



PUBLIC NOTICE

Board of Commissioners Development Agreement Associated with Planned Development PD 2021-01

NOTICE IS HEREBY GIVEN that the **BOARD OF COMMISSIONERS** of the City of Madeira Beach will hold a **PUBLIC HEARING** notice of intent to consider the Development Agreement between the **CITY OF MADEIRA BEACH** and **JJB PROPERTY HOLDINGS, LLC**, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, FL 33708 on Wednesday, June 9, 2021 at 6:00 PM.

6 P.M.

Wednesday June 9th, 2021

COMMISSION CHAMBERS

Petitioner/Property Owner: JJB PROPERTY HOLDINGS LLC, a Florida limited liability company (the "Developer") (together and SELENSKI RENTALS, LLC, a Florida limited liability company (the "Owner").

Land Use: Resort Facilities Medium, Residential/Office/Retail and Residential Medium.

Associated Planned Development (PD) Zoning Amendment: Ordinance 2021-01

Address/Parcel ID/Legal Description: 106 145TH AVE E, 09 31 15 54306 000 0040, MADEIRA SHORES SUB LOT 4 and 09 31 15 54306 000 0030, MADEIRA SHORES SUB LOT 3 ; 14500 Gulf Blvd., 09 31 15 87048 000 0010, SUNNY SHORES LOT 1; 14503 Gulf Blvd., 09 31 15 54306 000 0020, MADEIRA SHORES SUB LOTS 1 & 2; 14550 Gulf Blvd., 09 31 15 87048 000 0020, Sunny Shores Lot 2; 14560 Gulf Blvd., Beach Plaza Apartment Motel Condo Units 1-12, 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, 09 31 15 05929 000 0140 and common elements, 09 31 15 05929 000 0001; Gulf Blvd., 09 31 15 87048 000 0710, SUNNY SHORES LOTS 71 THRU 74 proposes to develop in 2 phases on 1.136 acres contiguous parcels on either side of Gulf Blvd.

Zoning (proposed amendment) R-3 Medium Density Multifamily Residential, C-3 Retail Commercial and R-2 Low Density Multifamily Residential to PD Planned Development.

Nature of Request: The **DEVELOPMENT AGREEMENT** by and between the **CITY OF MADEIRA BEACH**, a municipal corporation of the State of Florida, **JJB PROPERTY HOLDINGS LLC**, a Florida limited liability company and **SELENSKI RENTALS, LLC**, a Florida limited liability company. The first phase is to consist of a 56-room hotel, 2nd floor and 9th floor restaurants and associated resort services, associated surface parking under the building on the west of Gulf Blvd, and also surface parking on associated area on the east of Gulf Blvd. The hotel building will be 106 ft. in height from



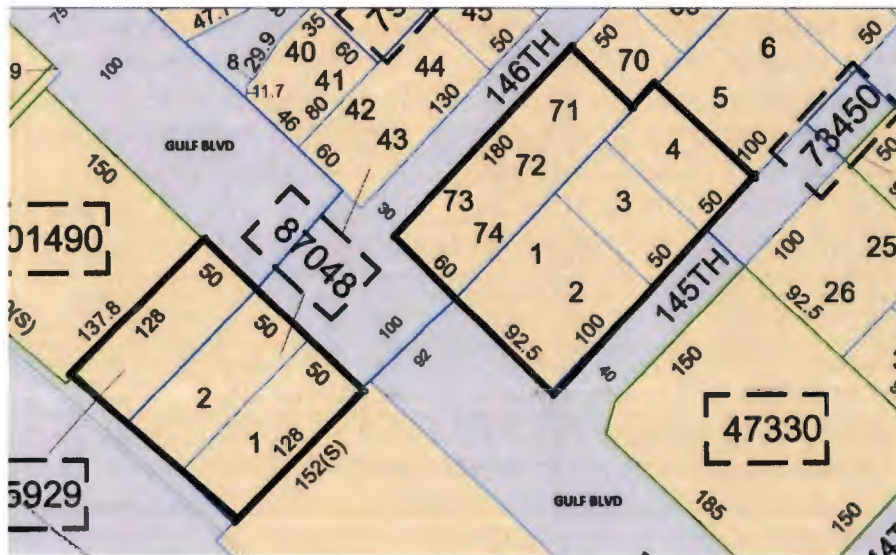
the ground. The second phase includes the potential for structured parking with ground floor retail on the site of the phase one surface parking east of Gulf Blvd. The Floor Area Ratio (FAR) will be a maximum of 1.5. The commercial parking building in the second phase will be a maximum of 50 ft. in height. The Development Agreement, neighborhood hearing records and concept plan sets are available for review at: <https://madeirabeachfl.gov/plan-review-documents/>

Plans and agreement available for review at Madeira Beach Community Development Department, 300 Municipal Drive, Madeira Beach.

Public Notice:

You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Public Hearing for this application.

Public comments can also be submitted by email through the Public Comment form located on the front page of the City of Madeira Beach website at <https://madeirabeachfl.gov>. Comments are accepted up to three hours prior to 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.



This Notice mailed and posted at City of Madeira Beach, Website, City Hall, and at property site May 21st, 2021.

