



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

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

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **Monday, January 23, 2023, at 2:00p.m.**, at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE VARIANCE

Application: VAR 2023-01

Applicant(s): Nazary Ivanchuk

Property Owner(s): Nazary Ivanchuk

Property Address: 431 Virginia Ave Madeira Beach FL 33708

Parcel ID: 10-31-15-34380-016-0040

Legal Description: GULF SHORES 4TH ADD BLK P, LOT 4

Zoning/Future Land Use: R-1, Single-Family Residential Zoning District/Residential Urban

Request: Reducing the side yard setback from 7 feet to 2 feet.

Specific Code Provisions: Sec. 110-181. - Setback requirements.

Note: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Special Magistrate Hearing or can submit comment to planning@madeirabeachfl.gov. *Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:00 a.m. and 4:00 p.m.*

Posted: **January 13, 2023**, 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

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: 1/13/2023

Mailings for Case # VAR-2023-01

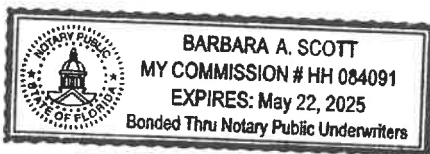
Before me this day Lisa Scheuerman personally appeared. He/she has mailed public notices to property owners within a 300 foot radius of the subject property.

Lisa Scheuerman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn and subscribed before me this 13th day of January, 20 23.

Personally known or produced _____ as identification.



Notary Public Stamp

Barbara A Scott
Notary Public

1/13/23
Date

*Copy of public notice is attached.



MIKE TWITTY, MAI, C A
Pinellas County Property Appraiser

www.pcpao.gov

mike@pcpao.gov

Run Date: 12 Jan 2023

Subject Parcel: 10-31-15-34380-016-0040

Radius: 300 feet

Parcel Count: 52

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.

