



PUBLIC NOTICE

PLANNING COMMISSION (LOCAL PLANNING AGENCY) MEETING REGARDING MAJOR SITE PLAN REVIEW SP 2026-02

Date of Notice Posted: April 9, 2026

From: City of Madeira Beach

Regarding: Madeira Beach Public Works Building Major Site Plan

Address and Parcel ID: 503 150th Ave Madeira Beach, FL 33708 (09-31-15-00000-140-0300)

Purpose of This Public Notice

You are receiving this notice because you own property within 300 feet of the proposed development site for the Madeira Beach Public Works Building located at 503 150th Avenue Madeira Beach, FL 33708. The City of Madeira Beach Code of Ordinances *Sec. 2-78. - Conduct of hearing* requires a 10-day notice to be mailed to property owners within 300 feet of the property of the subject matter on the application.

Meeting Details

- **Date/Time:** May 4, 2026, 6:00 PM, Planning Commission Meeting
- **Location:** Commission Chambers, 300 Municipal Drive, Madeira Beach, FL 33708
- **Hosted by:** City of Madeira Beach Community Development Department
- **City Contact:** Andrew Morris, Long Range Planner, amorris@madeirabeachfl.gov
- **Meeting Access:** The meeting will be livestreamed and video archived at <https://www.youtube.com/@cityofmadeirabeach632> .

What Will Be Presented

- The proposed site plan and supporting documents will be presented by city staff.
- The proposed site plan will show the location and dimensions of the structure.
- The Planning Commission will review the proposed site plan based on the criteria in *Sec. 110-51. - Scope of review and Sec. 110-71. - Submission; contents*.
- The Planning Commission has the options to recommend to approve, approve with conditions, or deny the site plan.

Posting & Documentation

This notice has been mailed to all property owners within 300 feet of the proposed site, to the Madeira Beach Board of Commissioners, the City Clerk, and the Community Development Department, and has been posted visibly on the subject property in accordance with City requirements. 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 the attached Notice of Intent to be a party with the Community Development Department not less than five days prior to commencement of the hearing. A copy of the application is available for inspection in the Community Development Department between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday. The application will be available to view online at <https://madeirabeachfl.gov/plan-review-documents/> .

Location Of Major Site Plan Review SP 2026-02



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 affected party must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting must contact Community Development Director, Marci Forbes no later than 48 hours prior to the meeting: (727) 391-9951 or send a written request to planning@madeirabeachfl.gov.



AFFIDAVIT OF MAILING

Date: 4/9/2026

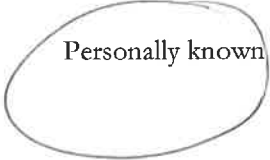
Mailings for Case # SP 2026-02

STATE OF FLORIDA
COUNTY OF PINELLAS

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

Sworn and subscribed before me this 9th day of April, 20 26.

Personally known or produced _____ as identification.



Notary Public Stamp

Mary Ann Hearn
Notary Public

4/9/26
Date

*Copy of public notice is attached.



MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 08 Apr 2026

Subject Parcel: 09-31-15-00000-140-0300

Radius: 300 feet

Parcel Count: 74

Total pages: 4

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.

FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE
C/O HAMMER & COMPANY PA
9373 SEMINOLE BLVD
SEMINOLE, FL 33772-3145

