

Schooner Resort - Major Site Plan Review Neighborhood Information Meeting Notice

Date of Notice: August 12th, 2025

From: Kevin Bowden, Manager/ JJB Property Holdings LLC

Regarding: Proposed Hotel Development (Schooner Resort) at 14500 Gulf Boulevard, Madeira Beach, FL 33708 and 106 145th AVE E, Madeira Beach FL 33708 and 14550 Gulf Blvd, Madeira Beach, FL 33708

Address and Parcel ID:

14500 GULF BOULEVARD (PARCEL 09 31 15 87048 000 0010), 14550 GULF BOULEVARD (PARCEL 09 31 15 87048 000 0020), 14560 GULF BOULEVARD (PARCELS 09 31 15 05929 000 0010, 09 31 15 05929 000 0020, 09 31 15 05929 000 0030, 09 31 15 05929 000 0040, 09 31 15 05929 000 0050, 09 31 15 05929 000 0060, 09 31 15 05929 000 0070, 09 31 15 05929 000 0080, 09 31 15 05929 000 0090, 09 31 15 05929 000 0100, 09 31 15 05929 000 0110, 09 31 15 05929 000 0120, 09 31 15 05929 000 0140, 09 31 15 05929 000 0001), VACANT LOT TO THE WEST OF 106 145TH AVENUE EAST (PARCEL 09 31 15 54306 000 0030), VACANT LOT TO THE SOUTH OF 14601 GULF BOULEVARD (PARCEL 09 31 15 87048 000 0710), 106 145TH AVENUE EAST (PARCEL, 09 31 15 54306 000 0040), AND 14503 GULF BOULEVARD (PARCEL 09 31 15 54306 000 0020)

Purpose of This Notice

You are receiving this notice because you own property within 300 feet of the proposed development site for a new scaled down hotel (Schooner Resort) at **14500 Gulf Boulevard, Madeira Beach, FL 33708**.

The City of Madeira Beach Land Development Regulations require that the project applicant hold a **Neighborhood Information Meeting** before the Local Planning Agency (LPA) considers this major site plan application. This meeting provides nearby property owners with an opportunity to learn about the project, view plans, and ask questions.

Meeting Details

Date: Thursday August 28th, 2025

- **Time:** 5:00 PM
- **Location:** Cambria Madeira Beach Hotel, 15015 Madeira Way, 3rd floor
- **Hosted by:** Kevin Bowden, Jim Beggins, Jeff Beggins / Owners & Developers
- **City Contact:** Andrew Morris, Long Range Planner, amorris@madeirabeachfl.gov

What Will Be Presented

At the meeting, we will share:

- The scaled down **Preliminary Development Plan** for the proposed hotel.
 - Details about the **intended use of the property**.
 - The **project's development objectives and design philosophy**.
 - The **anticipated schedule** for construction and completion.
 - **Visual aids** (site plans, renderings, etc.) for attendees to review.
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Question & Answer Session

Following the presentation, there will be a **Q&A period** to address your questions and comments **specific to the proposed project**.

We will also explain **how potential impacts will be addressed or mitigated**, including but not limited to:

- Traffic and parking considerations.
 - Noise and light impacts.
 - Stormwater and environmental measures.
 - Construction timelines and staging.
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Meeting Access

All interested parties are welcome to attend. If you require special accommodations to participate, please contact Steven Lambert, 774-248-3110 at least seven [7] days prior to the meeting.

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.

We look forward to meeting with you and hearing your feedback.

