdiction over the development of the Property. The appearance and use of the Property after development are the reasons that the City Commission exercised its legislative authority and entered into this Agreement. Except as may be authorized by the parties hereto, any material deviation from the commitments made by the parties herein shall be considered material defaults in this Agreement. The City of Madeira Beach shall not consent to any modification unless it deems that such is in the best interest of the public and in its discretion in reaching such decision it shall be deemed to be acting in a legislative capacity and within its sole and absolute discretion taking into account the public health, safety and welfare. The following specific requirements shall also be met:

- a. The Property shall be developed and landscaped in accordance with the Final Site Plan attached hereto as Exhibit "B" and incorporated herein. A detailed landscape plan is provided with the Final Site Plan and will be specifically adhered to. The landscaping within the Property shall be maintained by the Developer. The purpose of landscaping and the continued development and care of the landscaping on the Property is, in part, for the benefit of the abutting property owners and to screen light, noise and other possible negative aspects of the development. Such landscaping shall be provided prior to a certificate of occupancy being issued and will be maintained in good and healthy conditions at all times by the Developer.

There shall not be any material deviation from the provisions of the Final Site Plan unless such is approved by the City Commission of the City of Madeira Beach at a public hearing conducted for such purpose and this Agreement is modified in writing by the parties thereto for the purpose of agreeing to such deviation.

- b. The Property shall be developed substantially in accordance with the Final Site Plan (Exhibit "B") attached hereto and incorporated herein.
- c. All outdoor lighting on the Property shall be directed downward so as not to be disruptive to the residential neighborhoods abutting the Property and shall be oriented and shielded so that no light is cast directly on abutting property. Light cast onto abutting properties by reflection or otherwise shall be limited to an intensity that is substantially in conformance with the lighting

conditions in residential neighborhoods in the City of Madeira Beach. At no time shall the Developer allow a nuisance condition to exist on the Property.

- d. Dumpster and trash pickup will be contained within the Property and fully screened from adjacent residential properties.
- e. Ingress and egress to the Property shall be as shown on the Final Site Plan.
- f. Building heights, architectural style and location will be as shown on the Final Site Plan. The architectural style reflected as an attachment to or being part of the Final Site Plan shall be complied with in all material respects during the development of the Project.
- g. This Agreement and the Final Site Plan attached hereto specify certain minimum setbacks, building heights, sign sizes and similar dimensional requirements and agreements. No changes may be made in these agreed upon dimensional requirements or in any matter that is reflected on the Final Site Plan or addressed specifically in this Agreement through any appeal process to the Special Magistrate for a variance, special exception or other process which would serve to vary or change the terms of this Development Agreement and the Final Site Plan attached hereto. The only change which may be requested by the parties is for an amendment to this Agreement which revised amendment is legislatively considered by the City Commission and agreed to by the City Commission, set forth in writing as an amendment to this Agreement and executed by the parties hereto or their successors or assigns. The Developer, and its successors and assigns specifically waive and relinquish any right to change the terms of this Agreement through any administrative or legal process, including a decision by a court of competent jurisdiction, unless agreed to by the parties.

22. Public Infrastructure. The Developer or its successor in title, as appropriate, at its sole cost, shall design, construct and maintain, until acceptance by the City and conveyance by recordable instrument or bill of sale, as appropriate, to the City, all public infrastructure facilities and lands necessary to serve the Project, provided that said public infrastructure facilities have received construction plan approval and that all applicable review procedures have been complied with fully, inspected and accepted by the City. Public infrastructure facilities shall include those facilities to be located in rights-of-way or easement areas conveyed to the City, as shown on the approved engineering construction drawings and shall include, but not be limited to the following:

- a. Pedestrian ways, sidewalks, and crosswalks located on the Property, as shown on the Final Site Plan.
- b. Sewer collection systems, located on the Property, including any necessary pumping facilities providing for transmission of sewage flows generated by the Project.



- c. Water distribution system located on the Property including fire protection facilities and reclaimed water facilities as may be necessary to serve the Project.
- d. Stormwater drainage systems serving public facilities located on the Property, serving to conduct, transmit, channel or otherwise provide for stormwater flow from, through and to adjoining lands according to the natural site topography including retention/detention ponds or any other stormwater facilities required by the City of Madeira Beach or any other governmental agency with jurisdiction concerning such facilities. Any required easements or other rights of access to insure the continued maintenance and working condition of said retention/detention ponds shall be granted to City by the Developer or to Developer by City, as may be applicable.
- e. Street signage and pavement striping.
- f. Utility easements or rights-of-way.
- g. Other facilities deemed necessary for public use, including but not limited to off-site road and drainage facilities as identified in the site plan review process, building permit issuance process, engineering review, fire department review, or any other review process of the City or other governmental agency with jurisdiction over such development.

Public infrastructure facilities shall be complete, and approved for acceptance by the City prior to the issuance of any certificate of occupancy on the Property, or the Developer shall provide the appropriate letter of credit in a form satisfactory to the City Attorney, drawable on or through a local Pinellas County bank. Said letter of credit shall be deposited with the City to guarantee the completion of public infrastructure facilities prior to the time that certificates of occupancy are issued on the Property and public access and facilities to serve the proposed structures are available in accordance with City regulations.

23. Public Facilities. The City shall cause to be provided to the boundary of the Property the following available City owned and operated facilities, to wit: infrastructure and services for fire protection, potable water and sanitary sewer to meet domestic and fire flow levels of service as required for the Project by City and other applicable regulations.

24. Permits. Development permits, which may need to be approved and issued, include, but are not limited to the following:

- a. City of Madeira Beach building permits.
- b. Southwest Florida Water Management District surface water management permit.

- c. City of Madeira Beach Engineering construction permit.
- d. Florida Department of Environmental Protection NPDES permit.
- e. Florida Department of Health drinking water permit.
- f. Florida Department of Environmental Protection wastewater collection permit.
- g. All other approvals or permits as required by existing governmental regulations as they now exist.

Except as set forth in this Agreement, all development permits required to be obtained by the Developer for the Project will be obtained at the sole cost of the Developer and in the event that any required development permissions issued by entities other than the City are not received, no further development of the Property shall be allowed until such time as the City and the Developer have reviewed the matter and determined whether to modify or terminate this Agreement.

25. City Impact Fee Credits.

- a. Project. The City will compute and will grant certain impact fee credits for the Project to the Developer consistent with City ordinances and reflecting previous uses on the Property, which entitle the Developer to transportation, impact fee credits.

26. Recycling. The Developer and its successors-in-title will cooperate with City to encourage and promote recycling activities within the Project and such commitment will be reflected in a covenant running with the Project lands.

27. Annual Review. The City of Madeira Beach the City shall review the Project once every twelve (12) calendar months from the Effective Date.

28. Recordation. Not later than fourteen (14) days after the execution of this Agreement, the City shall record this Agreement with the Clerk of the Circuit Court in Pinellas County, Florida, and a copy of the recorded Agreement shall be submitted to the Florida Department of Economic Opportunity within fourteen (14) days after the Agreement is recorded. The burdens of this Agreement shall be binding upon, and the benefits of the Agreement shall inure to, all successors and assigns in interest to the parties to this Agreement.

29. Agreement as Covenant. This Agreement shall constitute a covenant running with the Property for the duration hereof and shall be binding upon the Developer and upon all persons deriving title by, through or under said Developer and upon its successors and assigns in title. The agreements contained herein shall benefit and limit all present and future owners of the Property, and the City for the term hereof.

30. Legislative Act. This Agreement is agreed to be a legislative act of the City in furtherance of its powers to regulate land use and development within its boundaries and, as such, shall be superior to the rights of existing mortgagees, lien holders or other persons with a legal or equitable interest in the Property and this Agreement and the obligations and responsibilities arising hereunder as to the Developer shall be superior to the rights of said mortgagees or lien holders and shall not be subject to foreclosure under the terms of mortgages or liens entered into or recorded prior to the execution and recordation of this Agreement. The execution of this Agreement or the consent to this Agreement by any existing mortgage holder, lien holder or other persons having an encumbrance on the Property shall be deemed to be in agreement with the matters set forth in this paragraph.

31. Entire Agreement. This Agreement constitutes the entire agreement and understanding between the parties and no modification hereof shall be made except by written agreement executed with the same formality as this Agreement. The parties agree that there are no outstanding agreements of any kind other than are reflected herein and, except as is otherwise specifically provided herein, for the term of the Agreement the Property shall be subject to the laws, ordinances and regulations of the City of Madeira Beach as they exist as of the date of this Agreement. Any reference in this Agreement to "Developer" contemplates and includes the fee simple title owners of record of the Property their heirs, assigns or successors in title and interest. Any oral agreements, agreements created by written correspondence or any other matter previously discussed or agreed upon between the parties are merged herein.

