



## PUBLIC NOTICE

### PLANNING COMMISSION

#### Development Agreement associated with Planned Development PD 2021-01

The Planning Commission of the City of Madeira Beach, Florida will meet in the Patricia Shontz Commission Chamber at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida to discuss the agenda item listed at the time indicated below.

6 P.M.	MONDAY, MARCH 22, and APRIL 5, 2021	COMMISSION CHAMBERS
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**Petitioner/Property Owner:** John "Jack" A. Bodziak, Architect and/or Bryan Sykes, Attorney, agent for JJB PROPERTY HOLDINGS LLC, a Florida limited liability company (the "Developer") (together and SELENSKI RENTALS, LLC, a Florida limited liability company (the "Owner").

**Property Address:** Lots at 14500, 14550, 14560 and 14503 Gulf Blvd. (from R-3 to PD) and lot at 106 145th Ave (from R-2 to PD). and vacant parcels 09-31-15-87048-000-0710 located on Gulf Blvd., and 09-31-15-54306-000-0030 located on 145th Avenue E (from C-3 to PD)

**Parcel Numbers:** 09-31-15-05929-000-0010, 09-31-15-54306-000-0020, 09-31-15-54306-000-0030, 09-31-15-54306-000-0040, 09-31-15-87048-000-0010, 09-31-15-87048-000-0020, 09-31-15-87048-000-0710

**Land Use (to remain):** Resort Facilities Medium, Residential/Office/Retail and Residential Medium.

**Zoning (proposed amendment):** R-3 Medium Density Multifamily Residential, C-3 Retail Commercial and R-2 Low Density Multifamily Residential.

**Legal Description:** SUNNY SHORES LOTS 1 & 2, UNITS 1-12 INCLUSIVE AND UNIT 14 BEACH PLAZA APARTMENT MOTEL CONDO, SUNNY SHORES LOTS 71-74, MADEIRA SHORES SUB LOTS 1-4

**Nature of Request:** Development Agreement between the City of Madeira Beach and the developer and owner of 1.136 acres in contiguous parcels on either side of Gulf Boulevard (see map below) as described in PD 2021-01, to develop the properties, consistent with the associated concept plan, to allow for a single mixed-use development consisting of a 56 room hotel, restaurant and associated resort services, and associated surface parking on the west of Gulf Blvd, and also surface parking on the east of Gulf Blvd, all in phase one, and also, in a second phase, to allow for the potential of structured parking with ground floor retail on the site of the phase one surface parking east of Gulf Blvd (see "alternative site plan" at link below). Plans and agreement available for review:



<https://madeirabeachfl.gov/community-development-documents/plan-review-documents/Schooner>) or at Madeira Beach Community Development Department, 300 Municipal Drive, Madeira Beach.

**Public Notice:** 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.



All lots to be rezoned for Planned Development (PD)

**This Notice mailed and posted at City of Madeira Beach, Website, City Hall, and at property site March 5, 2021 and updated March 10, 2021.**

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



## PUBLIC NOTICE

### PLANNING COMMISSION Rezoning to Planned Development PD 2021-01

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**Legal Description:** SUNNY SHORES LOTS 1 & 2, UNITS 1-12 INCLUSIVE AND UNIT 14 BEACH PLAZA APARTMENT MOTEL CONDO, SUNNY SHORES LOTS 71-74, MADEIRA SHORES SUB LOTS 1-4

**Nature of Request:** Rezoning Petition for 1.136 acres on contiguous parcels on either side of Gulf Boulevard (see map below) from R-3 Medium Density Multifamily Residential to PD, C-3 Retail Commercial to PD and R-2 Low Density Multifamily Residential to PD, to allow for a single mixed-use development consisting of a 56 room hotel, restaurant and associated resort services, and associated surface parking on the west of Gulf Blvd, and also surface parking on the east of Gulf Blvd, all in phase one, and also, in a second phase, the potential for structured parking with ground floor retail on the site of the phase one surface parking east of Gulf Blvd. Plans available for review:

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