Sincerely,

Kevin Bowden

Manager, JJB Property Holdings LLC

207-251-3815

kbowden077@gmail.com

CAMBRIA Cambria Hotel
15015 Madeira Way,
Madeira Beach, FL 33708

TAMPA FL 335
SAINT PETERSBURG FL
12 AUG 2025 PM 3 L



1775★

UNITED STATES
OF AMERICA

FOREVER/USA

City Clerk
Community Development Department
Board of Commissioners
300 Municipal Drive
Madeira Beach, FL 33708

33708-191600



JJB PROPERTY HOLDINGS LLC
5294 62ND AVE S
ST PETERSBURG, FL 33715-2403

ADAMS, DAVID C TRE ADAMS, DAVID C TRUST
340 CRESTRIDGE LN
LONGMONT, CO 80501-4731

HUBER, GRACE
78 146TH AVE E
MADEIRA BEACH, FL 33708-2118

KINGDOM REALTY LLP
4921 71ST AVE N
PINELLAS PARK, FL 33781-4428

NAVARRO, JOHN
11501 47TH AVE N
ST PETERSBURG, FL 33708-2705

ONEILL HOLDINGS LLC
16512 BRIGADOON DR
TAMPA, FL 33618-1051

MORALES, ROBERT RAMON HERNANDEZ, BRENDA
FERNADEZ
105 147TH AVE
MADEIRA BEACH, FL 33708-2125

DEL BENE, CHRISTOPHER
70 147TH AVE E
MADEIRA BEACH, FL 33708-2124

DOCKSIDE DAVES REAL ESTATE LLC
14701 GULF BLVD
MADEIRA BEACH, FL 33708-2151

GILLELAND, CHARLES R GILLELAND, JANE I
6960 RIVERDALE DR
HORACE, ND 58047-5711

KD BEACH PROPERTIES LLC
20336 OLD HIGHWAY 6
ADEL, IA 50003-5615

NUM ONE SUN LLC
19113 DOVES LANDING DR
TAMPA, FL 33647-3002

SEAVIEW 502 LLC
1622 CHIPPEWA CT
GROVE CITY, OH 43123-9717

GREENFIELD PROPERTIES OF MINNESOTA LLC
7120 71ST AVE
LORETTO, MN 55357-9653

RESSEL, CLAUS
C/O COMPREHENSIVE MGMT
1 KEY CAPRI APT 113W TREASURE ISLAND, FL
33706-4959

HATT, RUTH M
2821 18TH AVE NW
ROCHESTER, MN 55901-7653

ESTES, LARRY L ESTES, JANICE A
16365 REDINGTON DR
REDINGTON BEACH, FL 33708-1547

NADENIK, JACALYN R REVOCABLE TRUST
NADENIK, JACALYN R TRE
2345 WHITE OAK DR
NORTHBROOK, IL 60062-6347

CELEBRE, RAFFAELE CELEBRE, ADRIANA
197 RUSSELL SNIDER DR
NOBLETON ON LOG 1N0, CANADA

COWEN, TIMOTHY A COWEN, SHARON L
8268 66TH WAY N
PINELLAS PARK, FL 33781-2062

BASHAM, GREGORY C TRE BASHAM, LISA SAVICKI
TRE
667 SULKY CT
HEBRON, KY 41048-8484

MAD BEACH 303 LLC
7120 71ST AVE N
LORETTO, MN 55357-9653

WEISER, JAMES
1420 SOPHIA CT
COLUMBIA, IL 62236-1021

DONITA INVESTMENTS INC
RR 1 SITE 3 BOX 12
THORSBY ALBERTA T0C 2P0, CANADA

KRIVOPISHCHENKO, GENNADIY
KRIVOPISHCHENKO, OKSANA
2906 WINDING TRAIL DR
VALRICO, FL 33596-7918

HILL REVOCABLE FAMILY TRUST HILL, ALLEN F TRE
234 WHISPERING LAKE DR
