PLANNING COMMISSION MEETING AGENDA

Monday, November 02, 2026 at 6:00 PM
Commission Chambers, 300 Municipal Drive,
Madeira Beach, FL 33708

This Meeting will be televised on Spectrum Channel 640 and YouTube Streamed on the City's Website.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**

   Public participation is encouraged. If you are addressing the Planning Commission, step to the podium and state your name and address for the record. Please limit your comments to three (3) minutes and do not include any topic that is on the agenda.

   Public comment on agenda items will be allowed when they come up.

   For any quasi-judicial hearings that might be on the agenda, an 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 Director, not less than five days prior to the hearing.

4. **APPROVAL OF MINUTES**

   A. Approval of 9.14.2026 Minutes

5. **NEW BUSINESS**

   A. Ord 2026-19, C-3, Retail Commercial LDR Amendment

   B. Ord 2026-21, Palm Street Future Land Use

   C. Ordinance 2026-20, Palm Street Rezoning

6. **OLD BUSINESS**
7. **ADMINISTRATIVE/STAFF PRESENTATION**
8. **PLANNING COMMISSION DISCUSSION**

9. NEXT MEETING

Next meeting is scheduled for Monday, October 3, 2022 at 6:00 p.m.

10. INFORMATIONAL MATERIALS

11. ADJOURNMENT

One or more Elected or Appointed Officials may be in attendance.

Any person who decides to appeal any decision of the Planning Commission 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 minutes to be transcribed verbatim; 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 to participate in this meeting should call Marci Forbes, Community Development Director at 727-391-9951, ext. 244 or email a written request to Mforbes@madeirabeachfl.gov.

THE CITY OF MADEIRA BEACH, FLORIDA
LOCAL PLANNING AGENCY / PLANNING COMMISSION
Madeira Beach City Hall, Patricia Shontz Commission Chambers
300 Municipal Drive, Madeira Beach, FL 33708
www.madeirabeachfl.gov | 727.391.9951
September 14, 2026 – MINUTES

1. CALL TO ORDER

Chairman Wyckoff called the meeting to order at 6:00 PM. He welcomed new Commissioner Mike Druding.

2. ROLL CALL

Present: Chairman Wyckoff, Commissioners LaRue, Cloud, Holloway, Noble, Meagher, and Druding
A quorum was established.

3. PUBLIC COMMENT

No public comment was received on non-agenda items.

4. APPROVAL OF MINUTES

August 2026 Minutes: Motion to approve was made by Commissioner Meagher Commissioner Noble seconded the motion.

Approved 7-0.

5. NEW BUSINESS

A. Election of Vice Chair

Commissioner Meagher was nominated and selected as Vice Chair. No other nominations were made.
Approved 7-0.

B. Ordinance 2026-10 — Chapter 106, Vegetation

Staff presented revisions to the ordinance following an oversight identified after the Commission's August review concerning hedge requirements for perimeter landscape buffers. The revisions restore existing hedge standards and address conflicts with other code provisions while maintaining the existing 3-foot minimum hedge height.

Commissioner Cloud raised concerns about the requirement limiting palm trees to no more than 50% of required trees, noting that the provision does not reflect existing landscaping practices in Madeira Beach. Staff explained that the provision was consolidated from existing regulations and agreed to provide the City Commission with an analysis of the issue.

Commissioner Cloud also questioned right-of-way provisions that appeared to allow vegetation removal without advance notice to property owners. Staff confirmed that planned work generally includes approximately two weeks' notice and agreed to revise the language to reflect actual practice, with immediate action reserved for emergencies.

Motion: Recommend approval of Ordinance 2026-10, with the additional recommendations that staff analyze the 50% palm limitation and revise the right-of-way notice language.

Motion to approve was made by Commissioner Cloud and seconded by Meagher. **Approved 7-0.**

C. Ordinance 2026-16 — Temporary Parking Use

Chairman Wyckoff recused himself because he is an affected property owner and turned the chair over to Vice Chair Meagher.

Staff presented an ordinance establishing temporary parking as a permitted use along Gulf Boulevard and within the Johns Pass Village Activity Center. The measure is intended to provide interim use for hurricane-damaged or vacant properties while owners pursue permanent redevelopment.

The ordinance provides reduced development standards while retaining requirements for drainage, accessible parking, and buffering from residential properties. Staff noted that some sites may face significant stormwater compliance costs.

The Commission discussed the proposed **three-year sunset period**, which was intended to provide sufficient time for redevelopment while preventing temporary parking lots from becoming permanent. Commissioners considered the difference between two- and three-year timelines, the complexity of commercial redevelopment, and the loss of parking during construction of the new Johns Pass hotel.

Staff confirmed that the city cannot regulate prices charged by private parking operators and that automatic renewals are not included.

Public Comment: Mike Wyckoff spoke in support of the ordinance and the three-year term, citing demolition, permitting, and redevelopment challenges.

Motion: Commissioner Noble made a motion for approval of Ordinance 2026-16. Commissioner Cloud seconded the motion

Approved 6-0, with Chairman Wyckoff recused.

Chairman Wyckoff resumed the chair.

6. OLD BUSINESS

None.

7. ADMINISTRATIVE/STAFF PRESENTATION

None.

8. PLANNING COMMISSION DISCUSSION

None.

9. NEXT MEETING

Monday, October 5, 2026, at 6:00 PM.

10. INFORMATIONAL MATERIALS

None.

11. ADJOURNMENT

The meeting was adjourned following completion of the agenda.

_____ _____

Michael Wyckoff, Chairman Date

_____ _____

Lisa Scheuermann, Board Secretary Date

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
Wyckoff - Michael - Anthony	Madeira Beach Planning Commission
MAILING ADDRESS 161 131st Ave E	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☑ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY: Madeira Beach — COUNTY: Pinellas	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED 9/14/2026	MY POSITION IS: ☐ ELECTIVE ☑ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Michael Wyckoff, hereby disclose that on 9/14, 20 26 :

(a) A measure came or will come before my agency which (check one or more)

__X__ inured to my special private gain or loss;

____ inured to the special gain or loss of my business associate, _____ ;

____ inured to the special gain or loss of my relative, _____ ;

____ inured to the special gain or loss of _____, by whom I am retained; or

____ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Statute to issue temporary approval for standalone parking on a parcel not previously permitted for such use. I own a parcel that would benefit from the passage of this ordinance.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

9/11/2026
Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

Memorandum

Meeting Details:	November 2, 2026 – 6:00 p.m. – Planning Commission Meeting
Prepared For:	Planning Commission
Staff Contact:	Andrew Morris
Subject:	Ordinance 2026-19, C-3, Retail Commercial LDR Amendment

Background

The City has initiated this first amendment to the C-3 Retail Commercial Zoning District standards to provide clear redevelopment criteria for properties that may be redesignated from Residential Medium (RM) to Residential/Office/Retail (R/O/R) on the City's Comprehensive Plan Future Land Use Map. The future land use of RM has less density than the future land use of R/O/R. Under the rules of the Countywide Plan residential density may not be increased in the Coastal High Hazard Area unless significant balancing criteria are met.

The city's Comprehensive Plan defines:

> *"Coastal Storm Area" means the area that includes the Coastal High Hazard Area, the Tom Stuart Causeway and land areas connected to the mainland of Pinellas County by the causeway, any area surrounded by the CHHA or by the CHHA and a body of water, and all areas located within the Velocity Zone, or Zone V, as designated by the Federal Emergency Management Agency.*

The proposed amendments to the C-3 zoning in this ordinance establish development standards that maintain the maximum residential density permitted within the Residential Medium (RM) areas of 15 units per acre. Changing from RM to R/O/R allows a greater mix of uses when redeveloping.

The proposed amendments establish a maximum commercial use floor area ratio (FAR) of 0.50 for properties redesignated from Residential Medium (RM) to Residential/Office/Retail (R/O/R) to balance redevelopment opportunities with neighborhood compatibility and appropriate development intensity.

The proposed ordinance also amends *Sec. 110-326. Special Requirements*. The current code requires an additional 5' setback when adjacent to residential use to make sure redevelopment is compatible with neighboring properties:

> *Sec. 110-326 (c) When a proposed non-residential use in the C-3, retail commercial district abuts residential use an additional five-foot setback is required along the length of the entire shared lot line. This additional setback will be utilized to provide additional landscaped screening.*

The proposed ordinance changes this requirement from being adjacent to residential use to being adjacent to residential zoning. This proposed ordinance requires that when a nonresidential use abuts a property zoned R-1, Single-Family Residential or R-2, Low Density Multifamily Residential to have an additional five-feet of setback. Staff believe that this language should have been changed to residential zoning from residential use when mixed use districts were created such as the Madeira Beach Town Center.

In addition, staff has proposed that structures that are wider than 150 feet will need to be designed to appe multiple buildings with façade segments ranging from 40 to 100 feet in width, rather than being separate structures as the code currently requires. This is also to facilitate redevelopment.

Comprehensive Plan Consistency

The Madeira Beach Comprehensive Plan has various objectives and policies that support the proposed ordinance.

Objective 4.1.4:
Due to its location in the Coastal Storm Area, the City will not increase permanent densities above those established in this Comprehensive Plan, as indicated by with the 6.1a Madeira Beach Future Land Use Map.

> **Policy 4.1.4.1:**
> Maintain or reduce allowable permanent density in the Coastal Storm Area, consistent with the 6.1a Madeira Beach Future Land Use Map.

Objective 4.1.8:
Commercial and mixed-use development compatible with environmental and economic resources must be planned consistent with this Comprehensive Plan, 6.1a Madeira Beach Future Land Use Map the land development regulations and be in keeping with the needs and character of the community and its surrounding area.

> **Policy 4.1.8.1:**
> Enforce requirements that encourage mixed-use development within the Residential/Office/Retail future land use plan category and discourage single-use developments.
>
> **Policy 4.1.8.2:**
>
> Ensure that within any mixed-use development proper separation and buffering is required and maintained between residential and nonresidential land uses and is installed when a change of use or increase in intensity occurs.
>
> **Policy 4.1.8.3:**
> Promote commercial development in areas where a projected demand for those uses exists, where the use is compatible with the surrounding area, and where existing or programmed facilities will not be overburdened, by matching planned commercial land uses to the projected demand for such commercial uses.

Discussion

Currently there are properties with the Future Land Use designation of Residential Medium (RM) that are adjacent to properties with the Future Land Use Designation Residential/Office/Retail (R/O/R). The lack of a less intense commercial future land use category to function as a buffer can create potential compatibility conflicts between more intense commercial uses and less intense neighboring residential uses. There are properties that have both the Residential/Office/Retail (R/O/R) Future Land Use Category and Residential Medium (RM) Future Land Use Category, which can create nonconformities by having commercial uses active on the Residential Medium part of these properties. The proposed amendment would create a path forward to allow for multiple property owners to be able to amend the Comprehensive Plan Map from Residential Medium to Residential/Office/Retail without increasing Residential density or non-residential intensity above the existing Residential Medium future land use category. The proposed ordinance would not enable commercial uses to encroach into residential areas.

Located below is the tentative adoption schedule for Ordinance 2026-19.

Tentative Adoption Schedule

- - Planning Commission
- - BOC Workshop
- - BOC 1st Reading
- - BOC 2nd Reading

Fiscal Impact

There is no fiscal impact related to this ordinance.

Recommendation(s)

Staff recommend that the Planning Commission provide a recommendation of approval of Ordinance 2026-19, C-3, Retail Commercial LDR Amendment to the Board of Commissioners.

Attachments/Corresponding Documents

Ordinance 2026-19, C-3, Retail Commercial LDR Amendment
Business Impact Estimate
Forward Pinellas Compliance Letter

ORDINANCE 2026-19

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTIONS 110-320, 110-323 AND 110-326 OF , DIVISION 7, C-3 RETAIL COMMERCIAL OF ARTICLE V (DISTRICTS) OF CHAPTER 110 (ZONING) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO REVISE DEVELOPMENT STANDARDS, INCLUDING RESIDENTIAL DENSITY LIMITATIONS APPLICABLE TO CERTAIN FUTURE LAND USE MAP AMENDMENTS, AND RELATED TO BUILDING AND SITE DEVELOPMENT REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Madeira Beach regulates land use and development through its Comprehensive Plan and Land Development Regulations; and

WHEREAS, the City has initiated this amendment to the C-3 Retail Commercial Zoning District standards to provide clear redevelopment criteria for properties that may be redesignated from Residential Medium (RM) to Residential/Office/Retail (R/O/R) on the City's Comprehensive Plan Future Land Use Map; and

WHEREAS, the Countywide Rules administered by Forward Pinellas do not permit increases in residential density through such Future Land Use Map amendments, and the City's Comprehensive Plan similarly limits increases in residential density; and

WHEREAS, the City recognizes that certain properties may be appropriate locations for redevelopment and reinvestment through a change in the future land use designation, if redevelopment remains compatible with surrounding development patterns and neighborhood character; and

WHEREAS, the proposed amendments establish development standards that maintain the existing maximum residential density otherwise permitted within the Residential Medium (RM) areas while allowing redevelopment opportunities through the Residential/Office/Retail (R/O/R) future land use category; and

WHEREAS, the proposed amendments further establish a maximum commercial use floor area ratio of 0.50 for properties redesignated from Residential Medium (RM) to Residential/Office/Retail (R/O/R) to balance redevelopment opportunities with neighborhood compatibility and appropriate development intensity; and

WHEREAS, the Planning Commission, serving as the Local Planning Agency, held a duly

noticed public hearing to consider the proposed amendments and has recommended approval to the Board of Commissioners; and

WHEREAS, the recommendations of the Planning Commission and City staff have been considered by the Board of Commissioners and found to be meritorious; and

WHEREAS, the Board of Commissioners have conducted two duly noticed public hearings, considered the proposed amendments, the recommendations of the Planning Commission and City staff and all information received at the hearings and finds that approval of the amendments is in the best interest of the city.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AS FOLLOWS:

Section 1. That Section 110-320 of Division 7. - C-3, Retail Commercial of Article V (Districts) of Chapter 110 (Zoning) of the Land Development Regulations of the City of Madeira Beach is hereby amended to read as follows

Sec. 110-320. Building site area requirements.

The minimum building site area requirements in the C-3, retail commercial district are as follows:

(1) Lot size:

a. For all uses except multifamily, vacation rental and temporary lodging units: 4,000 square feet.

b. Duplex and triplex units: 3,000 square feet per dwelling unit.

c. Multifamily and vacation rental units and above: 2,420 square feet per dwelling unit.

d. Public service facilities: Shall not exceed a maximum area of five acres. Like uses or contiguous like uses in excess of this threshold shall require the parcel to be amended to the P-SP zoning district and the appropriate land use category.

(2) Lot width:

a. All permitted uses except multifamily, vacation rental and temporary lodging units: 40 feet.

b. Multifamily, vacation rental and temporary lodging units: 60 feet.

(3) Lot depth: All permitted uses: 80 feet.

(4) For properties located in the commercial general (CG) future land use category in the comprehensive plan, the density is a maximum of 15 residential dwelling units 15 vacation rental units, or 40 temporary lodging units per acre. Alternative temporary lodging use standards are allowed as detailed in subsection 110-326(f).

(5) For properties located in the residential/office/retail (R/O/R) future land use category in the comprehensive plan, the maximum density is 18 residential dwelling units, 18 vacation rental units, or 40 temporary lodging units per acre. Alternative temporary lodging use standards are allowed as detailed in subsection 110-326(g).

(6) Notwithstanding subsection (5), properties for which a future land use map amendment from Residential Medium (RM) to Residential/Office/Retail (R/O/R) is approved by ordinance after February 10, 2027, are limited to a maximum density of 15 dwelling units per acre, 15 vacation rental units per acre, or 40 temporary lodging units per acre. Alternative temporary lodging use standards are allowed as detailed in subsection 110-326(g).

(~~6~~7) For properties located in the commercial core district of the planned redevelopment-mixed use (PR-MU) future land use category of the comprehensive plan, the maximum density is 15 residential dwelling units, 15 vacation rental units, and 60 temporary lodging units per acre.

(~~7~~8) For properties located in the transition district of the planned redevelopment-mixed use (PR-MU) future land use category of the comprehensive plan, the maximum density is 15 residential dwelling units, 15 vacation rental units, and 60 temporary lodging units per acre.

Section 2. That Section 110-323 of Division 7. - C-3, Retail Commercial of Article V (Districts) of Chapter 110 (Zoning) of the Land Development Regulations of the City of Madeira Beach is hereby amended to read as follows

Sec. 110-323. Maximum lot coverage.

The maximum lot coverage in the C-3, retail commercial district is based on the use and future land use categories in the comprehensive plan as follows:

(1) Commercial general (CG) commercial use: the floor area ratio (FAR) is 0.55.

(2) Residential/office/retail (R/O/R) commercial use: the floor area ratio (FAR) is 0.55.

(3) Notwithstanding subsection (2), for properties for which a future land use map amendment from Residential Medium (RM) to Residential/Office/Retail (R/O/R)

is approved by ordinance after November 10, 2026, the commercial use floor area ratio (FAR) is 0.50.

(~~3~~4) Planned redevelopment-mixed use (PR-MU) commercial core district: the floor area ratio (FAR) is 1.2.

(~~4~~5) Planned redevelopment-mixed use (PR-MU) transition district: the floor area ratio (FAR) is 1.2.

Section 3. That Section 110-326 of Division 7. - C-3, Retail Commercial of Article V(Districts) of Chapter 110 (Zoning) of the Land Development Regulations of the City of Madeira Beach is hereby amended to read as follows

Sec. 110-326. Special requirements.

(a) In the C-3, retail commercial district residential dwelling units, vacation rental units, and temporary lodging units are permitted above first-floor commercial or office units.

(b) No structure in the C-3, retail commercial district may be wider than 150 feet parallel to the front yard right-of-way unless the building is designed to appear as multiple buildings with façade segments ranging from 40 to 100 feet in width. If two structures are proposed on the same lot or parcel, the buildings shall be separated by a minimum of ten feet.

(c) When a proposed nonresidential use in the C-3, retail commercial district abuts property zoned R-1, Single-Family Residential, or R-2, Low Density Multifamily Residential, ~~a residential use~~ an additional five-foot setback is required along the length of the entire shared lot line. ~~This additional setback will be utilized to provide additional landscaped screening.~~

(d) Mixed uses in a single development shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the gross land area of the property.

(e) Institutional, other than public educational facilities shall not exceed a maximum area of five acres. Transportation and/or utility uses shall not exceed a maximum area of three acres.

(f) In the commercial general (CG) future land use category of the comprehensive plan, alternative temporary lodging use standards allows 60 temporary lodging units per acre and a FAR of 1.2. A development agreement is required by the city's land development regulations and Forward Pinellas' Countywide Rules to use the alternative temporary lodging use standard. The development agreement must follow all required standards in Forward Pinellas Countywide Rules to use the alternative temporary lodging use standards.

(g) In the residential/office/retail (R/O/R) future land use category of the comprehensive plan, alternative temporary lodging use standards allows 60 temporary lodging units per acre and a FAR of 1.2. A development agreement is required by the city's land development regulations and Forward Pinellas' Countywide Rules to use the alternative temporary lodging use standard. The development agreement must follow all required standards in Forward Pinellas Countywide Rules to use the alternative temporary lodging use standards.

SECTION 4: For purposes of codification of any existing section of the Maderia Beach Code herein amended, words underlined represent additions to original text, words ~~stricken~~ are deletions from the original text, and words neither underlined nor stricken remain unchanged.

SECTION 5: Ordinances or parts of ordinances in conflict herewith to the extent that such conflict exists are hereby repealed.

SECTION 6: In the event a court of competent jurisdiction finds any part of provision of the Ordinance unconstitutional or unenforceable as a matter of law, the same shall be stricken and the remainder of the Ordinance shall continue in full force and effect.

SECTION 7. The codifier shall codify the substantive amendments to the Code of Ordinances of the City of Madeira Beach contained in Section 1, 2 and 3 of this Ordinance as provided for therein and shall not codify the exordial clauses nor any other sections not designated for codification.

SECTION 8: Pursuant to Florida Statutes 166.041(4), this Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS ____day of _____, 202_.

_____

Anne-Marie Brooks, Mayor

ATTEST:

_____

Clara VanBlargan, MMC, MSM, City Clerk

APPROVED AS TO FORM:

_____

Thomas J. Trask, City Attorney

PASSED ON FIRST READING: _____

PUBLISHED: _____

PASSED ON SECOND READING: _____

PUBLISHED: _____

Business Impact Estimate

ORDINANCE 2026-19

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTIONS 110-320, 110-323 AND 110-326 OF , DIVISION 7, C-3 RETAIL COMMERCIAL OF ARTICLE V (DISTRICTS) OF CHAPTER 110 (ZONING) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO REVISE DEVELOPMENT STANDARDS, INCLUDING RESIDENTIAL DENSITY LIMITATIONS APPLICABLE TO CERTAIN FUTURE LAND USE MAP AMENDMENTS, AND RELATED TO BUILDING AND SITE DEVELOPMENT REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Madeira Beach is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City of Madeira Beach is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
    a. Development orders and development permits as those terms are defined in Section 163.3164, Florida Statutes, and development agreements as authorized by the Florida Local Government Development Agreement Act under Sections 163.3220-163.3243, Florida Statutes;
    b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party;
    c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
    d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or

[1] See Section 166.041(4)(c), Florida Statutes.

e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City of Madeira Beach hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):
The City has initiated this amendment to the C-3 Retail Commercial Zoning District standards to provide clear redevelopment criteria for properties that may be redesignated from Residential Medium (RM) to Residential/Office/Retail (R/O/R) on the City's Comprehensive Plan Future Land Use Map. The proposed amendments establish development standards that maintain the existing maximum residential density otherwise permitted within the Residential Medium (RM) areas while allowing redevelopment opportunities through the Residential/Office/Retail (R/O/R) future land use category. The proposed amendments further establish a maximum commercial use floor area ratio of 0.50 for properties redesignated from Residential Medium (RM) to Residential/Office/Retail (R/O/R) to balance redevelopment opportunities with neighborhood compatibility and appropriate development intensity.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Madeira Beach, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
(c) An estimate of the City of Madeira Beach's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

The proposed ordinance would not have a direct economic impact on private, for-profit businesses. There is no fee proposed in this ordinance. There are no additional regulatory costs for the city.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:
There will be no businesses impacted by this ordinance.

4. Additional information the governing body deems useful (if any):
This proposed ordinance will not increase residential density to stay in compliance with the Madeira Beach Comprehensive Plan and Forward Pinellas Countywide Rules. Also, the ordinance includes an additional 5 feet of setback required for when a nonresidential use abuts a property zoned R-1, Single-Family Residential or R-2, Low Density Multifamily Residential.

FORWARD PINELLAS
P: (727) 464.8250
F: (727) 464.8212
forwardpinellas.org
310 Court Street
Clearwater, FL 33756

October 16, 2026

Andrew Morris, AICP
City of Madeira Beach
300 Municipal Drive
Madeira Beach, FL 33708

RE: Review of ordinances from the City of Madeira Beach (ORDINANCE 2026-19)

Dear Andrew,

Thank you for submitting the proposed amendments to the Madeira Beach Code of Ordinances. Forward Pinellas staff has reviewed the proposed ordinance for consistency with the Countywide Plan and Countywide Rules. The ordinance amends the City's C-3 Zoning District regulations to establish specific density and intensity standards for properties receiving a future land use amendment from RM to R/O/R. The proposed changes appear generally consistent with the Countywide Rules, subject to review of the applicable development standards and confirmation that the regulations maintain consistency with the Countywide Plan.

We recognize that the consistency process is an ongoing one, and if either the County or Forward Pinellas staff has failed to note a matter governed by the consistency process in the course of this review, we will be happy to work with you to resolve any such matter as may be necessary.

If you have any questions, please feel free to call me at 727-464-5679 or email me at ewennick@forwardpinellas.org.

Sincerely,

Emma Wennick

Emma Wennick
Program Planner

Memorandum

Meeting Details:	November 2, 2026 – 6:00 p.m. – Planning Commission Meeting
Prepared For:	Planning Commission
Staff Contact:	Andrew Morris
Subject:	Ordinance 2026-21, Palm Street Future Land Use Amendment

Background

City staff received an application from the owner of the properties located at 14064 Palm Street, 14062 Palm Street, and 14048 Palm Street requesting an amendment to the City's Future Land Use Map designation for the properties from Residential Medium (RM) to Residential/Office/Retail (R/O/R). Concurrently, the applicant has requested a rezoning of the properties from R-2, Low Density Multifamily Residential to C-3, Retail Commercial.

Ordinance 2026-20, (Palm Street rezoning) is the corresponding rezoning request associated with Ordinance 2026-21 (Palm Street Future Land Use Map Amendment), and approval of the Future Land Use amendment is necessary to establish consistency between the proposed land use designation and zoning classification.

The tables below compare the existing and proposed residential density and nonresidential intensity for the subject properties. As shown, the proposed amendments will not increase the maximum permitted residential density or non-residential intensity and are therefore consistent with the density and intensity limitations established by the Comprehensive Plan and applicable Countywide Rules.

The subject properties are located within an area containing a mix of residential and commercial uses. The proposed Residential/Office/Retail future land use designation is compatible with the surrounding development pattern and will facilitate redevelopment opportunities consistent with the character of the area.

The existing and proposed tables below reflect the same density and intensity and are dependent on passing Ordinance 2026-19 which limits density and intensity for properties with a future land use of R/O/R when the future land use has been changed from RM.

Existing Future Land Use								
Parcel	**Address**	**Acres**	**Square Feet**	**Existing Future Land Use**	**Existing Density (RES UPA)**	**Existing Total Density (RES Units)**	**Existing Nonresidential Intensity (FAR)**	**Existing Total Nonresidential Intensity (Square Feet)**
10-31-15-34344-008-0180	14064 PALM ST	0.11	5,001	Residential Medium	15	1.65	0.5	2500.5
10-31-15-34344-008-0170	14062 PALM ST	0.11	5,001	Residential Medium	15	1.65	0.5	2500.5
10-31-15-34344-008-0160	14048 PALM ST	0.11	5,001	Residential Medium	15	1.65	0.5	2500.5
Total:		0.33	15,003			4.95		7501.5

Proposed Future Land Use*								
Parcel	**Address**	**Acres**	**Square Feet**	**Proposed Future Land Use**	**Proposed Density**	**Proposed Total Density (RES Units)**	**Proposed Nonresidential Intensity (FAR)**	**Proposed Total Nonresidential Intensity (Square Feet)**
10-31-15-34344-008-0180	14064 PALM ST	0.11	5,001	*Residential/ Office/Retail	15	1.65	0.5	2500.5
10-31-15-34344-008-0170	14062 PALM ST	0.11	5,001	*Residential/ Office/Retail	15	1.65	0.5	2500.5
10-31-15-34344-008-0160	14048 PALM ST	0.11	5,001	*Residential/ Office/Retail	15	1.65	0.5	2500.5
Total		0.33	15,003			4.95		7501.5

*Ordinance 2026-19, C-3, Retail Commercial LDR Amendment to limit Residential Density to 15 UPA and nonresidential intensity of 0.5 FAR for properties changed from future land use RM to R/O/R.

