



PUBLIC NOTICE

**PLANNING COMMISSION MEETING TO CONSIDER APPLICATION FOR
REZONING AND LAND USE CHANGE**

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.

6:00 P.M.	Monday, January 10, 2022	Commission Chambers
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Applicant/Property Owner: Jack Noonan, applicant for Madeira Beach Garage 2 LLC, a Florida limited liability company

Property Address and Parcel Number: 140 East Madeira Avenue (09-31-15-60858-000-0050)

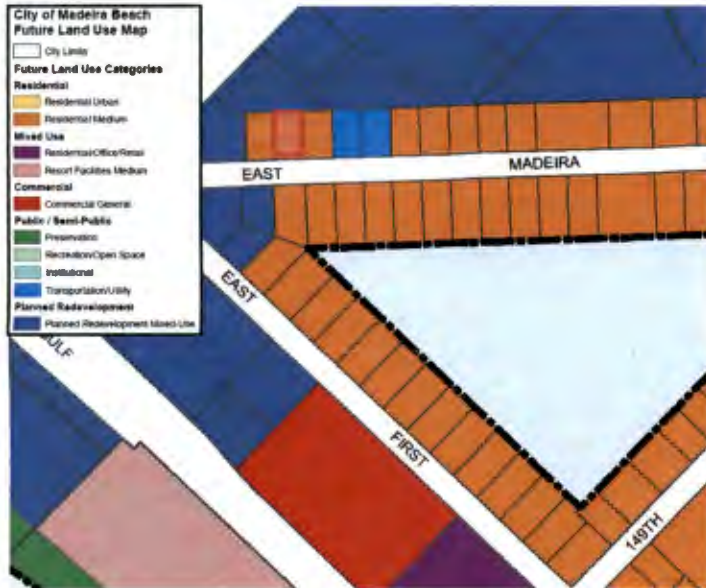
Land Use: From Residential Medium to Residential/Office/Retail

Zoning: From R-2 Low Density Multifamily Residential to C-3 Retail Commercial

Legal Description: LOT 5, NORTH MADEIRA SHORES, ACCORDING TO THE MAP OR PLAT THEREFORE AS RECORDED IN PLAT BOOK 23, PAGE 68 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA

Nature of Request: Application to rezone 140 East Madeira Avenue from R-2 Low Density Multifamily Residential to C-3 Retail Commercial. Application to change land use category from Residential Medium to Residential/Office/Retail. Application available for review: <https://madeirabeachfl.gov/plan-review-documents/> or at Madeira Beach Community Development Department, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida from 8:30 a.m. to 4:30 p.m. Monday through Friday.

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 Community Development Department not less than five days prior to the hearing.



This Notice was mailed to all property owners within 300 feet of the subject property and posted at City of Madeira Beach City Hall, at Gulf Beaches Public Library, on the City of Madeira Beach Website and at the property referenced above on December 22, 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.



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 Community Development Department not less than five days prior to commencement of the hearing. The completed form may be emailed or submitted in person to the following:

Community Development Department
300 Municipal Drive
Madeira Beach, FL 33708

planning@madeirabeachfl.gov
727-391-9951

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