PALOS PARK, IL 60464-2532

LAND O'FROST INC
16850 CHICAGO AVE
LANSING, IL 60438-1121

SEAVIEW 202 LLC
190 CEYLON AVE
TAMPA, FL 33606-3330

VITELLAS, MICHAEL X TRE VITELLAS, ANGELINE
TRE
250 W 93RD ST APT 15B
NEW YORK, NY 10025-7395

CURRAN, IAN CURRAN, NICHOLA
2350 SIERRA CREEK RD
AGOURA HILLS, CA 91301-6244

MADEIRA BEACH PROPERTY LLC
460 BURNSIDE DR
TIPP CITY, OH 45371-3713

COASTAL LLC
8835 NE HUBBELL RD
BONDURANT, IA 50035-1252

MAD BEACH LLC
7120 71ST AVE
LORETTO, MN 55357-9653

KRAMER, LEROY J
27685 BUTLER CENTER RD
CLARKSVILLE, IA 50619-9253

SEAVIEW CONDOMINIUM ASSN INC
C/O RESOURCE PROPERTY MGMT
7300 PARK ST SEMINOLE, FL 33777-4601

FORTIS FAMILIA LLC
11580 SHELLY CIR
SEMINOLE, FL 33772-6142

SEABREEZE AT MADEIRA CONDO ASSN INC
C/O ARIZONA FUNDS LLC
8830 BAYWOOD PARK DR SEMINOLE, FL 33777-4605

MCDERMOTT, CONSTANCE J TRUST MCDERMOTT,
CONSTANCE J TRE
105 145TH AVE E
MADEIRA BEACH, FL 33708-2273

KUSHNIR INVESTMENT TRUST KIT LC TRE
4005 64TH ST
BETHESDA, MD 20816-2617

HILA, ERVIS DOKLE, BLERINA
4935 ORANGE GROVE WAY
PALM HARBOR, FL 34684-4030

BROCATO, JOSEPH TRE
2608 N 51ST ST
TAMPA, FL 33619-2724

RUMBALL, BOYD C RUMBALL, FRANCES M
194 BARBER DR
FORT MCMURRAY AB T9K 1Z1, CANADA

LOPRESTI, CHARLES LOPRESTI, ROSANNA
2233 GLENFIELD RD
OAKVILLE ON L6M 3S7, CANADA

STUART, CRAIG ALEXANDER STUART, KATHLEEN
DUNAYE
43005 LOST FARM TER
LEESBURG, VA 20175-4866

SCHUSTER FAMILY TRUST SCHUSTER, DONALD W
TRE
2937 SILK TREE TER
THE VILLAGES, FL 32163-2356

CELEIRO, ARMANDO P CELEIRO, EDWIN
719 CAMROSE DR
BRANDON, FL 33510-2158

HADDAD, ROUSHDI TRE HADDAD, NAHED TRE
1530 BEDFORD FORGE CT
CHESTERFIELD, MO 63017-4954

BURKE, MICHAEL BURKE, KATHERINE
1015 MACPHERSON DR
CORBEIL ON P0H 1K0, CANADA

ZAGAZIG FINANCIAL GROUP LLC
435 S OREGON AVE UNIT 202
TAMPA, FL 33606-2121

RUMBALL, BRIAN N RUMBALL, MAUREEN S
31 AMBROSE RD
NORTH YORK ON M2K 1S2,

BEAUDET, MARTHA L
1120 BROADWAY
SOMERVILLE, MA 02144-1809

STRINGARI, KEVIN RICHARD
612 CAMPUS ST
CHARLOTTE, NC 28216-5310

NEGRUCCI, SCOTT NEGRUCCI, KAREN
19 YARMOUNTH DR
AGAWAM, MA 01001

NICHOLS, MARK
14401 GULF BLVD APT 104
MADEIRA BEACH, FL 33708-2171

HIDDEN TREASURE ONE LLC
14401 GULF BLVD APT 103
MADEIRA BEACH, FL 33708-2171

CHIESA, ANGELO CHIESA, ADRIANO
7 PURLEY CRES
SCARBOROUGH ON M1M 1E7, CANADA

HAGENS, ANTON S
14401 GULF BLVD APT 101