Comprehensive Plan Consistency

When reviewing a Future Land Use Map amendment, the Planning Commission, serving as the Local Planning Agency (LPA) must determine whether the request is consistent with and supports the goals, objectives, and policies of the Madeira Beach Comprehensive Plan. Staff evaluated the proposed amendment against the applicable Comprehensive Plan criteria and found the request to be consistent with the plan, as outlined below.

GOAL 4.1: Ensure that the residential/family and beach community character of the City of Madeira Beach is maintained and protected while:

- Maximizing the potential for economic benefit resulting from the tourist trade and the enjoyment of natural and man-made resources by citizens and visitors;
- Minimizing the threat to health, safety, and welfare posed by hazards, nuisance, incompatible land uses, and environmental degradation; maximizing land development that respects necessary ecological functions and suitability for urban development;
- Preserving or improving the community's natural resources and valuable amenities;
- Encouraging an orderly and aesthetic mix of land uses by allowing new development and redevelopment that will enhance and protect the City's existing character; and
- Providing a Comprehensive Plan that is flexible and incorporates changing community values and attitudes.

Objective 4.1.8:

Commercial and mixed-use development compatible with environmental and economic resources must be planned consistent with this Comprehensive Plan, 6.1a Madeira Beach Future Land Use Map the land development regulations and be in keeping with the needs and character of the community and its surrounding area.

Policy 4.1.8.1:
Enforce requirements that encourage mixed-use development within the Residential/Office/Retail future land use plan category and discourage single-use developments.

Policy 4.1.8.2:
Ensure that within any mixed-use development proper separation and buffering is required and maintained between residential and nonresidential land uses and is installed when a change of use or increase in intensity occurs.

Policy 4.1.8.3:
Promote commercial development in areas where a projected demand for those uses exists, where the use is compatible with the surrounding area, and where existing or programmed facilities will not be overburdened, by matching planned commercial land uses to the projected demand for such commercial uses.

Staff Findings

Staff finds that the request is consistent with the City's Comprehensive Plan and the Forward Pinellas Countywide Rules as outlined below:

- The proposed Future Land Use change does not increase the maximum residential density allowed on the property.
- The properties are located within the Coastal High Hazard Area, where increases in residential density are discouraged by both the Comprehensive Plan and Countywide Rules.
- The proposed amendment does not increase the maximum non-residential intensity allowed on the property.
- The Residential/Office/Retail designation will provide additional flexibility for future redevelopment while maintaining the existing development limits for the property.
- As a condition of approval, Ordinance 2026-19 (C-3 Retail Commercial LDR Amendment) must be adopted prior to final approval of Ordinance 2026-21 to ensure that residential density cannot be increased.

Review and Adoption Process

Pursuant to Chapter 163, Florida Statutes, and the Countywide Rules, the amendment is subject to review by the Planning Commission, Forward Pinellas, Pinellas County, and the Board of Commissioners. The application will be transmitted to Forward Pinellas after the Board of Commissioners first reading. The Future Land Use Map amendment is a small-scale map amendment that will be transmitted to the state after adoption.

A public notice was mailed 10 days before the Planning Commission Meeting to affected parties within 300 feet of the proposed rezoning. A newspaper legal ad will be published 14 days before the second reading of the ordinance.

The amendment must receive approval of the corresponding Countywide Plan Map Amendment before Ordinance 2026-21 may proceed to second reading and final adoption.

Tentative Adoption Schedule

- Planning Commission
- BOC Workshop
- BOC 1st Reading
- Forward Pinellas PAC
- Forward Pinellas Board
- Pinellas County Board of Commissioners
- BOC 2nd Reading

Fiscal Impact

There is no fiscal impact related to this ordinance.

Recommendation(s)

Staff recommends that the Planning Commission, serving as the Local Planning Agency (LPA), recommend approval of Ordinance 2026-21 to the Board of Commissioners, subject to the following conditions:

- Ordinance 2026-19 (C-3 Retail Commercial LDR Amendment) shall be adopted prior to second reading of Ordinance 2026-21.

- A corresponding Countywide Plan Map Amendment from Residential Medium to Retail & Services shall be approved prior to second reading of Ordinance 2026-21.

Attachments/Corresponding Documents

Ordinance 2026-21, Palm Street Future Land Use
Ordinance 2026-21 Public Notice Mailing and Posting Packet
Application

ORDINANCE 2026-21

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY OF MADEIRA BEACH COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR THREE CONTIGUOUS PARCELS LOCATED AT 14064 PALM STREET, 14062 PALM STREET AND 14048 PALM STREET, FROM RESIDENTIAL MEDIUM, TO RESIDENTIAL/OFFICE/RETAIL; PROVIDING FOR FINDINGS OF CONSISTENCY WITH THE CITY OF MADEIRA BEACH COMPREHENSIVE PLAN AND THE FORWARD PINELLAS COUNTYWIDE PLAN; PROVIDING FOR TRANSMITTAL TO REVIEWING AGENCIES AS REQUIRED BY LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, establishes the Community Planning Act which authorizes local governments to adopt and amend comprehensive plans; and

WHEREAS, the City of Madeira Beach ("City") has adopted a Comprehensive Plan pursuant to Chapter 163, Florida Statutes, and the Future Land Use Map ("FLUM") is a component of that Comprehensive Plan which establishes the future land use designations applicable to property within the City; and

WHEREAS, Section 163.3187, Florida Statutes, provides a process for adoption of a small-scale comprehensive plan amendment where the proposed amendment involves a site-specific future land use map amendment affecting 50 acres or fewer, does not involve a prohibited text amendment to the goals, policies and objectives of the Comprehensive Plan and otherwise satisfies the statutory criteria; and

WHEREAS, the owner of the properties located at 14064 Palm Street, 14062 Palm Street and 14048 Palm Street, more particularly described in Exhibit "A" attached hereto, has submitted an application requesting an amendment to the Future Land Use map designation of the properties from Residential Medium (RM) to Residential/Office/Retail (R/O/R); and

WHEREAS, the subject properties consist of three contiguous parcels located within the City of Madeira Beach and contain approximately 0.33 acres, more or less as shown on the proposed Future land Use Map attached as Exhibit "B"; and

WHEREAS, the proposed amendment is a site-specific Future Land Use Map

amendment and does not amend the goals, policies or objectives of the City's Comprehensive Plan; and

WHEREAS, the proposed Residential/Office/Retail Future Land Use designation is intended to permit a mixture of residential, office and limited commercial uses and is an adopted future land use category of the City of Madeira Beach Comprehensive Plan; and

WHEREAS, staff has reviewed the proposed Future Land Use Map amendment and determined that the application is sufficient and that the proposed amendment is consistent with the City's Comprehensive Plan and the Forward Pinellas Countywide Plan; and

WHEREAS, the Future Land Use map amendment was presented to the Planning Commission, acting in its capacity as the Local Planning Agency (LPA), at a duly noted public hearing on November 2, 2026, and the Planning Commission, acting as the LPA, determined that the proposed amendment is consistent with the City's Comprehensive Plan and recommended approval to the Board of Commissioners; and

WHEREAS, the recommendations of the Planning Commission, acting as the LPA, and City Staff have been considered by the Board of Commissioners and found to be meritorious, and

WHEREAS, the Board of Commissioners have held two public hearings to consider the approval of this map amendment, the recommendations of the Planning Commission, acting as the LPA, and city staff and public comments received at the hearings; and

WHEREAS, the Board of Commissioners finds that the adoption of the proposed Future Land Use Map amendment is in the best interest of the city and is consistent with the City's Comprehensive Plan and the Forward Pinellas Countywide Plan.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AS FOLLOWS:

SECTION 1. The Future Land Use Map of the City of Madeira Beach Comprehensive Plan is hereby amended to change the current land use designation of the properties located at 14064 Palm Street, 14062 Palm Street and 14048 Palm Street as further described in Exhibit "A" from Residential Medium (RM) to Residential/Office/Retail (R/O/R) as depicted on Exhibit "B".

SECTION 2. That the provisions of this Ordinance shall be deemed severable. If any part

of the Ordinance is deemed unconstitutional, it shall not affect the constitutionality of other portions of this Ordinance.

SECTION 3. All ordinances or portions thereof that conflict with or are inconsistent with this Ordinance are repealed to the extent of such conflict or inconsistency.

SECTION 4. Pursuant to Section 163.3187, Florida Statutes, the effective date of this small-scale amendment shall be thirty-one (31) days after the City adoption of the plan amendment. If timely challenged pursuant to Section 163.3187(5), this amendment shall become effective on the date the state land planning agency, or the Administrative Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land use dependent on this amendment may be issued or commenced before it had become effective.

PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS ____ DAY OF _____, 202_.

_____

Anne-Marie Brooks, Mayor

ATTEST:

_____

Clara VanBlargan, MMC, MSM, City Clerk

APPROVED AS TO FORM:

_____

Thomas J. Trask, City Attorney

PASSED ON FIRST READING: _____

PUBLISHED: _____

PASSED ON SECOND READING: _____

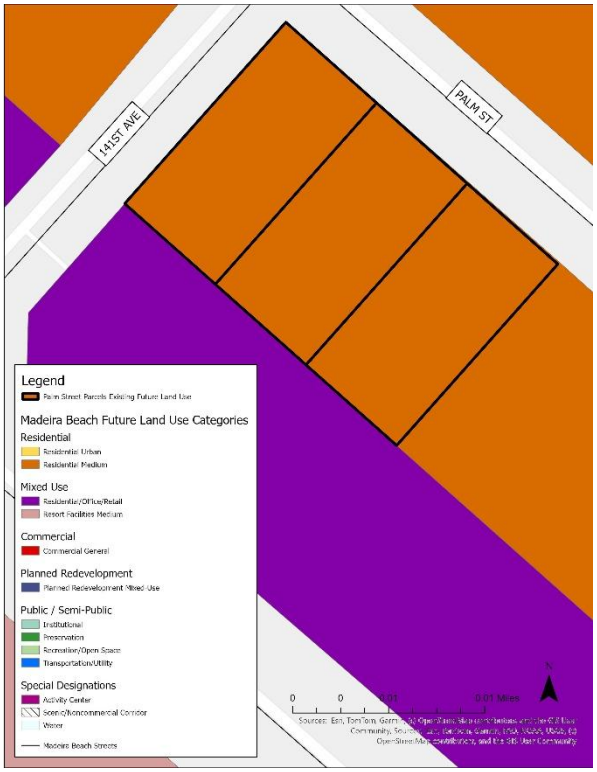
PUBLISHED: _____

Exhibit A

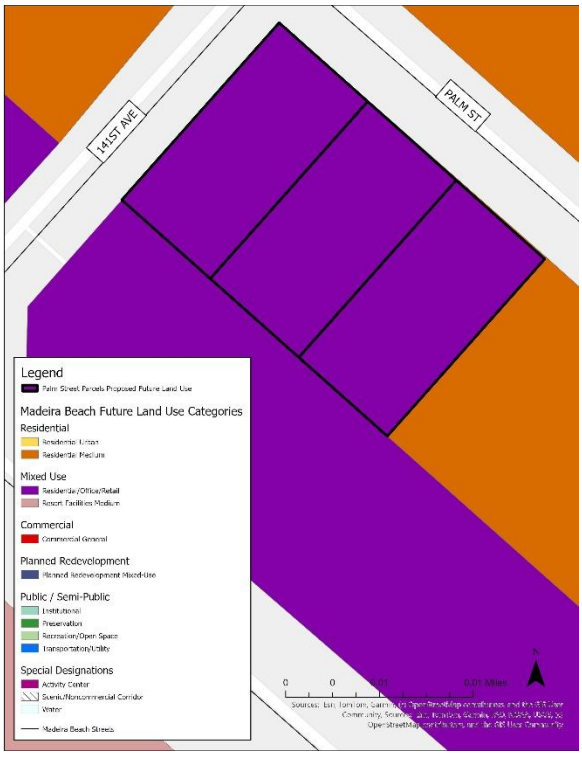
Parcel	Address	Legal Description
10-31-15-34344-008-0180	14064 PALM ST	GULF SHORES 2ND ADD BLK H, LOT 18
10-31-15-34344-008-0170	14062 PALM ST	GULF SHORES 2ND ADD BLK H, LOT 17
10-31-15-34344-008-0160	14048 PALM ST	GULF SHORES 2ND ADD BLK H, LOT 16

Exhibit B

Existing Future Land Use Map



Proposed Future Land Use Map



RZ#_____

CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244
planning@madeirabeachfl.gov

REZONING AND FUTURE LAND USE AMENDMENT APPLICATION

☐ **Rezoning**.....**$2,000.00**

☐ **Future Land Use Amendment**.....**$3,000.00**

***(If Applicant is NOT the property owner, signed and notarized authorization of this rezoning application from the land owner must be submitted with the rezoning application materials)**

***Applicant:** Name and Address

SFMB MAD BEACH PROPERTY LLC
405 S Howard Avenue
Tampa, FL 33606-2035

Telephone: (727-444-1403) c/o Brian J. Aungst, Jr.

Email: (bja@macfar.com) c/o Brian J. Aungst, Jr.

***Property Owner:** Name and Address

SFMB MAD BEACH PROPERTY LLC
405 S Howard Avenue
Tampa, FL 33606-2035

Telephone: (727-444-1403) c/o Brian J. Aungst, Jr.

Email: (bja@macfar.com) c/o Brian J. Aungst, Jr.

Property Location: (Street Address, Parcel ID, or location of the vacant lot)

PARCEL ID #s: (1) 10-31-15-34344-008-0160; (2) 10-31-15-34344-008-0170; and (3) 10-31-15-34344-008-0180

Legal Description: SEE ATTACHED.

Approximate Lot **Area:** 5000 s.f. **Width:** 50 ft. **Depth:** 100 ft.

Present Zoning and Future Land Use: ZONING = R-2
F.L.U. = RM

Proposed Zoning and Future Land Use: ZONING = C-3
F.L.U. = R/O/R

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

REQUIRED: Please attach required supporting materials (i.e. Survey, Narrative Response to the criteria upon which a rezoning is determined (see attached page), and any other materials the applicant wishes to present).

Please review the below section on Reimbursement of expenses, the applicant will be responsible for all fees listed below:

Madeira Beach Code of Ordinances

Sec. 2-78. Conduct of hearing.

(a) *Application.* An application for a zoning change or land use change shall be submitted 30 days prior to the scheduled meeting.

(b) *Application filing fee.* Application fees are listed in the fees and collection procedure manual.

(c) *Notification.* When and at such time as an application is made, the application shall be filed with the community development department who shall post a ten-day notice, or meet the Florida Statutory requirements, whichever is greater, of the time and place when the local planning agency shall consider the subject matter on the application. At the time of posting, all property owners of record, on the tax roll of the year within which the case is being heard, within 300 feet in any direction of the property, which is the subject matter of the application, shall be notified and the notice shall be posted on the property itself setting forth the date, time and place of the hearing. Note: Failure to notify all of the abutting property owners, as shown on the records of the Pinellas County Property Appraiser's Office, shall not constitute grounds for re-advertising the public hearing or conducting additional public hearings and shall not affect any action or proceeding of the application. For all other meetings and workshops not involving an application that must meet specified notification requirements, a minimum of three days' notice must be given.

(d) *Public hearing.* At the hearing any interested person may be heard upon the subject matter. The procedures established in article I, division 2 shall govern the local planning agency's conduct of public hearings for a site specific rezoning, which is by definition a quasi-judicial matter.

(e) *Recommendations.* The planning commission or the local planning agency, by majority vote, shall submit its recommendation with respect to the application to the board of commissioners with the written reasons therefore.

(f) *Written records.* Minutes shall be kept of all hearings by the planning commission and the local planning agency, and all hearings shall be open to the public. The written record shall include the vote of each member upon each question, or if absent or failing to vote, indicating such fact. The minutes of all proceedings, and recommendations of the planning commission and the local planning agency shall be made public record on file with the city clerk.

(Code 1983, § 2-304; Ord. No. 974, § 1, 9-24-02; Ord. No. 1044, § 3, 5-24-05; Ord. No. 1050, § 2, 8-9-05; Ord. No. 2014-15, § 2, 12-9-14; Ord. No. 2021-04, § 3, 4-14-21)

https://library.municode.com/fl/madeira_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIIIBOCOCO_DIV2PLCO_S2-78COHE

Continue to next page...

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ALL APPLICATIONS SHALL SUBMIT A RESPONSE TO THE CRITERIA LISTED BELOW:

1. *Consistency with the Madeira Beach Comprehensive Plan and Forward Pinellas Countywide Plan*. All zoning district and future land use category assignments shall be consistent with the comprehensive plan, including the future land use map and future land use element goals, objectives and policies. The zoning district assigned shall be consistent with the land use category of the future land use map.

The proposed rezoning and future land use amendment is consistent with the MadeiraBeach Comprehensive Plan by ensuring that the residential/family and beach commu-
nity character of the City is maintained and proteected while maximizing the potential for economic benefit from tourist trade. Approval of this request will allow Applicant to redevelop the site along with 14099 Gulf Blvd. as a single development which will provide modern housing meeting FEMA standards while maintaining a business presence along Gulf Blvd.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

2. *Zoning and Future Land Use Compatibility.* The assigning of zoning districts and future land use categories shall promote the compatibility of adjacent land uses.

The proposed rezoning and future land use amendment are compatible with adjacent land uses as the parcels are adjacent to property with the same zoning (C-3) and future land use designation (R/O/R). Additionally, the zoning and land use pattern in the area shows a history of allowing C-3 zoning and R/O/R land use to extend back to Palm Street and 1st Street E (see 14251 Gulf Blvd, 14361 Gulf Blvd, 13999 Gulf Blvd, etc.). Thus, the proposed rezoning and future land use amendment follow pattern in the area and would allow the Applicant to develop the site together with 14099 Gulf Blvd.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

3. *Adequate Public Facilities*. The assigning of zoning districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards shall be considered in assigning zoning districts and there shall be reasonable assurance that the demand for services allowed in the proposed zoning district can be met.

The parcels proposed for rezoning and future land use amendment are in an area with adequate public facilities and the demand for services will be able to be met.

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4. *Public Interest.* Zoning district and designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

Approval of the proposed rezoning and future land use amendment will be in harmony with the public interest and promotes the public health, safety, and welfare by allowing for redevelopment of the site as an elevated multi-family dwelling option with first-floor commercial retail. This will allow the property to come into compliance with FEMA standards while upgrading the site with a modern housing option with first floor commercial retail.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

5. *Consistency with Land Development Regulations*. Zoning district and future land use designations shall be consistent with the purpose and intent of these Land Development Regulations

The proposed zoning and land use are consistent with the purpose of protecting, promoting, and improving the public health, safety, morals, and general welfare of the community. Approval of this request will make the City a safer place and will keep businesses along Gulf Blvd.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

CERTIFICATION

I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the subject property.

For a Rezoning and Future Land Use Amendment:

I have received a copy of Sec. 2-78. Conduct of hearing (attached), read and understand the reasons necessary for granting this application and the procedure, which will take place at the Public Hearing.

SFMB Mad Beach Property, LLC

By _____ 7/21/2026

Property Owner's Signature Marcus Winters, Manager *Date*

STATE OF Florida

COUNTY OF Hillsborough

Before me this 21st day of July, 2026, Marcus Winters as Manager of SFMB Mad Beach Property, LLC, a Florida Limited liability company, appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☒ personally known to me or ☐ has produced _____ as identification.

[SEAL]

KATHLEEN E. ROBERTS
Notary Public - State of Florida
Commission # HH 403011
My Comm. Expires Jul 31, 2027
Bonded through National Notary Assn.

Kathleen Roberts

Public Notary Signature

NOTICE: Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they 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.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

CERTIFICATION

I hereby authorize permission for the Planning Commission, Board of Commissioners, Building Official, and Community Development Director to enter upon the above referenced premises for purposes of inspection related to this petition.

I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the fact concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing fee of this application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules, and regulations pertaining to the subject property.

I have received a copy of Sec. 2-78. Conduct of hearing (attached), read and understand the reasons necessary for granting a Rezoning and Future Land Use Amendment and the procedure, which will take place at the Public Hearing.

Appeals. (City Code, Sec. 2-109). An aggrieved party, including the local governing authority, may appeal a final administrative order of the Board of Commissioners to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Board of Commissioners. An appeal shall be filed within 30 days of the execution of the order to be appealed.

Property Owner's Signature: By SFMB MAD Beach Property, LLC of Marcos Winters, Manager Date: 7/21/2026

STATE OF Florida

COUNTY OF Hillsborough

Before me, this 21st day of July, 2026, appeared in person By Marcos Winters, Manager of SFMB MAD Beach Property, LLC who, being sworn, deposes and says that the forgoing
(name of property owner)
is true and correct certification and who is X personally known to me or has produced _____ as identification.

Kathleen E Roberts
(notary signature)

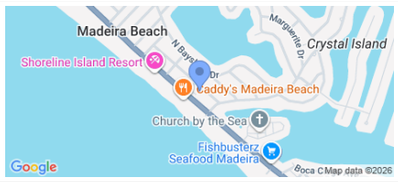
Commission Expires: 7/31/2027

Stamp

KATHLEEN E. ROBERTS
Notary Public - State of Florida
Commission # HH 403011
My Comm. Expires Jul 31, 2027
Bonded through National Notary Assn.

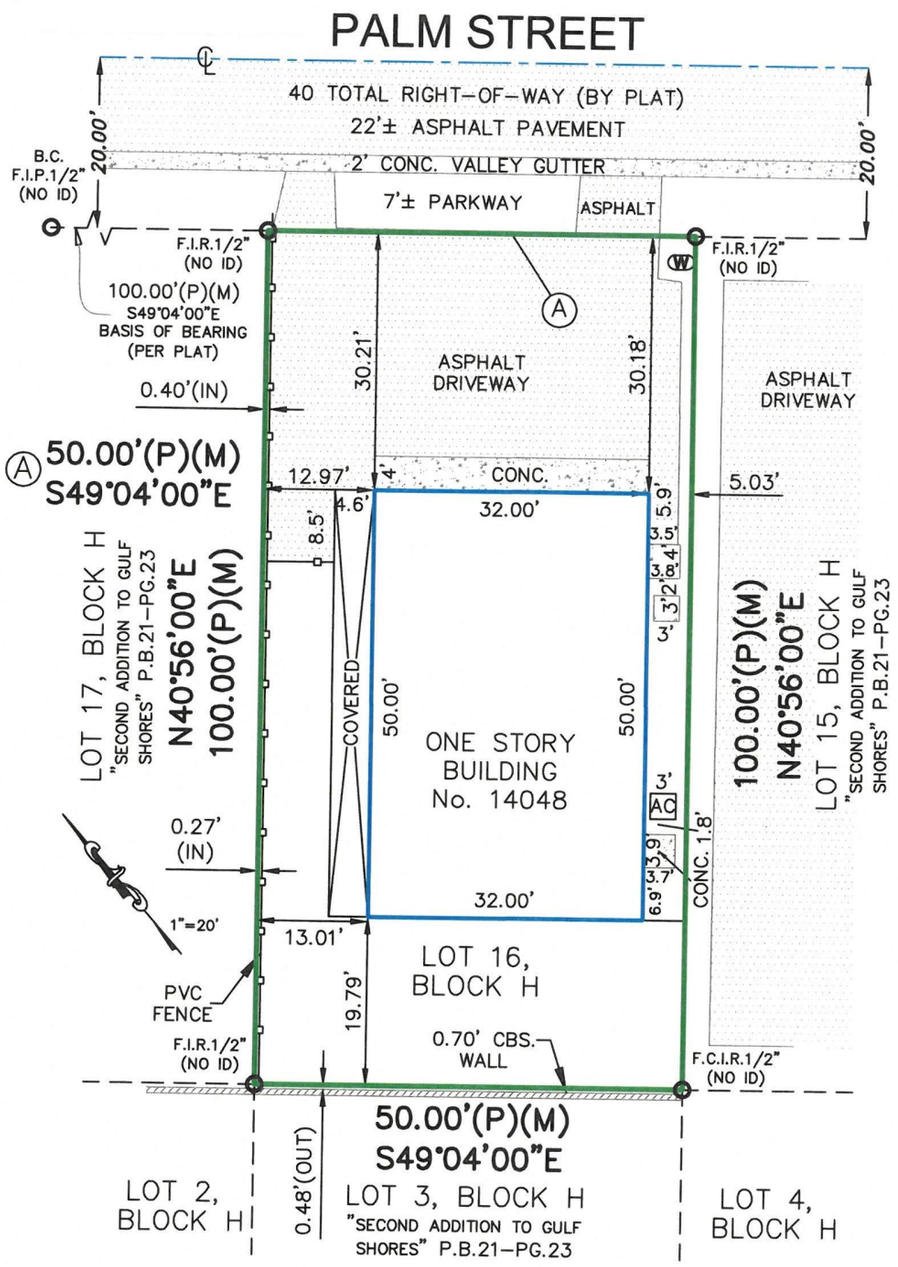
NOTICE: *Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.





This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By: _____

Property Address:
14048 Palm Street
Madeira Beach, FLORIDA 33708

Notes: NO NOTES

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND SUPERVISION AND THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027 FLORIDA STATUTES.

