



PUBLIC NOTICE

PLANNING COMMISSION MEETING TO CONSIDER REDEVELOPMENT PLANNING APPLICATION RDV 2023-01

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

6:00 P.M.

Monday, April 3, 2023

Commission Chambers

Applicant: Michael Kamenoff

Property Owner: 321 Boca Ciega, LLC

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

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

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

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

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

Public Notice: *Sec. 110-97. - Redevelopment planning process* requires the notification of property owners within 300 feet of the property where the redevelopment is proposed. Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the City Community Development Department not less than five days prior to the hearing.

This Notice was mailed to all property owners within 300 feet of the subject property and posted at City of Madeira Beach City Hall, at Gulf Beaches Public Library, on the City of Madeira Beach Website and at the property referenced above on March 21, 2023.

Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131.



NOTICE OF INTENT TO BE AN AFFECTED PARTY

Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the City Community Development Department not less than five days prior to commencement of the hearing. The completed and signed form may be emailed or submitted in person to the following:

Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708

Email: planning@madeirabeachfl.gov
727-391-9951

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

APPLICATION INFORMATION

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

Applicant's Name: _____

Signature of Affected Person

Date



AFFIDAVIT OF MAILING

Date: 3/20/2023

Mailings for Case # 2023-01

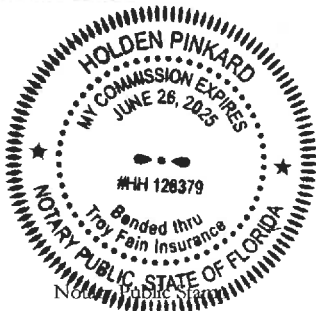
Before me this day Lisa Scheuermann personally appeared. He/she has mailed public notices to property owners within a 300 foot radius of the subject property.

Lisa Scheuermann
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 20TH day of MARCH, 20 23.

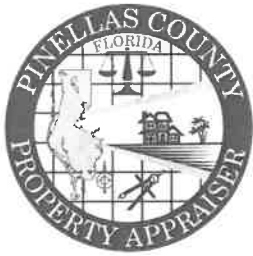
Personally known or produced _____ as identification.



[Signature]
Notary Public

3/20/2023
Date

*Copy of public notice is attached.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.org mike@pcpao.org

Run Date: 20 Mar 2023

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

Radius: 300 feet

Parcel Count: 49

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

Total pages: 3

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

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

PHONE: (727) 464-3207

NORTH COUNTY
29269 US Highway 19 N
Clearwater, FL 33761

FAX: (727) 464-3448

MID COUNTY
13025 Starkey Road
Largo, FL 33773

TTY/TDD: (727) 464-3370

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

MAIL: PO Box 1957, Clearwater, FL 33757

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

KEL PROPERTIES LLC
2288 EDYTHE DR
DUNEDIN FL 34698-2522



AFFIDAVIT OF POSTING

Date: 3-21-23

Postings for: RDV 2023-01

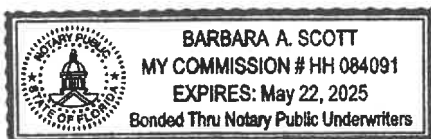
Before me this day Andrew Morris personally appeared. He she has posted public notices at the locations indicated in the notice document(s).

[Signature]
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 21st day of March, 20 23.

Personally known or produced _____ as identification.



Notary Public Stamp

Barbara A. Scott
Notary Public

3/21/23
Date

*Copy of public notice is attached.

321 Boca Ciega Dr Madeira Beach, Florida 33708



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

9:00 P.M.

Monday, April 3, 2023

Commission Chambers

Applicant: Milderl Katsaneff

Property Owner: 321 Boca Ciega, LLC

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

Parcel Number: 33-11-15-6-8722-076-0210

Zoning/Land Use: R-3, One-Dwelling Multifamily Residential Zoning District: Residential Medium

Legal Description: PAGE 7, REPLAT OF MITCHELL'S BEACH NO. 2-DLK 2, LOT 11

Nature of Request: Redevelopment Planning Application RDV-2023-01 is requesting authority to replace an existing semi-detached duplex with a new duplex. **Apn: 33-11-15-6-8722-076-0210 - Redevelopment planning process subject to the nature of the request with no approval Redevelopment Planning Application.** The application is available for review at the City of Madeira Beach, Community Development Department, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida and is available to view from 8:30 a.m. to 4:00 p.m. Monday through Friday.

Public Hearing: Any person who wishes to present comments on the application or to present testimony at the public hearing, should do so by filing a written statement with the City of Madeira Beach, Community Development Department not less than five days prior to the hearing.

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PROPERTY OF THE CITY OF MADEIRA BEACH

City Hall



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Gulf Beaches Library



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City Website



Copy to a new draft
Rewrite & Republish

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Meetings

Departments

Public Records Requests

Document Center

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2023 Resident Parking Passes Out Now

Community Development Services

Community Development Documents

Plan Review Documents

< Back

Plan Review Documents

John's Pass Activity Center Plan



Jenny Rowan
Director of Community
Development



(727) 391-9951 x244



300 Municipal Drive

Plan Review Documents

RDV 2023-01

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

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

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

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