MADEIRA BEACH, FL 33708-2171

LA COQUINA CONDOMINIUM ASSN INC
901 N HERCULES AVE STE A
CLEARWATER, FL 33765-2031

BEACH PLAZA APT MOTEL CONDO ASSN INC
14560 GULF BLVD
MADEIRA BEACH, FL 33708-2148

MCCLELLAND, STEPHEN MCCLELLAND, BETH
541 WAGG RD
UXBRIDGE ON L9P 1R4, CANADA

GOMBORONE, JAMES GOMBORONE, ELIZABETH
32 CHURCH ST
LE ROY, NY 14482-1033

HANEY, WILLIAM R LIVING TRUST HANEY, WILLIAM
R TRE
1368 LAUREL OAKS DR
STREAMWOOD, IL 60107-3305

NAGLAPURA, SUBRAMANYA
3568 SHORELINE CIR
PALM HARBOR, FL 34684-1743

MCNALLEY, GWENDELYN
22219 KENNEDY RD
QUEENSVILLE ON LOG 1R0, CANADA

DOYNE, KAREN L
2700 WOODLEY RD NW # 1
WASHINGTON, DC 20008-4145

ROGERS, SCOTT M ROGER,S MIRANDA J
7032 AUTONBROUGH DR
TOLEDO, OH 43617

DEVER, JOHN E DEVER, PATRICIA A
3105 RED LION DR
VALRICO, FL 33596-6094

5027784 ONTARIO LIMITED
3140 18TH SIDERD
KING ON L7B 0H4, CANADA

RICKETTS, SHARON
14600 GULF BLVD APT 301
MADEIRA BEACH, FL 33708-2167

BETTON, WALTER L BETTON, JANICE
36750 US HIGHWAY 19 N LOT 2205
PALM HARBOR, FL 34684-1239

HENKEL, BRIAN K
14600 GULF BLVD UNIT 203
MADEIRA BEACH, FL 33708-2167

LANDEL, KAREN R
908 DUESENBERG DR
AUBURN, IN 46706-3223

ALVAREZ, RAMON J ALVAREZ, MARIANNE M
3002 JASON CT
CLEARWATER, FL 33761-1420

LMM PROPERTY FOUR LLC
36750 US HWY 19 N UNIT 2408
PALM HARBOR, FL 34684-1239

LMM PROPERTY SIX LLC
36750 US HIGHWAY 19 N STE 2408
PALM HARBOR, FL 34684-1239

STAPOR, EDWARD GALLAYS, NATALIE
6115 BAHIA DEL MAR BLVD APT 6
ST PETERSBURG, FL 33715-2382

MOUNTAIN GOLD LLC
475 APPLE VALLEY RD
SEVIERVILLE, TN 37862-5410

THE ARIE DAM CONDOMINIUM ASSOCIATION INC
5901 US HIGHWAY 19 STE 7Q
NEW PORT RICHEY, FL 34652-2940

PINELLAS COUNTY
ATTN: PARKS DEPT/MADEIRA BEACH
315 COURT ST CLEARWATER, FL 33756-5165

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

DOCKSIDE DAVES RESTAURANT LLC
14701 GULF BLVD
MADEIRA BEACH, FL 33708-2151

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

M & C MADLAND LLC
14705 GULF BLVD
MADEIRA BEACH, FL 33708-2151

ABELKIS, RICHARD RIMAS CUCCIO, CLAIRE ELLEN
5579 LA SALLE CT
NEW PORT RICHEY, FL 34652-3726

HELTON, MARY A REVOCABLE TRUST HELTON,
MARY ANN TRE
7930 3RD AVE S
ST PETERSBURG, FL 33707-1028

VALENZUELA, LENKA
10355 TEMPLE WAY
SEMINOLE, FL 33772-7418

KADELCO LLC
11009 RIDGEDALE RD
TEMPLE TERRACE, FL 33617-3025

GRAVES, KELLY TRUST GRAVES, EVAN TRUST
