

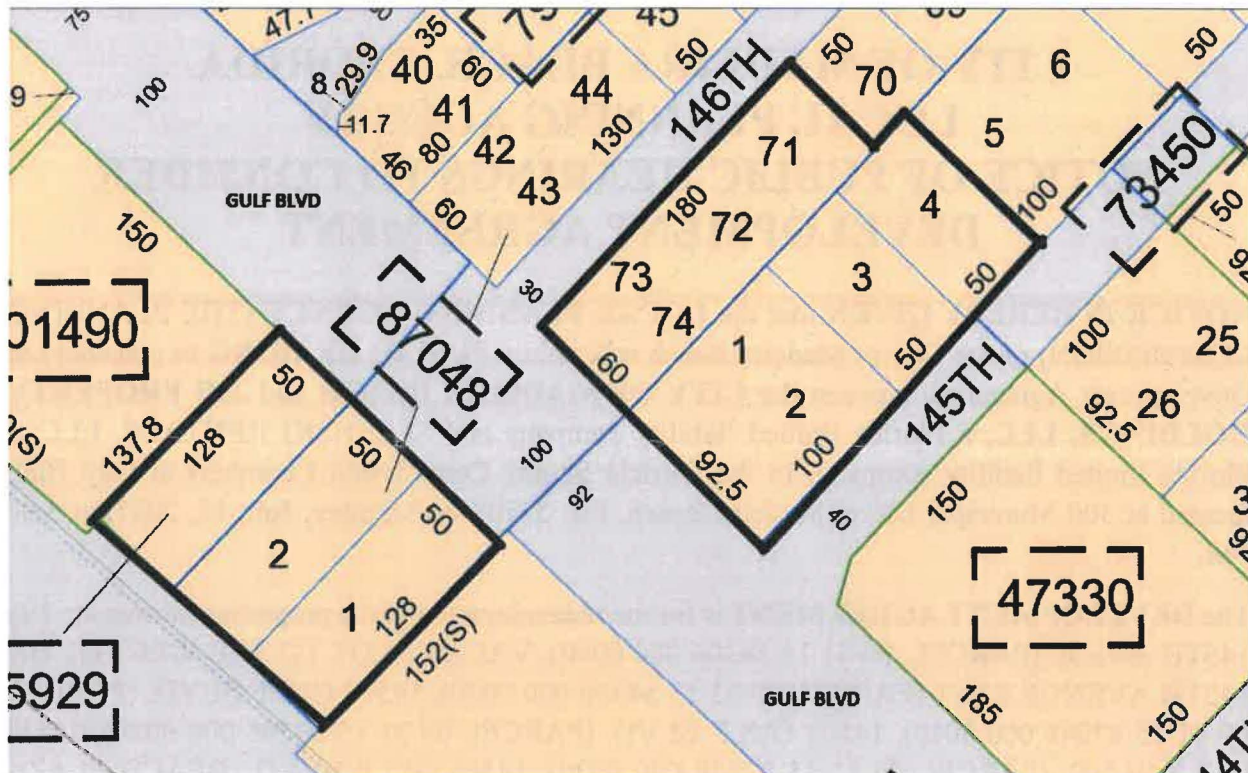
**CITY OF MADEIRA BEACH, FLORIDA  
LOCAL PLANNING AGENCY  
NOTICE OF PUBLIC HEARINGS TO CONSIDER  
DEVELOPMENT AGREEMENT**

**NOTICE IS HEREBY GIVEN** that the **LOCAL PLANNING AGENCY** (THE PLANNING COMMISSION) of the City of Madeira Beach will hold a **PUBLIC HEARING** to consider the Development Agreement between the **CITY OF MADEIRA BEACH** and **JJB PROPERTY HOLDINGS, LLC**, a Florida limited liability company and **SELENSKI RENTALS, LLC**, a Florida limited liability company, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, FL 33708 on Monday, July 12, 2021, at 6:00 PM.

The **DEVELOPMENT AGREEMENT** is for the redevelopment of the properties located at: 106 145TH AVE E. (PARCEL, 09 31 15 54306 000 0040), VACANT LOT TO THE WEST OF 106 145TH AVENUE EAST (PARCEL 09 31 15 54306 000 0030), 14500 GULF BLVD. (PARCEL 09 31 15 87048 000 0010), 14503 GULF BLVD. (PARCEL 09 31 15 54306 000 0020), 14550 GULF BLVD. (PARCEL 09 31 15 87048 000 0020), 14560 GULF BLVD., BEACH PLAZA APARTMENT MOTEL CONDO UNITS 1-12 (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), UNIT 14 (PARCEL 09 31 15 05929 000 0140) AND COMMON ELEMENTS (PARCEL 09 31 15 05929 000 0001); VACANT LOT TO THE SOUTH OF 14601 GULF BOULEVARD (PARCEL 09 31 15 87048 000 0710), The Developer proposes to develop these properties consisting of 1.136 acres contiguous parcels in a single phase.

The west parcels consist of a 56-room hotel, 2<sup>nd</sup> floor and 9<sup>th</sup> floor restaurants and associated resort services, associated surface parking under the building on the west of Gulf Blvd, and structured parking with ground floor retail on the east side of Gulf Blvd. The commercial parking building on the east side of Gulf Blvd will be a maximum of 50 ft. in height. The Floor Area Ratio (FAR) will be a maximum of 1.5 for the project. The hotel building will be 106 ft. in height from the ground.

The Development Agreement, neighborhood meeting records and concept plan are available for review at: <https://madeirabeachfl.gov/plan-review-documents/> A copy of the Development Agreement, neighborhood meeting records and concept plan are also available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday. If you would like more information regarding the DEVELOPMENT AGREEMENT, please contact the Community Development Director, Linda Portal, at 727-391-9951, ext. 255.



The meeting will also be aired on Public Access TV Spectrum Channel 640 and through the city's website at <https://madeirabeachfl.gov/>

Public comments can be submitted by email through the Public Comment form located on the front page of the City of Madeira Beach website. Comments are accepted up to three hours prior to the start of the meeting and will be read aloud during the meeting. *Please limit your comments to 400 words as the comments are limited to three minutes.*

Persons who wish to appeal any decision made by the Local Planning Agency (The Planning Commission) with respect to any matter considered during a public hearing-at this meeting will need a record of the proceedings, and for such purpose may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. It is the responsibility of the person making the appeal to bear the cost of hiring a private court reporter or private court recording firm to make the verbatim record.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Community Development office no later than 48 hours prior to the meeting: (727) 391-9951, Ext. 255 or 296 or fax a written request to (727) 399-1131.



**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 clerk not less than five days prior to the hearing. The completed form may be emailed to [cvanblargan@madeirabeachfl.gov](mailto:cvanblargan@madeirabeachfl.gov) or filed in person at City Hall, 300 Municipal Drive, Madeira Beach Florida 33708.

**AFFECTED PERSON INFORMATION**

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**APPLICATION INFORMATION**

Case No(s). or Application No(s)., whichever apply: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicants Name: \_\_\_\_\_

\_\_\_\_\_  
Signature of Affected Person

\_\_\_\_\_  
Date

Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Board/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 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.