BIALT, BERNARD JR
BIALT, TINA ST JOHN
7203 HOURGLASS DR
APOLLO BEACH FL 33572-1578

SANTOS, MERCEDES
VOLPE, THERESA
1745 WESLEY AVE
EVANSTON IL 60201-3518

PATSCHAK, WILLIAM F
PATSCHAK, MARGARET G
7508 SOMERSET TER
FREDERICK MD 21702-3654

LEACH, VERNON EUGENE
LEACH, CHARITY RENEE
16537 TWIN HOLLOWS LN
GARFIELD AR 72732-9833

PETERSEN, MARK
PETERSEN, PATRICIA M
14001 N BAYSHORE DR
MADEIRA BEACH FL 33708-2210

HURLEY, KEVIN M
HOLLAND, MEREDITH C
420 140TH AVE E
MADEIRA BEACH FL 33708-2302

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

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

BAKER, KEVIN A TRE
BAKER, TARA L TRE
481 S BAYSHORE DR
MADEIRA BEACH FL 33708-2305

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

TSITSO, JAMES P
TSITSO, ANGELA M
473 S BAYSHORE DR
MADEIRA BEACH FL 33708-2305

BANNING, MELISSA L
MATHEWS, TAYLOR T
449 S BAYSHORE DR
MADEIRA BEACH FL 33708-2305

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

SHIFFLETT, JAMES R TRE
SHIFFLETT, ELIZABETH JANE TRE
483 S BAYSHORE DR
MADEIRA BEACH FL 33708-2305

SHIFFLETT, JAMES R
SHIFFLETT, BETTY J
483 S BAYSHORE DR
MADEIRA BEACH FL 33708-2305

JONES, KEVIN
JONES, LISA
496 S BAYSHORE DR
MADEIRA BEACH FL 33708-2306

FULLE, DOUGLAS D
FULLE, MICHELLE L
418 S BAYSHORE DR
MADEIRA BEACH FL 33708-2306

WILSON, CURTIS A
RAPP, LOIS J
400 VIRGINIA AVE
MADEIRA BEACH FL 33708-2308

MCNULTY FAMILY LIVING TRUST
MCNULTY, MICHAEL BOYD TRE
500 S BAYSHORE DR
MADEIRA BEACH FL 33708-2321

STAUB, BREWER J
STAUB, KRISTEN H
523 MARLYN WAY
MADEIRA BEACH FL 33708-2341

BOUCHARD, ALLAN JR
BOUCHARD, WENDY
540 MARLYN WAY
MADEIRA BEACH FL 33708-2342

HYDE, ASA A TRE
HYDE, CAROLYN M TRE
510 MARLYN WAY
MADEIRA BEACH FL 33708-2342

BILLET, CHRISTOPHER T
BILLET, BERNADETTE
457 S BAYSHORE DR
MADEIRA BEACH FL 33708-2355

TARSITANO, ROBERT A
TARSITANO, LISA RENEE
13975 ISLAND DR
MADEIRA BEACH FL 33708-2360

WATERMORE TRUST
PATZSCHKE, MARK R TRE
582 CRYSTAL DR
MADEIRA BEACH FL 33708-2373

KYNER, JOHN E JR TRE
KYNER, SANDRA L TRE
10311 CHURCH HILL RD
MERCERSBURG PA 17236-9661

FAHEY, ANTHONY
FAHEY, ROSANNA
12019 WHISTLING WIND DR
RIVERVIEW FL 33569-4801

HEARD, JOHN FREDRIC
HEARD, DEITRA RENEE
221 45TH AVE
ST PETE BEACH FL 33706-2524

KARASIAK, BRYCE
KARASIAK, STEPHANIE
14605 CANOPY DR
TAMPA FL 33626-3354

NELSON, THRESA-JAN
410 140TH AVE E
MADEIRA BEACH FL 33708-2302

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

PRIOR, DONALD S
353 144TH AVE
MADEIRA BEACH FL 33708-2109

PAIGE, JACOB G
500 140TH AVE E
MADEIRA BEACH FL 33708-2338

ZEHAGEN, BONNIE M
440 S BAYSHORE DR
MADEIRA BEACH FL 33708-2306

SALTY SNAPPER HOMES LLC
6500 1ST AVE N
ST PETERSBURG FL 33710-8404

HOWARD, DARBI L
421 VIRGINIA AVE
MADEIRA BEACH FL 33708-2307

407 S BAYSHORE LLC
517 VINTAGE WAY
BRANDON FL 33511-6365

OFFERPAD SPVBORROWER1 LLC
2150 E GERMANN RD STE 1
CHANDLER AZ 85286-1662

LUNNING, SARA
434 S BAYSHORE DR
MADEIRA BEACH FL 33708-2306

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

PRIOR, DONALD S
353 144TH AVE
MADEIRA BEACH FL 33708-2109

GILMORE, MARY
410 VIRGINIA AVE
MADEIRA BEACH FL 33708-2308

JOHNSON, STEVE L
495 S BAYSHORE DR
MADEIRA BEACH FL 33708-2305

ATHERTON, AMANDA J
521 MARLYN WAY
MADEIRA BEACH FL 33708-2341

BLUEBIRD AND KOI LLC
620 MCCULLY ST APT 1008
HONOLULU HI 96826-3943

MEAGHER, JOHN F III
465 S BAYSHORE DR
MADEIRA BEACH FL 33708-2305

HYDE, CAROLYN
510 MARLYN WAY
MADEIRA BEACH FL 33708-2342

NESBY, MARGARET M
400 ISLAND DR
MADEIRA BEACH FL 33708-2330

ANDREWS PARTNERS OF FLORIDA LLC
8263 124TH TER UNIT 193
LARGO FL 33773-2943

DELANO, PAUL JR
12345 STEAMBED RD
RIVERVIEW FL 33579

KASEL, GREGORY K
408 S BAYSHORE DR
MADEIRA BEACH FL 33708-2306

SALHUS, VICKI
3438 SILVER MEADOW WAY
PLANT CITY FL 33566-0724



AFFIDAVIT OF POSTING

Date: 1-13-23
Postings for: VAR 2023-01

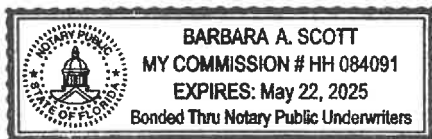
Before me this day Andrew Morris personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

am
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 13th day of January, 20 23.

Personally known or produced _____ as identification.