32. Enforcement. The parties agree that either party may seek legal and equitable remedies for the enforcement of this Agreement, provided however that neither the City nor the Developer may seek or be entitled to any monetary damages from each other as a result of any breach or default of this Agreement. In any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its costs and attorneys fees at mediation, trial and through any appellate proceedings.

Except as provided above, the parties agree that any legislative and quasi-judicial decisions, if any are required, by the City regarding the appropriate land use or other development regulations impacting the Property shall, in no event or under any conditions, give rise to a claim for monetary damages or attorney fees against the City and any claim for such damages or fees by the Developer or its successors or assigns are specifically waived.

33. Execution. The Developer represents and warrants that this Agreement has been executed by all persons having equitable title in the subject Property.

The City represents that the officials executing this Agreement on behalf of the City have the legal authority to do so, that this Agreement has been approved in accordance with the ordinances and Charter of the City and applicable State law, that appropriate approval of this Agreement has been received in a public hearing and that the City Commission of the City of Madeira Beach has authorized the execution of this Agreement by the appropriate City officials.

34. Severability. In the event that any of the covenants, agreements, terms, or provisions contained in this Agreement shall be found invalid, illegal, or unenforceable in any respect by a court of competent jurisdiction, the validity of the remaining covenants, agreements, terms, or provisions contained herein shall be in no way affected, prejudiced, or disturbed thereby.

35. Estoppel Certificates. Within twenty (20) days after request in writing by either party or any lender, the other party will furnish a written statement in form and substance reasonably acceptable to the requesting party, duly acknowledging the fact that (a) this Development Agreement is in full force and effect, (b) there are no uncured defaults hereunder by City or Developer, if that be the case, and (c) additional information concerning such other matters as reasonably requested. In the event that either party shall fail to deliver such estoppel certificate within such twenty (20) day period, the requesting party shall forward such request directly to the City Manager and the City Attorney or to the Developer with copies to the Developer's general counsel by certified mail, return receipt requested or by Federal Express or other delivery service in which delivery must be signed for. In the case where the Developer is the requesting party, the Developer may in its sole discretion but without obligation, appear at a public meeting and request the estoppel certificate to insure that the City Manager and staff are aware of the request and the Developer may rely on the statement of the City Manager at such public meeting or may request that the City Manager be directed by the City Commission to respond to the estoppel certificate request in a timely manner.

36. Venue. Venue for the enforcement of this Agreement shall be exclusively in Pinellas County, Florida.

37. Default. Upon default or breach of any substantive portion of this Agreement by any party, the non-defaulting party shall provide written notice via overnight, traceable delivery service of the default and opportunity to cure within sixty (60) days to the defaulting party. Upon the failure of the Developer to cure such defaults, the City shall provide notice via overnight traceable delivery service to Developer of its intent to terminate this Agreement on a date not less than sixty (60) days from the date of such notice and upon the expiration of such period, the City, unless ordered otherwise by a court of competent jurisdiction, may revoke the then existing development permits issued by it and the Developer shall have no claim for damages against the City arising from such revocation. Alternatively, the City may proceed in court to obtain any legal or equitable remedies available to it to enforce the terms of this Agreement. In the event of any default or breach of any substantive portion of this Agreement by the City, the Developer may: (i) give written notice via overnight traceable delivery service to the City of said default with an opportunity to cure within sixty (60) days of receipt of such notice. In the event City fails to cure within said time period, the Developer may thereafter proceed in a court of competent jurisdiction to institute proceedings for specific performance or to obtain any other legal or equitable remedy to cure the default of this Agreement by the City. In any litigation arising hereunder, the prevailing party shall be entitled to recover its costs and attorneys fees at mediation, trial and through any appellate proceedings.

38. Notices. All notices and other communications required or permitted to be given hereunder shall be in writing and shall be mailed by certified or registered mail, postage prepaid or by Federal Express, Air Borne Express or similar overnight delivery services, addressed as follows:

To the Developer:  
Barefoot Beach Resort South, LLC  
P.O. Box 10210  
Forth Smith, Arkansas 72917-0210  
Attention: Charles Palmer

To the City:  
City of Madeira Beach  
300 Municipal Drive  
Madeira Beach, FL 34698  
Attention: Shane Crawford,  
City Manager

with copies to:

Thomas J. Trask, Esquire  
City Attorney  
Trask Daigneault, LLP  
1001 S Fort Harrison Avenue,  
Suite 201  
Clearwater, FL 33756

Notice shall be deemed to have given upon receipt or refusal.

39. Binding Effect. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors and assigns in interest to the parties of this Agreement.

40. Third Party Beneficiaries. There are no third party beneficiaries to this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and their respective seals affixed as of this day of December 1, 2015.

CITY OF MADEIRA BEACH

  
\_\_\_\_\_  
Witness

By:   
\_\_\_\_\_  
Travis Palladeno, Mayor

  
\_\_\_\_\_  
Witness

STATE OF FLORIDA  
COUNTY OF PINELLAS



The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of December, 2015 by Travis Palladeno, Mayor of the City of Madeira Beach, who ☒ is personally known to me or who produced \_\_\_\_\_ as identification.



SEA S. MARSHALL-BARLEY  
NOTARY PUBLIC, STATE OF FLORIDA

Shane Crawford  
Shane Crawford, City Manager

Aimee Servedio  
Aimee Servedio, City Clerk

APPROVED AS TO FORM:

Thomas J. Trask  
Thomas J. Trask, Esquire, City Attorney

BAREFOOT BEACH RESORT SOUTH, LLC

Brian Paul  
Witness

Joanis Brigger  
Witness

By: Charles Palmer  
Charles Palmer, its Manager

STATE OF ~~FLORIDA~~ Arkansas  
COUNTY OF ~~PINELLAS~~ Crawford

BEFORE ME, the undersigned authority, personally appeared Charles Palmer, as Manager of BAREFOOT BEACH RESORT SOUTH, LLC who ☒ is personally known to me or who produced \_\_\_\_\_ as identification and, being first duly sworn, acknowledges that he has read the foregoing and that the same is true and correct, and that he is duly authorized to execute this Agreement on behalf of BAREFOOT BEACH RESORT SOUTH, LLC this 1<sup>st</sup> day of Dec, 2015.

*Janet P. Seaton*

NOTARY PUBLIC, STATE OF FLORIDA

Arkansas

JANET P. SEATON  
Notary Public-Arkansas  
Crawford County  
My Commission Expires 01-04-2021  
Commission # 12380249

**Exhibit "A"**

**Property Address:** 13220 Gulf Boulevard  
Madeira Beach, Florida 33708

**Parcel ID Numbers:** 15-31-15-02741-000-0010  
15-31-15-02741-000-0020

**Legal Description:** LEGAL DESCRIPTION: LOT 5, 6, 7, 8 AND 9, BLOCK 6 MITCHELL'S BEACH, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, TOGETHER WITH ALL RIPARIAN RIGHTS APPERTAINING THERETO.

AND

LOT 11, 12 AND A PORTION OF LOT 13, BLOCK 6, MITCHELL'S BEACH, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 54 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, LESS THAT PORTION TAKEN BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 11, BLOCK 6 FOR A POINT OF BEGINNING AND THENCE RUN NORTH 38°15'59" EAST ALONG THE NORTH RIGHT-OF-WAY OF 133<sup>RD</sup> AVENUE, A DISTANCE OF 71.65 FEET TO A POINT OF INTERSECTION WITH DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY TAKING (PROJECT #15100-2511); THENCE NORTH 89°37'28" EAST, ALONG SAID RIGHT-OF-WAY TAKING A DISTANCE OF 20.06 FEET; THENCE SOUTH 39°06'57" EAST, ALONG SAID RIGHT-OF-WAY TAKING, A DISTANCE OF 76.71 FEET; THENCE LEAVING SAID RIGHT-OF-WAY TAKING, SOUTH 38°59'04" WEST, A DISTANCE OF 87.44 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF GULF LANE (A 15 FOOT RIGHT-OF-WAY); THENCE NORTH 39°07'35" WEST, ALONG SAID EAST RIGHT-OF-WAY OF GULF LANE, A DISTANCE OF 91.64 FEET TO THE POINT OF BEGINNING.

**Site Area:** 53,796.29 sq. ft. (1.24 acres MOL)







**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 **May 27, 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**

<b>Application:</b>	SE 2025-01
<b>Applicant:</b>	Amanda Huffman
<b>Property Owner(s):</b>	Barefoot Beach Resort South LLC
<b>Property Address(s):</b>	13220 Gulf Boulevard, 13220 Gulf Boulevard # 1, 13220 Gulf Boulevard # 2, Madeira Beach, FL 33708
<b>Parcel ID(s):</b>	15-31-15-02741-000-0001, 15-31-15-02741-000-0010, 15-31-15-02741-000-0020
<b>Legal Description:</b>	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.
<b>Zoning/Future Land Use:</b>	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

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 application for SE 2025-01 is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

**Posted: May 15, 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: 5/15/2025  
Mailings for Case # SE 2025-01

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

Lisa Scheuermann  
Signature

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn and subscribed before me this 15<sup>th</sup> day of May, 20 25.