MARTIN, JOSEPH J
MARTIN, BARBARA MARY
PO BOX 99
BEAVERTON ON LOK 1A0,
CANADA

DANIEL, KATHERINE E TRE
DANIEL, KATHERINE E REV TRUST
13030 SORRENTO WAY
BRADENTON, FL 34211-2207

BRAZEAU, RONALD F
BRAZEAU, ELIZABETH R
BOX 723
BRIGHTS GROVE ON NON 1C0,
CANADA

ROLIZ J PROPERTIES INC
7058 4TH LN
TOTTENHAM ON L0G 1W0,
CANADA

PRUITT, DEAN A
PRUITT, MARIA L
1336 BAYVIEW DR
CLEARWATER, FL 33756-1232

BRYANT, CHAD J
BRYANT, MARY K
8619 CROSS OAKS LN
FAIRFAX STATION, VA 22039-3336

MANNING, JOHN
MANNING, CANDACE
5007 LOREAN CT
FLOYDS KNOBS, IN 47119-9324

DOERFLER, RAYMOND TRE
DOERFLER, RAYMOND REV TRUST
9907 RIVER DR
GIBSONTON, FL 33534-4405

KRAWCZYK, ROBERT J
KRAWCZYK, DARLENE M
23 HAMPTON CT
LANCASTER, NY 14086-9422

PADDOCK, TIMOTHY A
PADDOCK, BONNIE B
217 KIOWA PT
LOUDON, TN 37774-2924

REED, LARRY S
REED, JEAN ANN
399 150TH AVE UNIT 116C
MADEIRA BEACH, FL 33708-2067

LIPA REVOCABLE TRUST
LIPA, JOHN J TRE
399 150TH AVE APT 117C
MADEIRA BEACH, FL 33708-2067

FLUEGEMAN, PETER
FLUEGEMAN, DIANNA
399 150TH AVE UNIT 120
MADEIRA BEACH, FL 33708-2067

METZGER, THOMAS J
METZGER, SUZANNE M
423 150TH AVE APT 1202
MADEIRA BEACH, FL 33708-2074

CARPENTER, ROGER T JR TRE
CARPENTER, CHRISTINE K TRE
423 150TH AVE UNIT 1204
MADEIRA BEACH, FL 33708-2074

ROSENTHAL, SUSAN E
ROSENTHAL, JAMES J
423 150TH AVE APT 1304
MADEIRA BEACH, FL 33708-2074

BRYANT, CHARLES LYNN TRE
BRYANT, DONNA MARIE TRE
423 150TH AVE APT 1501
MADEIRA BEACH, FL 33708-2074

GAY, WILLIAM
GAY, CAROL
423 150TH AVE APT 1503
MADEIRA BEACH, FL 33708-2074

FORD, JERRY LOCKE TRE
FORD, JERRY LOCKE LIVING TRUST
423 150TH AVE APT 1203
MADEIRA BEACH, FL 33708-2074

HITTERMAN, DAVID A
CALKINS, BRIAN J
423 150TH AVE APT 1504
MADEIRA BEACH, FL 33708-2074

HAGUE, LINDA DIANE
HAGUE, MARK
423 150TH AVE APT 1402
MADEIRA BEACH, FL 33708-2074

ANDREUCCI, LORI ANN
HANAT, GREGORY R
425 150TH AVE UNIT 2502
MADEIRA BEACH, FL 33708-2076

BOYER, BRIAN C
BOYER, BRIDGET M
425 150TH AVE APT 2401
MADEIRA BEACH, FL 33708-2076

MCKENNA, RICHARD P
MCKENNA, LAURA A
425 150TH AVE APT 2206
MADEIRA BEACH, FL 33708-2076

THOMAS, ELIZABETH R
THOMAS, ELIZABETH R TRE
425 150TH AVE APT 2506
MADEIRA BEACH, FL 33708-2076

CAPARASO, DALE JOHN
CAPARASO, ANNE
425 150TH AVE APT 2302
MADEIRA BEACH, FL 33708-2076

HORDER REVOCABLE TRUST
HORDER, DIANE J TRE
425 150TH AVE UNIT 2305
MADEIRA BEACH, FL 33708-2076

POOLE, SUZANNE E
BARJAK, GEORGE
425 150TH AVE APT 2306
MADEIRA BEACH, FL 33708-2076

PRILEPOK, MILAN
PRILEPOK, MIROSLAWA M
425 150TH AVE APT 2202
MADEIRA BEACH, FL 33708-2076

BROOKS, JEFFREY S
BROOKS, FREDA ANNE-MARIE
425 150TH AVE APT 2205
MADEIRA BEACH, FL 33708-2076

MITCHELL, RONALD L
MITCHELL, DEBRA L
425 150TH AVE APT 2501
MADEIRA BEACH, FL 33708-2076

HAMILTON, LESLIE L
SHAFFER, PAUL DOUGLAS
425 150TH AVE UNIT 2203
MADEIRA BEACH, FL 33708-2076

DANIELS, NELSON E JR
DANIELS, PATRICIA A
399 150TH AVE APT 215
MADEIRA BEACH, FL 33708-2096

WHITE, JAMES
WHITE, ANGELA
399 150TH AVE UNIT 220C
MADEIRA BEACH, FL 33708-2096

CUSACK, ROBERT P
CUSACK, JUDEAN A
399 150TH AVE APT 217
MADEIRA BEACH, FL 33708-2096

BRACCIO, JENNY KITT LIV TRUST
BRACCIO, JENNY KITT TRE