MIGUEL ESPINOSA LICENSE NUMBER NO. 5101 PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA

SIGNED _____ **FOR THE FIRM**
Miguel Espinosa 03/24/26
STATE OF FLORIDA **P.S.M. No. 5101**

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND / OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

M.E. Land Surveying, LLC
P.O. Box 970685
Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

Surveyor's Legend

	LIMITED ACCESS RIGHT-OF-WAY LINE						
	PROPERTY LINE						
	STRUCTURE LINE	FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	TEL.	TELEPHONE FACILITES
	CONCRETE BLOCK WALL			Δ	CENTRAL ANGLE OR DELTA	U.P.	UTILITY POLE
	CHAIN LINK FENCE OR WIRE FENCE	LB#	LICENSE # - BUSINESS	R	RADIUS	E.U.B.	ELECTRIC UTILITY BOX
	WOOD FENCE	LS#	LICENSE # - SURVEYOR	RAD	RADIAL	SEP.	SEPTIC
	IRON FENCE	CALC	CALCULATED POINT	N.R.	NON RADIAL	D.F.	DRAINFIELD
	EASEMENT	SET	SET PIN	TYP.	TYPICAL	A/C	AIR CONDITIONER
	CENTER LINE	▲	CONTROL POINT	I.R.	IRON ROD	S/W	SIDEWALK
	WOOD DECK	■	CONCRETE MONUMENT	I.P.	IRON PIPE	DWY	DRIVEWAY
				N&D	NAIL & DISK	SCR.	SCREENED
	ASPHALT	⊕	BENCHMARK	PK NAIL	PARKER-KALON NAIL	GAR.	GARAGE
	BRICK / TILE	ELEV	ELEVATION	D.H.	DRILL HOLE	ENCL.	ENCLOSURE
		P.T.	POINT OF TANGENCY	W	WELL	N.T.S.	NOT TO SCALE
	WATER	P.C.	POINT OF CURVATURE	FH	FIRE HYDRANT	F.F.	FINNISHED FLOOR
		P.R.M.	PERMANENT REFERENCE MONUMENT	M	MANHOLE	T.O.B.	TOP OF BANK
	APPROXIMATE EDGE OF WATER	P.C.C.	POINT OF COMPOUND CURVATURE	O.H.L.	OVERHEAD LINES	E.O.W.	EDGE OF WATER
	COVERED AREA	P.R.C.	POINT OF REVERSE CURVATURE	TRANS.	TRANSFORMER	E.O.P.	EDGE OF PAVEMENT
	TREE	P.O.B.	POINT OF BEGINNING	CATV	CABLE TV RISER	C.V.G	CONCRETE VALLEY GUTTER
		P.O.C.	POINT OF COMMENCEMENT	W	WATER METER	B.S.L.	BUILDING SETBACK LINE
	POWER POLE	P.C.P.	PERMANENT CONTROL POINT	P/E	POOL EQUIPTMENT	S.T.L.	SURVEY TIE LINE
	CATCH BASIN	M	FIELD MEASUREMENT	CONC.	CONCRETE SLAB	℄	CENTER LINE
		D	DEED	ESMT	EASEMENT	R/W	RIGHT-OF-WAY
C.U.E.	COUNTY UTILITY EASEMENT	C	CALCULATED	D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
I.E./E.E.	INGRESS / EGRESS EASEMENT	L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT	L.B.E.	LANDSCAPE BUFFER EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT
U.E.	UTILITY EASEMENT	R.O.E.	ROOF OVERHANG EASEMENT	L.A.E.	LIMITED ACCESS EASEMENT	A.E.	ANCHOR EASEMENT
EP	ELECTRIC POLE	CONC.	CONCRETE	B.C.R.	BROWARD COUNTY RECORDS	ID	IDENTIFICATION
PG.	PAGE	CSW	CONCRETE SIDEWALK	F.I.R.	FOUND IRON PIN / REBAR	BC	BLOCK CORNER
P.B.	PLAT BOOK	L	CURVE LENGHT	WF	WOOD FENCE		

Property Address:

14048 Palm Street
Madeira Beach, FLORIDA 33708

Flood Information:

Community Number: 125127
Panel Number: 12103C0191
Suffix: H
Date of Firm Index: 08/24/2021
Flood Zone: AE
Base Flood Elevation: 10.0'
Date of Field Work: 03/20/2026
Date of Completion: 03/24/2026

General Notes:

1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
6.) Wall/fence ties shown are from the inside face of the wall/fence to the property line.
7.) Fence ownership is not determined.
8.) Bearings referenced to line noted B.R also are assumed.
9.) Dimensions shown are platted and measured unless otherwise shown.
10.) No identification found on property corners unless noted.
11.) Not valid unless sealed with the signing surveyors embossed seal.
12.) Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
13.) Elevations if shown are based upon NGVD 1929 unless otherwise noted.
14.) This is a BOUNDARY SURVEY unless otherwise noted.
15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
16.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Legal Description:

LOT 16, BLOCK H, SECOND ADDITION TO GULF SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 23, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper.
Select ALL for Print Range, and the # of copies you would like to print out.
Under the "Page Scaling" please make sure you have selected "None".
Do not check the "Auto-rotate and Center" box.
Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:
Shannon Madeira Property, LLC
Shemtov Title, LLC
WFG National Title Insurance Company
its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Miguel Espinosa *, for M.E. Land Surveying Inc., dated* 03/24/2026 *bearing Job #* B-167825 *:*

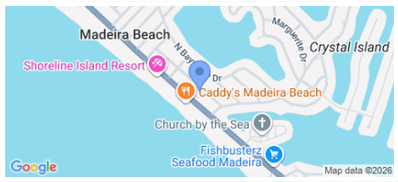
a. *NO NOTES*

MELand SURVEYING A PRO LAND COMPANY

M.E. Land Surveying, LLC

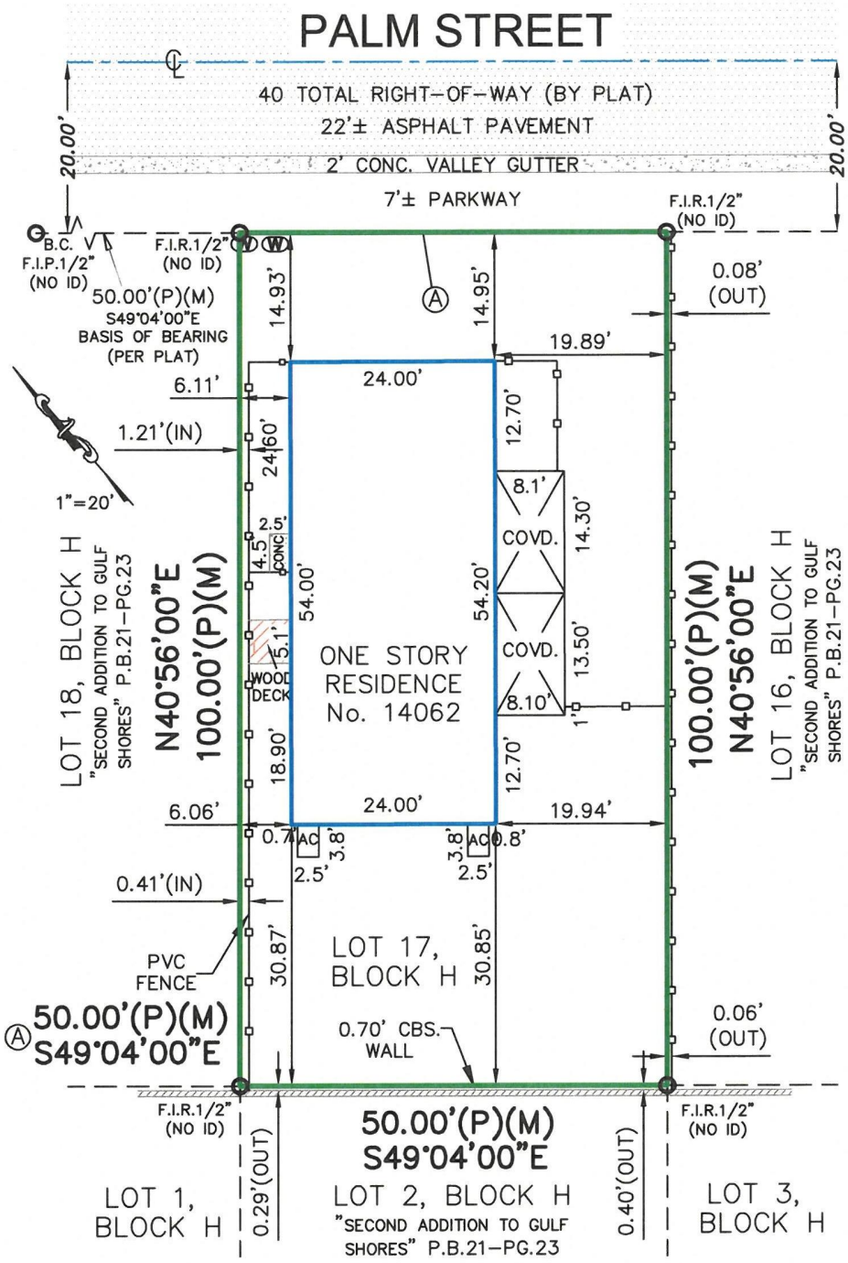
P.O. Box 970685 Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

MELand SURVEYING A PRO LAND COMPANY





This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By: _____

Property Address:
14062 Palm Street
Madeira Beach, FLORIDA 33708

Notes: NO NOTES

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND SUPERVISION AND THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027 FLORIDA STATUTES.

MIGUEL ESPINOSA LICENSE NUMBER NO. 5101 PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA

SIGNED _____ **FOR THE FIRM**
Miguel Espinosa 03/24/26
STATE OF FLORIDA **P.S.M. No. 5101**

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND / OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

M.E. Land Surveying, LLC
P.O. Box 970685
Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

Surveyor's Legend

	LIMITED ACCESS RIGHT-OF-WAY LINE						
	PROPERTY LINE						
	STRUCTURE LINE	FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	TEL.	TELEPHONE FACILITES
	CONCRETE BLOCK WALL				CENTRAL ANGLE OR DELTA	U.P.	UTILITY POLE
	CHAIN LINK FENCE OR WIRE FENCE	LB#	LICENSE # - BUSINESS	R	RADIUS	E.U.B.	ELECTRIC UTILITY BOX
	WOOD FENCE	LS#	LICENSE # - SURVEYOR	RAD	RADIAL	SEP.	SEPTIC
	IRON FENCE	CALC	CALCULATED POINT	N.R.	NON RADIAL	D.F.	DRAINFIELD
	EASEMENT	SET	SET PIN	TYP.	TYPICAL	A/C	AIR CONDITIONER
	CENTER LINE	▲	CONTROL POINT	I.R.	IRON ROD	S/W	SIDEWALK
	WOOD DECK	■	CONCRETE MONUMENT	I.P.	IRON PIPE	DWY	DRIVEWAY
				N&D	NAIL & DISK	SCR.	SCREENED
	ASPHALT	⊕	BENCHMARK	PK NAIL	PARKER-KALON NAIL	GAR.	GARAGE
	BRICK / TILE	ELEV	ELEVATION	D.H.	DRILL HOLE	ENCL.	ENCLOSURE
		P.T.	POINT OF TANGENCY	W	WELL	N.T.S.	NOT TO SCALE
	WATER	P.C.	POINT OF CURVATURE	FH	FIRE HYDRANT	F.F.	FINNISHED FLOOR
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	APPROXIMATE EDGE OF WATER	P.C.C.	POINT OF COMPOUND CURVATURE	O.H.L.	OVERHEAD LINES	E.O.W.	EDGE OF WATER
	COVERED AREA	P.R.C.	POINT OF REVERSE CURVATURE	TRANS.	TRANSFORMER	E.O.P.	EDGE OF PAVEMENT
	TREE	P.O.B.	POINT OF BEGINNING	CATV	CABLE TV RISER	C.V.G	CONCRETE VALLEY GUTTER
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		D	DEED	ESMT	EASEMENT	R/W	RIGHT-OF-WAY
C.U.E.	COUNTY UTILITY EASEMENT	C	CALCULATED	D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
I.E./E.E.	INGRESS / EGRESS EASEMENT	L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT	L.B.E.	LANDSCAPE BUFFER EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT
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EP	ELECTRIC POLE	CONC.	CONCRETE	B.C.R.	BROWARD COUNTY RECORDS	ID	IDENTIFICATION
PG.	PAGE	CSW	CONCRETE SIDEWALK	F.I.R.	FOUND IRON PIN / REBAR	BC	BLOCK CORNER
P.B.	PLAT BOOK	L	CURVE LENGHT	WF	WOOD FENCE		

Property Address:

14062 Palm Street
Madeira Beach, FLORIDA 33708

Flood Information:

Community Number: 125127
Panel Number: 12103C0191
Suffix: H
Date of Firm Index: 08/24/2021
Flood Zone: AE
Base Flood Elevation: 10.0'
Date of Field Work: 03/20/2026
Date of Completion: 03/24/2026

General Notes:

1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
4.) If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
5.) Examination of the abstract of title will have to be made to determine recorded instruments, if any, affect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
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14.) This is a BOUNDARY SURVEY unless otherwise noted.
15.) This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
16.) This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.

Legal Description:

LOT 17, BLOCK H, SECOND ADDITION TO GULF SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE(S) 23, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper.
Select ALL for Print Range, and the # of copies you would like to print out.
Under the "Page Scaling" please make sure you have selected "None".
Do not check the "Auto-rotate and Center" box.
Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:
Shannon Madeira Property, LLC
Shemtov Title, LLC
WFG National Title Insurance Company
its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Miguel Espinosa *, for M.E. Land Surveying Inc., dated* 03/24/2026 *bearing Job #* B-167826 *:*

a. *NO NOTES*

MELand SURVEYING A PRO LAND COMPANY

M.E. Land Surveying, LLC

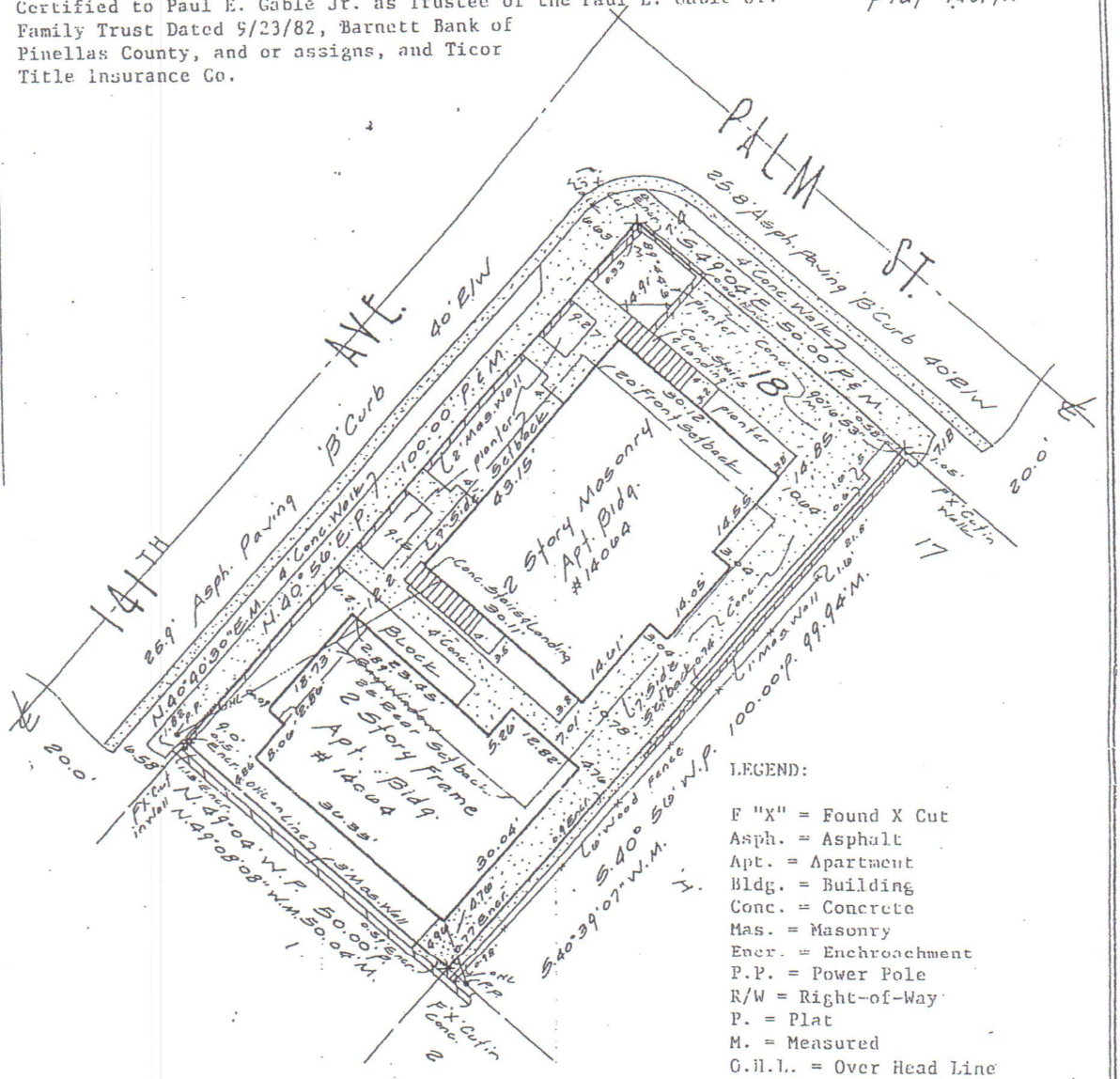
P.O. Box 970685 Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

MELand SURVEYING A PRO LAND COMPANY

Sec. 10, Twp. 31S, Rng. 15E.

SCALE: 1" = 20'
Plat North

Certified to Paul E. Gable Jr. as Trustee of the Paul E. Gable Jr. Family Trust Dated 9/23/82, Barnett Bank of Pinellas County, and or assigns, and Ticor Title Insurance Co.



LEGEND:

F "X" = Found X Cut
Asph. = Asphalt
Apt. = Apartment
Bldg. = Building
Conc. = Concrete
Mas. = Masonry
Ench. = Enchroachment
P.P. = Power Pole
R/W = Right-of-Way
P. = Plat
M. = Measured
O.H.L. = Over Head Line

A BOUNDARY SURVEY OF

Lot 18, Block H, according to the Plat of
SECOND ADDITION TO GULF SHORES
as recorded in Plat Book 21, Pages 23 and 24
of the Public Records of Pinellas County, Florida

Flood Zone A12, Minimum Elevation 11 feet, Community Panel #125127 0001 B. Dated 3/2/83.

Angles Measured
BASIS OF BEARING: S.W'ly R/W Palm St., S.49°04'E., per Plat.

FIELD BOOK 673 PAGE 75

This Survey was prepared without the benefit of a title search and is subject to all easements, Rights-of-way and other matters of record. Survey not valid unless embossed with the Surveyor's seal.

I hereby certify that the survey represented hereon meets the requirements of Chapter 21-HH-6 Florida Administrative Code.

JOHN C. BRENDLA
Florida Surveyor's Registration No. 1269

Prepared By:

JOHN C. BRENDLA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
4015 82nd Avenue North
Pinellas Park, Florida 34665 (813) 576-7546

January 31, 1994

NOTICE OF PUBLIC HEARING
CITY OF MADEIRA BEACH PLANNING COMMISSION ACTING AS THE LOCAL PLANNING AGENCY (LPA) FOR PROPOSED AMENDMENT TO THE MADEIRA BEACH ZONING MAP

In accordance with the City of Madeira Beach Code of Ordinances Sec. 2-6 and Sec. 2-78, Sec. 7.3 of the City Charter, and Florida Statutes Sections 166.041 and 163.3174:

NOTICE IS HEREBY GIVEN that the Planning Commission, acting as the Local Planning Agency (LPA) of the City of Madeira Beach, will conduct a public hearing on Monday November 2, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, Florida 33708, for the review of proposed Ordinance 2026-20, Rezoning the real properties located at 14064 Palm Street, 14062 Palm Street and 14048 Palm Street from R-2 Low Density Multifamily Residential, to C-3 Retail Commercial.

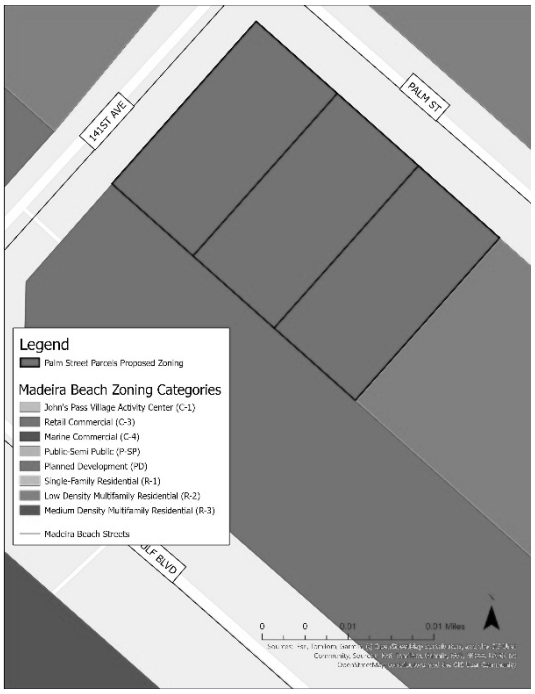
The title of the ordinance is:

ORDINANCE 2026-20

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING CERTAIN REAL PROPERTY LOCATED AT 14064 PALM STREET, 14062 PALM STREET, 14048 PALM STREET, AS FURTHER LEGALLY DESCRIBED IN EXHIBIT "A", FROM R-2 LOW DENSITY MULTIFAMILY RESIDENTIAL, TO C-3 RETAIL COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

A geographic location map of the real property affected by the adoption of this ordinance is shown below.

Proposed Rezoning Amendment



Public Notice: *Sec. 2-78. - Conduct of hearing* requires a ten-day public notice to be posted at the property and to be mailed to property owners within 300 feet in any direction of the property, which is the subject matter of this ordinance. Interested parties may appear at the meeting and be heard with respect to the proposed ordinances. 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 Community Development Department not less than five days prior to the hearing. Ordinance 2026-20 is available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or online at https://madeirabeachfl.gov/plan-review-documents. If you would like more information regarding this ordinance, please contact the Community Development Department, at 727-391-9951 or planning@madeirabeachfl.gov. The meeting will be aired on Public Access TV Spectrum Channel 640 and through the City's YouTube Channel at https://www.youtube.com/@cityofmadeirabeach632.

Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at these meetings 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 to participate in this meeting should call 727-391-9951 Ext. 244 or planning@madeirabeachfl.gov.

NOTICE OF PUBLIC HEARING
CITY OF MADEIRA BEACH PLANNING COMMISSION ACTING AS THE LOCAL PLANNING AGENCY (LPA) FOR PROPOSED AMENDMENT TO THE MADEIRA BEACH COMPREHENSIVE PLAN AND FUTURE LAND USE MAP

In accordance with the City of Madeira Beach Code of Ordinances Sec. 2-6 and Sec. 2-78, Sec. 7.3 of the City Charter, and Florida Statutes Sections 166.041 and 163.3174:

NOTICE IS HEREBY GIVEN that the Planning Commission, acting as the Local Planning Agency (LPA) of the City of Madeira Beach, will conduct a public hearing on Monday November 2, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, Florida 33708, for the review of proposed Ordinance 2026-21, Future Land Use change from Residential Medium to Residential/Office/Retail for the real properties located at 14064 Palm Street, 14062 Palm Street and 14048 Palm Street.

The title of the ordinance is:

ORDINANCE 2026-21

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY OF MADEIRA BEACH COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR THREE CONTIGUOUS PARCELS LOCATED AT 14064 PALM STREET, 14062 PALM STREET AND 14048 PALM STREET, FROM RESIDENTIAL MEDIUM, TO RESIDENTIAL/OFFICE/RETAIL; PROVIDING FOR FINDINGS OF CONSISTENCY WITH THE CITY OF MADEIRA BEACH COMPREHENSIVE PLAN AND THE FORWARD PINELLAS COUNTYWIDE PLAN; PROVIDING FOR TRANSMITTAL TO REVIEWING AGENCIES AS REQUIRED BY LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

A geographic location map of the real property affected by the adoption of this ordinance is shown below.

Proposed Future Land Use Amendment



Public Notice: *Sec. 2-78. - Conduct of hearing* requires a ten-day public notice to be posted at the property and to be mailed to property owners within 300 feet in any direction of the property, which is the subject matter of this ordinance. Interested parties may appear at the meeting and be heard with respect to the proposed ordinances. 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 Community Development Department not less than five days prior to the hearing. Ordinance 2026-21 is available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or online at https://madeirabeachfl.gov/plan-review-documents. If you would like more information regarding this ordinance, please contact the Community Development Department, at 727-391-9951 or planning@madeirabeachfl.gov. The meeting will be aired on Public Access TV Spectrum Channel 640 and through the City's YouTube Channel at https://www.youtube.com/@cityofmadeirabeach632.

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AFFIDAVIT OF MAILING

Date: 10/21/2026

Mailings for Case # Ord 2026-20

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me this day Lisa Schlemmer personally appeared. He/she has mailed public notices to property owners within a 300 foot radius of the subject property.

Sworn and subscribed before me this 21st day of October, 2026.

Personally known or produced _____ as identification.

BARBARA A. SCOTT
MY COMMISSION # HH 673664
EXPIRES: May 22, 2029

Notary Public Stamp

Barbara A Scott
Notary Public

10/21/26
Date

*Copy of public notice is attached.

AFFIDAVIT OF MAILING

Date: 10/21/2026

Mailings for Case # ORD 2026-21

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me this day Lisa Schuermann personally appeared. He/she has mailed public notices to property owners within a 300 foot radius of the subject property.

Sworn and subscribed before me this 21st day of October, 2026.

Personally known or produced _____ as identification.

Barbara A Scott
Notary Public

10/21/26
Date

BARBARA A. SCOTT
MY COMMISSION # HH 673664
EXPIRES: May 22, 2029

Notary Public Stamp

*Copy of public notice is attached.