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



Samantha Arison  
Notary Public

5/15/25  
Date

\*Copy of public notice is attached.

BATEY, JEAN B 55 BOCA CIEGA DR MADEIRA BEACH, FL 33708-2449	GORDILLO, JUAN GORDILLO, JUAN 111 BOCA CIEGA DR MADEIRA BEACH, FL 33708-2451	HOTEL B INVESTORS LLC 101 150TH AVE ST PETERSBURG, FL 33708-2450
13302 MADERIA BEACH LLC 5965 VILLAGE WAY STE E105-712 SAN DIEGO, CA 92130-2475	TAGLIARINI, DAVID CANTRELL, JERRY J 13322 1ST ST E MADEIRA BEACH, FL 33708-2402	AMMONS, LISA 13331 GULF BLVD MADEIRA BEACH, FL 33708-2513
13325 GULF DEVELOPERS LLC PO BOX 10210 FORT SMITH, AR 72917-0210	MADEIRA BEACH, CITY OF 300 MUNICIPAL DR MADEIRA BEACH, FL 33708-1916	BOSCIA REVOCABLE TRUST BOSCIA, MICHAEL M TRE 1671 E GATE DANCER CIR INVERNESS, FL 34453-3395
COSTA, MICHAEL A COSTA, ILEANA 13302 GULF BLVD MADEIRA BEACH, FL 33708-2514	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
DE BORD, CLAUDE H JR DE BORD, JOANNE K 3990 61ST ST N ST PETERSBURG, FL 33709-5259	KLABEN, GERALD L JR KLABEN, JOANN O 13303 GULF LN MADEIRA BEACH, FL 33708-2535	BELLO, ROBERT JR 13301 GULF LN MADEIRA BEACH, FL 33708-2535
13200 GULF LLC 5204 HAMPTON BEACH PL TAMPA, FL 33609-2498	HARNEY, BRUCE C HARNEY, RENE O 140 174TH TERRACE DR E ST PETERSBURG, FL 33708-1343	13255 GULF LAND LLC TRE 13255 GULF LANE LAND TRUST 10208 GOLDEN EAGLE DR LARGO, FL 33778-3829
LLAUGET, RONALD F LLAUGET, ROSE A 19905 READING RD LUTZ, FL 33558-5006	KLINE FAMILY TRUST KLINE, JOHN MICHAEL TRE 10 RIVAGE NEWPORT COAST, CA 92657-0100	Homeowner 13201 GULF LN MADEIRA BEACH, FL 33708
COSTA, MICHAEL A TRUST COSTA, ILEANA TRUST 13302 GULF BLVD MADEIRA BEACH, FL 33708-2514	DUNN, BRIAN P DUNN, MAY LEE H 2401 POWDERHORN DR RICHMOND, VA 23231-7059	MADEIRA BEACH, CITY OF 300 MUNICIPAL DR MADEIRA BEACH, FL 33708-1916
P V L LTD PTNSHP LLLP 1201 BAYSHORE BLVD TAMPA, FL 33606-2910	DECONTI, PHILIP V JR TRE DECONTI, TAMERA TRE 150 131ST AVE W MADEIRA BEACH, FL 33708-2624	DECONTI, PHILIP V JR TRE DECONTI, TAMERA TRE 150 131ST AVE W MADEIRA BEACH, FL 33708-2624
ALVITI, ELIZABETH M CLARK, CHRISTOPHER G 13195 GULF LN UNIT 502 MADEIRA BEACH, FL 33708-2556	RAY, BARBARA REVOCABLE LIVING TRUST RAY, BARBARA TRE PO BOX 47727 ST PETERSBURG, FL 33743-7727	PETERSON, JOYCE E 13195 GULF LN UNIT 402 MADEIRA BEACH, FL 33708-2556

FARRO, BEVERLY FARRO, MICHAEL 13195 GULF LN UNIT 401 MADEIRA BEACH, FL 33708-2555	JUNG, SHERRY CAMP 13195 GULF LN UNIT 302 MADEIRA BEACH, FL 33708-2556	YORK, MICHAEL S & ALTA C LIVING TRUST YORK, MICHAEL S TRE 6510 THOROUGHBRED LOOP ODESSA, FL 33556-1859
FERRARO, MICHAEL L FERRARO, ALDONA M 13195 GULF LN UNIT 202 MADEIRA BEACH, FL 33708-2556	PETRINI, RONALD R REV TRUST PETRINI, RONALD R TRE 2750 EAGLE AVE N ST PETERSBURG, FL 33716-4106	CAMPBELL, MARTHA E 13195 GULF LN APT 102 MADEIRA BEACH, FL 33708-2555
SCOTT, CORY SCOTT, JACKIE 2885 COSTA DR GALESBURG, IL 61401-1235	MADEIRA DEL SOL CONDO ASSN INC 600 S CLEVELAND MASSILLON RD FAIRLAWN, OH 44333-3022	MEYER, JAMES MEYER, ANGELA 13307 GULF LN UNIT B MADEIRA BEACH, FL 33708-2535
RAYBORN, SANDRA RAYBORN, MITCHELL 13307 GULF LN UNIT A MADEIRA BEACH, FL 33708-2535	MADEIRA DUNES CONDO ASSN INC 13307 GULF LN MADEIRA BEACH, FL 33708-2535	BRAINSNACKER LLC 1305 BAYSHORE BLVD TAMPA, FL 33606-2911
LINDAUER, WILLIAM TRE LINDAUER, MELINDA TRE PO BOX 591 WAYNESVILLE, OH 45068-0591	PEKAR, VLADISLAV PEKAR, YELENA 5923 BROWDER RD TAMPA, FL 33625-4128	JAQUETT, FRANK L JAQUETT, LISA L 22 FARMINGTON CIR WEST GROVE, PA 19390-9542
BUDZBAN GREGORY & MARY ANN FAMILY JNT REV TRUST BUDZBAN, GREGORY M TRE 1565 MAPLEWOOD CT EDWARDSVILLE, IL 62025-3186	GIANNINI, MARCANTONIO A 4657 VROOMAN DR LEWISTON, NY 14092-1048	DAENENS, CEDRIC DAENENS, ALEXANDRA SIMEONOVNA 3068 CLARKE DR VIRGINIA BEACH, VA 23456-7927
BUCKLER, JAMES A BUCKLER, LYNNE M 24 MILLSTONE CRT UNIONVILLE ON L3R 7M4, CANADA	ZBROZHEK, ALENA SAPOSHNIKOV, DMITRIY 1834 COUNTRY CLUB RD N ST PETERSBURG, FL 33710-3806	RUDZIK FAMILY TRUST RUDZIK, ROBERT J TRE 240 108TH AVE UNIT 302 TREASURE ISLAND, FL 33706-5068
DEXTER & CICI PROPERTIES LLC 1100 MONTEREY BLVD NE ST PETERSBURG, FL 33704-2312	13235 GULF BLVD 512 LLC 8718 COBBLESTONE DR TAMPA, FL 33615-4914	YUNIVER, STELLA 11909 MANDEVILLA CT TAMPA, FL 33626-3305
AZZURI LTD 67 DECARIE CIR ETOBICOKE ON M9B 3J1, CANADA	MADEIRA GULF LLC 1105 BLYTH HILL CT TRINITY, FL 34655-7014	MCQUAID, JANE E LIVING TRUST 2615 RIO TIBER DR PUNTA GORDA, FL 33950-6388
MARTINEZ, RICARDO H 13215 SERPENTINE WAY SILVER SPRING, MD 20904-5347	GATOR NOLE LLC 520 CAPRI BLVD TREASURE ISLAND, FL 33706-2944	WILSON, HALEIGH G TRE WILSON, HALEIGH G REVOCABLE TRUST 7601 W FRANKLIN RD EVANSVILLE, IN 47712-9246