399 150TH AVE APT 216
MADEIRA BEACH, FL 33708-2096

CROUTER, WILLIAM H TRE
CROUTER, ELAINE F TRE
399 150TH AVE UNIT 320C
MADEIRA BEACH, FL 33708-2097

SIDOR, PHILIP
SIDOR, SHEILA
399 150TH AVE APT 319
MADEIRA BEACH, FL 33708-2097

ABOOD, DONNA TRUST
ABOOD, DONNA TRE
3400 SW 27TH AVE APT 503
MIAMI, FL 33133-5308

SCARAFILE, MICHAEL GERARD
SCARAFILE, LORI LYNN
3627 MOHAWK ST
NEW HARTFORD, NY 13413-3809

ALI, NURAN SEN
ALI, NURAY GULEN
1408-5 KENNETH AVE
NORTH YORK ON M2N 6M7,
CANADA

PEREIRA, WILLIAM
PEREIRA, ANNA
180 DUNBLAINE AVE
NORTH YORK ON M5M 2S5,
CANADA

LEBLANC, RICHARD
LEBLANC, BARBARA
1535 HAIST ST UNIT 14
PELHAM ON LOS 1E2,
CANADA

MOLINO, DANTE
MOLINO, JANINE
111 JEFFERSON AVE
PITMAN, NJ 08071-2325

CAPRIOLA, WILLIAM JOSEPH
CAPRIOLA, AUDRA LEIGH
3815 BROOKVIEW RD
ROCKFORD, IL 61107-1432

CONTINELLI, GRACE
CONTINELLI, TONY
5-31 SAWMILL RD
ST CATHARINES ON L2S 0A1,
CANADA

DANIEL, THOMAS J REV TRUST
DANIEL, THOMAS J TRE
831 26TH AVE N
ST PETERSBURG, FL 33704-2713

LANT, REGINALD ANTHONY
HERGOTT, ELIZABETH LOUISE
7 ARNIES CHANCE
STOUFFVILLE ON L4A 1M1,
CANADA

DIX, GERALD L
MARIETTA, CAROL
2122 WABASH AVE
TERRE HAUTE, IN 47807-3304

DIX, GERALD L
MARIETTA, CAROL
2122 WABASH AVE
TERRE HAUTE, IN 47807-3304

KUPSIS, ANTHONY D TRE
KUPSIS, JOANNE M TRE
3449 STERLING ST
THE VILLAGES, FL 32162-7125

ROBINSON, WILLIAM TRE
ROBINSON, DAWN TRE
462 PLANTATION DR
TITUSVILLE, FL 32780-2571

LARSEN, WILLIAM P
LARSEN, KIMBERLY A
26 SUNRISE WAY
TOMS RIVER, NJ 08753-2039

LEE, EUGENE O JR
LEE, KIMBERLY M
1139 MYRTLE RD
VALRICO, FL 33596-7128

ROSENCRANS, GARY LEE
ROSENCRANS, JUDY ANN
3210 DEER RD
WISCONSIN RAPIDS, WI 54494-7431

SNUG HARBOUR CONDOMINIUM ASSN INC
570 CARILLON PKWY STE 210
ST PETERSBURG, FL 33716-1344

BOCA CIEGA LAND CO LLC
101 150TH AVE
MADEIRA BEACH, FL 33708-2450

GHOVAEE, HOUSH
423 150TH AVE APT 1206
MADEIRA BEACH, FL 33708-2074

COLLER, I COLETTE
399 150TH AVE APT 219C
MADEIRA BEACH, FL 33708-2096

BLACK, JASON R
907 BINNEY ST
BALTIMORE, MD 21224-4704

GOLDEN VORTEX RE LLC
5275 61ST AVE S
ST PETERSBURG, FL 33715-2402

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

READ, PETER
399 150TH AVE APT 318
MADEIRA BEACH, FL 33708-2097

MADEIRA COVE CONDOMINIUM ASSOCIATION
INC
10033 DR MARTIN LUTHER KING ST N STE 300
ST PETERSBURG, FL 33716-3830

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

SOUTHARD, SUSAN B
425 150TH AVE UNIT 2204
MADEIRA BEACH, FL 33708-2076

ERICKSON, NANCY LYNN
4291 COVENTRY DR S
FARGO, ND 58104-4252

MAYER, DAVID J EST
399 150TH AVE UNIT 317
MADEIRA BEACH, FL 33708-2097

MAYER, DAVID J EST
399 150TH AVE APT 317
MADEIRA BEACH, FL 33708-2097

ALLEN, CHRISTOPHER E
423 150TH AVE UNIT 1302
MADEIRA BEACH, FL 33708-2074

MADEIRA COVE CONDO ASSN
150TH AVE
MADEIRA BEACH, FL 33708

G D T CARVELLI HOLDINGS LLC
399 150TH AVE APT 316C
MADEIRA BEACH, FL 33708-2097



AFFIDAVIT OF POSTING

Date: 4/9/2026
Postings for: SP 2026-02

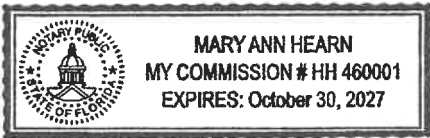
Before me this day Lisa Shekman personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

Lisa Shekman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 9th day of April, 2026.