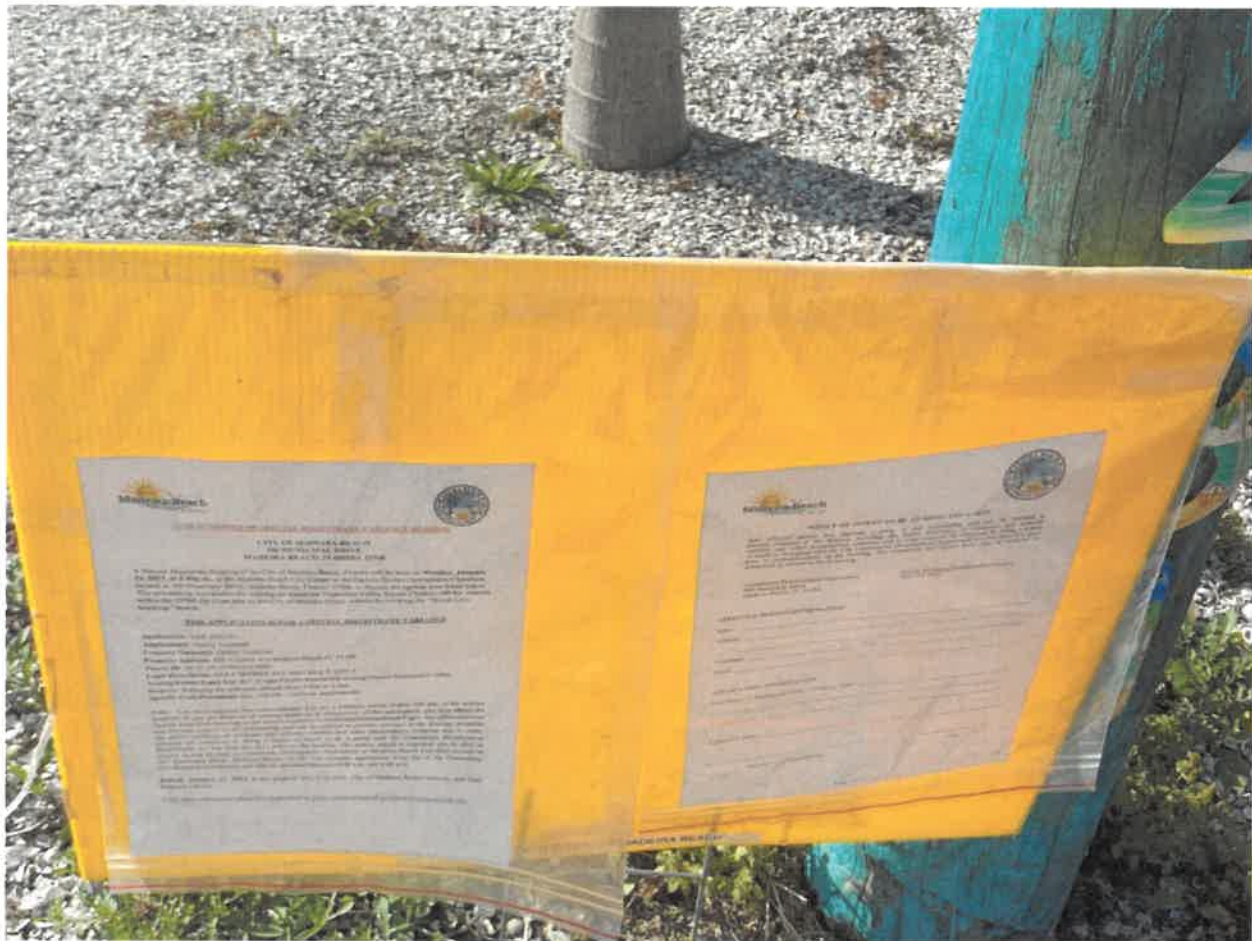


Notary Public Stamp

Barbara A. Scott
Notary Public
1/13/23
Date

*Copy of public notice is attached.

431 Virginia Ave, Madeira Beach, Florida 33708 (Property Site)



Gulf Beaches Library



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708

A Special Magistrate Hearing of the City of Madera Beach, Florida will be held on Monday, January 23, 2023, at 2:00p.m., at the Madera Beach City Center in the Patricia Sherry 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 33705 Zip Code and on the City of Madera Beach website by clicking the "Watch Live Meetings" button.