BELL, WILLIAM BELL, SANDRA 9600 ELIZABETH LAKE RD WHITE LAKE, MI 48386-2723	SALZMAN, ROSA A 7616 SANDSTONE DR ORLANDO, FL 32836-6330	BROOKS, SANDRA L LIV TRUST BROOKS, SANDRA L TRE 327 E 5TH AVE WINDERMERE, FL 34786-3500
TRAUB, ANGEL M TRAUB, TROY 560 S FAIRFIELD AVE LOMBARD, IL 60148-2828	BLANG, EUGENIE M 435 NEW HAMPSHIRE AVE NORFOLK, VA 23508-2128	STEWART, CHARLES STEWART, AUSILIA 484 CRIMSON OAK TRAIL OAKVILLE ON L6H 7A3, CANADA
RAGHEB, EMAD 4333 WAKEFIELD CRESC MISSISSAUGA ON L5C 4N3, CANADA	NAKAT, SAM S 8433 TIVOLI DR ORLANDO, FL 32836-8759	BUDZIAK, CHRISTOPHER JAMES 8514 MARQUETTE DR GROSSE ILE, MI 48138-1566
SUVAK, WILLIAM A JR SUVAK, NORMA LYNN 408 ROYAL CT PITTSBURGH, PA 15234-1049	GUARINO, ROSS A JR GUARINO, LISA KLAS 3085 ANGLE RD ORCHARD PARK, NY 14127-1401	THORNTON, CYNTHIA 300 CHLOE DR LA FAYETTE, GA 30728-6298
HUZIOR PROPERTIES INC 536 RIVIERA BAY DR NE ST PETERSBURG, FL 33702-2708	FRANCIS, ANTHONY A FRANCIS, MANDY J 2560 CALVANO DR LAND O LAKES, FL 34639-5493	ESPINOSA, PATRICK JR 7431 JOHNSON ST ARVADA, CO 80005-4177
MINA, MANUEL MINA, VIRGINIA C/O MINA, MANUEL 13000 GULF LN APT 504, MADEIRA BEACH, FL 33708-2694	MADEIRA RESORT CONDO LLC 11185 KAPOK GRAND CIR MADEIRA BEACH, FL 33708-3015	ABRAMO, ANGELO ABRAMO, NANCY 192 GARDEN PKWY BUFFALO, NY 14221-6628
DIFEO, FRANK DIFEO, KATHLEEN 23 OFFER ST BRADFORD, MA 01835-7005	FRANCIS TRUST LLC 2560 CALVANO DR LAND O LAKES, FL 34639-5493	GERMANI, ENRIQUE FERNANDO HAZ, PATRICIA ELIZABETH 6425 COACHFORD WAY MISSISSAUGA ON L5N 3V8, CANADA
RUSSONIELLO, BRIAN F RUSSONIELLO, ALESIA AMBROSE PO BOX 247 HARVEYS LAKE, PA 18618-0247	WATSON, KATHLEEN COFFEY, KAREN LEE 4121 HELENE PL VALRICO, FL 33594-5412	HARMON, ANJA HARMON, TYLER W 5893 STRATFORD GLEN CT SE GRAND RAPIDS, MI 49546-3886
MARTIN, EDDY TRE MARTIN, MADELIN TRE 12531 CARDIFF DR TAMPA, FL 33625-6593	OUR BEACH CONDO LLC 2483 OCEAN AVE BELLMORE, NY 11710-3826	CALEFATO-GREENBLATT, DANIELA GREENBLATT, JOHN 2062 NICHOLL AVE SCOTCH PLAINS, NJ 07076-1343
NAPIER ESTATES LLC 3104 E 700 N WHITELAND, IN 46184-9420	DUSTY TRAILS RVN LLC 8787 BOYSENBERRY DR TAMPA, FL 33635	ROBINSON, CHERRIE L TRE ROBINSON, CHERRIE L LIV TRUST 8461 MONARCH CIR SEMINOLE, FL 33772-3953

PICOLO, BRONWYN  
18325 GULF BLVD UNIT 201  
REDINGTON SHORES, FL 33708-1056

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

HUNIGAN, JAMIE HUNIGAN, DONNA  
62 SUNSET MEADOWS CT  
GRAY, TN 37615-4297

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

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

MULLINEAUX, WILLIAM T MULLINEAUX,  
SUSANNE M  
5000 CLAYTON CT  
SAINT AUGUSTINE, FL 32092-3688

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

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

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

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

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

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

KUPRIANOV, ALEXANDER SNYDER, KRISTIN  
30 RENAISSANCE DR  
MAYS LANDING, NJ 08330-2362

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

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

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

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

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

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

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

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

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

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

KAMERIC, LEO OMAR NGUYEN, AMIE ALEXA  
129 PAXTON LN  
ST DAVIDS ON L0S 1J1, CANADA

MEDEIRA BR 1708 LLC  
580 S HIGH ST STE 330  
COLUMBUS, OH 43215-5644

NGUYEN, MUI THI TRUST  
163101 GULF BLVD UNIT 1707  
MADEIRA BEACH, FL 33708

INTUIT OASIS PROPERTIES III LLC  
13952 NOBLE PARK DR  
ODESSA, FL 33556-1767

KUHN SQUAD LLC  
1925 JOSEY WALES TRL  
DU QUOIN, IL 62832-3704

NDL BEACH PROPERTY 1704 LLC  
PO BOX 66689  
ST PETE BEACH, FL 33736-6689

MARTIN, JULIO J GUERRERO, JOSEFA M  
13101 GULF BLVD UNIT 1609  
MADEIRA BEACH, FL 33708-2630

LOCKER, MICHAEL W LOCKER, STACY 814 W 5TH ST DULUTH, MN 55806-3943	WESTEN APARTMENTS LLC PO BOX 144 ROCKFIELD, KY 42274-0144	LUCKY TWO LLC 2396 BASSETT RD WESTLAKE, OH 44145-2909
INTUIT OASIS PROPERTIES II LLC 13952 NOBLE PARK DR ODESSA, FL 33556-1767	R & N PARTNERS LLC 8303 PINE RIVER RD TAMPA, FL 33637-1011	VAN HOUTEN, GEORGE W SR VANHOUTEN, GEORGE W JR 13101 GULF BLVD UNIT 1509 MADEIRA BEACH, FL 33708-2630
HERNANDEZ, ORLANDO A HERNANDEZ, MARIA A 5503 LAKE LETA BLVD TAMPA, FL 33624-2068	CALLAHAN, BRONWYN PICOLO 18325 GULF BLVD UNIT 201 REDINGTON SHORES, FL 33708-1056	TORRES, RICHARD TRE TORRES, JULIA A HERRICK TRE 83 E HIDDEN BAY DR DARTMOUTH, MA 02748-3023
BUJOUVES, PERRY ANGELO BUJOUVES, MARIA VERGIRIS 1539 JIM ALLEN WAY LONDON ON N6K 0E1, CANADA	ARTETA, ERNESTO TRE ARTETA, MARLENE TRE 428 S FAIRVIEW PARK RIDGE, IL 60068-4753	CAYEA, SHANNON G STAMP, WILLIAM D 13101 GULF BLVD UNIT 1409 MADEIRA BEACH, FL 33708-2630
MARTIN, CHRISTOPHER T MARTIN, GULSHAN 515 INLET WOODS CT ALPHARETTA, GA 30005-6914	EVERNGAM, R SCOTT 13101 GULF BLVD UNIT 1407 MADEIRA BEACH, FL 33708-2630	MADEIRA BAY 1406 LLC 13101 GULF BLVD UNIT 1406 MADEIRA BEACH, FL 33708-2630
A WAVE FROM IT ALL LLC 2400 BRIARCLIFF DR NEWBURGH, IN 47630-8602	FINZI LLC 17548 DEER ISLE CIR WINTER GARDEN, FL 34787-9418	RK CAPITAL LLC 1819 ALICIA WAY CLEARWATER, FL 33764-7511
THOMPSON, RICHARD LOURENCO, MONICA 32 SAWSTON CIR BRAMPTON ON L7A 2N8, CANADA	13101 GULF BLVD MBFL LLC 834 3RD AVE S TIERRA VERDE, FL 33715-2223	COMBS, HAROLD COMBS, BEATRICE 909 DUDLEY SQUARE WAY LOUISVILLE, KY 40222-4372
BAYSIDE RETREATS LLC 13101 GULF BLVD UNIT 1304 MADEIRA BEACH, FL 33708-2630	MADEIRA BAY RESORT I CONDO ASSN INC 2325 ULMERTON RD STE 20 CLEARWATER, FL 33762-3373	PETERSON, COURTNEY D PETERSON, CAROL J 807 8TH ST N VIRGINIA, MN 55792-2317
COTO, FRANK III TRE COTO, NICOLE TRE 15306 LAKE MAURINE DR ODESSA, FL 33556-3112	NAPARIU, JOHN S 13336 GULF BLVD UNIT 503 MADEIRA BEACH, FL 33708-2553	BARBAS, CAMERON 13336 GULF BLVD UNIT 502 ST PETERSBURG, FL 33708-2553
HUZIOR, RYSZARD HUZIOR, JANINA 13336 GULF BLVD UNIT 501 MADEIRA BEACH, FL 33708-2553	MPF BENEFICIARIES LLC 6112 N FLORIDA AVE TAMPA, FL 33604-6624	HOUSH, WILLIAM M III HOUSH, LYNN C 13336 GULF BLVD APT 404 MADEIRA BEACH, FL 33708-2552