HARLIN TIMOTHY J TRE HARLIN, TIMOTHY J REVOCABLE TRUST
14010 GULF BLVD UNIT 404
MADEIRA BEACH, FL 33708-2395

MARCONCINI, GLEN
14010 GULF BLVD UNIT 401
MADEIRA BEACH, FL 33708-2395

FORRESTER, DAVID L MORRIS, EDNA KATHERINE
800 WESTWIND CT
MAITLAND, FL 32751-5872

NOORDA, BRENT NEWMAN, AMY
14010 GULF BLVD UNIT 203
MADEIRA BEACH, FL 33708-2395

BEACH CLUB OF MADEIRA CONDOMINIUM ASSOCIATION INC
PO BOX 86507
MADEIRA BEACH, FL 33738-6507

BITONTI, ANTONIETTA
49 BITONTI CRES
SAULT STE MARIE ON P6C 6B6, CANADA

GRESK, WAYNE MICHAEL & CHRISTINE MARIE TRUST GRESK, WAYNE MICHAEL TRE
11559 S AVENUE J
CHICAGO, IL 60617-7466

ESAMANN, DOUGLAS F ESAMANN, KIMBERLY S
14010 GULF BLVD UNIT 303
MADEIRA BEACH, FL 33708-2395

ASKELAND, CHAD ASKELAND, MARGAUX
2990 E 17TH AVE UNIT 2002
DENVER, CO 80206-1678

RUSSO FAMILY TRUST 7/13/98
2309 W 25TH ST
CHICAGO, IL 60608-4907

NABHAN, RONALD K TRE NABHAN, MICHELE M TRE
14010 GULF BLVD UNIT 403
MADEIRA BEACH, FL 33708-2395

RADLEY, MICHAEL
14010 GULF BLVD UNIT 304
MADEIRA BEACH, FL 33708-2395

ROSINSKI, CHRISTINE TRE ROSINSKI, CHRISTINE DEC OF TRUST
20 N MARCELLA RD
MOUNT PROSPECT, IL 60056-2609

PLASTER, LINDA J
14010 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2395

HELM, BRUCE DONALD TRE HELM, LORI LEE TRE
117 COTTONWOOD DR
COPPELL, TX 75019-2512

DI MAGGIO, ANNE E DI MAGGIO, JOSEPH J
130 SALERNO AVE
EAST HAVEN, CT 06512-4242

CELSO REVOCABLE TRUST FODEN-CELSO, DEBRA MAY TRE
127 LUCILLE AVE
ELMONT, NY 11003-2721

GRIECO, DAVID P TRE GRIECO, ANGELA K TRE
329 OVERBROOK DR
BELLEAIR, FL 33756-2030

ESAMANN, DOUGLAS F ESAMANN, KIMBERLY S
14010 GULF BLVD UNIT 303
MADEIRA BEACH, FL 33708-2395

CABLE, LOUISA M LIVING TRUST CABLE, LOUISA M TRE
PO BOX 977
FORT MONTGOMERY, NY 10922-0977

KRAMER, DANIEL P TRE KRAMER, [illegible]E
14010 GULF BLVD UNIT 402
MADEIRA BEACH, FL 33708-2395

ESAMANN, DOUGLAS ESAMANN, KIMBERLY
14010 GULF BLVD UNIT 303
MADEIRA BEACH, FL 33708-2395

MASTRO, JOSEPHINE
14010 GULF BLVD UNIT 204
MADEIRA BEACH, FL 33708-2395

MCNEILL, ROBERT N TRE MCNEILL, ELAINE C TRE
14010 GULF BLVD UNIT 201
MADEIRA BEACH, FL 33708-2395

RANKOVICH, DENI RANKOVICH, LEANN
411 W JEFFERSON ST
GARDNER, IL 60424-7014

MILOSEVIC, RADOVAN MILOSEVIC, DJURDJEVKA
14001 GULF BLVD APT 409
MADEIRA BEACH, FL 33708-2284

PLUNKETT, WILLIAM EUGENE II
PO BOX 1032
PLAINFIELD, IN 46168-4132

RIDLEN, EARL L II RIDLEN, DEBRA L
4545 LEXINGTON ROW
GREENWOOD, IN 46143-7439

ZBIKOWSKI, ROBERT S & GERMAINE A LIV TRUST ZBIKOWSKI, GERMAINE A TRUSTEE
36327 GLOUCESTER TRL
CLINTON TOWNSHIP, MI 48035-1168

CAMACHO, ALI ALAIN QUINONES ROMERO, YISEL MACHADO
11433 WHEELING DR
TAMPA, FL 33625-5635

CRUZ, ELENA M TRE CRUZ, ELENA M REV TRUST
2702 W WOODLAWN AVE
TAMPA, FL 33607-6823

CARMENATE, YUMARY
7331 BROOKVIEW CIR
TAMPA, FL 33634-2925

CRIMALDI, ANTHONY CRIMALDI, MICHELLE A
637 CAROLYN DR
BRUNSWICK, OH 44212-2201

VISSICCHIO, CHARLES & SERAFINA JT REV TRUST VISSICCHIO, CHARLES TRE
8815 BAY POINTE DR UNIT C105
TAMPA, FL 33615-5316

MIRASOLA, JOHN MIRASOLA, SAM
10 NETTLES ST
WOODBRIDGE ON L4H 0W7, CANADA

JOHNSON, GRANT W JOHNSON, TAMARA A
144 EUCLID AVE
MANAWA, WI 54949-9540

LAIOSA, ANDREW LAIOSA, NANCY
3 GRANDVIEW AVE
NANUET, NY 10954-2510

COOPER, WILLIAM A TRE COOPER, WILLIAM A REV LIV TRUST
608 FORREST RD
MARSEILLES, IL 61341-1102

SCHABEL, MARGARET J
14095 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2210

DEUTSCHE BANK NATL TRUST CO TRE NEW CENTURY HOME EQ LOAN TRUST 2005-2
500 N STATE COLLEGE BLVD STE 1030
ORANGE, CA 92868-1617

BITONTI. JOHN
10 BITONTI CRES
SAULT STE MARIE ON P6C 6A9, CANADA

DIAZ, CARLOS R GRILLO GARCELL, ODALYS QUINTERO
14001 GULF BLVD UNIT 305
MADEIRA BEACH, FL 33708-2281

BITONTI, JOHN BITONTI, PASQUALE
131 NORDEN CRESCENT
SAULT STE MARIE ON P6B 5P1, CANADA

CRUZ & QUINONES FAMILY TRUST
7622 CARON RD
TAMPA, FL 33615-1348

GERSCH, HUBERT REV TRUST GERSCH, HUBERT TRE
14001 GULF BLVD UNIT 209
MADEIRA BEACH, FL 33708-2280

CAMACHO, ALI ALAIN QUINONES ROMERO, YISEL MACHADO
11433 WHEELING DR
TAMPA, FL 33625-5635

MORGAN, LINDA D
20116 BAY CEDAR AVE
TAMPA, FL 33647-3620

MADEIRA PLACE CONDO ASSN INC
570 CARILLON PKWY STE 210
ST PETERSBURG, FL 33716-1344

DEMEIS, JOHN LINFORD, MICHELLE
14094 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2266

MELONI, RAYMOND PAUL
1711 S 10TH ST SIDE 3
PHILADELPHIA, PA 19148-1657

HARDWICK, BENJAMIN
6954 BITTERNUT LN
PLAINFIELD, IN 46168-8663

SAND & SEA VACATION LLC
4515 E COUNTY ROAD 542
LAKELAND, FL 33801-9525

BARBAZZA, ESTERINA EST BARBAZZA, CLAUDIO EST
27 INDIANA DR
PALGRAVE ON L7E 0C6, CANADA

BELLO, ELBA E BELLO, ALEJANDRO
757 ROUTE 518
SKILLMAN, NJ 08558-2513

MIRASOLA, CHARLES MIRASOLA, CARMELA
117-121 WOODBRIDGE AVE
WOODBRIDGE ON L4L 9E3, CANADA

PLUNKETT, DAVID PLUNKETT, REBECCA
3459 E COUNTRY RD 325 S
GREENCASTLE, IN 46135

SARGENT FAMILY IRREV TRUST SARGENT, WILLIAM H II TRE
67 JEN CT
GRAND ISLAND, NY 14072-1393

MADEIRA BEACH, CITY OF
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708-1916

STRATEGY HOLDINGS LLC
5147 W SAN JOSE ST
TAMPA, FL 33629-6414

FAGAN, SEAN
2225 WEST AVE APT 31
LOS ANGELES, CA 90016-1725

CASTELLUZZO, MICHAEL
14044 VIVIAN DR
MADEIRA BEACH, FL 33708-2219

PHILLIPS, CHRISTINE BROOKS, KENNETH J
10611 DIXON DR
SEMINOLE, FL 33772-4383

RUSINACK, NICOLE J SIMI, WILLI
14024 VIVIAN DR
MADEIRA BEACH, FL 33708-2219

WILLIAMS, STEVEN
PO BOX 187
FREEPORT, NY 11520-0187

O'BRIEN, PATRICK O'BRIEN, JANE
526 SARATOGA ST S
SAINT PAUL, MN 55116-1546

KASTELEIN, JOHN
1214 JULIAN CLARK RD
CHARLESTON, SC 29412-5206

REICHLE, RHONDA
14033 PALM ST
MADEIRA BEACH, FL 33708-2216

HILDRETH, DOUGLAS C
14041 PALM ST
MADEIRA BEACH, FL 33708-2216

MARRS, ADAM MATTHEW
3569 SW 49TH TER
OCALA, FL 34474-9413

SALSBURY-SMITH, P T SMITH, JAMES H
593 NORMANDY RD
MADEIRA BEACH, FL 33708-2315

CLEVELAND, ARTHUR BARTON
PO BOX 1153
PALOS VERDES ESTATES, CA 90274-7953

S F M B MAD BEACH PROPERTY LLC
405 S HOWARD AVE
TAMPA, FL 33606-2035

SHANNON MADEIRA PROPERTY LLC
9740 16TH ST N
ST PETERSBURG, FL 33716-4210

CLASSIC FLORIDA DREAM HOMES LLC
424 HARBOR DR N
INDIAN ROCKS BEACH, FL 33785-3115

SHANNON MADEIRA PROPERTY LLC
9740 16TH ST N
ST PETERSBURG, FL 33716-4210

MADEIRA BEACH, CITY OF
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708-1916

SFMB MAD BEACH PROPERTY LLC
9740 16TH ST N
ST PETERSBURG, FL 33716-4210

SAXON, CINDY G
14109 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2230

MENEIAN, ARTHUR MENEIAN, SHARON
4166 MILLCROFT PARK DR
BURLINGTON ON L7M 3V2,

CLEVELAND, ARTHUR B III TRE STEWART-CLEVELAND, CATHERINE B TRE
1632 NE SEAHORSE PL
JENSEN BEACH, FL 34957-6349

LEGACY CAPITAL RE LLC
1925 E 6TH AVE
TAMPA, FL 33605-5225

CHADDAO LLC
427 MAPLEWOOD DR
OLDSMAR, FL 34677-2759

DR HOUSE RENT LLC
510 SIOBHAN CT
TAMPA, FL 33613-1628

KINGDOM REALTY LLP
4921 71ST AVE N
PINELLAS PARK, FL 33781-4428

WATTS, JOHN
14141 GULF BLVD UNIT 23
MADEIRA BEACH, FL 33708-2234

KONDAKOR, ROBERT G
9440 JAMES ST
HENRICO, VA 23231-8513

BROWN, JAMES H BROWN, BRIENNE LEE
335 2ND AVE S
KIRKLAND, WA 98033-6657

J & L ROBINSON HOLDINGS LLC
611 SEMINOLE RD
CHILLICOTHE, OH 45601-1547

CARDINALE, JAMES D & BALINDA K TRUST CARDINALE, JAMES D TRE
6518 SANTIAGO CT
APOLLO BEACH, FL 33572-2112

LARSEN, DAVID
602 S ALBANY AVE
TAMPA, FL 33606-2406

WYCKOFF, MICHAEL
161 131ST AVE E
MADEIRA BEACH, FL 33708-2621

MUELLER, DONALD W MUELLER, AMY E
1002 BELLEVUE CT
JEFFERSON CITY, MO 65109-2739

BARTA, RADEK BARTA, KLARA
9407 SCOTT DR
SEMINOLE, FL 33777-2723

GMBH LEASE LTD
C/O GUILEY, ROD
924 CORAL BLVD NW NORTH CANTON, OH 44720-6127

BRUK, DOREEN BRUK, JORDAN
14141 GULF BLVD UNIT 12
MADEIRA BEACH, FL 33708-2234

LARSEN, DAVID H
602 S ALBANY AVE
TAMPA, FL 33606-2406

LARSEN, DAVID H
602 S ALBANY AVE
TAMPA, FL 33606-2406

CM VACATION PROPERTIES LLC
161 131ST AVE E
MADEIRA BEACH, FL 33708-2621

BAILLAIRGE, DEVIN A TRE BAILLAIRGE, DEVIN A REVOCABLE TRUST
2111 W WATROUS AVE
TAMPA, FL 33606-3046

BOULES, AMIR
4015 BAYSHORE BLVD UNIT 10C
TAMPA, FL 33611-1703

15812 RBH LLC
1837 WORRINGTON ST
SARASOTA, FL 34231-3629

BASS, THEODORE
3104 W NAPOLEON AVE
TAMPA, FL 33611-5223

GONDA, STEPHEN M JR
1504 W LEMON ST APT 3
TAMPA, FL 33606-1002

SARGENT, LARRY DARYL SARGENT, TERI LORRAINE
5386 FIRETHORN PT
SPRING HILL, FL 34609-9508

GULF GARDEN MOTEL APT CONDO ASSN INC
14141 GULF BLVD
MADEIRA BEACH, FL 33708-2234

HELM, BRUCE D HELM, LORI L
117 COTTONWOOD DR
COPPELL, TX 75019-2512

BEACH FLOWER LLC
14567 NORTH OUTER 40 RD STE 350
CHESTERFIELD, MO 63017-5775

BEACH FLOWER LLC
14567 NORTH OUTER 40 RD STE 350
CHESTERFIELD, MO 63017-5775

KEATING, BURTON M TRE KEATING, JULIE W TRE
611 DANUBE AVE
TAMPA, FL 33606-3917

BEACH FLOWER LLC
14567 NORTH OUTER 40 RD STE 350
CHESTERFIELD, MO 63017-5775

SELLARS, DONALD HENRY SELLARS, MELISSA SUZANNE
1634 ARABIAN LN
PALM HARBOR, FL 34685-3340

BEACH FLOWER LLC
14567 NORTH OUTER 40 RD STE 350
CHESTERFIELD, MO 63017-5775

BEACH FLOWER LLC
14567 NORTH OUTER 40 RD STE 350
CHESTERFIELD, MO 63017-5775

BEACH FLOWER LLC
14567 NORTH OUTER 40 RD STE 350
CHESTERFIELD, MO 63017-5775

SABA, HUSSAIN I SABA, SABIHA R
PO BOX 1500
LUTZ, FL 33548-1500

ROBINS, BENJAMIN ROBINS, JENNIFER LAUREN BAILEY
4415 W SAN RAFAEL ST
TAMPA, FL 33629-5503

PONDA, MEENA
14110 GULF BLVD APT 501
MADEIRA BEACH, FL 33708-2244

KING, TAMMY
5820 MARINER ST
TAMPA, FL 33609-3412

BAEZ, OSMARO TRE BAEZ, TERESA R TRE
2424 W TAMPA BAY BLVD UNIT M306
TAMPA, FL 33607-1354

HAPPYNOOK, SANTHOSH J MATHEW, ANU M
PO BOX 1916
PINELLAS PARK, FL 33780-1916

14ONETEN LLC
7901 4TH ST N STE 300
ST PETERSBURG, FL 33702-4399

STU PROPERTIES INC
2408 WAYNE ST
STEVENS POINT, WI 54481-3969

NOLEGGIO LLC
450 KNIGHTS RUN AVE STE 1406
TAMPA, FL 33602-5995

ARENA DE MADEIRA CONDO ASSN
PO BOX 86507
MADEIRA BEACH, FL 33738-6507

S F M B MAD BEACH PROPERTY LLC
405 S HOWARD AVE
TAMPA, FL 33606-2035

NEALEY, MARDIO B TRE NEALEY FAMILY TRUST
13245 WEATHERSTONE DR
SPRING HILL, FL 34609-2093

SAVINO, DOMENICK N SR RESTATED TRUST
14006 VIVIAN DR
MADEIRA BEACH, FL 33708-2219

BLUE LABEL VENTURES LLC
431 75TH AVE
ST PETE BEACH, FL 33706-1831

MCCURDY, FRANCIS M MCCURDY, LEAH J
10089 WOLFF ST
WESTMINSTER, CO 80031-2529

MFF HOLDINGS & CATTLE LLC
627 NORMANS LN
NEWARK, DE 19711-3048

OHANA MADEIRA LLC
214 POINT RD
SENECA, SC 29672-2160

FARKAS, PATRICIA J FREY, DANIEL J
309 ASBURY RD
LAFAYETTE, LA 70503-3637

POPARAD, MARIA LYNETTE
14110 GULF BLVD APT 102
MADEIRA BEACH, FL 33708-2250

MADEIRA APARTMENTS ON PALM LLC
980 GULF BLVD
BELLEAIR SHORES, FL 33786-3242

AFFORDABLE HOMES & FINANCING CORP
1721 HILLSIDE DR
TAMPA, FL 33610-3456

SCHROEDER, EDWARD H SCHROEDER, HAZEL P
519 161ST AVE
REDINGTON BEACH, FL 33708-1658

TULL, REGINALD QUY TULL, YANINA SERGIJIVNA
14001 PALM ST
MADEIRA BEACH, FL 33708-2216

WATKINS, STEPHEN TRE SDW TRUST
563 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368

LOCK PROPERTIES LC
1951 BROWN DEER TRL
CORALVOLLE, IA 52241-1166

TRILLIUM B4 A LLC
10 SURREY LN
DANVERS, MA 01923-2361

WEIL, JAY A TRE WEIL, JAY A REV [illegible]
4927 W BAY WAY PL
TAMPA, FL 33629-4833

ROSS, RICHARD ALLAN TRE ROSS, MARILYN MAE TRE
PO BOX 210
SIMPSONVILLE, KY 40067-0210

GREEN FLASH LLC
21122 ATASCOCITA PLACE DR
HUMBLE, TX 77346-1682

HILLIOS, STEWART HILLIOS, CAROL
90 141ST AVE E APT A
MADEIRA BEACH, FL 33708-3108

GATTO FAMILY PROPERTIES LLC
10615 CARROLLWOOD DR
TAMPA, FL 33618-4201

SEBOK, TAUNYA LYN SEBOK, ROBERT
8709 HICKORYWOOD LN
TAMPA, FL 33615-4418

SHANNON MADEIRA PROPERTY LLC
9740 16TH ST N
ST PETERSBURG, FL 33716-4210

FOURNIER, MICHAEL J FOURNIER, PAMELA PAPPAS
7633 MARYLAND AVE
SAINT LOUIS, MO 63105-3803

VOEGTLI, WILLIAM GABRIEL VOEGTLI, KRYSTYNA RENEE
18815 RUE LOIRE
LUTZ, FL 33558-5355

MCGUIRE, KEVIN
10047 S DAMEN AVE
CHICAGO, IL 60643-2003

KABB PROPERTIES LLC
2632 COBBLESTONE DR
PALM HARBOR, FL 34684-1605

DREIER, KEVIN J DREIER, BEVERLEY J
14146 GULF BLVD UNIT 3-A
MADEIRA BEACH, FL 33708-2261

NICHOLS, WESLEY G TRE NICHOLS, [illegible] H TRE
227 SHAKER ST
NEW LONDON, NH 03257-5958

PUNTILLO, FRANCESCA
14146 GULF BLVD UNIT 2B
MADEIRA BEACH, FL 33708-2260

LYLE, JAMES H TRE LYLE, CAROL A TRE
2143 WALKER MOUNTAIN RD
WEST RUTLAND, VT 05777-9875

JMTM HARMONY
7742 KATE BROWN DR
DUBLIN, OH 43017-8330

PINEAPPLE BEACH RENTALS LLC
4467 WALLACE RD
OXFORD, OH 45056-9035

NUCCI, KATHY L DIBIAGIO, GULIETTA
305 MASTERS ST
THUNDER BAY ON P7B 6H2, CANADA

TRILLIUM CONDO THE ASSN
2181 INDIAN ROCKS RD S STE 1
LARGO, FL 33774-1098

SCHROEDER, EDWARD H SCHROEDER, HAZEL P
519 161ST AVE
REDINGTON BEACH, FL 33708-1658

City Of Madeira Beach FLORIDA

AFFIDAVIT OF POSTING

Date: 10/21/2026

Postings for ORD 2026-20

Before me this day Lisa Shellenberger personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

Lisa Shellenberger
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 21st day of October, 2026.

Personally known or produced _____ as identification.

BARBARA A. SCOTT
MY COMMISSION # HH 673664
EXPIRES: May 22, 2029

Notary Public Stamp

Barbara A Scott
Notary Public

10/21/26
Date

*Copy of public notice is attached.

City Of Madeira Beach FLORIDA

AFFIDAVIT OF POSTING

Date: 10/21/2026

Postings for: SLD 2026-21

Before me this day Lisa Scheuerman personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

Lisa Scheuerman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 21st day of October, 20 26.

Personally known or produced _____ as identification.

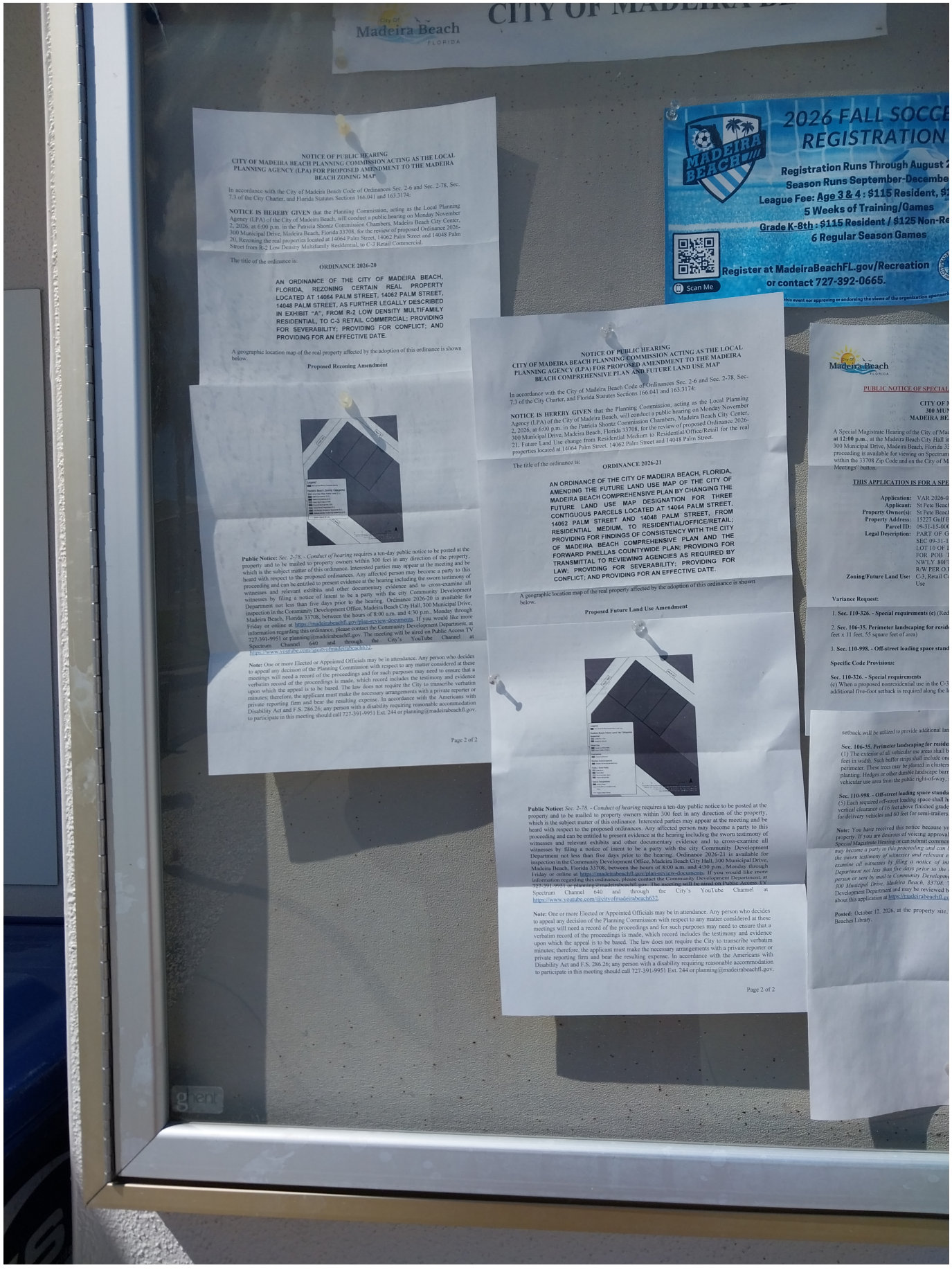
BARBARA A. SCOTT
MY COMMISSION # HH 673664
EXPIRES: May 22, 2029

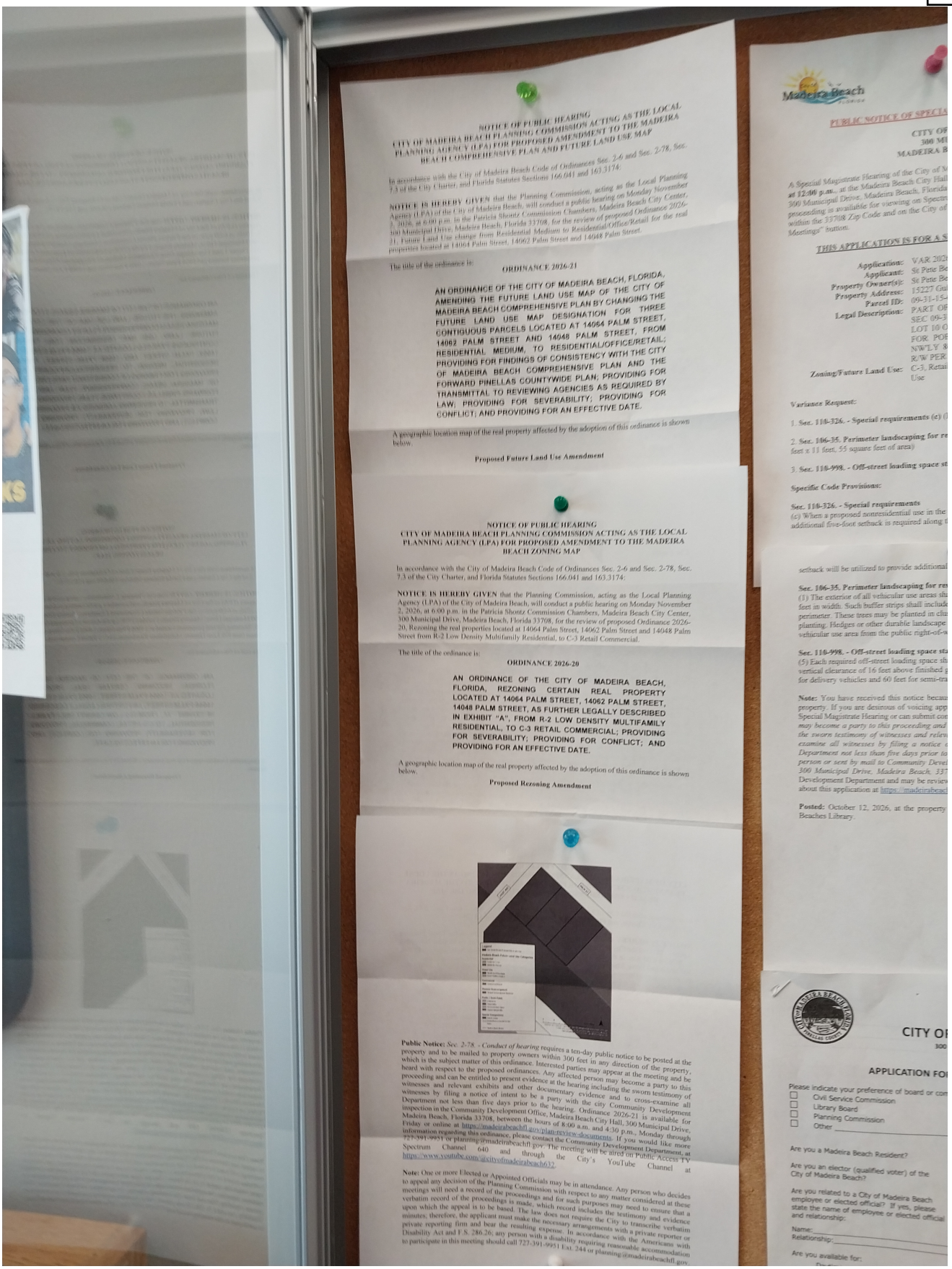
Notary Public Stamp

Barbara A Scott
Notary Public

10/21/26
Date

*Copy of public notice is attached.