THIS APPLICATION IS FOR A SPECIAL MAGISTRATE VARIANCE

Application: VAR 2023-01

Applicant: Nazary Tranchesi

Property Owner(s): Nazary Tranchesi

Property Address: 451 Virginia Ave Madera Beach FL 33708

Parcel ID: 10-31-15-34300-016-0440

Legal Description: GULF SHORES 4TH ADD BLK P LOT 4

Zoning/Future Land Use: R-1 Single-Family Residential Zoning District Residential Urban

Request: Reducing the side yard setback from 7 feet to 2 feet

Specific Code Provisions: Sec. 110-181 - Setback requirement

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@maderabeachfl.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 Madera Beach City Hall located at 300 Municipal Drive, Madera Beach, FL 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:00 a.m. and 4:00 p.m.

Posted: January 13, 2023, 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/planning/documents>



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
Madera Beach, FL 33708

Email: planning@maderabeachfl.gov
727.491.9951

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

Telephone: _____

Email: _____

APPLICATION INFORMATION


Case Name or Application Number, whichever apply: _____




Applicant's Name: _____

Signature of Affected Person: _____

Date: _____

City Hall

**MEETING**



CITY OF MADERA BEACH
100 Municipal Drive, Madera Beach, Florida 33708
MADERA BEACH, FLORIDA 33708

A Special Magistrate Hearing of the City of Madera Beach, Florida will be held on **Monday, January 13, 2023**, at 2:00p.m. in the Madera Beach City Center at the Patricia Wilson Conference Center, located at 100 Municipal Drive, Madera Beach, Florida 33708, to discuss the agenda items listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 4.40 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 VARIANCE

Application: VAR 2023-01
Applicant(s): Nancy Brantley
Property Owner(s): Nancy Brantley
Property Address: 433 Virginia Ave Madera Beach FL 33708
Parcel ID: 430-11-15-14284-016-0000
Legal Description: C-111 SEC-22-4 (10: A02 BULK P, LOT 4
Zoning District: L and Use: S-1 Single-Family Residential Zoning District/Residential Lot
Request: Requiring this rule and setback from 7 feet to 2 feet.
Specific Code Provision(s): S-110 (3) - Setback requirements

Notice: You have received this notice because you are a property owner within 300 feet of the subject property. If you are dissatisfied with the proposed application, you may attend the Special Magistrate Hearing to present evidence to the magistrate and/or to the City Commission. You may also submit written comments to the City Commission. The notice is being provided to you to inform you of the hearing and to provide you with the opportunity to be heard. The notice is being provided to you to inform you of the hearing and to provide you with the opportunity to be heard. The notice is being provided to you to inform you of the hearing and to provide you with the opportunity to be heard.

Filed: January 13, 2023, at the property site, City Hall, City of Madera Beach website, and 100 Municipal Drive, Madera Beach, Florida 33708.

View more information about this application at <https://maderabeachfl.gov/planning/development>.

NOTICE OF INTENT TO BE AN AFFECTED PARTY

Any affected person may become a party to this proceeding and may be entitled to present evidence at the hearing including the issues, testimony of witnesses and relevant exhibits, and other documentary evidence and to cross-examine all witnesses. A notice of intent to be a party to this proceeding must be submitted to the City Commission at least 10 business days prior to the hearing. The completed and signed form may be submitted or submitted as follows to the following:

Community Development Department
100 Municipal Drive
Madera Beach, FL 33708

Email: planning@maderabeachfl.gov
337-381-0991

AFFECTED PERSON INFORMATION

Name: _____
Address: _____
Telephone: _____ Fax: _____
Email: _____

APPLICATION INFORMATION

Case Name(s) or Application Number, whichever apply: _____
Applicant's Name: _____
Signature of Affected Person: _____ Date: _____

Website

Special Magistrate

VAR 2023-01 431 Virginia Ave Madeira Beach FL 33708

[VAR 2023 01 431 Virginia Ave Application](#)

[Public Notice VAR 2023 01 431 Virginia Ave And Notice Of Intent Form](#)