

## Posting At Property

**NOTICE OF PUBLIC HEARING**

APPLICATION NO.: VAR 2023-02

REQUEST: Coastal AE-11 Flood Zone Base Flood Elevation (BFE) +  
1-foot Freeboard Requesting 3-Foot Variance from 15'-0" BFE to 12'-0" BFE  
Specific Code Provisions: 94-76 - (conditions for issuance of variance)

PROPERTY DESCRIPTION: 215 Boardwalk Place East, Madeira Beach, FL 33708

HEARING DATE & TIME: JUL 31, 2023 at 2:00 PM

HEARING LOCATION: COMMISSION CHAMBERS, MADEIRA BEACH CITY HALL,  
300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708.

THE PROJECT FILE IS AVAILABLE FOR PUBLIC REVIEW DURING NORMAL  
BUSINESS HOURS IN THE COMMUNITY DEVELOPMENT DEPARTMENT  
300 MUNICIPAL DRIVE, MADEIRA BEACH, FL 33708 OR  
CALL 727-391-9951 FOR MORE INFORMATION



## City Hall



### 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, July 31, 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 FOR VARIANCE FROM THE FLOOD RESISTANT CONSTRUCTION REQUIREMENTS OF THE FLOODPLAIN MANAGEMENT ORDINANCE

**Application:** VAR 2023-02

**Applicant(s):** William Karns Enterprises

**Property Owner(s):** Boardwalk Place Properties LLC

**Property Address:** 215 Boardwalk Place East, Madeira Beach, Florida 33708

**Parcel ID:** 15-31-15-00000-410-0200

**Legal Description:** PART OF SE 1/4 OF SEC 15-31-15 DESC AS THAT TRACT LYING SELY OF LOTS 1, 2 & 3, BLK 1 OF MITCHELL'S BEACH REV BETWEEN NE LINE OF LOT 1 & SW LINE OF LOT 3 EXT SELY TO MHW & LYING BETWEEN 128TH AVE (AKA BOARDWALK PL) & MHW TOGETHER WITH TIF SLL #520006273 EXP 3/14/2026

**Zoning/Future Land Use:** C-2, John's Pass Marine Commercial/Commercial General

**Request:** Coastal AE-11 Flood Zone Base Flood Elevation (BFE) + 1-foot Freeboard Requesting 3-foot Variance from 15'-0" DFE to 12'-0" DFE

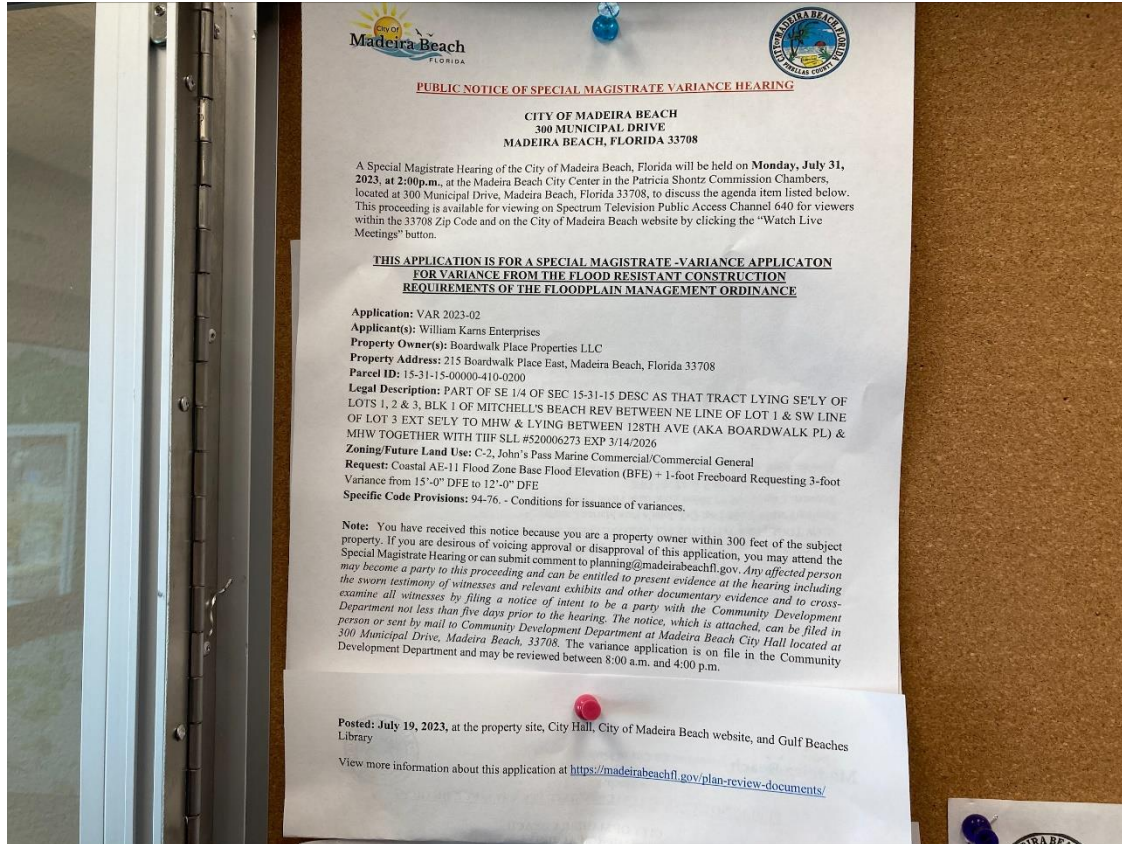
**Specific Code Provisions:** 94-76. - Conditions for issuance of variances.

**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:** July 19, 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/>

## Gulf Beaches Public Library



## Website

# Plan Review Documents

## Special Magistrate

VAR 2023-02 215 Boardwalk Place East (Don's Dock)

[VAR 2023-02 215 Boardwalk Place East \(Don's Dock\) Complete Variance Application Package](#)

[Public Notice VAR 2023-02 215 Boardwalk Place East](#)

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