City Of Madeira Beach FLORIDA
CITY OF MADEIRA BE
NOTICE OF PUBLIC HEARING
CITY OF MADEIRA BEACH PLANNING COMMISSION ACTING AS THE LOCAL PLANNING AGENCY (LPA) FOR PROPOSED AMENDMENT TO THE MADEIRA BEACH ZONING MAP
In accordance with the City of Madeira Beach Code of Ordinances Sec. 2-6 and Sec. 2-78, Sec. 7.3 of the City Charter, and Florida Statutes Sections 166.041 and 163.3174:
NOTICE IS HEREBY GIVEN that the Planning Commission, acting as the Local Planning Agency (LPA) of the City of Madeira Beach, will conduct a public hearing on Monday November 2, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, Florida 33708, for the review of proposed Ordinance 2026-20, Rezoning the real properties located at 14064 Palm Street, 14062 Palm Street and 14048 Palm Street from R-2 Low Density Multifamily Residential, to C-3 Retail Commercial.
The title of the ordinance is:
ORDINANCE 2026-20
AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING CERTAIN REAL PROPERTY LOCATED AT 14064 PALM STREET, 14062 PALM STREET, 14048 PALM STREET, AS FURTHER LEGALLY DESCRIBED IN EXHIBIT "A", FROM R-2 LOW DENSITY MULTIFAMILY RESIDENTIAL, TO C-3 RETAIL COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.
A geographic location map of the real property affected by the adoption of this ordinance is shown below.
Proposed Rezoning Amendment
Public Notice: Sec. 2-78. - Conduct of hearing requires a ten-day public notice to be posted at the property and to be mailed to property owners within 300 feet in any direction of the property, which is the subject matter of this ordinance. Interested parties may appear at the meeting and be heard with respect to the proposed ordinances. 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 Community Development Department not less than five days prior to the hearing. Ordinance 2026-20 is available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or online at https://madeirabeachfl.gov/plan-review-documents. If you would like more information regarding this ordinance, please contact the Community Development Department, at 727-391-9951 or planning@madeirabeachfl.gov. The meeting will be aired on Public Access TV Spectrum Channel 640 and through the City's YouTube Channel at https://www.youtube.com/@cityofmadeirabeach632.
Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at these meetings 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 to participate in this meeting should call 727-391-9951 Ext. 244 or planning@madeirabeachfl.gov.
Page 2 of 2
NOTICE OF PUBLIC HEARING
CITY OF MADEIRA BEACH PLANNING COMMISSION ACTING AS THE LOCAL PLANNING AGENCY (LPA) FOR PROPOSED AMENDMENT TO THE MADEIRA BEACH COMPREHENSIVE PLAN AND FUTURE LAND USE MAP
In accordance with the City of Madeira Beach Code of Ordinances Sec. 2-6 and Sec. 2-78, Sec. 7.3 of the City Charter, and Florida Statutes Sections 166.041 and 163.3174:
NOTICE IS HEREBY GIVEN that the Planning Commission, acting as the Local Planning Agency (LPA) of the City of Madeira Beach, will conduct a public hearing on Monday November 2, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, Florida 33708, for the review of proposed Ordinance 2026-21, Future Land Use change from Residential Medium to Residential/Office/Retail for the real properties located at 14064 Palm Street, 14062 Palm Street and 14048 Palm Street.
The title of the ordinance is:
ORDINANCE 2026-21
AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY OF MADEIRA BEACH COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR THREE CONTIGUOUS PARCELS LOCATED AT 14064 PALM STREET, 14062 PALM STREET AND 14048 PALM STREET, FROM RESIDENTIAL MEDIUM, TO RESIDENTIAL/OFFICE/RETAIL; PROVIDING FOR FINDINGS OF CONSISTENCY WITH THE CITY OF MADEIRA BEACH COMPREHENSIVE PLAN AND THE FORWARD PINELLAS COUNTYWIDE PLAN; PROVIDING FOR TRANSMITTAL TO REVIEWING AGENCIES AS REQUIRED BY LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.
A geographic location map of the real property affected by the adoption of this ordinance is shown below.
Proposed Future Land Use Amendment
Public Notice: Sec. 2-78. - Conduct of hearing requires a ten-day public notice to be posted at the property and to be mailed to property owners within 300 feet in any direction of the property, which is the subject matter of this ordinance. Interested parties may appear at the meeting and be heard with respect to the proposed ordinances. 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 Community Development Department not less than five days prior to the hearing. Ordinance 2026-21 is available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or online at https://madeirabeachfl.gov/plan-review-documents. If you would like more information regarding this ordinance, please contact the Community Development Department, at 727-391-9951 or planning@madeirabeachfl.gov. The meeting will be aired on Public Access TV Spectrum Channel 640 and through the City's YouTube Channel at https://www.youtube.com/@cityofmadeirabeach632.
Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at these meetings 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 to participate in this meeting should call 727-391-9951 Ext. 244 or planning@madeirabeachfl.gov.
Page 2 of 2
MADEIRA BEACH
2026 FALL SOCCE
REGISTRATION
Registration Runs Through August 2
Season Runs September-Decembe
League Fee: Age 3 & 4 : $115 Resident, $1
5 Weeks of Training/Games
Grade K-8th : $115 Resident / $125 Non-Re
6 Regular Season Games
Register at MadeiraBeachFL.gov/Recreation
or contact 727-392-0665.
Scan Me
Madeira Beach FLORIDA
PUBLIC NOTICE OF SPECIAL
CITY OF M
300 MUN
MADEIRA BE
A Special Magistrate Hearing of the City of Mad
at 12:00 p.m., at the Madeira Beach City Hall in
300 Municipal Drive, Madeira Beach, Florida 33
proceeding is available for viewing on Spectrum
within the 33708 Zip Code and on the City of M
Meetings" button.
THIS APPLICATION IS FOR A SPE
Application: VAR 2026-0
Applicant: St Pete Beach
Property Owner(s): St Pete Beach
Property Address: 15227 Gulf B
Parcel ID: 09-31-15-000
Legal Description: PART OF G
SEC 09-31-1
LOT 10 OF
FOR POB
NWLY 80F
R/W PER O.
Zoning/Future Land Use: C-3, Retail C
Use
Variance Request:
1. Sec. 110-326. - Special requirements (c) (Red
2. Sec. 106-35. Perimeter landscaping for reside
feet x 11 feet, 55 square feet of area)
3. Sec. 110-998. - Off-street loading space stand
Specific Code Provisions:
Sec. 110-326. - Special requirements
(c) When a proposed nonresidential use in the C-3
additional five-foot setback is required along the l
setback will be utilized to provide additional lan
Sec. 106-35. Perimeter landscaping for reside
(1) The exterior of all vehicular use areas shall b
feet in width. Such buffer strips shall include one
perimeter. These trees may be planted in clusters
planting. Hedges or other durable landscape barri
vehicular use area from the public right-of-way,
Sec. 110-998. - Off-street loading space standa
(5) Each required off-street loading space shall h
vertical clearance of 16 feet above finished grade
for delivery vehicles and 60 feet for semi-trailers.
Note: You have received this notice because yo
property. If you are desirous of voicing approval
Special Magistrate Hearing or can submit commen
may become a party to this proceeding and can
the sworn testimony of witnesses and relevant e
examine all witnesses by filing a notice of int
Department not less than five days prior to the
person or sent by mail to Community Developm
300 Municipal Drive, Madeira Beach, 33708.
Development Department and may be reviewed b
about this application at https://madeirabeachfl.g
Posted: October 12, 2026, at the property site,
Beaches Library.



NOTICE OF PUBLIC HEARING
CITY OF MADEIRA BEACH PLANNING COMMISSION ACTING AS THE LOCAL PLANNING AGENCY (LPA) FOR PROPOSED AMENDMENT TO THE MADEIRA BEACH COMPREHENSIVE PLAN AND FUTURE LAND USE MAP

In accordance with the City of Madeira Beach Code of Ordinances Sec. 2-6 and Sec. 2-78, Sec. 7.3 of the City Charter, and Florida Statutes Sections 166.041 and 163.3174:

NOTICE IS HEREBY GIVEN that the Planning Commission, acting as the Local Planning Agency (LPA) of the City of Madeira Beach, will conduct a public hearing on Monday November 2, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, Florida 33708, for the review of proposed Ordinance 2026-21, Future Land Use change from Residential Medium to Residential/Office/Retail for the real properties located at 14064 Palm Street, 14062 Palm Street and 14048 Palm Street.

The title of the ordinance is:

ORDINANCE 2026-21

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY OF MADEIRA BEACH COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR THREE CONTIGUOUS PARCELS LOCATED AT 14064 PALM STREET, 14062 PALM STREET AND 14048 PALM STREET, FROM RESIDENTIAL MEDIUM, TO RESIDENTIAL/OFFICE/RETAIL; PROVIDING FOR FINDINGS OF CONSISTENCY WITH THE CITY OF MADEIRA BEACH COMPREHENSIVE PLAN AND THE FORWARD PINELLAS COUNTYWIDE PLAN; PROVIDING FOR TRANSMITTAL TO REVIEWING AGENCIES AS REQUIRED BY LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

A geographic location map of the real property affected by the adoption of this ordinance is shown below.

Proposed Future Land Use Amendment

NOTICE OF PUBLIC HEARING
CITY OF MADEIRA BEACH PLANNING COMMISSION ACTING AS THE LOCAL PLANNING AGENCY (LPA) FOR PROPOSED AMENDMENT TO THE MADEIRA BEACH ZONING MAP

In accordance with the City of Madeira Beach Code of Ordinances Sec. 2-6 and Sec. 2-78, Sec. 7.3 of the City Charter, and Florida Statutes Sections 166.041 and 163.3174:

NOTICE IS HEREBY GIVEN that the Planning Commission, acting as the Local Planning Agency (LPA) of the City of Madeira Beach, will conduct a public hearing on Monday November 2, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, Florida 33708, for the review of proposed Ordinance 2026-20, Rezoning the real properties located at 14064 Palm Street, 14062 Palm Street and 14048 Palm Street from R-2 Low Density Multifamily Residential, to C-3 Retail Commercial.

The title of the ordinance is:

ORDINANCE 2026-20

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING CERTAIN REAL PROPERTY LOCATED AT 14064 PALM STREET, 14062 PALM STREET, 14048 PALM STREET, AS FURTHER LEGALLY DESCRIBED IN EXHIBIT "A", FROM R-2 LOW DENSITY MULTIFAMILY RESIDENTIAL, TO C-3 RETAIL COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

A geographic location map of the real property affected by the adoption of this ordinance is shown below.

Proposed Rezoning Amendment

Public Notice: *Sec. 2-78. - Conduct of hearing* requires a ten-day public notice to be posted at the property and to be mailed to property owners within 300 feet in any direction of the property, which is the subject matter of this ordinance. Interested parties may appear at the meeting and be heard with respect to the proposed ordinances. 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 Community Development Department not less than five days prior to the hearing. Ordinance 2026-21 is available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or online at https://madeirabeachfl.gov/plan-review-documents. If you would like more information regarding this ordinance, please contact the Community Development Department, at 727-391-9951 or planning@madeirabeachfl.gov. The meeting will be aired on Public Access TV Spectrum Channel 640 and through the City's YouTube Channel at https://www.youtube.com/@cityofmadeirabeach632.

Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at these meetings 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 to participate in this meeting should call 727-391-9951 Ext. 244 or planning@madeirabeachfl.gov.

PUBLIC NOTICE OF SPECIA

A Special Magistrate Hearing of the City of M
at 12:00 p.m., at the Madeira Beach City Hall
300 Municipal Drive, Madeira Beach, Florida
proceeding is available for viewing on Spectru
within the 33708 Zip Code and on the City of
Meetings" button.

THIS APPLICATION IS FOR A S

Application: VAR 2026
Applicant: St Pete Be
Property Owner(s): St Pete Be
Property Address: 15227 Gul
Parcel ID: 09-31-15-
Legal Description: PART OF
SEC 09-3
LOT 10 O
FOR POB
N'WLY 8
R/W PER
Zoning/Future Land Use: C-3, Retail
Use

Variance Request:

1. Sec. 110-326. - Special requirements (c) (
2. Sec. 106-35. Perimeter landscaping for re
feet x 11 feet, 55 square feet of area)
3. Sec. 110-998. - Off-street loading space st

Specific Code Provision:

Sec. 110-326. - Special requirements
(c) When a proposed nonresidential use in the
additional five-foot setback is required along t

setback will be utilized to provide additional

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(1) The exterior of all vehicular use areas sh
feet in width. Such buffer strips shall include
perimeter. These trees may be planted in clu
planting. Hedges or other durable landscape
vehicular use area from the public right-of-w

Sec. 110-998. - Off-street loading space sta
(5) Each required off-street loading space sh
vertical clearance of 16 feet above finished g
for delivery vehicles and 60 feet for semi-tra

Note: You have received this notice becau
property. If you are desirous of voicing app
Special Magistrate Hearing or can submit com
may become a party to this proceeding and
the sworn testimony of witnesses and relev
examine all witnesses by filing a notice o
Department not less than five days prior to
person or sent by mail to Community Devel
300 Municipal Drive, Madeira Beach, 337
Development Department and may be review
about this application at https://madeirabeach

Posted: October 12, 2026, at the property
Beaches Library.

CITY O
300

APPLICATION FO

Please indicate your preference of board or com
☐ Civil Service Commission
☐ Library Board
☐ Planning Commission
☐ Other

Are you a Madeira Beach Resident?

Are you an elector (qualified voter) of the City of Madeira Beach?

Are you related to a City of Madeira Beach employee or elected official? If yes, please state the name of employee or elected official and relationship:

Name:
Relationship:

Are you available for:


NOTICE OF PUBLIC HEARING
APPLICATION NO.: Ord 2026-20 & 2026-21
REQUEST: Rezone 14064, 14062, 14048 Palm from R-2 to C-3 And Change fidure land use designation from Residential Medium to Residential Office Retail
PROPERTY DESCRIPTION: 14064, 14062, 14048 Palm St
HEARING DATE & TIME: November 2nd, 2026 @ 6:00 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
STOP

Planning Commission Meeting 11/2/26

Ordinance 2026-19, C-3, Retail Commercial LDR Amendment

Ordinance 2026-19, C-3, Retail Commercial LDR Amendment

Business Impact Estimate Ordinance 2026-19, C-3, Retail Commercial LDR Amendment

MB CD 26-06 Consistency Letter

Ordinance 2026-20, Palm Street Rezoning

Ordinance 2026-20, Palm Street Rezoning

Ordinance 2026-20, Palm Street Rezoning LPA Public Notice

Ordinance 2026-20, Palm Street Rezoning Application

Ordinance 2026-21, Palm Street Future Land Use Amendment

Ordinance 2026-21, Palm Street Future Land Use Amendment

Ordinance 2026-21, Palm Street Future Land Use LPA Public Notice

Ordinance 2026-21, Palm Street Future Land Use Application

ORDINANCE 2026-20

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING CERTAIN REAL PROPERTY LOCATED AT 14064 PALM STREET, 14062 PALM STREET, 14048 PALM STREET, AS FURTHER LEGALLY DESCRIBED IN EXHIBIT "A", FROM R-2 LOW DENSITY MULTIFAMILY RESIDENTIAL, TO C-3 RETAIL COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the properties located at 14064 Palm Street, 14062 Palm Street and 14048 Palm Street, more particularly described in Exhibit "A", has submitted an application requesting that the properties be rezoned from R-2, Low Density Multifamily Residential to C-3, Retail Commercial; and

WHEREAS, the subject properties consist of three contiguous parcels located within the City of Madeira Beach, containing approximately 0.33 acres, more or less; and

WHEREAS, the subject properties are currently shown on the City's zoning map as R-2, Low Density Multifamily Residential, as depicted on "Exhibit B"; and

WHEREAS, the City is separately considering a companion amendment (Ordinance 2026-21) to the City's Future Land Use Map to change the property's future land use designation from Residential Medium (RM) to Residential/Office/Retail (R/O/R); and

WHEREAS, the C-3, Retail Commercial Zoning District is an implementing zoning district for the Residential/Office/Retail (R/O/R) Future land Use category of the City's Comprehensive Plan; and

WHEREAS, the C-3, Retail Commercial Zoning District allows for various uses such as retail, office and business services, multifamily residential, vacation rental, temporary lodging, and restaurants, subject to applicable requirements of the City's Land Development Regulations; and

WHEREAS, the proposed rezoning is compatible with the surrounding development and appropriate for the subject properties; and

WHEREAS, the Planning Commission, serving as the Local Planning Agency, held a duly noticed public hearing to consider the proposed rezoning and has recommended approval to the Board of Commissioners; and

WHEREAS, the recommendations of the Planning Commission and City staff have been considered by the Board of Commissioners and found to be meritorious; and

WHEREAS, the Board of Commissioners have conducted two duly noticed public hearings, considered the proposed rezoning, the recommendations of the Planning Commission and City staff and all information received at the hearings and finds that approval of the rezoning is in the best interest of the city.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AS FOLLOWS:

SECTION 1. That the subject property located at 14064 Palm Street, 14062 Palm Street and 14048 Palm Street as further described in Exhibit "A" shall be rezoned from R-2 Low Density Multifamily Residential to C-3 Retail Commercial as shown on Exhibit "B".

SECTION 2: That the provisions of this Ordinance shall be deemed severable. If any part of the Ordinance is deemed unconstitutional, it shall not affect the constitutionality of other portions of the Ordinance.

SECTION 3: That all ordinances or portions of ordinances in conflict with or inconsistent with this ordinance are hereby repealed to the extent of such inconsistency or conflict.

SECTION 4: That this Ordinance shall take effect upon the effective date of Ordinance 2026-21.

PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS ____ DAY OF_____, 202_.

_____

Anne-Marie Brooks, Mayor

ATTEST:

_____

Clara VanBlargan, MMC, MSM, City Clerk

APPROVED AS TO FORM:

_____

Thomas J. Trask, City Attorney

PASSED ON FIRST READING: _____

PUBLISHED: _____

PASSED ON SECOND READING: _____

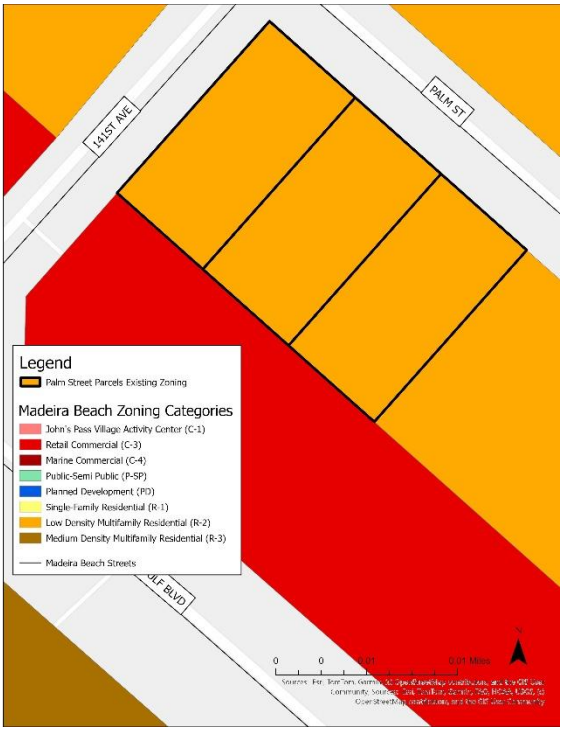
PUBLISHED: _____

Exhibit A

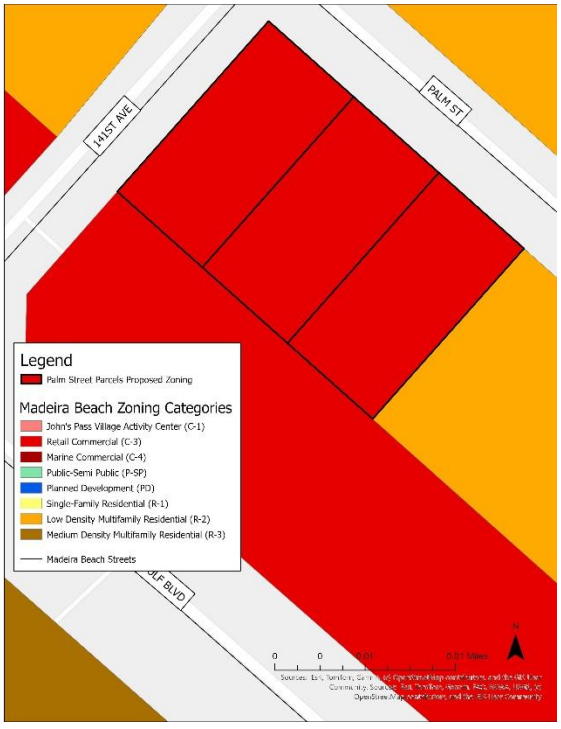
Parcel	Address	Legal Description
10-31-15-34344-008-0180	14064 PALM ST	GULF SHORES 2ND ADD BLK H, LOT 18
10-31-15-34344-008-0170	14062 PALM ST	GULF SHORES 2ND ADD BLK H, LOT 17
10-31-15-34344-008-0160	14048 PALM ST	GULF SHORES 2ND ADD BLK H, LOT 16

Exhibit B

Existing Zoning Map



Proposed Zoning Map



RZ#_____

CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 244
planning@madeirabeachfl.gov

REZONING AND FUTURE LAND USE AMENDMENT APPLICATION

☐ **Rezoning**.....**$2,000.00**

☐ **Future Land Use Amendment**.....**$3,000.00**

***(If Applicant is NOT the property owner, signed and notarized authorization of this rezoning application from the land owner must be submitted with the rezoning application materials)**

***Applicant:** Name and Address

SFMB MAD BEACH PROPERTY LLC
405 S Howard Avenue
Tampa, FL 33606-2035

Telephone: (727-444-1403) c/o Brian J. Aungst, Jr.

Email: (bja@macfar.com) c/o Brian J. Aungst, Jr.

***Property Owner:** Name and Address

SFMB MAD BEACH PROPERTY LLC
405 S Howard Avenue
Tampa, FL 33606-2035

Telephone: (727-444-1403) c/o Brian J. Aungst, Jr.

Email: (bja@macfar.com) c/o Brian J. Aungst, Jr.

Property Location: (Street Address, Parcel ID, or location of the vacant lot)

PARCEL ID #s: (1) 10-31-15-34344-008-0160; (2) 10-31-15-34344-008-0170; and (3) 10-31-15-34344-008-0180

Legal Description: SEE ATTACHED.

Approximate Lot **Area:** 5000 s.f. **Width:** 50 ft. **Depth:** 100 ft.

Present Zoning and Future Land Use: ZONING = R-2
F.L.U. = RM

Proposed Zoning and Future Land Use: ZONING = C-3
F.L.U. = R/O/R

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

REQUIRED: Please attach required supporting materials (i.e. Survey, Narrative Response to the criteria upon which a rezoning is determined (see attached page), and any other materials the applicant wishes to present).

Please review the below section on Reimbursement of expenses, the applicant will be responsible for all fees listed below:

Madeira Beach Code of Ordinances

Sec. 2-78. Conduct of hearing.

(a) *Application.* An application for a zoning change or land use change shall be submitted 30 days prior to the scheduled meeting.

(b) *Application filing fee.* Application fees are listed in the fees and collection procedure manual.

(c) *Notification.* When and at such time as an application is made, the application shall be filed with the community development department who shall post a ten-day notice, or meet the Florida Statutory requirements, whichever is greater, of the time and place when the local planning agency shall consider the subject matter on the application. At the time of posting, all property owners of record, on the tax roll of the year within which the case is being heard, within 300 feet in any direction of the property, which is the subject matter of the application, shall be notified and the notice shall be posted on the property itself setting forth the date, time and place of the hearing. Note: Failure to notify all of the abutting property owners, as shown on the records of the Pinellas County Property Appraiser's Office, shall not constitute grounds for re-advertising the public hearing or conducting additional public hearings and shall not affect any action or proceeding of the application. For all other meetings and workshops not involving an application that must meet specified notification requirements, a minimum of three days' notice must be given.

(d) *Public hearing.* At the hearing any interested person may be heard upon the subject matter. The procedures established in article I, division 2 shall govern the local planning agency's conduct of public hearings for a site specific rezoning, which is by definition a quasi-judicial matter.

(e) *Recommendations.* The planning commission or the local planning agency, by majority vote, shall submit its recommendation with respect to the application to the board of commissioners with the written reasons therefore.

(f) *Written records.* Minutes shall be kept of all hearings by the planning commission and the local planning agency, and all hearings shall be open to the public. The written record shall include the vote of each member upon each question, or if absent or failing to vote, indicating such fact. The minutes of all proceedings, and recommendations of the planning commission and the local planning agency shall be made public record on file with the city clerk.

(Code 1983, § 2-304; Ord. No. 974, § 1, 9-24-02; Ord. No. 1044, § 3, 5-24-05; Ord. No. 1050, § 2, 8-9-05; Ord. No. 2014-15, § 2, 12-9-14; Ord. No. 2021-04, § 3, 4-14-21)

https://library.municode.com/fl/madeira_beach/codes/code_of_ordinances?nodeId=PTIICOOR_CH2AD_ARTIIIBOCOCO_DIV2PLCO_S2-78COHE

Continue to next page...

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

ALL APPLICATIONS SHALL SUBMIT A RESPONSE TO THE CRITERIA LISTED BELOW:

1. *Consistency with the Madeira Beach Comprehensive Plan and Forward Pinellas Countywide Plan*. All zoning district and future land use category assignments shall be consistent with the comprehensive plan, including the future land use map and future land use element goals, objectives and policies. The zoning district assigned shall be consistent with the land use category of the future land use map.

The proposed rezoning and future land use amendment is consistent with the MadeiraBeach Comprehensive Plan by ensuring that the residential/family and beach commu-
nity character of the City is maintained and proteected while maximizing the potential for economic benefit from tourist trade. Approval of this request will allow Applicant to redevelop the site along with 14099 Gulf Blvd. as a single development which will provide modern housing meeting FEMA standards while maintaining a business presence along Gulf Blvd.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

2. *Zoning and Future Land Use Compatibility.* The assigning of zoning districts and future land use categories shall promote the compatibility of adjacent land uses.