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

ADAMS, JAMES M ADAMS, LINDA L  
10565 57TH AVE N  
PLYMOUTH, MN 55442-1661

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

BDA44 LLC  
503 TOMAHAWK TRL  
BRANDON, FL 33511-8085

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

WATKINS, MYRON C WATKINS, LIESEL C  
4503 OLD STAGE RD APT 303  
KINGSPORT, TN 37664-2938

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

FULKERSON, KAREN  
PO BOX 311  
CLARKSON, KY 42726-0311

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

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

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

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

ALVARODIAZ, WILLIAM CABRERA, DAVID  
401 N OREGON AVE UNIT 10  
TAMPA, FL 33606-1625

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

JUEDES, GAYLE A  
13336 GULF BLVD APT 104  
MADEIRA BEACH, FL 33708-2550

MCLENAGHAN, KRISTA LAWLEY, KELLY  
PO BOX 311  
225 SECOND ST RODNEY ON N0L 2CO, CANADA

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

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

CHAMBRE CONDO ASSN INC  
1155 PASADENA AVE S STE H  
SOUTH PASADENA, FL 33707-2878

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

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

FL INT IMP FUND TRE  
C/O AMERIS REALTY OF FL  
1114 17TH AVE S STE 205 NASHVILLE, TN 37212-2215

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



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

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Run Date: 11 Apr 2025

Subject Parcel: 15-31-15-02741-000-0010

Radius: 300 feet

Parcel Count: 140

Total pages: 6

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

MCLENAGHAN, KRISTA  
LAWLEY, KELLY  
PO BOX 311  
225 SECOND ST  
RODNEY ON NOL 2CO,

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

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

DIFEO, FRANK  
DIFEO, KATHLEEN  
23 OFFER ST  
BRADFORD, MA 01835-7005

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, MIRYUSEF  
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

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

SCOTT, CORY  
SCOTT, JACKIE  
2885 COSTA DR  
GALESBURG, IL 61401-1235

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

HUNIGAN, JAMIE  
HUNIGAN, DONNA  
62 SUNSET MEADOWS CT  
GRAY, TN 37615-4297

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

WATKINS, MYRON C  
WATKINS, LIESEL C  
4503 OLD STAGE RD APT 303  
KINGSPORT, TN 37664-2938

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

TAGLIARINI, DAVID  
CANTRELL, JERRY J  
13322 1ST ST E  
MADEIRA BEACH, FL 33708-2402

GORDILLO, JUAN  
GORDILLO, JUAN  
111 BOCA CIEGA DR  
MADEIRA BEACH, FL 33708-2451

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

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

KLABEN, GERALD L JR  
KLABEN, JOANN O  
13303 GULF LN  
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 APT 404  
MADEIRA BEACH, FL 33708-2552

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

FARRO, BEVERLY  
FARRO, MICHAEL  
13195 GULF LN UNIT 401  
MADEIRA BEACH, FL 33708-2555

FERRARO, MICHAEL L  
FERRARO, ALDONA M  
13195 GULF LN UNIT 202  
MADEIRA BEACH, FL 33708-2556

ALVITI, ELIZABETH M  
CLARK, CHRISTOPHER G  
13195 GULF LN UNIT 502  
MADEIRA BEACH, FL 33708-2556

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

KUPRIANOV, ALEXANDER  
SNYDER, KRISTIN  
30 RENAISSANCE DR  
MAYS LANDING, NJ 08330-2362

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

FL INT IMP FUND TRE  
C/O AMERIS REALTY OF FL  
1114 17TH AVE S STE 205  
NASHVILLE, TN 37212-2215

KLINE FAMILY TRUST  
KLINE, JOHN MICHAEL TRE  
10 RIVAGE  
NEWPORT COAST, CA 92657-0100

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

YORK, MICHAEL S & ALTA C LIVING TRUST  
YORK, MICHAEL S TRE  
6510 THOROUGHbred LOOP  
ODESSA, FL 33556-1859

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

ADAMS, JAMES M  
ADAMS, LINDA L  
10565 57TH AVE N  
PLYMOUTH, MN 55442-1661

DUNN, BRIAN P  
DUNN, MAY LEE H  
2401 POWDERHORN DR  
RICHMOND, VA 23231-7059

MULLINEAUX, WILLIAM T  
MULLINEAUX, SUSANNE M  
5000 CLAYTON CT  
SAINT AUGUSTINE, FL 32092-3688

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

HARNEY, BRUCE C  
HARNEY, RENE O  
140 174TH TERRACE DR E  
ST PETERSBURG, FL 33708-1343



DE BORD, CLAUDE H JR  
DE BORD, JOANNE K  
3990 61ST ST N  
ST PETERSBURG, FL 33709-5259

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

PETRINI, RONALD R REV TRUST  
PETRINI, RONALD R TRE  
2750 EAGLE AVE N  
ST PETERSBURG, FL 33716-4106

RAY, BARBARA REVOCABLE LIVING TRUST  
RAY, BARBARA TRE  
PO BOX 47727  
ST PETERSBURG, FL 33743-7727

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

ALVARODIAZ, WILLIAM  
CABRERA, DAVID  
401 N OREGON AVE UNIT 10  
TAMPA, FL 33606-1625

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

PETERSON, COURTNEY D  
PETERSON, CAROL J  
807 8TH ST N  
VIRGINIA, MN 55792-2317

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

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

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

BROOKS, SANDRA L LIV TRUST  
BROOKS, SANDRA L TRE  
327 E 5TH AVE  
WINDERMERE, FL 34786-3500

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

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

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

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

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

HOTEL B INVESTORS LLC  
101 150TH AVE  
ST PETERSBURG, FL 33708-2450

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

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

PETERSON, JOYCE E  
13195 GULF LN UNIT 402  
MADEIRA BEACH, FL 33708-2556

BATEY, JEAN B  
55 BOCA CIEGA DR  
MADEIRA BEACH, FL 33708-2449

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

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

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

DUSTY TRAILS RVN LLC  
8787 BOYSENBERRY DR  
TAMPA, FL 33635

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

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

BDA44 LLC  
503 TOMAHAWK TRL  
BRANDON, FL 33511-8085

FULKERSON, KAREN  
PO BOX 311  
CLARKSON, KY 42726-0311

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

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

P V L LTD PTNSHP LLLP  
1201 BAYSHORE BLVD  
TAMPA, FL 33606-2910

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

MADEIRA DEL SOL CONDO ASSN INC  
600 S CLEVELAND MASSILLON RD  
FAIRLAWN, OH 44333-3022

CAMPBELL, MARTHA E  
13195 GULF LN APT 102  
MADEIRA BEACH, FL 33708-2555

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

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

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

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

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

CHAMBRE CONDO ASSN INC  
1155 PASADENA AVE S STE H  
SOUTH PASADENA, FL 33707-2878

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

BELLO, ROBERT JR  
13301 GULF LN  
MADEIRA BEACH, FL 33708-2535

JUNG, SHERRY CAMP  
13195 GULF LN UNIT 302  
MADEIRA BEACH, FL 33708-2556

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

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

JUEDES, GAYLE A  
13336 GULF BLVD APT 104  
MADEIRA BEACH, FL 33708-2550

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

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

13200 GULF LLC  
5204 HAMPTON BEACH PL  
TAMPA, FL 33609-2498

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

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

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

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

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

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

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

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

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

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

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

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

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

PICOLO, BRONWYN  
18325 GULF BLVD UNIT 201  
REDINGTON SHORES, FL 33708-1056

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

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

BRAINSNACKER LLC  
1305 BAYSHORE BLVD  
TAMPA, FL 33606-2911

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

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

MADEIRA BAY RESORT I CONDO ASSN INC  
2325 ULMERTON RD STE 20  
CLEARWATER, FL 33762-3373



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

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

Run Date: 11 Apr 2025

Subject Parcel: 15-31-15-02741-000-0001

Radius: 300 feet

Parcel Count: 172

Total pages: 7

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

MCLENAGHAN, KRISTA  
LAWLEY, KELLY  
PO BOX 311  
225 SECOND ST  
RODNEY ON NOL 2CO,

MARTIN, CHRISTOPHER T  
MARTIN, GULSHAN  
515 INLET WOODS CT  
ALPHARETTA, GA 30005-6914

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

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

DIFEO, FRANK  
DIFEO, KATHLEEN  
23 OFFER ST  
BRADFORD, MA 01835-7005

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

THOMPSON, RICHARD  
LOURENCO, MONICA  
32 SAWSTON CIR  
BRAMPTON ON L7A 2N8,  
CANADA

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

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

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

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

TORRES, RICHARD TRE  
TORRES, JULIA A HERRICK TRE  
83 E HIDDEN BAY DR  
DARTMOUTH, MA 02748-3023

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

LOCKER, MICHAEL W  
LOCKER, STACY  
814 W 5TH ST  
DULUTH, MN 55806-3943

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

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

SCOTT, CORY  
SCOTT, JACKIE  
2885 COSTA DR  
GALESBURG, IL 61401-1235

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

HUNIGAN, JAMIE  
HUNIGAN, DONNA  
62 SUNSET MEADOWS CT  
GRAY, TN 37615-4297

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

WATKINS, MYRON C  
WATKINS, LIESEL C  
4503 OLD STAGE RD APT 303  
KINGSPORT, TN 37664-2938

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

BUJOUVES, PERRY ANGELO  
BUJOUVES, MARIA VERGIRIS  
1539 JIM ALLEN WAY  
LONDON ON N6K 0E1,  
CANADA

COMBS, HAROLD  
COMBS, BEATRICE  
909 DUDLEY SQUARE WAY  
LOUISVILLE, KY 40222-4372

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

TAGLIARINI, DAVID  
CANTRELL, JERRY J  
13322 1ST ST E  
MADEIRA BEACH, FL 33708-2402

GORDILLO, JUAN  
GORDILLO, JUAN  
111 BOCA CIEGA DR  
MADEIRA BEACH, FL 33708-2451

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

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

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

RAYBORN, SANDRA  
RAYBORN, MITCHELL  
13307 GULF LN UNIT A  
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 APT 404  
MADEIRA BEACH, FL 33708-2552

