

City Hall



PUBLIC NOTICE OF SPECIAL MAGISTRATE VARIANCE HEARING

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

Special Magistrate Hearing of the City of Madeira Beach, Florida will be held on **Monday, August 14, 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 10 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 2nd ADD LOT 83
Existing/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 15' to allow for a usable 3rd bedroom addition. Our rear setback is maxed out and we are maintaining 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 lot-of-way line to the structure

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 Special Magistrate Hearing or can submit comment to planning@madeirabeachfl.gov. Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including 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.

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

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

Gulf Beaches Public Library



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 2nd 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 3rd 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."

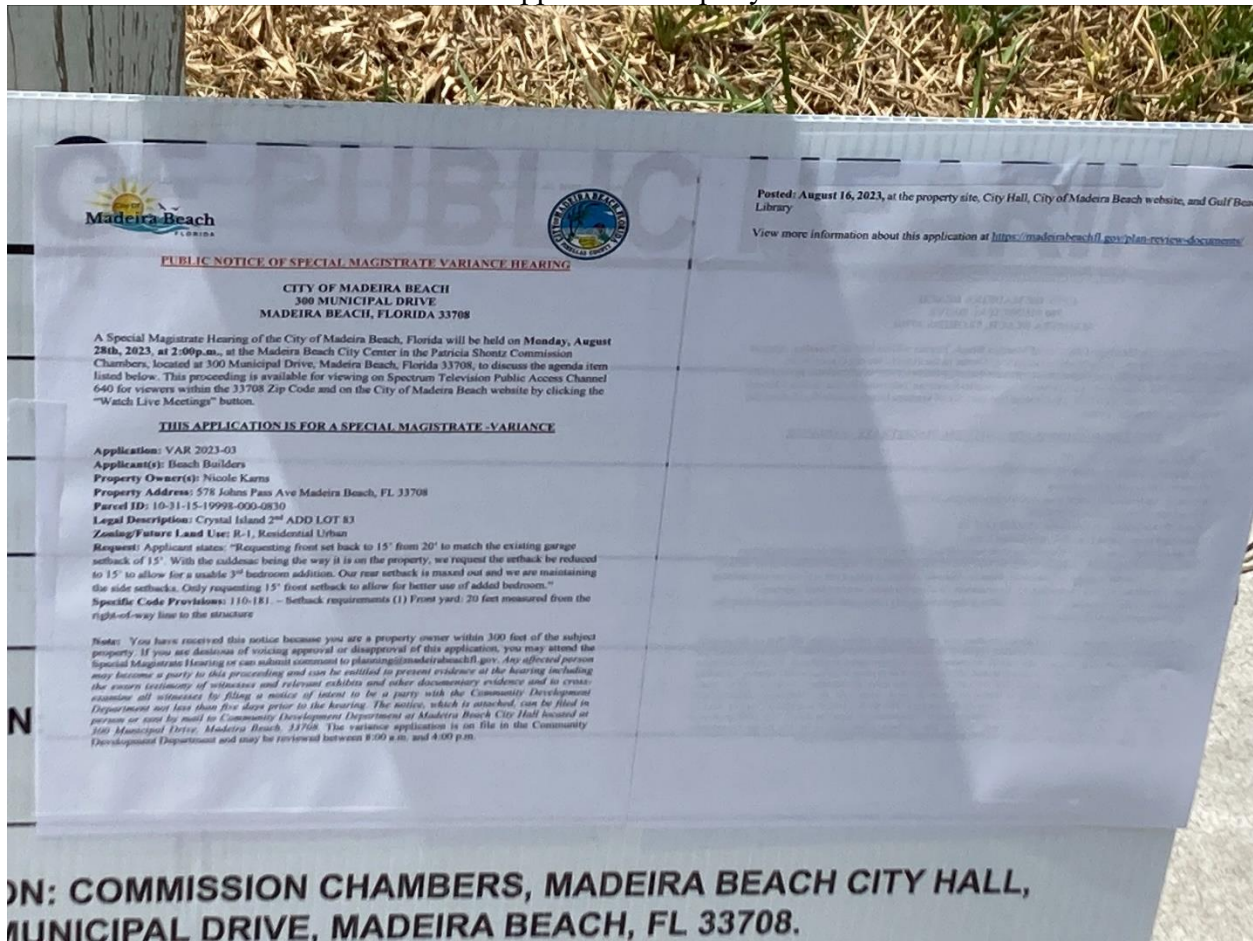
Specific Code Provisions: 110-181. – Setback requirements (1) Front yard: 20 feet measured from the right-of-way line to the structure

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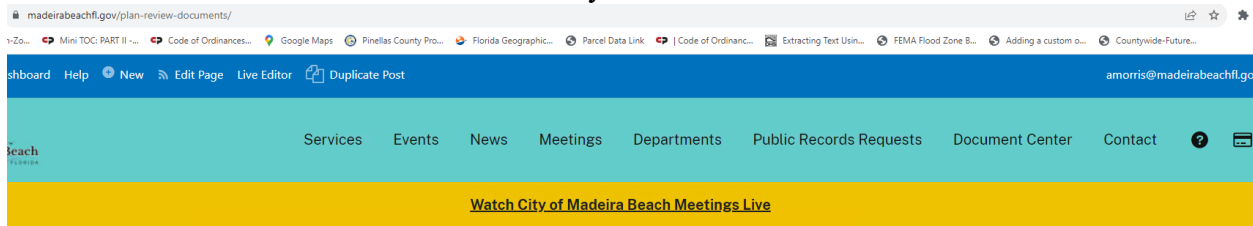
Posted: August 16, 2023, at the property site, City Hall, City of Madeira Beach website, and Gulf Beaches Library

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

Applicant's Property



City Website




Community Development Department / Community Development Documents / Plan Review Documents

[< Back](#)

Plan Review Documents

John's Pass Village Activity Center Plan

 **Jenny Rowan**
Director of Community Development

Plan Review Documents

VAR 2023-03 578 Johns Pass Ave

[VAR 2023-03 578 Johns Pass Ave Application](#)

[Public Notice VAR 2023-03 578 Johns Pass Ave](#)