The proposed rezoning and future land use amendment are compatible with adjacent land uses as the parcels are adjacent to property with the same zoning (C-3) and future land use designation (R/O/R). Additionally, the zoning and land use pattern in the area shows a history of allowing C-3 zoning and R/O/R land use to extend back to Palm Street and 1st Street E (see 14251 Gulf Blvd, 14361 Gulf Blvd, 13999 Gulf Blvd, etc.). Thus, the proposed rezoning and future land use amendment follow pattern in the area and would allow the Applicant to develop the site together with 14099 Gulf Blvd.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

3. *Adequate Public Facilities*. The assigning of zoning districts shall be consistent with the public facilities available to set the types of uses allowed in the proposed zoning district. The level of service standards shall be considered in assigning zoning districts and there shall be reasonable assurance that the demand for services allowed in the proposed zoning district can be met.

The parcels proposed for rezoning and future land use amendment are in an area with adequate public facilities and the demand for services will be able to be met.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

4. *Public Interest.* Zoning district and designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

Approval of the proposed rezoning and future land use amendment will be in harmony with the public interest and promotes the public health, safety, and welfare by allowing for redevelopment of the site as an elevated multi-family dwelling option with first-floor commercial retail. This will allow the property to come into compliance with FEMA standards while upgrading the site with a modern housing option with first floor commercial retail.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

5. *Consistency with Land Development Regulations*. Zoning district and future land use designations shall be consistent with the purpose and intent of these Land Development Regulations

The proposed zoning and land use are consistent with the purpose of protecting, promoting, and improving the public health, safety, morals, and general welfare of the community. Approval of this request will make the City a safer place and will keep businesses along Gulf Blvd.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

CERTIFICATION

I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the facts concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing of this application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules and regulations pertaining to the subject property.

For a Rezoning and Future Land Use Amendment:

I have received a copy of Sec. 2-78. Conduct of hearing (attached), read and understand the reasons necessary for granting this application and the procedure, which will take place at the Public Hearing.

SFMB Mad Beach Property, LLC

By _____ 7/21/2026

Property Owner's Signature Marcus Winters, Manager *Date*

STATE OF Florida

COUNTY OF Hillsborough

Before me this 21st day of July, 2026, Marcus Winters as Manager of SFMB Mad Beach Property, LLC, a Florida Limited liability company, appeared in person who, being sworn, deposes and says that the foregoing is true and correct certification and is ☒ personally known to me or ☐ has produced _____ as identification.

[SEAL]

KATHLEEN E. ROBERTS
Notary Public - State of Florida
Commission # HH 403011
My Comm. Expires Jul 31, 2027
Bonded through National Notary Assn.

Kathleen Roberts

Public Notary Signature

NOTICE: Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they 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.

DISCLAIMER: According to Florida Statutes, Chapter 119, it is the policy of this state that all state, county, and municipal records are open for personal inspection and copying by any person. Providing access to public records is a duty of each agency. All documents and information not specified in F.S. 119.071 and 119.0713 are subject to public record requests.

CERTIFICATION

I hereby authorize permission for the Planning Commission, Board of Commissioners, Building Official, and Community Development Director to enter upon the above referenced premises for purposes of inspection related to this petition.

I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the fact concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing fee of this application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules, and regulations pertaining to the subject property.

I have received a copy of Sec. 2-78. Conduct of hearing (attached), read and understand the reasons necessary for granting a Rezoning and Future Land Use Amendment and the procedure, which will take place at the Public Hearing.

Appeals. (City Code, Sec. 2-109). An aggrieved party, including the local governing authority, may appeal a final administrative order of the Board of Commissioners to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Board of Commissioners. An appeal shall be filed within 30 days of the execution of the order to be appealed.

Property Owner's Signature: By SFMB MAD Beach Property, LLC of Marcos Winters, Manager Date: 7/21/2026

STATE OF Florida

COUNTY OF Hillsborough

Before me, this 21st day of July, 2026, appeared in person By Marcos Winters, Manager of SFMB MAD Beach Property, LLC who, being sworn, deposes and says that the forgoing
(name of property owner)
is true and correct certification and who is X personally known to me or has produced _____ as identification.

Kathleen E Roberts
(notary signature)

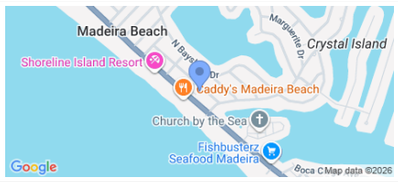
Commission Expires: 7/31/2027

Stamp

KATHLEEN E. ROBERTS
Notary Public - State of Florida
Commission # HH 403011
My Comm. Expires Jul 31, 2027
Bonded through National Notary Assn.

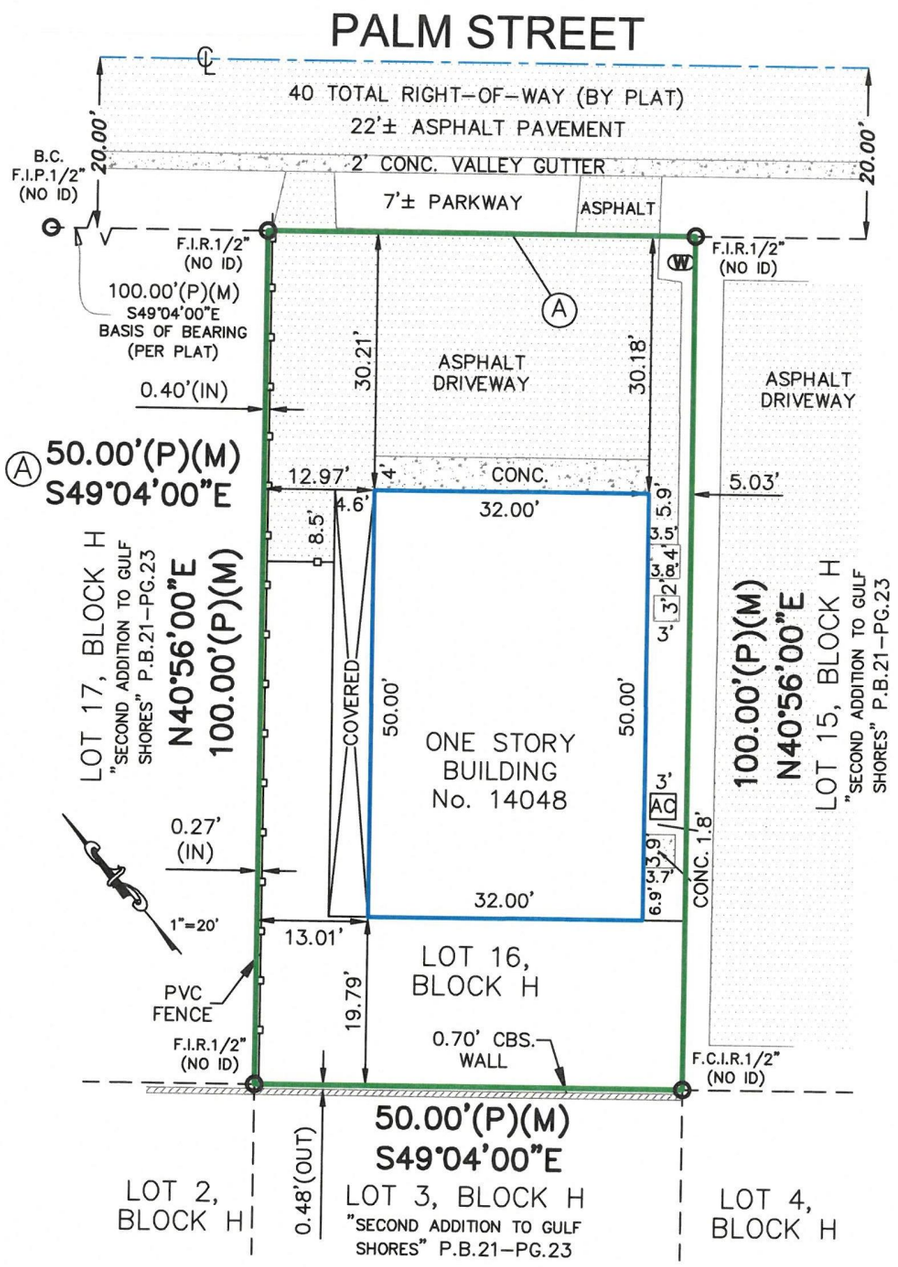
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This survey shall not be used for construction/permitting purposes without written consent from the land surveyor who has signed and sealed this survey.



Accepted By: _____

Property Address:
14048 Palm Street
Madeira Beach, FLORIDA 33708

Notes: NO NOTES

SURVEYOR'S CERTIFICATION I HEREBY CERTIFY THAT THIS BOUNDARD SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND SUPERVISION THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-I7-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027 FLORIDA STATUTES.

MIGUEL ESPINOSA LICENSE NUMBER NO. 5101 PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA 03/24/26

SIGNED _____ **FOR THE FIRM**
Miguel Espinosa
STATE OF FLORIDA **P.S.M. No. 5101**

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND / OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

M.E. Land Surveying, LLC
P.O. Box 970685
Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

Surveyor's Legend

	LIMITED ACCESS RIGHT-OF-WAY LINE						
	PROPERTY LINE						
	STRUCTURE LINE	FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	TEL.	TELEPHONE FACILITES
	CONCRETE BLOCK WALL				CENTRAL ANGLE OR DELTA	U.P.	UTILITY POLE
	CHAIN LINK FENCE OR WIRE FENCE	LB#	LICENSE # - BUSINESS	R	RADIUS	E.U.B.	ELECTRIC UTILITY BOX
	WOOD FENCE	LS#	LICENSE # - SURVEYOR	RAD	RADIAL	SEP.	SEPTIC
	IRON FENCE	CALC	CALCULATED POINT	N.R.	NON RADIAL	D.F.	DRAINFIELD
	EASEMENT	SET	SET PIN	TYP.	TYPICAL	A/C	AIR CONDITIONER
	CENTER LINE	▲	CONTROL POINT	I.R.	IRON ROD	S/W	SIDEWALK
	WOOD DECK	■	CONCRETE MONUMENT	I.P.	IRON PIPE	DWY	DRIVEWAY
				N&D	NAIL & DISK	SCR.	SCREENED
	ASPHALT	⊕	BENCHMARK	PK NAIL	PARKER-KALON NAIL	GAR.	GARAGE
	BRICK / TILE	ELEV	ELEVATION	D.H.	DRILL HOLE	ENCL.	ENCLOSURE
		P.T.	POINT OF TANGENCY	W	WELL	N.T.S.	NOT TO SCALE
	WATER	P.C.	POINT OF CURVATURE	FH	FIRE HYDRANT	F.F.	FINNISHED FLOOR
		P.R.M.	PERMANENT REFERENCE MONUMENT	M	MANHOLE	T.O.B.	TOP OF BANK
	APPROXIMATE EDGE OF WATER	P.C.C.	POINT OF COMPOUND CURVATURE	O.H.L.	OVERHEAD LINES	E.O.W.	EDGE OF WATER
	COVERED AREA	P.R.C.	POINT OF REVERSE CURVATURE	TRANS.	TRANSFORMER	E.O.P.	EDGE OF PAVEMENT
	TREE	P.O.B.	POINT OF BEGINNING	CATV	CABLE TV RISER	C.V.G	CONCRETE VALLEY GUTTER
		P.O.C.	POINT OF COMMENCEMENT	W	WATER METER	B.S.L.	BUILDING SETBACK LINE
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		D	DEED	ESMT	EASEMENT	R/W	RIGHT-OF-WAY
C.U.E.	COUNTY UTILITY EASEMENT	C	CALCULATED	D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
I.E./E.E.	INGRESS / EGRESS EASEMENT	L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT	L.B.E.	LANDSCAPE BUFFER EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT
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EP	ELECTRIC POLE	CONC.	CONCRETE	B.C.R.	BROWARD COUNTY RECORDS	ID	IDENTIFICATION
PG.	PAGE	CSW	CONCRETE SIDEWALK	F.I.R.	FOUND IRON PIN / REBAR	BC	BLOCK CORNER
P.B.	PLAT BOOK	L	CURVE LENGHT	WF	WOOD FENCE		

Property Address:

14048 Palm Street
Madeira Beach, FLORIDA 33708

Flood Information:

Community Number: 125127
Panel Number: 12103C0191
Suffix: H
Date of Firm Index: 08/24/2021
Flood Zone: AE
Base Flood Elevation: 10.0'
Date of Field Work: 03/20/2026
Date of Completion: 03/24/2026

General Notes:

1.) The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership
2.) This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map
3.) The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measure to an estimated horizontal positional accuracy of 1/10 foot.
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Legal Description:

LOT 16, BLOCK H, SECOND ADDITION TO GULF SHORES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 23, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Printing Instructions:

While viewing the survey in any PDF Reader, select the File Drop-down and select "Print". Select a color printer, if available; or at least one with 8.5" x 14" (legal) paper.
Select ALL for Print Range, and the # of copies you would like to print out.
Under the "Page Scaling" please make sure you have selected "None".
Do not check the "Auto-rotate and Center" box.
Check the "Choose Paper size by PDF" checkbox, then click OK to print.

Certified To:
Shannon Madeira Property, LLC
Shemtov Title, LLC
WFG National Title Insurance Company
its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Miguel Espinosa *, for M.E. Land Surveying Inc., dated* 03/24/2026 *bearing Job #* B-167825 *:*

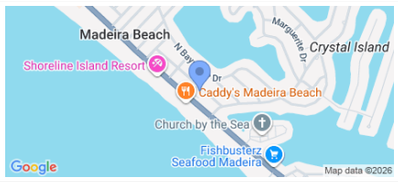
a. *NO NOTES*

MELand SURVEYING A PRO LAND COMPANY

M.E. Land Surveying, LLC

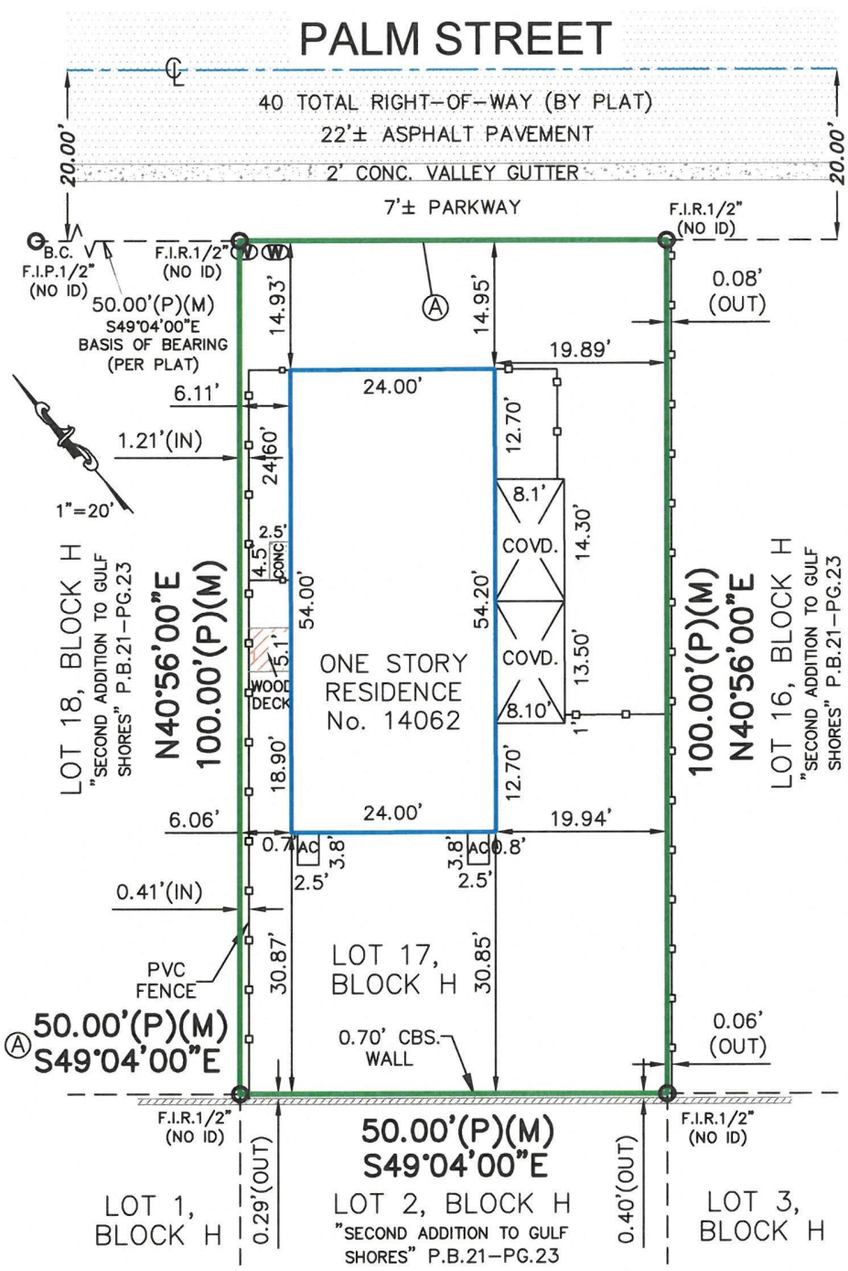
P.O. Box 970685 Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
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MELand SURVEYING A PRO LAND COMPANY





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MIGUEL ESPINOSA LICENSE NUMBER NO. 5101 PROFESSIONAL SURVEYOR & MAPPER STATE OF FLORIDA 03/24/26

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Do not check the "Auto-rotate and Center" box.
Check the "Choose Paper size by PDF" checkbox, then click OK to print.

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Shannon Madeira Property, LLC
Shemtov Title, LLC
WFG National Title Insurance Company
its successors and/or assigns as their interest may appear.

Please copy below for policy preparation purposes only:

This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by Miguel Espinosa *, for M.E. Land Surveying Inc., dated* 03/24/2026 *bearing Job #* B-167826 *:*

a. *NO NOTES*

MELand SURVEYING A PRO LAND COMPANY

M.E. Land Surveying, LLC

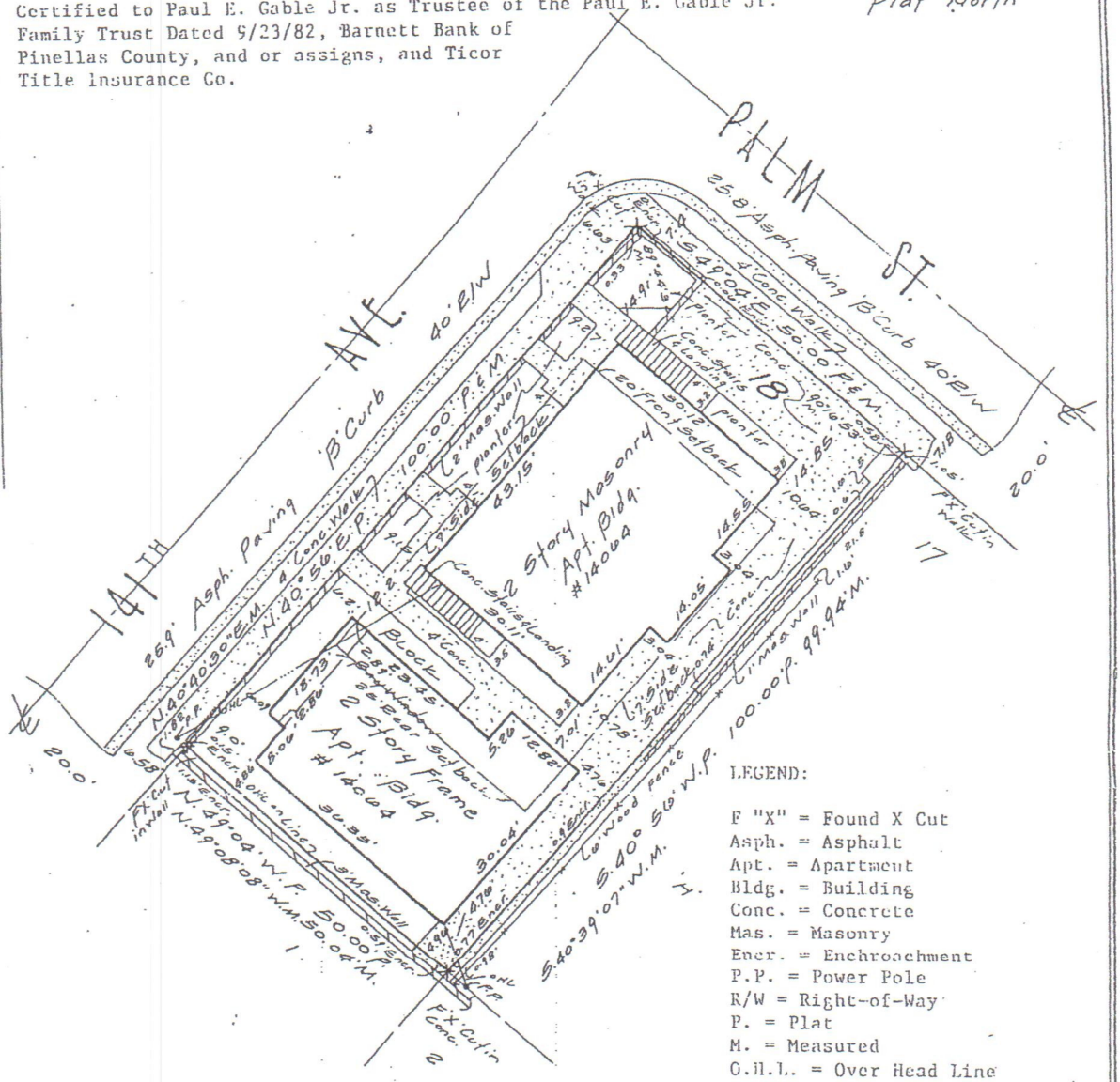
P.O. Box 970685 Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989

MELand SURVEYING A PRO LAND COMPANY

Sec. 10, Twp. 31S, Rng. 15E.

SCALE: 1" = 20'
Plat North

Certified to Paul E. Gable Jr. as Trustee of the Paul E. Gable Jr. Family Trust Dated 9/23/82, Barnett Bank of Pinellas County, and or assigns, and Ticor Title Insurance Co.



LEGEND:

F "X" = Found X Cut
Asph. = Asphalt
Apt. = Apartment
Bldg. = Building
Conc. = Concrete
Mas. = Masonry
Ener. = Enchroachment
P.P. = Power Pole
R/W = Right-of-Way
P. = Plat
M. = Measured
O.H.L. = Over Head Line

A BOUNDARY SURVEY OF

Lot 18, Block H, according to the Plat of
SECOND ADDITION TO GULF SHORES
as recorded in Plat Book 21, Pages 23 and 24
of the Public Records of Pinellas County, Florida

Flood Zone A12, Minimum Elevation 11 feet, Community Panel #125127 0001 B. Dated 3/2/83.

Angles Measured
BASIS OF BEARING: S.W'ly R/W Palm St., S.49°04'E., per Plat.

FIELD BOOK 673 PAGE 75

This Survey was prepared without the benefit of a title search and is subject to all easements, Rights-of-way and other matters of record. Survey not valid unless embossed with the Surveyor's seal.

I hereby certify that the survey represented hereon meets the requirements of Chapter 21-HH-6 Florida Administrative Code.

JOHN C. BRENDLA
Florida Surveyor's Registration No. 1269

Prepared By:
JOHN C. BRENDLA & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
4015 82nd Avenue North
Pinellas Park, Florida 34665 (813) 576-7546

January 31, 1994

Memorandum

Meeting Details:	November 2, 2026 – 6:00 p.m. – Planning Commission
Prepared For:	Planning Commission
Staff Contact:	Andrew Morris
Subject:	Ordinance 2026-20, Palm Street Rezoning

Background

City Staff received an application from the owner of the properties located at 14064 Palm Street, 14062 Palm Street and 14048 Palm Street requesting to rezone the properties from R-2, Low Density Multifamily Residential to C-3, Retail Commercial. Concurrently, the applicant has requested a future land use amendment to amend the properties from Residential Medium (RM) to Residential/Office/Retail (R/O/R).

Ordinance 2026-21 (Palm Street Future Land Use Amendment) is the corresponding future land use amendment request associated with Ordinance 2026-20 (Palm Street rezoning), and approval of the rezoning amendment is necessary to establish consistency between the proposed land use designation and the zoning classification.

The tables below compare the existing and proposed residential density and nonresidential intensity for the subject properties. As shown, the proposed amendments will not increase the maximum permitted residential density or non-residential intensity.

The subject properties are located within an area containing a mix of residential and commercial uses. The proposed C-3, Retail Commercial zoning is compatible with the surrounding development pattern and will facilitate redevelopment opportunities consistent with the character of the area.

The existing and proposed tables below reflect the same density and intensity and are dependent on passing Ordinance 2026-19 which limits density and intensity for properties with a future land use of R/O/R when the future land use has been changed from RM.

Existing Zoning								
Parcel	**Address**	**Acres**	**Square Feet**	**Existing Zoning**	**Existing Density (RES UPA)**	**Existing Total Density (RES Units)**	**Existing Nonresidential Intensity (FAR)**	**Existing Total Nonresidential Intensity (Square Feet)**
10-31-15-34344-008-0180	14064 PALM ST	0.11	5,001	R-2, Low Density Multifamily Residential	15	1.65	0.5	2500.5
10-31-15-34344-008-0170	14062 PALM ST	0.11	5,001	R-2, Low Density Multifamily Residential	15	1.65	0.5	2500.5
10-31-15-34344-008-0160	14048 PALM ST	0.11	5,001	R-2, Low Density Multifamily Residential	15	1.65	0.5	2500.5
Total:		0.33	15,003			4.95		7501.5

Proposed Zoning*								
Parcel	**Address**	**Acres**	**Square Feet**	**Existing Zoning**	**Existing Density (RES UPA)**	**Existing Total Density (RES Units)**	**Existing Nonresidential Intensity (FAR)**	**Existing Total Nonresidential Intensity (Square Feet)**
10-31-15-34344-008-0180	14064 PALM ST	0.11	5,001	C-3, Retail Commercial	15	1.65	0.5	2500.5
10-31-15-34344-008-0170	14062 PALM ST	0.11	5,001	C-3, Retail Commercial	15	1.65	0.5	2500.5
10-31-15-34344-008-0160	14048 PALM ST	0.11	5,001	C-3, Retail Commercial	15	1.65	0.5	2500.5
Total:		0.33	15,003			4.95		7501.5

*Ordinance 2026-19, C-3, Retail Commercial LDR Amendment to limit Residential Density to 15 UPA and nonresidential intensity of 0.5 FAR for properties changed from future land use RM to R/O/R.

