



**PUBLIC NOTICE OF SPECIAL MAGISTRATE SPECIAL EXCEPTION USE  
REQUEST 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, November 27, 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 SPECIAL EXCEPTION USE  
REQUEST**

**Application:** SE 2023-02

**Applicant(s):** Sonny Flynn Alligator Attraction LLC DBA Alligator & Wildlife Discovery Ctr

**Property Owner(s):** Mad Beach Land Co. LLC

**Property Address:** 14805 Gulf Blvd Madeira Beach, FL 33708

**Parcel ID:** 09-31-15-54198-002-0160

**Legal Description:** MADEIRA BEACH VISTA TRACT 2 LOTS 16 THRU 21 LESS RD TOGETHER WITH LOTS 140 THRU 145 NORTH MADEIRA SHORES (PER O.R.'S 3759/39 & 1506/382)

**Zoning:** C-3, Retail Commercial

**Future Land Use:** Commercial General

**Request:** "Temporarily utilize the property located at 14805 Gulf Blvd, Madeira Beach, FL 33708 as a provisional habitat and operational base for the alligator & wildlife discovery Center. This request comes in the wake of a destructive fire on July 13th, which significantly damaged our primary facility, leaving us in urgent need of an alternative location to continue our care for over 100 animals and to carry on with our crucial fundraising efforts for their ongoing welfare and the restoration of our center."

**Specific Code Provision:** DIVISION 7. – C-3, RETAIL COMMERCIAL Sec. 110-319. – Special exception uses. (10) Exhibition of reptiles by permit

**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 application for SE 2023-01 is on file in the Community Development Department and may be reviewed between 8:30 a.m. and 4:00 p.m.*

**Posted: November 17, 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/>