705 PELICAN LN
PEOTONE, IL 60468-8702

COPP, MARISSA MARY
120 146TH AVE E UNIT 2
MADEIRA BEACH, FL 33708-2199

FERNANDES, ANN F
14980 WOODCREST RD
BROOKSVILLE, FL 34604-0624

EASTMAN, MATTHEW ELLIOTT EASTMAN, CORBIN GAUCHER
1744 10TH ST APT 1
SANTA MONICA, CA 90404-4369

MELVIN, ANTHONY MELVIN, LYNNE
106 146TH AVE E
MADEIRA BEACH, FL 33708-2120

BANNO, JEFFREY B
5111 102TH WAY N
ST PETERSBURG, FL 33708-3458

GAUTAM, SUDARSHAN K
31361 EL HORNO ST UNIT 3
SAN JUAN CAPISTRANO, CA 92675-2688

JP BRENNAN & COMPANY INC
37852 STATE ROAD 54
ZEPHYRHILLS, FL 33542-6920

J J & M R PROPERTIES INC
3203 E YUKON ST
TAMPA, FL 33604-2325

ADVANTA IRA SERVICES LLC
125 147TH AVE E
MADEIRA BEACH, FL 33708-2125

FOSTER, ROBERT L VERBA-FOSTER, VIOLETA V
138 147TH AVE E
MADEIRA BEACH, FL 33708-2126

LUMIA, FRANCO BENTIVEGNA, FRANCA
118 13TH AVE
INDIAN ROCKS BEACH, FL 33785-3728

LEE, YIHSYONG LEE, YACHIH
3 FORT HILL LN
SCARSDALE, NY 10583-2406

WASIELEWSKI, JOSEPH S WASIELEWSKI, MONIKA
304 CEDAR FALLS DR
APOLLO BEACH, FL 33572-3117

GUARDIAN LIMITED PARTNERSHIP
8660 PINETREE DR W
SEMINOLE, FL 33772-3339

HEPP, WAYNE D HEPP, CAROLYN F
12002 68TH WAY
LARGO, FL 33773-3331

MCKAY, KYRSTAN
111 145TH AVE E UNIT 2
MADEIRA BEACH, FL 33708-2189

KAFERA LLC
8409 COSTA BELLA WAY
TAMPA, FL 33637-1934

RAIN CONDO ASSN INC
11600 4TH ST N
TREASURE ISLAND, FL 33716

FUSICK, GARY FUSICK, ANGELINE A
101 148TH AVE E
MADEIRA BEACH, FL 33708-2129

BELTRANO, FABIOLA
111 148TH AVE E
MADEIRA BEACH, FL 33708-2129

SPEAKMAN, WAYNETTE
121 148TH AVE E
MADEIRA BEACH, FL 33708-2129

GALLIMORE, CHRISTOPHER M
131 148TH AVE E
MADEIRA BEACH, FL 33708-2129

BIBA, NICK
1540 PASADENA DR APT 10
DUNEDIN, FL 34698-4247

KTD INVESTMENTS LLC SANDERS, TROY
PO BOX 524
INDIAN ROCKS BEACH, FL 33785-0524

SWEENEY, ROSE L MATOUSEK, GEORGE W
72 144TH AVE
MADEIRA BEACH, FL 33708-2490

113TH MADEIRA BEACH LLC
2311 CREEKSIDE CIR N
IRVING, TX 75063-3348

MADEIRA BEACH HOUSE LLC
415 DICK RD
DEPEW, NY 14043-1818

PARK SHORE SUITES LLC
2249 DONATO DR
BELLEAIR BEACH, FL 33786-3400

HELTON, DOUGLAS E HELTON MARY ANN REVOCABLE TRUST
12375 4TH ST E
TREASURE ISLAND, FL 33706-4428

KOHAN-SHOHET, KEYVAN & STEPHANIE G LIV TRUST KOHAN-SHOHET, KEYVAN TRE
1919 80TH ST N
ST PETERSBURG, FL 33710-3707

SAWYER, JOHN PATERSON
929 BAY ESPLANADE
