

**THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE**

SPECIAL MAGISTRATE HEARING

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida to discuss the agenda items of City Business listed at the time indicated below.

7:00 P.M.

MONDAY, AUGUST 22, 2011

AUDITORIUM

To act and render decisions on requests for Variances, Special Exception Uses, and appeals of Administrative Decisions

- I. CALL TO ORDER
- II. ROLL CALL
- III. NEW BUSINESS

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, Ste 210
Attn: Jose Martinez
Tampa, FL 33610

Property Address: 710 Welch Causeways, Madeira Beach, FL 33708

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

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.

Requests:

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.

Notification: 11 property owners were notified

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

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.

Requests:

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".

Notification: 11 property owners were notified

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 and Parcel#

Page's Replat of Mitchell's Beach, Block J, Lots 12 and 13 ; # 15/31/15/65304/010/0120

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)

Requests:

Modify Special Exception Use 04.50, to permit a private chapel in the R-2 Zoning District, subject to the herein enumerated conditions. Delete 14.12 no building permit to expand size of the 432 square feet, and modify 14.13 the 432 square feet shall be for the Applicants sole use. Allow decorative dome 51" in height 45" in width.

Notification: 70 property owners were notified

IV. ADJOURNMENT

Drawings of the proposed projects are on file in the Office of the City Clerk and may be viewed during regular business hours.

Any person who decides to appeal any decision at this Public Hearing 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.
Posted: August 5, 2011

THIS MEETING IS TELEVISED LIVE ON CHANNEL 615