Comprehensive Plan Consistency and Rezoning

In accordance with Section 2-10 of the Madeira Beach Code of Ordinances, the applicant is responsible for demonstrating that the proposed rezoning is consistent with the Madeira Beach Comprehensive Plan. The City also retains the authority to impose reasonable conditions of approval to ensure compliance with the Comprehensive Plan.

The application states that the proposed rezoning would be compatible for the following reasons:

- The properties are adjacent to properties that are zoned C-3, Retail Commercial.
- The residential neighborhood character would not be negatively impacted since the properties are already adjacent to commercial uses.
- The rezoning would allow the properties to be redeveloped as a single site with the property located at 14099 Gulf Boulevard and commercial uses would be focused on Gulf Boulevard.
- There are already nearby properties zoned C-3, Retail Commercial that extend back to Palm Street and 1st Street East.
- The rezoning would support comprehensive plan policies related to supporting tourist-related redevelopment that reflect the city's beach community character

Staff evaluated the proposed request and found the request to be consistent with the Comprehensive Plan criteria referenced below.

GOAL 4.1: Ensure that the residential/family and beach community character of the City of Madeira Beach is maintained and protected while:

- Maximizing the potential for economic benefit resulting from the tourist trade and the enjoyment of natural and man-made resources by citizens and visitors;
- Minimizing the threat to health, safety, and welfare posed by hazards, nuisance, incompatible land uses, and environmental degradation; maximizing land development that respects necessary ecological functions and suitability for urban development;
- Preserving or improving the community's natural resources and valuable amenities;
- Encouraging an orderly and aesthetic mix of land uses by allowing new development and redevelopment that will enhance and protect the City's existing character; and
- Providing a Comprehensive Plan that is flexible and incorporates changing community values and attitudes.

Objective 4.1.8:

Commercial and mixed-use development compatible with environmental and economic resources must be planned consistent with this Comprehensive Plan, 6.1a Madeira Beach Future Land Use Map the land development regulations and be in keeping with the needs and character of the community and its surrounding area.

Policy 4.1.8.1:
Enforce requirements that encourage mixed-use development within the Residential/Office/Retail future land use plan category and discourage single-use developments.

Policy 4.1.8.2:
Ensure that within any mixed-use development proper separation and buffering is required and maintained between residential and nonresidential land uses and is installed when a change of use or increase in intensity occurs.

Policy 4.1.8.3:
Promote commercial development in areas where a projected demand for those uses exists, where the use is compatible with the surrounding area, and where existing or programmed facilities will not be overburdened, by matching planned commercial land uses to the projected demand for such commercial uses.

Staff Findings

Staff reviewed the proposed rezoning request for consistency with the City of Madeira Beach Comprehensive Plan to determine whether the amendment is compatible with surrounding development. Based on this review, staff finds:

- The proposed rezoning does not increase the maximum residential density allowed on the property.
- The properties are located within the Coastal High Hazard Area, where increases in residential density are limited by both the Comprehensive Plan and Countywide Rules.
- The proposed amendment does not increase the maximum nonresidential intensity allowed on the property.
- The C-3 Retail Commercial designation will provide additional flexibility for future redevelopment while maintaining the existing development limits for the property.
- As a condition of approval, Ordinance 2026-19 (C-3 Retail Commercial LDR Amendment) must be adopted prior to final approval of Ordinance 2026-20 to ensure that residential density cannot be increased.

The request supports redevelopment opportunities while maintaining existing limits on residential density and non-residential intensity. Staff find that the proposed rezoning is consistent with the Comprehensive Plan, compatible with surrounding development, and is in the interest of the City.

Review and adoption process

The Planning Commission, serving as the Local Planning Agency (LPA), is required to review a rezoning ordinance before they can be heard at Board of Commissioners' public hearing. A rezoning ordinance is required to go to a Planning Commission Meeting public hearing and two Board of Commissioners public hearings.

A public notice has been mailed 10 days before the Planning Commission Meeting to affected parties within 300 feet of the proposed rezoning. A newspaper legal ad will be published 14 days before the second reading of the ordinance. Located below is the tentative adoption schedule for Ordinance 2026-20.

Tentative Adoption Schedule

- Planning Commission
- BOC Workshop
- BOC 1st Reading
- BOC 2nd Reading

Fiscal Impact

There is no fiscal impact related to this ordinance.

Recommendation(s)

Staff recommends that the Planning Commission, serving as the Local Planning Agency (LPA), recommend approval of Ordinance 2026-20, to the Board of Commissioners, subject to the following conditions:

- Ordinance 2026-19, C-3, Retail Commercial LDR Amendment must be adopted before Ordinance 2026-20, Palm Street Rezoning is adopted.
- Ordinance 2026-20, Palm Street Rezoning can only be adopted at second reading if Ordinance 2026-21, Palm Street Future Land Use has been adopted.

Attachments/Corresponding Documents

Ordinance 2026-20, Palm Street Rezoning
Ordinance 2026-20 Public Notice Mailing and Posting
Application

NOTICE OF PUBLIC HEARING
CITY OF MADEIRA BEACH PLANNING COMMISSION ACTING AS THE LOCAL PLANNING AGENCY (LPA) FOR PROPOSED AMENDMENT TO THE MADEIRA BEACH ZONING MAP

In accordance with the City of Madeira Beach Code of Ordinances Sec. 2-6 and Sec. 2-78, Sec. 7.3 of the City Charter, and Florida Statutes Sections 166.041 and 163.3174:

NOTICE IS HEREBY GIVEN that the Planning Commission, acting as the Local Planning Agency (LPA) of the City of Madeira Beach, will conduct a public hearing on Monday November 2, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, Florida 33708, for the review of proposed Ordinance 2026-20, Rezoning the real properties located at 14064 Palm Street, 14062 Palm Street and 14048 Palm Street from R-2 Low Density Multifamily Residential, to C-3 Retail Commercial.

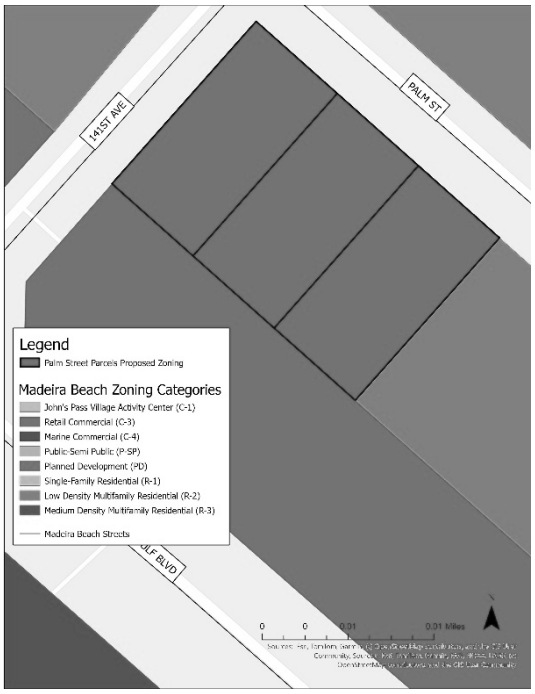
The title of the ordinance is:

ORDINANCE 2026-20

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING CERTAIN REAL PROPERTY LOCATED AT 14064 PALM STREET, 14062 PALM STREET, 14048 PALM STREET, AS FURTHER LEGALLY DESCRIBED IN EXHIBIT "A", FROM R-2 LOW DENSITY MULTIFAMILY RESIDENTIAL, TO C-3 RETAIL COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

A geographic location map of the real property affected by the adoption of this ordinance is shown below.

Proposed Rezoning Amendment



Public Notice: *Sec. 2-78. - Conduct of hearing* requires a ten-day public notice to be posted at the property and to be mailed to property owners within 300 feet in any direction of the property, which is the subject matter of this ordinance. Interested parties may appear at the meeting and be heard with respect to the proposed ordinances. 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 Community Development Department not less than five days prior to the hearing. Ordinance 2026-20 is available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or online at https://madeirabeachfl.gov/plan-review-documents. If you would like more information regarding this ordinance, please contact the Community Development Department, at 727-391-9951 or planning@madeirabeachfl.gov. The meeting will be aired on Public Access TV Spectrum Channel 640 and through the City's YouTube Channel at https://www.youtube.com/@cityofmadeirabeach632.

Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at these meetings 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 to participate in this meeting should call 727-391-9951 Ext. 244 or planning@madeirabeachfl.gov.

NOTICE OF PUBLIC HEARING
CITY OF MADEIRA BEACH PLANNING COMMISSION ACTING AS THE LOCAL PLANNING AGENCY (LPA) FOR PROPOSED AMENDMENT TO THE MADEIRA BEACH COMPREHENSIVE PLAN AND FUTURE LAND USE MAP

In accordance with the City of Madeira Beach Code of Ordinances Sec. 2-6 and Sec. 2-78, Sec. 7.3 of the City Charter, and Florida Statutes Sections 166.041 and 163.3174:

NOTICE IS HEREBY GIVEN that the Planning Commission, acting as the Local Planning Agency (LPA) of the City of Madeira Beach, will conduct a public hearing on Monday November 2, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, Florida 33708, for the review of proposed Ordinance 2026-21, Future Land Use change from Residential Medium to Residential/Office/Retail for the real properties located at 14064 Palm Street, 14062 Palm Street and 14048 Palm Street.

The title of the ordinance is:

ORDINANCE 2026-21

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY OF MADEIRA BEACH COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR THREE CONTIGUOUS PARCELS LOCATED AT 14064 PALM STREET, 14062 PALM STREET AND 14048 PALM STREET, FROM RESIDENTIAL MEDIUM, TO RESIDENTIAL/OFFICE/RETAIL; PROVIDING FOR FINDINGS OF CONSISTENCY WITH THE CITY OF MADEIRA BEACH COMPREHENSIVE PLAN AND THE FORWARD PINELLAS COUNTYWIDE PLAN; PROVIDING FOR TRANSMITTAL TO REVIEWING AGENCIES AS REQUIRED BY LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

A geographic location map of the real property affected by the adoption of this ordinance is shown below.

Proposed Future Land Use Amendment



Public Notice: *Sec. 2-78. - Conduct of hearing* requires a ten-day public notice to be posted at the property and to be mailed to property owners within 300 feet in any direction of the property, which is the subject matter of this ordinance. Interested parties may appear at the meeting and be heard with respect to the proposed ordinances. 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 Community Development Department not less than five days prior to the hearing. Ordinance 2026-21 is available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or online at https://madeirabeachfl.gov/plan-review-documents. If you would like more information regarding this ordinance, please contact the Community Development Department, at 727-391-9951 or planning@madeirabeachfl.gov. The meeting will be aired on Public Access TV Spectrum Channel 640 and through the City's YouTube Channel at https://www.youtube.com/@cityofmadeirabeach632.

Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at these meetings 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 to participate in this meeting should call 727-391-9951 Ext. 244 or planning@madeirabeachfl.gov.

AFFIDAVIT OF MAILING

Date: 10/21/2026

Mailings for Case # Ord 2026-20

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me this day Lisa Schlemmer personally appeared. He/she has mailed public notices to property owners within a 300 foot radius of the subject property.

Sworn and subscribed before me this 21st day of October, 2026.

Personally known or produced _____ as identification.

BARBARA A. SCOTT
MY COMMISSION # HH 673664
EXPIRES: May 22, 2029

Barbara A Scott
Notary Public

10/21/26
Date

Notary Public Stamp

*Copy of public notice is attached.

AFFIDAVIT OF MAILING

Date: 10/21/2026

Mailings for Case # Ord 2026-21

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me this day Lisa Schuermann personally appeared. He/she has mailed public notices to property owners within a 300 foot radius of the subject property.

Sworn and subscribed before me this 21st day of October, 2026.

Personally known or produced _____ as identification.

Barbara A Scott
Notary Public

10/21/26
Date

BARBARA A. SCOTT
MY COMMISSION # HH 673664
EXPIRES: May 22, 2029

Notary Public Stamp

*Copy of public notice is attached.

HARLIN TIMOTHY J TRE HARLIN, TIMOTHY J REVOCABLE TRUST
14010 GULF BLVD UNIT 404
MADEIRA BEACH, FL 33708-2395

MARCONCINI, GLEN
14010 GULF BLVD UNIT 401
MADEIRA BEACH, FL 33708-2395

FORRESTER, DAVID L MORRIS, EDNA KATHERINE
800 WESTWIND CT
MAITLAND, FL 32751-5872

NOORDA, BRENT NEWMAN, AMY
14010 GULF BLVD UNIT 203
MADEIRA BEACH, FL 33708-2395

BEACH CLUB OF MADEIRA CONDOMINIUM ASSOCIATION INC
PO BOX 86507
MADEIRA BEACH, FL 33738-6507

BITONTI, ANTONIETTA
49 BITONTI CRES
SAULT STE MARIE ON P6C 6B6, CANADA

GRESK, WAYNE MICHAEL & CHRISTINE MARIE TRUST GRESK, WAYNE MICHAEL TRE
11559 S AVENUE J
CHICAGO, IL 60617-7466

ESAMANN, DOUGLAS F ESAMANN, KIMBERLY S
14010 GULF BLVD UNIT 303
MADEIRA BEACH, FL 33708-2395

ASKELAND, CHAD ASKELAND, MARGAUX
2990 E 17TH AVE UNIT 2002
DENVER, CO 80206-1678

RUSSO FAMILY TRUST 7/13/98
2309 W 25TH ST
CHICAGO, IL 60608-4907

NABHAN, RONALD K TRE NABHAN, MICHELE M TRE
14010 GULF BLVD UNIT 403
MADEIRA BEACH, FL 33708-2395

RADLEY, MICHAEL
14010 GULF BLVD UNIT 304
MADEIRA BEACH, FL 33708-2395

ROSINSKI, CHRISTINE TRE ROSINSKI, CHRISTINE DEC OF TRUST
20 N MARCELLA RD
MOUNT PROSPECT, IL 60056-2609

PLASTER, LINDA J
14010 GULF BLVD UNIT 202
MADEIRA BEACH, FL 33708-2395

HELM, BRUCE DONALD TRE HELM, LORI LEE TRE
117 COTTONWOOD DR
COPPELL, TX 75019-2512

DI MAGGIO, ANNE E DI MAGGIO, JOSEPH J
130 SALERNO AVE
EAST HAVEN, CT 06512-4242

CELSO REVOCABLE TRUST FODEN-CELSO, DEBRA MAY TRE
127 LUCILLE AVE
ELMONT, NY 11003-2721

GRIECO, DAVID P TRE GRIECO, ANGELA K TRE
329 OVERBROOK DR
BELLEAIR, FL 33756-2030

ESAMANN, DOUGLAS F ESAMANN, KIMBERLY S
14010 GULF BLVD UNIT 303
MADEIRA BEACH, FL 33708-2395

CABLE, LOUISA M LIVING TRUST CABLE, LOUISA M TRE
PO BOX 977
FORT MONTGOMERY, NY 10922-0977

KRAMER, DANIEL P TRE KRAMER, [illegible]E
14010 GULF BLVD UNIT 402
MADEIRA BEACH, FL 33708-2395

ESAMANN, DOUGLAS ESAMANN, KIMBERLY
14010 GULF BLVD UNIT 303
MADEIRA BEACH, FL 33708-2395

MASTRO, JOSEPHINE
14010 GULF BLVD UNIT 204
MADEIRA BEACH, FL 33708-2395

MCNEILL, ROBERT N TRE MCNEILL, ELAINE C TRE
14010 GULF BLVD UNIT 201
MADEIRA BEACH, FL 33708-2395

RANKOVICH, DENI RANKOVICH, LEANN
411 W JEFFERSON ST
GARDNER, IL 60424-7014

MILOSEVIC, RADOVAN MILOSEVIC, DJURDJEVKA
14001 GULF BLVD APT 409
MADEIRA BEACH, FL 33708-2284

PLUNKETT, WILLIAM EUGENE II
PO BOX 1032
PLAINFIELD, IN 46168-4132

RIDLEN, EARL L II RIDLEN, DEBRA L
4545 LEXINGTON ROW
GREENWOOD, IN 46143-7439

ZBIKOWSKI, ROBERT S & GERMAINE A LIV TRUST ZBIKOWSKI, GERMAINE A TRUSTEE
36327 GLOUCESTER TRL
CLINTON TOWNSHIP, MI 48035-1168

CAMACHO, ALI ALAIN QUINONES ROMERO, YISEL MACHADO
11433 WHEELING DR
TAMPA, FL 33625-5635

CRUZ, ELENA M TRE CRUZ, ELENA M REV TRUST
2702 W WOODLAWN AVE
TAMPA, FL 33607-6823

CARMENATE, YUMARY
7331 BROOKVIEW CIR
TAMPA, FL 33634-2925

CRIMALDI, ANTHONY CRIMALDI, MICHELLE A
637 CAROLYN DR
BRUNSWICK, OH 44212-2201

VISSICCHIO, CHARLES & SERAFINA JT REV TRUST VISSICCHIO, CHARLES TRE
8815 BAY POINTE DR UNIT C105
TAMPA, FL 33615-5316

MIRASOLA, JOHN MIRASOLA, SAM
10 NETTLES ST
WOODBRIDGE ON L4H 0W7, CANADA

JOHNSON, GRANT W JOHNSON, TAMARA A
144 EUCLID AVE
MANAWA, WI 54949-9540

LAIOSA, ANDREW LAIOSA, NANCY
3 GRANDVIEW AVE
NANUET, NY 10954-2510

COOPER, WILLIAM A TRE COOPER, WILLIAM A REV LIV TRUST
608 FORREST RD
MARSEILLES, IL 61341-1102

SCHABEL, MARGARET J
14095 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2210

DEUTSCHE BANK NATL TRUST CO TRE NEW CENTURY HOME EQ LOAN TRUST 2005-2
500 N STATE COLLEGE BLVD STE 1030
ORANGE, CA 92868-1617

BITONTI. JOHN
10 BITONTI CRES
SAULT STE MARIE ON P6C 6A9, CANADA

DIAZ, CARLOS R GRILLO GARCELL, ODALYS QUINTERO
14001 GULF BLVD UNIT 305
MADEIRA BEACH, FL 33708-2281

BITONTI, JOHN BITONTI, PASQUALE
131 NORDEN CRESCENT
SAULT STE MARIE ON P6B 5P1, CANADA

CRUZ & QUINONES FAMILY TRUST
7622 CARON RD
TAMPA, FL 33615-1348

GERSCH, HUBERT REV TRUST GERSCH, HUBERT TRE
14001 GULF BLVD UNIT 209
MADEIRA BEACH, FL 33708-2280

CAMACHO, ALI ALAIN QUINONES ROMERO, YISEL MACHADO
11433 WHEELING DR
TAMPA, FL 33625-5635

MORGAN, LINDA D
20116 BAY CEDAR AVE
TAMPA, FL 33647-3620

MADEIRA PLACE CONDO ASSN INC
570 CARILLON PKWY STE 210
ST PETERSBURG, FL 33716-1344

DEMEIS, JOHN LINFORD, MICHELLE
14094 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2266

MELONI, RAYMOND PAUL
1711 S 10TH ST SIDE 3
PHILADELPHIA, PA 19148-1657

HARDWICK, BENJAMIN
6954 BITTERNUT LN
PLAINFIELD, IN 46168-8663

SAND & SEA VACATION LLC
4515 E COUNTY ROAD 542
LAKELAND, FL 33801-9525

BARBAZZA, ESTERINA EST BARBAZZA, CLAUDIO EST
27 INDIANA DR
PALGRAVE ON L7E 0C6, CANADA

BELLO, ELBA E BELLO, ALEJANDRO
757 ROUTE 518
SKILLMAN, NJ 08558-2513

MIRASOLA, CHARLES MIRASOLA, CARMELA
117-121 WOODBRIDGE AVE
WOODBRIDGE ON L4L 9E3, CANADA

PLUNKETT, DAVID PLUNKETT, REBECCA
3459 E COUNTRY RD 325 S
GREENCASTLE, IN 46135

SARGENT FAMILY IRREV TRUST SARGENT, WILLIAM H II TRE
67 JEN CT
GRAND ISLAND, NY 14072-1393

MADEIRA BEACH, CITY OF
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708-1916