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

FARRO, BEVERLY  
FARRO, MICHAEL  
13195 GULF LN UNIT 401  
MADEIRA BEACH, FL 33708-2555

ALVITI, ELIZABETH M  
CLARK, CHRISTOPHER G  
13195 GULF LN UNIT 502  
MADEIRA BEACH, FL 33708-2556

FERRARO, MICHAEL L  
FERRARO, ALDONA M  
13195 GULF LN UNIT 202  
MADEIRA BEACH, FL 33708-2556

DECONTI, PHILIP V JR TRE  
DECONTI, TAMERA TRE  
150 131ST AVE W  
MADEIRA BEACH, FL 33708-2624

DECONTI, PHILIP V JR TRE  
DECONTI, TAMERA TRE  
150 131ST AVE W  
MADEIRA BEACH, FL 33708-2624

CAYEA, SHANNON G  
STAMP, WILLIAM D  
13101 GULF BLVD UNIT 1409  
MADEIRA BEACH, FL 33708-2630

MARTIN, JULIO J  
GUERRERO, JOSEFA M  
13101 GULF BLVD UNIT 1609  
MADEIRA BEACH, FL 33708-2630

VAN HOUTEN, GEORGE W SR  
VANHOUTEN, GEORGE W JR  
13101 GULF BLVD UNIT 1509  
MADEIRA BEACH, FL 33708-2630

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

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

KUPRIANOV, ALEXANDER  
SNYDER, KRISTIN  
30 RENAISSANCE DR  
MAYS LANDING, NJ 08330-2362

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

FL INT IMP FUND TRE  
C/O AMERIS REALTY OF FL  
1114 17TH AVE S STE 205  
NASHVILLE, TN 37212-2215

KLINE FAMILY TRUST  
KLINE, JOHN MICHAEL TRE  
10 RIVAGE  
NEWPORT COAST, CA 92657-0100

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

YORK, MICHAEL S & ALTA C LIVING TRUST  
YORK, MICHAEL S TRE  
6510 THOROUGHbred LOOP  
ODESSA, FL 33556-1859

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

ARTETA, ERNESTO TRE  
ARTETA, MARLENE TRE  
428 S FAIRVIEW  
PARK RIDGE, IL 60068-4753

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

ADAMS, JAMES M  
ADAMS, LINDA L  
10565 57TH AVE N  
PLYMOUTH, MN 55442-1661

DUNN, BRIAN P  
DUNN, MAY LEE H  
2401 POWDERHORN DR  
RICHMOND, VA 23231-7059

MULLINEAUX, WILLIAM T  
MULLINEAUX, SUSANNE M  
5000 CLAYTON CT  
SAINT AUGUSTINE, FL 32092-3688

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

KAMERIC, LEO OMAR  
NGUYEN, AMIE ALEXA  
129 PAXTON LN  
ST DAVIDS ON LOS 1J1,  
CANADA

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

HARNEY, BRUCE C  
HARNEY, RENE O  
140 174TH TERRACE DR E  
ST PETERSBURG, FL 33708-1343

DE BORD, CLAUDE H JR  
DE BORD, JOANNE K  
3990 61ST ST N  
ST PETERSBURG, FL 33709-5259

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

PETRINI, RONALD R REV TRUST  
PETRINI, RONALD R TRE  
2750 EAGLE AVE N  
ST PETERSBURG, FL 33716-4106

RAY, BARBARA REVOCABLE LIVING TRUST  
RAY, BARBARA TRE  
PO BOX 47727  
ST PETERSBURG, FL 33743-7727

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

ALVARODIAZ, WILLIAM  
CABRERA, DAVID  
401 N OREGON AVE UNIT 10  
TAMPA, FL 33606-1625

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

HERNANDEZ, ORLANDO A  
HERNANDEZ, MARIA A  
5503 LAKE LETA BLVD  
TAMPA, FL 33624-2068

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

PETERSON, COURTNEY D  
PETERSON, CAROL J  
807 8TH ST N  
VIRGINIA, MN 55792-2317

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

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

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

BROOKS, SANDRA L LIV TRUST  
BROOKS, SANDRA L TRE  
327 E 5TH AVE  
WINDERMERE, FL 34786-3500

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

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

BRAINSNACKER LLC  
1305 BAYSHORE BLVD  
TAMPA, FL 33606-2911

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

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

LUCKY TWO LLC  
2396 BASSETT RD  
WESTLAKE, OH 44145-2909

13101 GULF BLVD MBFL LLC  
834 3RD AVE S  
TIERRA VERDE, FL 33715-2223

NDL BEACH PROPERTY 1704 LLC  
PO BOX 66689  
ST PETE BEACH, FL 33736-6689

R & N PARTNERS LLC  
8303 PINE RIVER RD  
TAMPA, FL 33637-1011

INTUIT OASIS PROPERTIES II LLC  
13952 NOBLE PARK DR  
ODESSA, FL 33556-1767

CALLAHAN, BRONWYN PICOLO  
18325 GULF BLVD UNIT 201  
REDINGTON SHORES, FL 33708-1056

EVERNGAM, R SCOTT  
13101 GULF BLVD UNIT 1407  
MADEIRA BEACH, FL 33708-2630

A WAVE FROM IT ALL LLC  
2400 BRIARCLIFF DR  
NEWBURGH, IN 47630-8602

MADEIRA BAY RESORT I CONDO ASSN INC  
2325 ULMERTON RD STE 20  
CLEARWATER, FL 33762-3373

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

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

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

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

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

RK CAPITAL LLC  
1819 ALICIA WAY  
CLEARWATER, FL 33764-7511

HOTEL B INVESTORS LLC  
101 150TH AVE  
ST PETERSBURG, FL 33708-2450

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

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

PETERSON, JOYCE E  
13195 GULF LN UNIT 402  
MADEIRA BEACH, FL 33708-2556

BATEY, JEAN B  
55 BOCA CIEGA DR  
MADEIRA BEACH, FL 33708-2449



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

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

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

DUSTY TRAILS RVN LLC  
8787 BOYSENBERRY DR  
TAMPA, FL 33635

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

MADEIRA BAY 1406 LLC  
13101 GULF BLVD UNIT 1406  
MADEIRA BEACH, FL 33708-2630

NGUYEN, MUI THI TRUST  
163101 GULF BLVD UNIT 1707  
MADEIRA BEACH, FL 33708

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

BDA44 LLC  
503 TOMAHAWK TRL  
BRANDON, FL 33511-8085

FULKERSON, KAREN  
PO BOX 311  
CLARKSON, KY 42726-0311

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

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

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

P V L LTD PTNSHP LLLP  
1201 BAYSHORE BLVD  
TAMPA, FL 33606-2910

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

KUHN SQUAD LLC  
1925 JOSEY WALES TRL  
DU QUOIN, IL 62832-3704

MADEIRA DEL SOL CONDO ASSN INC  
600 S CLEVELAND MASSILLON RD  
FAIRLAWN, OH 44333-3022

CAMPBELL, MARTHA E  
13195 GULF LN APT 102  
MADEIRA BEACH, FL 33708-2555

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

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

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

BAYSIDE RETREATS LLC  
13101 GULF BLVD UNIT 1304  
MADEIRA BEACH, FL 33708-2630

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

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

CHAMBRE CONDO ASSN INC  
1155 PASADENA AVE S STE H  
SOUTH PASADENA, FL 33707-2878

BELLO, ROBERT JR  
13301 GULF LN  
MADEIRA BEACH, FL 33708-2535

JUNG, SHERRY CAMP  
13195 GULF LN UNIT 302  
MADEIRA BEACH, FL 33708-2556

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

