

THE CITY OF MADEIRA BEACH, FLORIDA
AMENDED PUBLIC NOTICE
LOCAL PLANNING AGENCY

The Planning Commission, serving as the Local Planning Agency, City of Madeira Beach, Florida will meet in City Hall located at 300 Municipal Drive, Madeira Beach, Florida to conduct public hearings on the following City business listed and at the time indicated below.

7:00 P.M.

MONDAY, AUGUST 8, 2011

CONFERENCE ROOM

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF THE AGENDA**
- IV. APPROVAL OF THE APRIL 11, 2011 MINUTES**
- V. NEW BUSINESS:**

A. APPLICATION 11.03 SPECIAL EXCEPTION USE

Property Owner:

GH & G Madeira Beach, LLC
1399 Church Street
Decatur, GA 30030

Applicant:

Boos Development Group, Inc.
c/o Foresite Group, Inc.
10150 Highland Manor Drive, Suite 210
Tampa, FL 33610
Attn: Jose Martinez

Property Address:

710 Welch Causeway, Madeira Beach, FL 33708

Legal Description and Parcel ID:

Edgewater Estates Unit 7 Lots 1 through 7 less Rd and ½ of Vac R/W on N
Parcel IDs: 03-31-15-25056-000-0010 and 03-31-15-00000-310-0300

Requests:

Article IV (Special Exception Use) from the Madeira Beach Land Development Regulations, Chapter 110 (Zoning); Subpart B (Land Development Regulations)

1. Article IV (Special Exception Use), Section 110-124 (b) (Standards and Requirements). Such uses shall be found by the special magistrate to comply with the following requirements and other applicable requirements. Approval to redevelop a portion of the above-referenced property to accommodate a new drive-through bank business. The new bank is proposed on the northern 0.66 acres +/- portion of the 2.53-acre +/- master tract. Demolition of the existing 12,782 sf, 2 story building with drive-thru lanes and infrastructure on the existing master tract is proposed. The master tract is proposed to be subdivided into two new parcels for redevelopment that

accommodates two commercial uses.

2. Article V (Districts), Division 7 (C-3, Commercial Retail); Section 110-316 and has a CG (Commercial General) future land use designation. The proposed 0.66-acre+/-bank parcel for which the application has been submitted, and the 1.87-acre drug store parcel are depicted on the Site Plan.

B. APPLICATION 11.04 SPECIAL EXCEPTION USE

Property Owner:

GH & G Madeira Beach, LLC
1399 Church Street
Decatur, GA 30030

Applicant:

Rock Ventures, LLC
c/o AVID Group
2300 Curlew Road, Suite 201
Palm Harbor, FL 34683

Property Address:

710 Welch Causeway, Madeira Beach, FL 33708

Legal Description and Parcel ID:

Edgewater Estates Unit 7 Lots 1 through 7 less Rd and ½ of Vac R/W on N
Parcel ID: 03-31-15-25056-000-0010 and 03-31-15-00000-310-0300

Requests:

Article IV (Special Exception Use) from the Madeira Beach Land Development Regulations, Chapter 110 (Zoning); Subpart B (Land Development Regulations)

1. Article IV (Special Exception Use) Section 110-124 (b) (Standards and Requirements). Such uses shall be found by the special magistrate to comply with the following requirements and other applicable requirements. Approval to accommodate redevelopment of a portion of the above referenced property with another drive-through retail business. The property comprises 2.525 acres currently occupied by a 12,782 sq ft, 2-story bank building with 4 drive-through lanes. The existing structure will be demolished and the property subdivided (reconfigured) into two parcels for redevelopment with two retail commercial uses.

2. Article V (Districts), Division 7 (C-3, Commercial Retail) Section 110-316 and has a CG (Commercial General) future land use designation. The proposed 1.87 acre parcel upon which this application pertains will be redeveloped with a pharmacy with drive-through facilities as depicted on the attached "Special Exception Use Plan".

C. APPLICATION 11.05 SPECIAL EXCEPTION USE

Property Owner:

Christ at the Sea Foundation, Inc.
13280 – 4th Street East
Madeira Beach, FL 33708

Applicant:

Christ at the Sea Foundation, Inc.
13280 – 4th Street East
Madeira Beach, FL 33708

Property Address:

13280 – 4th Street East, Madeira Beach, FL 33708

Legal Description and Parcel ID:

Page's Replat of Mitchell's Beach, Block J, Lots 12 and 13
Parcel ID: 15-31-15-65304-010-0120

Requests:

Madeira Beach Land Development Regulations Chapter 110 (Zoning); Article V (Districts), Division 3; (R-2, Low Density Multifamily Residential), Section 110-204 (Special exception Uses), item (1) (Churches, synagogues, and other houses of worship)

Modify Special Exception Use 04.50, to permit a private chapel in the R-2 Zoning District, subject to the herein enumerated conditions.

1. Delete 14.12 no building permit to expand size of the 432 square feet, and
2. Modify 14.13; the 432 square feet shall be for the Applicant's sole use, and
3. Allow decorative dome 51 inches in height and 45 inches in width.

VI. MISCELLANEOUS

VII. ADJOURNMENT

Any person who decides to appeal any decision of the Planning Commission serving as the Local Planning Agency 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 Clerk 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. This meeting is televised live on Channel 615 Posted: July 8 , 2011