



## **PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING**

**CITY OF MADEIRA BEACH  
300 MUNICIPAL DRIVE  
MADEIRA BEACH, FLORIDA 33708**

A Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **Monday, August 28th, 2023, at 2:00p.m.**, at the Madeira Beach City Center in the Patricia Shontz Commission Chambers, located at 300 Municipal Drive, Madeira Beach, Florida 33708, to discuss the agenda item listed below. This proceeding is available for viewing on Spectrum Television Public Access Channel 640 for viewers within the 33708 Zip Code and on the City of Madeira Beach website by clicking the “Watch Live Meetings” button.

### **THIS APPLICATION IS FOR A SPECIAL MAGISTRATE -VARIANCE**

**Application:** VAR 2023-03

**Applicant(s):** Beach Builders

**Property Owner(s):** Nicole Karns

**Property Address:** 578 Johns Pass Ave Madeira Beach, FL 33708

**Parcel ID:** 10-31-15-19998-000-0830

**Legal Description:** Crystal Island 2<sup>nd</sup> ADD LOT 83

**Zoning/Future Land Use:** R-1, Residential Urban

**Request:** Applicant states: “Requesting front set back to 15’ from 20’ to match the existing garage setback of 15’. With the culdesac being the way it is on the property, we request the setback be reduced to 15’ to allow for a usable 3<sup>rd</sup> bedroom addition. Our rear setback is maxed out and we are maintaining the side setbacks. Only requesting 15’ front setback to allow for better use of added bedroom.”

**Specific Code Provisions:** 110-181. – Setback requirements (1) Front yard: 20 feet measured from the right-of-way line to the structure

**Note:** 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 Special Magistrate Hearing or can submit comment to [planning@madeirabeachfl.gov](mailto:planning@madeirabeachfl.gov). *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 Community Development Department not less than five days prior to the hearing. The notice, which is attached, can be filed in person or sent by mail to Community Development Department at Madeira Beach City Hall located at 300 Municipal Drive, Madeira Beach, 33708. The variance application is on file in the Community Development Department and may be reviewed between 8:00 a.m. and 4:00 p.m.*

**Posted: August 16, 2023,** at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library

View more information about this application at <https://madeirabeachfl.gov/plan-review-documents/>