MEDEIRA BR 1708 LLC  
580 S HIGH ST STE 330  
COLUMBUS, OH 43215-5644

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

JUEDES, GAYLE A  
13336 GULF BLVD APT 104  
MADEIRA BEACH, FL 33708-2550

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

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

13200 GULF LLC  
5204 HAMPTON BEACH PL  
TAMPA, FL 33609-2498

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

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

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

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

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

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

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

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

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

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

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

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

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

PICOLO, BRONWYN  
18325 GULF BLVD UNIT 201  
REDINGTON SHORES, FL 33708-1056

INTUIT OASIS PROPERTIES III LLC  
13952 NOBLE PARK DR  
ODESSA, FL 33556-1767

FINZI LLC  
17548 DEER ISLE CIR  
WINTER GARDEN, FL 34787-9418

WESTEN APARTMENTS LLC  
PO BOX 144  
ROCKFIELD, KY 42274-0144



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

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

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

Run Date: 11 Apr 2025

Subject Parcel: 15-31-15-02741-000-0020

Radius: 300 feet

Parcel Count: 170

Total pages: 7

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

MCLENAGHAN, KRISTA  
LAWLEY, KELLY  
PO BOX 311  
225 SECOND ST  
RODNEY ON NOL 2CO,

MARTIN, CHRISTOPHER T  
MARTIN, GULSHAN  
515 INLET WOODS CT  
ALPHARETTA, GA 30005-6914

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

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

DIFEO, FRANK  
DIFEO, KATHLEEN  
23 OFFER ST  
BRADFORD, MA 01835-7005

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

THOMPSON, RICHARD  
LOURENCO, MONICA  
32 SAWSTON CIR  
BRAMPTON ON L7A 2N8,  
CANADA

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

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

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

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

TORRES, RICHARD TRE  
TORRES, JULIA A HERRICK TRE  
83 E HIDDEN BAY DR  
DARTMOUTH, MA 02748-3023

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

LOCKER, MICHAEL W  
LOCKER, STACY  
814 W 5TH ST  
DULUTH, MN 55806-3943

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

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

SCOTT, CORY  
SCOTT, JACKIE  
2885 COSTA DR  
GALESBURG, IL 61401-1235

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

HUNIGAN, JAMIE  
HUNIGAN, DONNA  
62 SUNSET MEADOWS CT  
GRAY, TN 37615-4297

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

WATKINS, MYRON C  
WATKINS, LIESEL C  
4503 OLD STAGE RD APT 303  
KINGSPORT, TN 37664-2938

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

BUJOUVES, PERRY ANGELO  
BUJOUVES, MARIA VERGIRIS  
1539 JIM ALLEN WAY  
LONDON ON N6K 0E1,  
CANADA

COMBS, HAROLD  
COMBS, BEATRICE  
909 DUDLEY SQUARE WAY  
LOUISVILLE, KY 40222-4372

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

GORDILLO, JUAN  
GORDILLO, JUAN  
111 BOCA CIEGA DR  
MADEIRA BEACH, FL 33708-2451

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

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 APT 404  
MADEIRA BEACH, FL 33708-2552

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

FARRO, BEVERLY  
FARRO, MICHAEL  
13195 GULF LN UNIT 401  
MADEIRA BEACH, FL 33708-2555

ALVITI, ELIZABETH M  
CLARK, CHRISTOPHER G  
13195 GULF LN UNIT 502  
MADEIRA BEACH, FL 33708-2556

FERRARO, MICHAEL L  
FERRARO, ALDONA M  
13195 GULF LN UNIT 202  
MADEIRA BEACH, FL 33708-2556

DECONTI, PHILIP V JR TRE  
DECONTI, TAMERA TRE  
150 131ST AVE W  
MADEIRA BEACH, FL 33708-2624

DECONTI, PHILIP V JR TRE  
DECONTI, TAMERA TRE  
150 131ST AVE W  
MADEIRA BEACH, FL 33708-2624

CAYEA, SHANNON G  
STAMP, WILLIAM D  
13101 GULF BLVD UNIT 1409  
MADEIRA BEACH, FL 33708-2630

VAN HOUTEN, GEORGE W SR  
VANHOUTEN, GEORGE W JR  
13101 GULF BLVD UNIT 1509  
MADEIRA BEACH, FL 33708-2630

MARTIN, JULIO J  
GUERRERO, JOSEFA M  
13101 GULF BLVD UNIT 1609  
MADEIRA BEACH, FL 33708-2630

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

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

KUPRIANOV, ALEXANDER  
SNYDER, KRISTIN  
30 RENAISSANCE DR  
MAYS LANDING, NJ 08330-2362

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

FL INT IMP FUND TRE  
C/O AMERIS REALTY OF FL  
1114 17TH AVE S STE 205  
NASHVILLE, TN 37212-2215

KLINE FAMILY TRUST  
KLINE, JOHN MICHAEL TRE  
10 RIVAGE  
NEWPORT COAST, CA 92657-0100

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

YORK, MICHAEL S & ALTA C LIVING TRUST  
YORK, MICHAEL S TRE  
6510 THOROUGHbred LOOP  
ODESSA, FL 33556-1859

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

ARTETA, ERNESTO TRE  
ARTETA, MARLENE TRE  
428 S FAIRVIEW  
PARK RIDGE, IL 60068-4753

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

ADAMS, JAMES M  
ADAMS, LINDA L  
10565 57TH AVE N  
PLYMOUTH, MN 55442-1661

DUNN, BRIAN P  
DUNN, MAY LEE H  
2401 POWDERHORN DR  
RICHMOND, VA 23231-7059

MULLINEAUX, WILLIAM T  
MULLINEAUX, SUSANNE M  
5000 CLAYTON CT  
SAINT AUGUSTINE, FL 32092-3688

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

KAMERIC, LEO OMAR  
NGUYEN, AMIE ALEXA  
129 PAXTON LN  
ST DAVIDS ON LOS 1J1,  
CANADA

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

HARNEY, BRUCE C  
HARNEY, RENE O  
140 174TH TERRACE DR E  
ST PETERSBURG, FL 33708-1343

DE BORD, CLAUDE H JR  
DE BORD, JOANNE K  
3990 61ST ST N  
ST PETERSBURG, FL 33709-5259

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

PETRINI, RONALD R REV TRUST  
PETRINI, RONALD R TRE  
2750 EAGLE AVE N  
ST PETERSBURG, FL 33716-4106

RAY, BARBARA REVOCABLE LIVING TRUST  
RAY, BARBARA TRE  
PO BOX 47727  
ST PETERSBURG, FL 33743-7727

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

ALVARODIAZ, WILLIAM  
CABRERA, DAVID  
401 N OREGON AVE UNIT 10  
TAMPA, FL 33606-1625

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

HERNANDEZ, ORLANDO A  
HERNANDEZ, MARIA A  
5503 LAKE LETA BLVD  
TAMPA, FL 33624-2068

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, LYNN E 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