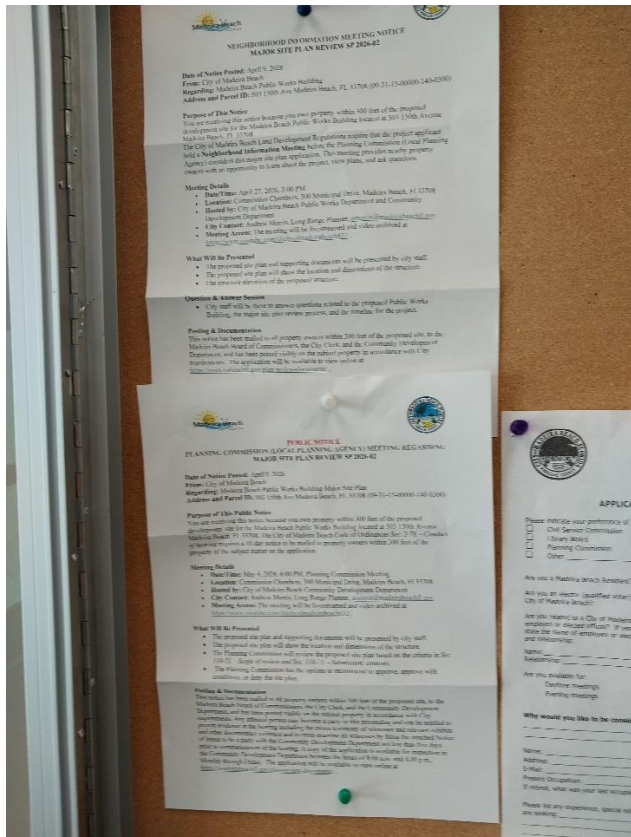
Personally known or produced _____ as identification.

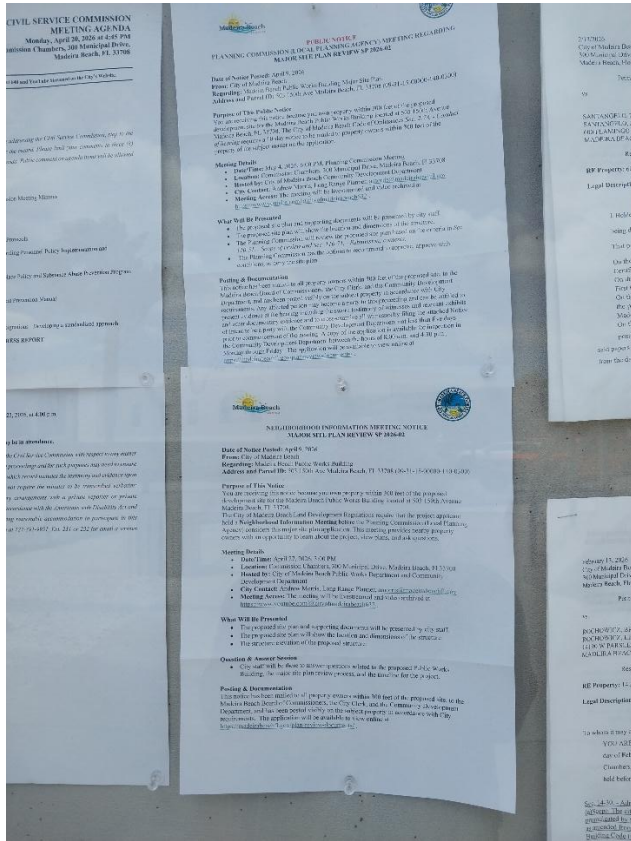


Notary Public Stamp

Mary Ann Hearn
Notary Public
4/9/26
Date

*Copy of public notice is attached.





Plan Review Documents

Ordinance 2026-03, PD to C-4 Rezoning

Planning Commission Meeting May 4, 2026, 6:00 PM

[Ordinance 2026-03, PD to C-4 Rezoning](#)

[Ordinance 2026-03 Business Impact Estimate](#)

[Ordinance 2026-03 Planning Commission \(LPA\) Public Notice](#)

MAJOR SITE PLAN REVIEW SP 2026-02

Neighborhood Information Meeting April 27, 2026, 3:00 PM

[SP 2026-02 Neighborhood Workshop Notice](#)

[Neighborhood Meeting Public Works Building Presentation](#)

Planning Commission Meeting May 4, 2026, 6:00 PM

[SP 2026-02 Planning Commission Public Notice](#)

Application

[SP 2026-02 Application](#)