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



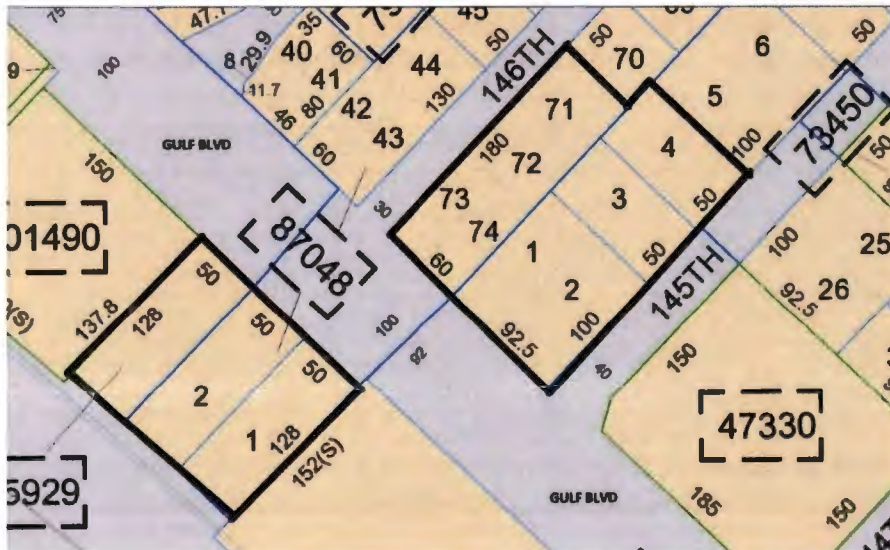
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The board of commissioners, in approving a development agreement, is authorized, without limitation, to grant relief from any provision of the land development regulations that is otherwise authorized to be waived, varied or granted by the land development regulations.



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PUBLIC NOTICE

Board of Commissioners Rezoning to Planned Development PD 2021-01 Second Reading

The Board of Commissioners 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 times indicated below.

6 P.M.

Wednesday, June 9th, 2021

COMMISSION CHAMBERS

Petitioner/Property Owner: JJB PROPERTY HOLDINGS LLC, a Florida limited liability company (the "Developer") (together and SELENSKI RENTALS, LLC, a Florida limited liability company (the "Owner").

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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 to PD Planned Development.

Nature of Request: A rezoning for mixed use development, the first phase is to consist of a 56-room hotel, 2nd floor and 9th floor restaurants and associated resort services, associated surface parking under the building on the west of Gulf Blvd, and also surface parking on associated area on the east of Gulf Blvd. The hotel building will be 106 ft. in height from the ground. The second phase includes the potential for structured parking with ground floor retail on the site of the phase one surface parking east of Gulf Blvd. The Floor Area Ratio (FAR) will be a maximum of 1.5. The commercial parking building in the second phase will be a maximum of 50 ft. in height. The Development Agreement, neighborhood hearing records and concept plan sets are available for review at:

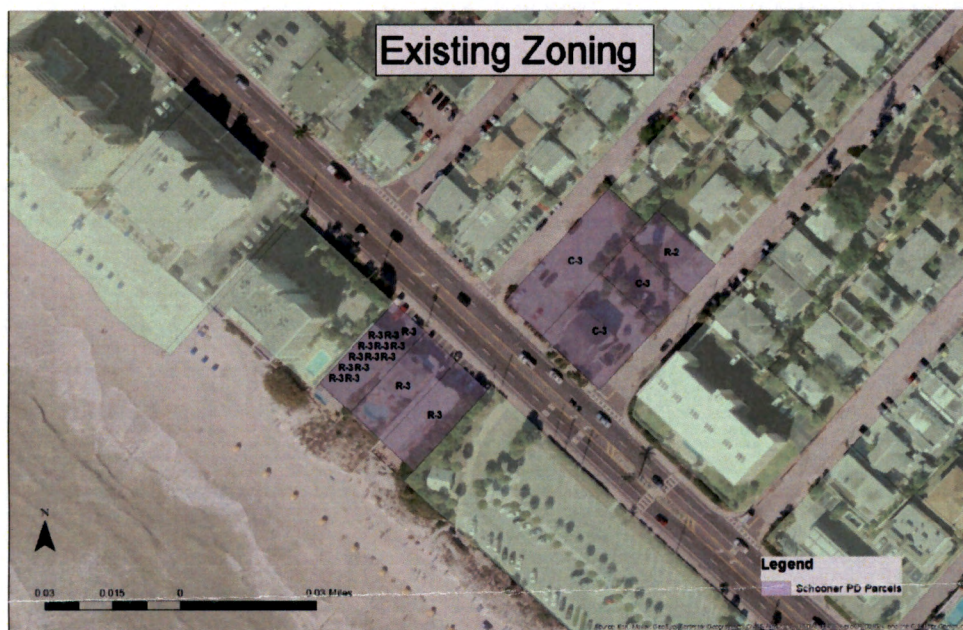
<https://madeirabeachfl.gov/plan-review-documents/>



Public Notice: You have received this notice because you are a property owner within 300 feet of the subject property. If you are desirous of voicing approval or disapproval of this application, you may attend the Public Hearing for this application.

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.

Public comments can also be submitted by email through the Public Comment form located on the front page of the City of Madeira Beach website at <https://madeirabeachfl.gov>. Comments are accepted up to three hours prior to 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.



All lots to be rezoned for Planned Development (PD)

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NOTICE OF INTENT TO BE AN AFFECTED PARTY

AFFECTED PERSON INFORMATION

Name: _____

Address: _____

Telephone: _____ Fax: _____

Email: _____

APPLICATION INFORMATION

Case No or Application No., whichever applies: _____

Applicants Name: _____

Signature of Affected Person

Date

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