PETERSON, COURTNEY D  
PETERSON, CAROL J  
807 8TH ST N  
VIRGINIA, MN 55792-2317

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

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

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

BROOKS, SANDRA L LIV TRUST  
BROOKS, SANDRA L TRE  
327 E 5TH AVE  
WINDERMERE, FL 34786-3500

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

BRAINSNACKER LLC  
1305 BAYSHORE BLVD  
TAMPA, FL 33606-2911

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

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

LUCKY TWO LLC  
2396 BASSETT RD  
WESTLAKE, OH 44145-2909

13101 GULF BLVD MBFL LLC  
834 3RD AVE S  
TIERRA VERDE, FL 33715-2223

NDL BEACH PROPERTY 1704 LLC  
PO BOX 66689  
ST PETE BEACH, FL 33736-6689

R & N PARTNERS LLC  
8303 PINE RIVER RD  
TAMPA, FL 33637-1011

INTUIT OASIS PROPERTIES II LLC  
13952 NOBLE PARK DR  
ODESSA, FL 33556-1767

CALLAHAN, BRONWYN PICOLO  
18325 GULF BLVD UNIT 201  
REDINGTON SHORES, FL 33708-1056

EVERNGAM, R SCOTT  
13101 GULF BLVD UNIT 1407  
MADEIRA BEACH, FL 33708-2630

A WAVE FROM IT ALL LLC  
2400 BRIARCLIFF DR  
NEWBURGH, IN 47630-8602

MADEIRA BAY RESORT I CONDO ASSN INC  
2325 ULMERTON RD STE 20  
CLEARWATER, FL 33762-3373

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

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

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

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

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

RK CAPITAL LLC  
1819 ALICIA WAY  
CLEARWATER, FL 33764-7511

HOTEL B INVESTORS LLC  
101 150TH AVE  
ST PETERSBURG, FL 33708-2450

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

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

PETERSON, JOYCE E  
13195 GULF LN UNIT 402  
MADEIRA BEACH, FL 33708-2556

BATEY, JEAN B  
55 BOCA CIEGA DR  
MADEIRA BEACH, FL 33708-2449

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

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

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

DUSTY TRAILS RVN LLC  
8787 BOYSENBERRY DR  
TAMPA, FL 33635

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

MADEIRA BAY 1406 LLC  
13101 GULF BLVD UNIT 1406  
MADEIRA BEACH, FL 33708-2630

NGUYEN, MUI THI TRUST  
163101 GULF BLVD UNIT 1707  
MADEIRA BEACH, FL 33708

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

BDA44 LLC  
503 TOMAHAWK TRL  
BRANDON, FL 33511-8085

FULKERSON, KAREN  
PO BOX 311  
CLARKSON, KY 42726-0311

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

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

P V L LTD PTNSHP LLLP  
1201 BAYSHORE BLVD  
TAMPA, FL 33606-2910

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

KUHN SQUAD LLC  
1925 JOSEY WALES TRL  
DU QUOIN, IL 62832-3704

MADEIRA DEL SOL CONDO ASSN INC  
600 S CLEVELAND MASSILLON RD  
FAIRLAWN, OH 44333-3022

CAMPBELL, MARTHA E  
13195 GULF LN APT 102  
MADEIRA BEACH, FL 33708-2555

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

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

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

BAYSIDE RETREATS LLC  
13101 GULF BLVD UNIT 1304  
MADEIRA BEACH, FL 33708-2630

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

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

CHAMBRE CONDO ASSN INC  
1155 PASADENA AVE S STE H  
SOUTH PASADENA, FL 33707-2878

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

BELLO, ROBERT JR  
13301 GULF LN  
MADEIRA BEACH, FL 33708-2535

JUNG, SHERRY CAMP  
13195 GULF LN UNIT 302  
MADEIRA BEACH, FL 33708-2556

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

MEDEIRA BR 1708 LLC  
580 S HIGH ST STE 330  
COLUMBUS, OH 43215-5644

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

JUEDES, GAYLE A  
13336 GULF BLVD APT 104  
MADEIRA BEACH, FL 33708-2550



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

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

13200 GULF LLC  
5204 HAMPTON BEACH PL  
TAMPA, FL 33609-2498

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

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

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

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

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

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

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

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

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

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

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

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

PICOLO, BRONWYN  
18325 GULF BLVD UNIT 201  
REDINGTON SHORES, FL 33708-1056

INTUIT OASIS PROPERTIES III LLC  
13952 NOBLE PARK DR  
ODESSA, FL 33556-1767

FINZI LLC  
17548 DEER ISLE CIR  
WINTER GARDEN, FL 34787-9418

WESTEN APARTMENTS LLC  
PO BOX 144  
ROCKFIELD, KY 42274-0144

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



## AFFIDAVIT OF POSTING

Date: 5/15/2025  
Postings for: SE 2025-01

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

Lisa Sherman  
Signature

STATE OF FLORIDA  
COUNTY OF PINELLAS

Sworn to and subscribed before me this 15<sup>th</sup> day of May, 2025.

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



Samantha Arison  
Notary Public

5/15/25  
Date

\*Copy of public notice is attached.



**NOTICE OF PUBLIC HEARING**

APPLICATION NO. SE 2025-01  
REQUEST: Commercial Use of an  
Open rooftop

PROPERTY DESCRIPTION: 13230 Gulf Blvd  
HEARING DATE & TIME: 5-27-2025 @ 12:00 PM  
HEARING LOCATION: COMMISSION CHAMBERS, MADIRA BEACH CITY HALL,  
300 MUNICIPAL DRIVE, MADIRA BEACH, FL 33708

THE PROJECT FILE IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL  
BUSINESS HOURS IN THE COMMUNITY DEVELOPMENT DEPARTMENT  
300 MUNICIPAL DRIVE, MADIRA BEACH, FL 33708 OR  
CALL 727-381-0817 FOR MORE INFORMATION



**PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST HEARING**

**CITY OF MADIRA BEACH  
300 MUNICIPAL DRIVE  
MADIRA BEACH, FLORIDA 33708**

A Special Magistrate Hearing is one City of Madera Beach, Florida will be held on **May 27, 2025, at 12:00 p.m.** in the Madera Beach City Hall in the Patricia Shortt Commission Chambers, located at 300 Municipal Drive, Madera 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 Madera Beach website by clicking the "Watch Live Meetings" button.

**THIS APPLICATION IS FOR A SPECIAL MAGISTRATE SPECIAL EXCEPTION USE REQUEST 2025-01**

Applicant:	SE 2025-01
Applicant:	Amanda Hoffman
Property Owner(s):	Barcelon Beach Resort South LLC
Property Address(es):	13220 Gulf Boulevard, 13220 Gulf Boulevard # 1, 13220 Gulf Boulevard # 2, Madera 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:	15-31-15-02741-000-0001, 15-31-15-02741-000-0010, 15-31-15-02741-000-0020
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(b)(6). 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

property. If you are desirous of voicing your approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comments to planning@maderabeachfl.gov. Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including, but not limited to, testimony of witnesses and relevant exhibits and other documentary evidence and its cross-examination. Interested parties must file a notice of intent to be a party with the Community Development Department no later than five days prior to the hearing. The notice, which is attached, can be filed at 300 Municipal Drive, Madera Beach, 33708. The application for SE 2025-01 is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

**Posted:** May 15, 2025, at the property site, City Hall, City of Madera Beach website, and Gulf Beaches Library.

View more information about this application at <https://maderabeachfl.gov/plan-review-discussion>



12:00p.m.,  
Municipal B  
proceeding is  
within the 33  
Meetings" but

THIS

Prop  
Prop  
Legal  
Zoning/Pu

**Request:** To reduce t  
feet, and reduce the si  
Specific Code Provisi

**Note:** You have receive  
property. If you are desi  
Special Magistrate Heari  
may become a party to th  
the sworn testimony of a  
examine all witnesses by  
Department and face them  
person or sent by mail to  
300 Municipal Drive, Ma  
Development Department

**Posted:** April 17, 2025, at t  
Library. View more info  
documents



**CITY OF MADIRA BEACH**

**APPLICATION FOR**

Please indicate your preference of board or comm  
☐ Civil Service Commission  
☐ Library Board  
☐ Planning Commission  
☐ Other

**Are you a Madera Beach Resident?**  
**Are you an elector (qualified voter) of the**  
**City of Madera Beach?**

**Are you related to a City of Madera Beach**  
**employee or elected official? If yes, please**  
**state the name of employee or elected official**  
**and relationship:**

**Name:**  
**Relationship:**

**Are you available for:**  
Daytime meetings  
Evening meetings

**Why would you like to be considered as a candi**

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

Please list any experience, special education, skills or tal  
are seeking

**CITY OF MADIRA BEACH**

**PUBLIC N**

**BOARD MEMBER VACAN**

**CIVIL SERVICE COMMISSION**

The City of Madera Beach is seeking applicatio  
Commission due to the expired term of a member o  
year. The term of the new member will expire on  
Board, Commission, and Committees are a valua  
members are volunteers and provide a great servi  
responsibilities include reviewing the City's policie  
City Charter, and making recommendations to the B

- Civil Service Commission - 7-member Board  
meetings are held for special projects and ad  
vis.
- Members must be a City of Madera Beach citi  
zens.
- Appointments are made on experience and  
merit.

Interested persons must submit an application to the  
2023, to be considered for appointment at the 0:00 p.m.  
0:00 p.m. All



**PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION 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 Swartz 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 601 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

**AGENDA ITEM FOR SPECIAL MAGISTRATE SPECIAL EXCEPTION REQUEST**

**Application:** SE 2025-01  
**Applicant:** Amara Hoffman  
**Property Owner(s):** Barefoot Beach Resort South LLC  
**Property Address(es):** 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:** 0.741-000-0020

**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 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 later 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 application for SE 2025-01 is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.

**Posted:** May 15, 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/>

**SPECIAL MAGISTRATE- VARIANCE SPECIAL EXCEPTION CODE ENFORCEMENT MEETING/AGENDA**

**Wednesday, April 23, 2025 @ 6:00 PM**  
Community Chambers, 300 Municipal Drive, Madeira Beach, FL 33708

**First Agenda Item: Public Notice of Special Magistrate Special Exception Request**

**Application:** SE 2025-01  
**Applicant:** Amara Hoffman  
**Property Owner(s):** Barefoot Beach Resort South LLC  
**Property Address(es):** 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

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**Posted:** May 15, 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/>

< Back

Plan Review Documents

John's Pass Village Activity Center Plan

 Jenny Silver  
Director of Community Development

 (727) 391-9951 x244

 planning@madeirabeachfl.gov

 300 Municipal Drive

 Monday - Friday  
8:30 am - 4:00 pm

# Plan Review Documents

## Special Magistrate Variances and Special Exception Uses

5/27/25 Special Magistrate Meeting 12 PM

### Variances

**VAR 2025-05 13119 4th St E**

[VAR 2025-05 13119 4th St E Application Final](#)

[Public Notice VAR 2025-05 13119 4th St E](#)

### Special Exception Uses

[SE 2025-01 Barefoot Beach Club Application](#)

[Public Notice SE 2025-01 Barefoot Beach Club 5 27 25](#)