CLEARWATER, FL 33767-1112

GOSS, JENNIFER
7100 BLIND PASS RD
ST PETE BEACH, FL 33706-1932

JOVANOVIC, ZELJKA
1960 MELDRUM RD
WINDSOR ON N8W 4E2, CANADA

90 S 144TH AVE 7 MADEIRA BEACH FL 33708 LAND
TRUST BISHOP, JULIE M TRE
5202 WINDLAFF AVE
TAMPA, FL 33625-3352

LINCKS, JO ANN
4516 BLUE MARLIN DR
BRADENTON, FL 34208-8485

PEREZ, EMMA LUISA RAMOS
90 144TH AVE APT 5
MADEIRA BEACH, FL 33708-2488

FERNANDEZ, TAMARA
17504 MARSH RD
LUTZ, FL 33558-4888

BARGANIER FAMILY TRUST BARGANIER, THOMAS N
TRE
11622 BRISTOL CHASE DR
TAMPA, FL 33626-3300

RAMOS, ELSY DE LA CARIDAD ARENCIBIA, VICTOR
18204 BITTERN AVE
LUZT, FL 33558-2733

ROUCO, BEISMERY
216 LAKE BRANT DR
LUTZ, FL 33548-4501

MADEIRA BONITA CONDO ASSN INC
90 144TH AVE N
MADEIRA BEACH, FL 33708-2255

ECHO SANDS LLC
1801 E JUNIPER WAY
HARTLAND, WI 53029-8672

PINERO, JEAN L REV LIV TRUST PINERO, JEAN L TRE
10026 KING OAK DR
RIVERVIEW, FL 33569-5963

SPEEDWAY LLC
C/O RYAN LLC
16220 N SCOTTSDALE RD STE 650 SCOTTSDALE, AZ
85254-1806

MISS JUDY LLC
16117 6TH ST E
REDINGTON BEACH, FL 33708-1617

HANCOCK, CARL JOSEPH II
95 144TH AVE APT 9
MADEIRA BEACH, FL 33708-2175

CORBIN, MARK
95 144TH AVE UNIT 8
MADEIRA BEACH, FL 33708-2175

ALVAREZ, GLORIA
8742 BAYWOOD PARK DR
SEMINOLE, FL 33777-4624

SINOPOLI, JOHN SINOPOLI, WENDY
9121 WELLINGTON RD 124
GUELPH ON N1H 6H7, CANADA

VOVK, SLAVKA
8742 BAYWOOD PARK BLVD
SEMINOLE, FL 33777-4624

DAFOE, SAMUEL TYLER
95 144TH AVE UNIT 4
MADEIRA BEACH, FL 33708-2175

FITZGERALD, ROBERT E EST
5085 77TH ST N
ST PETERSBURG, FL 33709-2416

DE LORENZO, MARK DE LORENZO, AGNES
140 VINEYARD CRT
WOODBIDGE ONT L4L 5K1, CANADA

LOGUE, EMILY LOGUE, ANDREW
95 144TH AVE APT 1
MADEIRA BEACH, FL 33708-2175

POSS, ELIZABETH C OSEGUERA, AIMEE LEIGH
6291 BAHIA DEL MAR CIR
ST PETERSBURG, FL 33715-3311

KRYGOWSKI, BRENDA CAROL KRYGOWSKI, JAMES
DAVID
85 144TH AVE UNIT 2A
MADEIRA BEACH, FL 33708-2997

CASTILLO PALACIO INVESTMENTS LLC
2111 W SKAGWAY AVE
TAMPA, FL 33604-1037

MADEIRA EL MAR CONDO ASSN INC
95 144TH AVE N
MADEIRA BEACH, FL 33708-2181

LEIST, JOHN C III LEIST, MARIE C
121 TRADEWINDS DR
YORKTOWN, VA 23693-5583

BENEDICT, RONALD
PO BOX 8081
SAINT PETERSBURG, FL 33738-8081

GRIGG, SHAWN GRIGG, LISA A
184 144TH AVE
MADEIRA BEACH, FL 33708-2106

CAIN, DAVID A CAIN, BARBARA A
14075 N BAYSHORE DR
MADIERA BEACH, FL 33708-2210