STRATEGY HOLDINGS LLC
5147 W SAN JOSE ST
TAMPA, FL 33629-6414

FAGAN, SEAN
2225 WEST AVE APT 31
LOS ANGELES, CA 90016-1725

CASTELLUZZO, MICHAEL
14044 VIVIAN DR
MADEIRA BEACH, FL 33708-2219

PHILLIPS, CHRISTINE BROOKS, KENNETH J
10611 DIXON DR
SEMINOLE, FL 33772-4383

RUSINACK, NICOLE J SIMI, WILL
14024 VIVIAN DR
MADEIRA BEACH, FL 33708-2219

WILLIAMS, STEVEN
PO BOX 187
FREEPORT, NY 11520-0187

O'BRIEN, PATRICK O'BRIEN, JANE
526 SARATOGA ST S
SAINT PAUL, MN 55116-1546

KASTELEIN, JOHN
1214 JULIAN CLARK RD
CHARLESTON, SC 29412-5206

REICHLE, RHONDA
14033 PALM ST
MADEIRA BEACH, FL 33708-2216

HILDRETH, DOUGLAS C
14041 PALM ST
MADEIRA BEACH, FL 33708-2216

MARRS, ADAM MATTHEW
3569 SW 49TH TER
OCALA, FL 34474-9413

SALSBURY-SMITH, P T SMITH, JAMES H
593 NORMANDY RD
MADEIRA BEACH, FL 33708-2315

CLEVELAND, ARTHUR BARTON
PO BOX 1153
PALOS VERDES ESTATES, CA 90274-7953

S F M B MAD BEACH PROPERTY LLC
405 S HOWARD AVE
TAMPA, FL 33606-2035

SHANNON MADEIRA PROPERTY LLC
9740 16TH ST N
ST PETERSBURG, FL 33716-4210

CLASSIC FLORIDA DREAM HOMES LLC
424 HARBOR DR N
INDIAN ROCKS BEACH, FL 33785-3115

SHANNON MADEIRA PROPERTY LLC
9740 16TH ST N
ST PETERSBURG, FL 33716-4210

MADEIRA BEACH, CITY OF
300 MUNICIPAL DR
MADEIRA BEACH, FL 33708-1916

SFMB MAD BEACH PROPERTY LLC
9740 16TH ST N
ST PETERSBURG, FL 33716-4210

SAXON, CINDY G
14109 N BAYSHORE DR
MADEIRA BEACH, FL 33708-2230

MENEIAN, ARTHUR MENEIAN, SHARON
4166 MILLCROFT PARK DR
BURLINGTON ON L7M 3V2,

CLEVELAND, ARTHUR B III TRE STEWART-CLEVELAND, CATHERINE B TRE
1632 NE SEAHORSE PL
JENSEN BEACH, FL 34957-6349

LEGACY CAPITAL RE LLC
1925 E 6TH AVE
TAMPA, FL 33605-5225

CHADDAO LLC
427 MAPLEWOOD DR
OLDSMAR, FL 34677-2759

DR HOUSE RENT LLC
510 SIOBHAN CT
TAMPA, FL 33613-1628

KINGDOM REALTY LLP
4921 71ST AVE N
PINELLAS PARK, FL 33781-4428

WATTS, JOHN
14141 GULF BLVD UNIT 23
MADEIRA BEACH, FL 33708-2234

KONDAKOR, ROBERT G
9440 JAMES ST
HENRICO, VA 23231-8513

BROWN, JAMES H BROWN, BRIENNE LEE
335 2ND AVE S
KIRKLAND, WA 98033-6657

J & L ROBINSON HOLDINGS LLC
611 SEMINOLE RD
CHILLICOTHE, OH 45601-1547

CARDINALE, JAMES D & BALINDA K TRUST CARDINALE, JAMES D TRE
6518 SANTIAGO CT
APOLLO BEACH, FL 33572-2112

LARSEN, DAVID
602 S ALBANY AVE
TAMPA, FL 33606-2406

WYCKOFF, MICHAEL
161 131ST AVE E
MADEIRA BEACH, FL 33708-2621

MUELLER, DONALD W MUELLER, AMY E
1002 BELLEVUE CT
JEFFERSON CITY, MO 65109-2739

BARTA, RADEK BARTA, KLARA
9407 SCOTT DR
SEMINOLE, FL 33777-2723

GMBH LEASE LTD
C/O GUILEY, ROD
924 CORAL BLVD NW NORTH CANTON, OH 44720-6127

BRUK, DOREEN BRUK, JORDAN
14141 GULF BLVD UNIT 12
MADEIRA BEACH, FL 33708-2234

LARSEN, DAVID H
602 S ALBANY AVE
TAMPA, FL 33606-2406

LARSEN, DAVID H
602 S ALBANY AVE
TAMPA, FL 33606-2406

CM VACATION PROPERTIES LLC
161 131ST AVE E
MADEIRA BEACH, FL 33708-2621

BAILLAIRGE, DEVIN A TRE BAILLAIRGE, DEVIN A REVOCABLE TRUST
2111 W WATROUS AVE
TAMPA, FL 33606-3046

BOULES, AMIR
4015 BAYSHORE BLVD UNIT 10C
TAMPA, FL 33611-1703

15812 RBH LLC
1837 WORRINGTON ST
SARASOTA, FL 34231-3629

BASS, THEODORE
3104 W NAPOLEON AVE
TAMPA, FL 33611-5223

GONDA, STEPHEN M JR
1504 W LEMON ST APT 3
TAMPA, FL 33606-1002

SARGENT, LARRY DARYL SARGENT, TERI LORRAINE
5386 FIRETHORN PT
SPRING HILL, FL 34609-9508

GULF GARDEN MOTEL APT CONDO ASSN INC
14141 GULF BLVD
MADEIRA BEACH, FL 33708-2234

HELM, BRUCE D HELM, LORI L
117 COTTONWOOD DR
COPPELL, TX 75019-2512

BEACH FLOWER LLC
14567 NORTH OUTER 40 RD STE 350
CHESTERFIELD, MO 63017-5775

BEACH FLOWER LLC
14567 NORTH OUTER 40 RD STE 350
CHESTERFIELD, MO 63017-5775

KEATING, BURTON M TRE KEATING, JULIE W TRE
611 DANUBE AVE
TAMPA, FL 33606-3917

BEACH FLOWER LLC
14567 NORTH OUTER 40 RD STE 350
CHESTERFIELD, MO 63017-5775

SELLARS, DONALD HENRY SELLARS, MELISSA SUZANNE
1634 ARABIAN LN
PALM HARBOR, FL 34685-3340

BEACH FLOWER LLC
14567 NORTH OUTER 40 RD STE 350
CHESTERFIELD, MO 63017-5775

BEACH FLOWER LLC
14567 NORTH OUTER 40 RD STE 350
CHESTERFIELD, MO 63017-5775

BEACH FLOWER LLC
14567 NORTH OUTER 40 RD STE 350
CHESTERFIELD, MO 63017-5775

SABA, HUSSAIN I SABA, SABIHA R
PO BOX 1500
LUTZ, FL 33548-1500

ROBINS, BENJAMIN ROBINS, JENNIFER LAUREN BAILEY
4415 W SAN RAFAEL ST
TAMPA, FL 33629-5503

PONDA, MEENA
14110 GULF BLVD APT 501
MADEIRA BEACH, FL 33708-2244

KING, TAMMY
5820 MARINER ST
TAMPA, FL 33609-3412

BAEZ, OSMARO TRE BAEZ, TERESA R TRE
2424 W TAMPA BAY BLVD UNIT M306
TAMPA, FL 33607-1354

HAPPYNOOK, SANTHOSH J MATHEW, ANU M
PO BOX 1916
PINELLAS PARK, FL 33780-1916

14ONETEN LLC
7901 4TH ST N STE 300
ST PETERSBURG, FL 33702-4399

STU PROPERTIES INC
2408 WAYNE ST
STEVENS POINT, WI 54481-3969

NOLEGGIO LLC
450 KNIGHTS RUN AVE STE 1406
TAMPA, FL 33602-5995

ARENA DE MADEIRA CONDO ASSN
PO BOX 86507
MADEIRA BEACH, FL 33738-6507

S F M B MAD BEACH PROPERTY LLC
405 S HOWARD AVE
TAMPA, FL 33606-2035

NEALEY, MARDIO B TRE NEALEY FAMILY TRUST
13245 WEATHERSTONE DR
SPRING HILL, FL 34609-2093

SAVINO, DOMENICK N SR RESTATED TRUST
14006 VIVIAN DR
MADEIRA BEACH, FL 33708-2219

BLUE LABEL VENTURES LLC
431 75TH AVE
ST PETE BEACH, FL 33706-1831

MCCURDY, FRANCIS M MCCURDY, LEAH J
10089 WOLFF ST
WESTMINSTER, CO 80031-2529

MFF HOLDINGS & CATTLE LLC
627 NORMANS LN
NEWARK, DE 19711-3048

OHANA MADEIRA LLC
214 POINT RD
SENECA, SC 29672-2160

FARKAS, PATRICIA J FREY, DANIEL J
309 ASBURY RD
LAFAYETTE, LA 70503-3637

POPARAD, MARIA LYNETTE
14110 GULF BLVD APT 102
MADEIRA BEACH, FL 33708-2250

MADEIRA APARTMENTS ON PALM LLC
980 GULF BLVD
BELLEAIR SHORES, FL 33786-3242

AFFORDABLE HOMES & FINANCING CORP
1721 HILLSIDE DR
TAMPA, FL 33610-3456

SCHROEDER, EDWARD H SCHROEDER, HAZEL P
519 161ST AVE
REDINGTON BEACH, FL 33708-1658

TULL, REGINALD QUY TULL, YANINA SERGIJIVNA
14001 PALM ST
MADEIRA BEACH, FL 33708-2216

WATKINS, STEPHEN TRE SDW TRUST
563 JOHNS PASS AVE
MADEIRA BEACH, FL 33708-2368

LOCK PROPERTIES LC
1951 BROWN DEER TRL
CORALVOLLE, IA 52241-1166

TRILLIUM B4 A LLC
10 SURREY LN
DANVERS, MA 01923-2361

WEIL, JAY A TRE WEIL, JAY A REV [illegible]
4927 W BAY WAY PL
TAMPA, FL 33629-4833

ROSS, RICHARD ALLAN TRE ROSS, MARILYN MAE TRE
PO BOX 210
SIMPSONVILLE, KY 40067-0210

GREEN FLASH LLC
21122 ATASCOCITA PLACE DR
HUMBLE, TX 77346-1682

HILLIOS, STEWART HILLIOS, CAROL
90 141ST AVE E APT A
MADEIRA BEACH, FL 33708-3108

GATTO FAMILY PROPERTIES LLC
10615 CARROLLWOOD DR
TAMPA, FL 33618-4201

SEBOK, TAUNYA LYN SEBOK, ROBERT
8709 HICKORYWOOD LN
TAMPA, FL 33615-4418

SHANNON MADEIRA PROPERTY LLC
9740 16TH ST N
ST PETERSBURG, FL 33716-4210

FOURNIER, MICHAEL J FOURNIER, PAMELA PAPPAS
7633 MARYLAND AVE
SAINT LOUIS, MO 63105-3803

VOEGTLI, WILLIAM GABRIEL VOEGTLI, KRYSTYNA RENEE
18815 RUE LOIRE
LUTZ, FL 33558-5355

MCGUIRE, KEVIN
10047 S DAMEN AVE
CHICAGO, IL 60643-2003

KABB PROPERTIES LLC
2632 COBBLESTONE DR
PALM HARBOR, FL 34684-1605

DREIER, KEVIN J DREIER, BEVERLEY J
14146 GULF BLVD UNIT 3-A
MADEIRA BEACH, FL 33708-2261

NICHOLS, WESLEY G TRE NICHOLS, [illegible] H TRE
227 SHAKER ST
NEW LONDON, NH 03257-5958

PUNTILLO, FRANCESCA
14146 GULF BLVD UNIT 2B
MADEIRA BEACH, FL 33708-2260

LYLE, JAMES H TRE LYLE, CAROL A TRE
2143 WALKER MOUNTAIN RD
WEST RUTLAND, VT 05777-9875

JMTM HARMONY
7742 KATE BROWN DR
DUBLIN, OH 43017-8330

PINEAPPLE BEACH RENTALS LLC
4467 WALLACE RD
OXFORD, OH 45056-9035

NUCCI, KATHY L DIBIAGIO, GULIETTA
305 MASTERS ST
THUNDER BAY ON P7B 6H2, CANADA

TRILLIUM CONDO THE ASSN
2181 INDIAN ROCKS RD S STE 1
LARGO, FL 33774-1098

SCHROEDER, EDWARD H SCHROEDER, HAZEL P
519 161ST AVE
REDINGTON BEACH, FL 33708-1658

City Of Madeira Beach FLORIDA

AFFIDAVIT OF POSTING

Date: 10/21/2026

Postings for ORD 2026-20

Before me this day Lisa Shellenberger personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

Lisa Shellenberger
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 21st day of October, 2026.

Personally known or produced _____ as identification.

BARBARA A. SCOTT
MY COMMISSION # HH 673664
EXPIRES: May 22, 2029

Barbara A Scott
Notary Public

10/21/26
Date

Notary Public Stamp

*Copy of public notice is attached.

City Of Madeira Beach FLORIDA

AFFIDAVIT OF POSTING

Date: 10/21/2026

Postings for: SLD 2026-21

Before me this day Lisa Scheuerman personally appeared. He/she has posted public notices at the locations indicated in the notice document(s).

Lisa Scheuerman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 21st day of October, 20 26.

Personally known or produced _____ as identification.

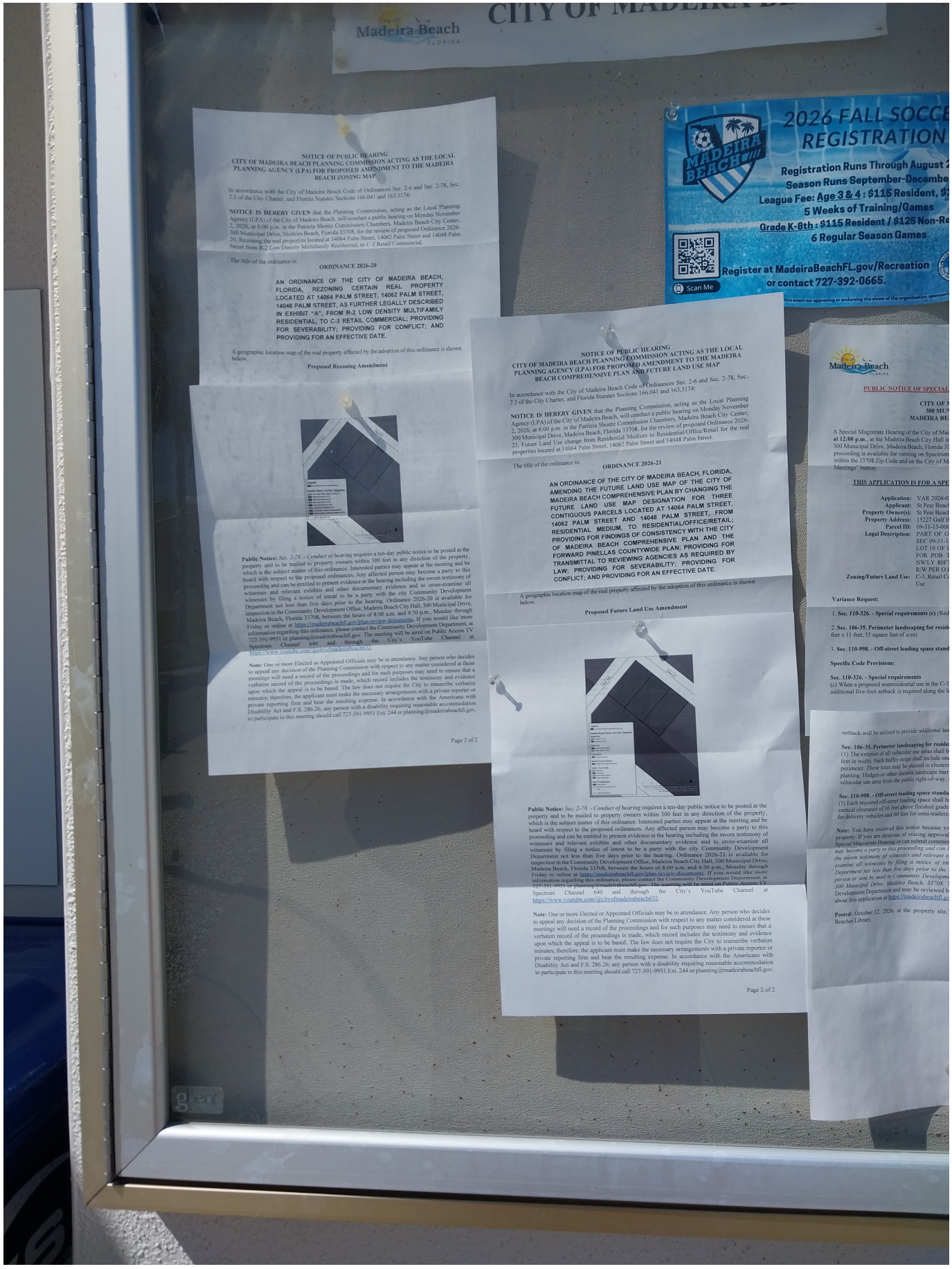
BARBARA A. SCOTT
MY COMMISSION # HH 673664
EXPIRES: May 22, 2029

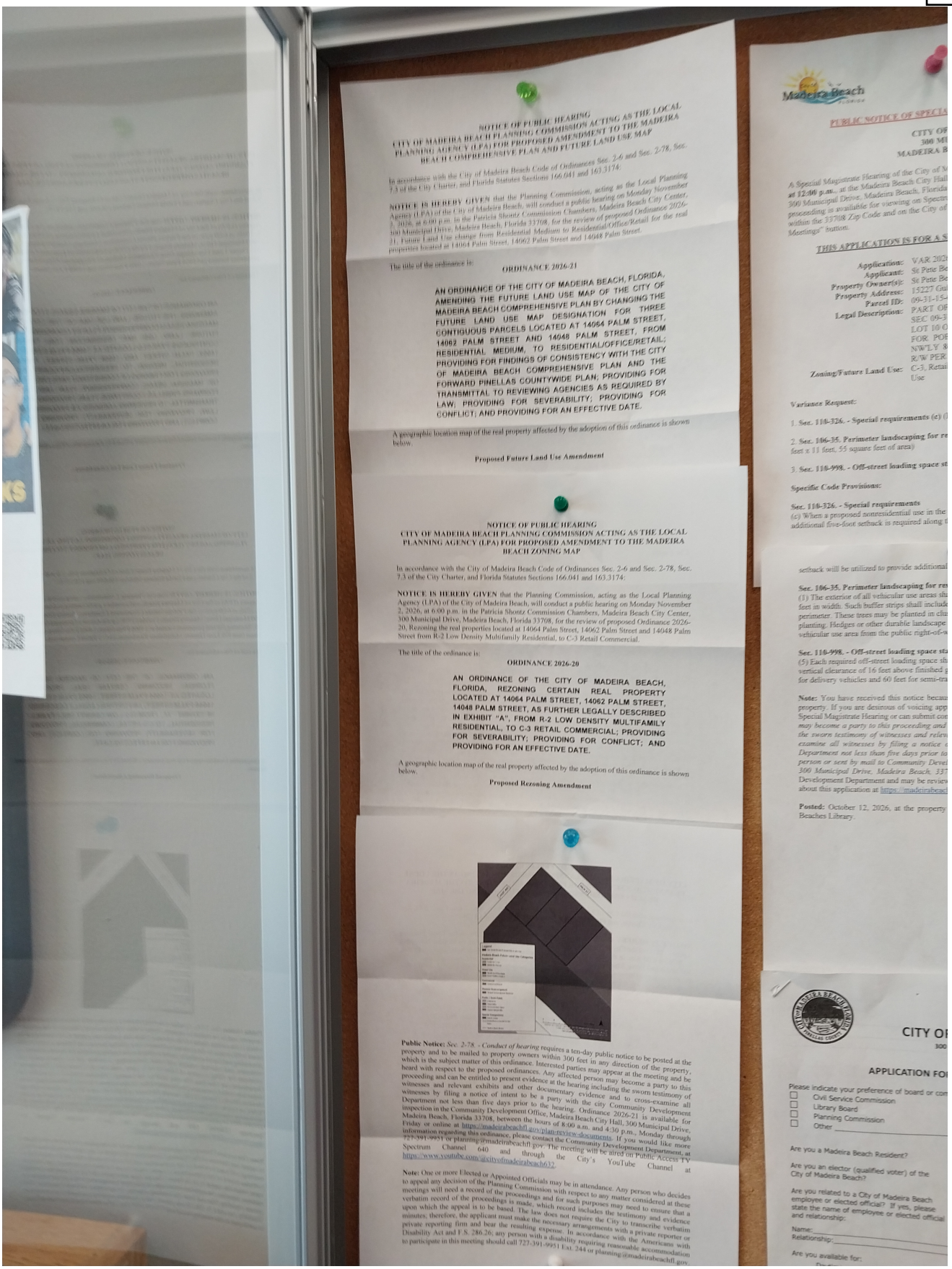
Notary Public Stamp

Barbara A Scott
Notary Public

10/21/26
Date

*Copy of public notice is attached.


City Of Madeira Beach FLORIDA
CITY OF MADEIRA BE
NOTICE OF PUBLIC HEARING
CITY OF MADEIRA BEACH PLANNING COMMISSION ACTING AS THE LOCAL PLANNING AGENCY (LPA) FOR PROPOSED AMENDMENT TO THE MADEIRA BEACH ZONING MAP
In accordance with the City of Madeira Beach Code of Ordinances Sec. 2-6 and Sec. 2-78, Sec. 7.3 of the City Charter, and Florida Statutes Sections 166.041 and 163.3174:
NOTICE IS HEREBY GIVEN that the Planning Commission, acting as the Local Planning Agency (LPA) of the City of Madeira Beach, will conduct a public hearing on Monday November 2, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, Florida 33708, for the review of proposed Ordinance 2026-20, Rezoning the real properties located at 14064 Palm Street, 14062 Palm Street and 14048 Palm Street from R-2 Low Density Multifamily Residential, to C-3 Retail Commercial.
The title of the ordinance is:
ORDINANCE 2026-20
AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING CERTAIN REAL PROPERTY LOCATED AT 14064 PALM STREET, 14062 PALM STREET, 14048 PALM STREET, AS FURTHER LEGALLY DESCRIBED IN EXHIBIT "A", FROM R-2 LOW DENSITY MULTIFAMILY RESIDENTIAL, TO C-3 RETAIL COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.
A geographic location map of the real property affected by the adoption of this ordinance is shown below.
Proposed Rezoning Amendment
Public Notice: Sec. 2-78. - Conduct of hearing requires a ten-day public notice to be posted at the property and to be mailed to property owners within 300 feet in any direction of the property, which is the subject matter of this ordinance. Interested parties may appear at the meeting and be heard with respect to the proposed ordinances. 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 Community Development Department not less than five days prior to the hearing. Ordinance 2026-20 is available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or online at https://madeirabeachfl.gov/plan-review-documents. If you would like more information regarding this ordinance, please contact the Community Development Department, at 727-391-9951 or planning@madeirabeachfl.gov. The meeting will be aired on Public Access TV Spectrum Channel 640 and through the City's YouTube Channel at https://www.youtube.com/@cityofmadeirabeach632.
Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at these meetings 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 to participate in this meeting should call 727-391-9951 Ext. 244 or planning@madeirabeachfl.gov.
Page 2 of 2
NOTICE OF PUBLIC HEARING
CITY OF MADEIRA BEACH PLANNING COMMISSION ACTING AS THE LOCAL PLANNING AGENCY (LPA) FOR PROPOSED AMENDMENT TO THE MADEIRA BEACH COMPREHENSIVE PLAN AND FUTURE LAND USE MAP
In accordance with the City of Madeira Beach Code of Ordinances Sec. 2-6 and Sec. 2-78, Sec. 7.3 of the City Charter, and Florida Statutes Sections 166.041 and 163.3174:
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The title of the ordinance is:
ORDINANCE 2026-21
AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY OF MADEIRA BEACH COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR THREE CONTIGUOUS PARCELS LOCATED AT 14064 PALM STREET, 14062 PALM STREET AND 14048 PALM STREET, FROM RESIDENTIAL MEDIUM, TO RESIDENTIAL/OFFICE/RETAIL; PROVIDING FOR FINDINGS OF CONSISTENCY WITH THE CITY OF MADEIRA BEACH COMPREHENSIVE PLAN AND THE FORWARD PINELLAS COUNTYWIDE PLAN; PROVIDING FOR TRANSMITTAL TO REVIEWING AGENCIES AS REQUIRED BY LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.
A geographic location map of the real property affected by the adoption of this ordinance is shown below.
Proposed Future Land Use Amendment
Public Notice: Sec. 2-78. - Conduct of hearing requires a ten-day public notice to be posted at the property and to be mailed to property owners within 300 feet in any direction of the property, which is the subject matter of this ordinance. Interested parties may appear at the meeting and be heard with respect to the proposed ordinances. 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 Community Development Department not less than five days prior to the hearing. Ordinance 2026-21 is available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or online at https://madeirabeachfl.gov/plan-review-documents. If you would like more information regarding this ordinance, please contact the Community Development Department, at 727-391-9951 or planning@madeirabeachfl.gov. The meeting will be aired on Public Access TV Spectrum Channel 640 and through the City's YouTube Channel at https://www.youtube.com/@cityofmadeirabeach632.
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Page 2 of 2
MADEIRA BEACH
2026 FALL SOCCE
REGISTRATION
Registration Runs Through August 2
Season Runs September-Decembe
League Fee: Age 3 & 4 : $115 Resident, $1
5 Weeks of Training/Games
Grade K-8th : $115 Resident / $125 Non-Re
6 Regular Season Games
Register at MadeiraBeachFL.gov/Recreation
or contact 727-392-0665.
Scan Me
Madeira Beach FLORIDA
PUBLIC NOTICE OF SPECIAL
CITY OF M
300 MUN
MADEIRA BE
A Special Magistrate Hearing of the City of Mad
at 12:00 p.m., at the Madeira Beach City Hall in
300 Municipal Drive, Madeira Beach, Florida 33
proceeding is available for viewing on Spectrum
within the 33708 Zip Code and on the City of M
Meetings" button.
THIS APPLICATION IS FOR A SPE
Application: VAR 2026-0
Applicant: St Pete Beach
Property Owner(s): St Pete Beach
Property Address: 15227 Gulf B
Parcel ID: 09-31-15-000
Legal Description: PART OF G
SEC 09-31-1
LOT 10 OF
FOR POB
NWLY 80F
R/W PER O.
Zoning/Future Land Use: C-3, Retail C
Use
Variance Request:
1. Sec. 110-326. - Special requirements (c) (Red
2. Sec. 106-35. Perimeter landscaping for reside
feet x 11 feet, 55 square feet of area)
3. Sec. 110-998. - Off-street loading space stand
Specific Code Provisions:
Sec. 110-326. - Special requirements
(c) When a proposed nonresidential use in the C-3
additional five-foot setback is required along the l
setback will be utilized to provide additional lan
Sec. 106-35. Perimeter landscaping for reside
(1) The exterior of all vehicular use areas shall b
feet in width. Such buffer strips shall include one
perimeter. These trees may be planted in clusters
planting. Hedges or other durable landscape barri
vehicular use area from the public right-of-way,
Sec. 110-998. - Off-street loading space standa
(5) Each required off-street loading space shall h
vertical clearance of 16 feet above finished grade
for delivery vehicles and 60 feet for semi-trailers.
Note: You have received this notice because yo
property. If you are desirous of voicing approval
Special Magistrate Hearing or can submit commen
may become a party to this proceeding and can
the sworn testimony of witnesses and relevant e
examine all witnesses by filing a notice of int
Department not less than five days prior to the
person or sent by mail to Community Developm
300 Municipal Drive, Madeira Beach, 33708.
Development Department and may be reviewed b
about this application at https://madeirabeachfl.g
Posted: October 12, 2026, at the property site,
Beaches Library.



NOTICE OF PUBLIC HEARING
CITY OF MADEIRA BEACH PLANNING COMMISSION ACTING AS THE LOCAL PLANNING AGENCY (LPA) FOR PROPOSED AMENDMENT TO THE MADEIRA BEACH COMPREHENSIVE PLAN AND FUTURE LAND USE MAP

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The title of the ordinance is:

ORDINANCE 2026-21

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE CITY OF MADEIRA BEACH COMPREHENSIVE PLAN BY CHANGING THE FUTURE LAND USE MAP DESIGNATION FOR THREE CONTIGUOUS PARCELS LOCATED AT 14064 PALM STREET, 14062 PALM STREET AND 14048 PALM STREET, FROM RESIDENTIAL MEDIUM, TO RESIDENTIAL/OFFICE/RETAIL; PROVIDING FOR FINDINGS OF CONSISTENCY WITH THE CITY OF MADEIRA BEACH COMPREHENSIVE PLAN AND THE FORWARD PINELLAS COUNTYWIDE PLAN; PROVIDING FOR TRANSMITTAL TO REVIEWING AGENCIES AS REQUIRED BY LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

A geographic location map of the real property affected by the adoption of this ordinance is shown below.

Proposed Future Land Use Amendment

NOTICE OF PUBLIC HEARING
CITY OF MADEIRA BEACH PLANNING COMMISSION ACTING AS THE LOCAL PLANNING AGENCY (LPA) FOR PROPOSED AMENDMENT TO THE MADEIRA BEACH ZONING MAP

In accordance with the City of Madeira Beach Code of Ordinances Sec. 2-6 and Sec. 2-78, Sec. 7.3 of the City Charter, and Florida Statutes Sections 166.041 and 163.3174:

NOTICE IS HEREBY GIVEN that the Planning Commission, acting as the Local Planning Agency (LPA) of the City of Madeira Beach, will conduct a public hearing on Monday November 2, 2026, at 6:00 p.m. in the Patricia Shontz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, Florida 33708, for the review of proposed Ordinance 2026-20, Rezoning the real properties located at 14064 Palm Street, 14062 Palm Street and 14048 Palm Street from R-2 Low Density Multifamily Residential, to C-3 Retail Commercial.

The title of the ordinance is:

ORDINANCE 2026-20

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING CERTAIN REAL PROPERTY LOCATED AT 14064 PALM STREET, 14062 PALM STREET, 14048 PALM STREET, AS FURTHER LEGALLY DESCRIBED IN EXHIBIT "A", FROM R-2 LOW DENSITY MULTIFAMILY RESIDENTIAL, TO C-3 RETAIL COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

A geographic location map of the real property affected by the adoption of this ordinance is shown below.

Proposed Rezoning Amendment

Public Notice: *Sec. 2-78. - Conduct of hearing* requires a ten-day public notice to be posted at the property and to be mailed to property owners within 300 feet in any direction of the property, which is the subject matter of this ordinance. Interested parties may appear at the meeting and be heard with respect to the proposed ordinances. 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 Community Development Department not less than five days prior to the hearing. Ordinance 2026-21 is available for inspection in the Community Development Office, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or online at https://madeirabeachfl.gov/plan-review-documents. If you would like more information regarding this ordinance, please contact the Community Development Department, at 727-391-9951 or planning@madeirabeachfl.gov. The meeting will be aired on Public Access TV Spectrum Channel 640 and through the City's YouTube Channel at https://www.youtube.com/@cityofmadeirabeach632.

Note: One or more Elected or Appointed Officials may be in attendance. Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at these meetings 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 to participate in this meeting should call 727-391-9951 Ext. 244 or planning@madeirabeachfl.gov.

Madeira Beach

PUBLIC NOTICE OF SPECIA

CITY OF
300 M
MADEIRA B

A Special Magistrate Hearing of the City of M
at 12:00 p.m., at the Madeira Beach City Hall
300 Municipal Drive, Madeira Beach, Florida
proceeding is available for viewing on Spectru
within the 33708 Zip Code and on the City of
Meetings" button.

THIS APPLICATION IS FOR A S

Application: VAR 2026
Applicant: St Pete Be
Property Owner(s): St Pete Be
Property Address: 15227 Gul
Parcel ID: 09-31-15-
Legal Description: PART OF
SEC 09-3
LOT 10 O
FOR POB
N'WLY 8
R/W PER
Zoning/Future Land Use: C-3, Retail
Use

Variance Request:

1. Sec. 110-326. - Special requirements (c)
2. Sec. 106-35. Perimeter landscaping for re
feet x 11 feet, 55 square feet of area)
3. Sec. 110-998. - Off-street loading space st

Specific Code Provision:

Sec. 110-326. - Special requirements
(c) When a proposed nonresidential use in the
additional five-foot setback is required along t

setback will be utilized to provide additional

Sec. 106-35. Perimeter landscaping for res
(1) The exterior of all vehicular use areas sh
feet in width. Such buffer strips shall include
perimeter. These trees may be planted in clu
planting. Hedges or other durable landscape
vehicular use area from the public right-of-w

Sec. 110-998. - Off-street loading space sta
(5) Each required off-street loading space sh
vertical clearance of 16 feet above finished g
for delivery vehicles and 60 feet for semi-tra

Note: You have received this notice becau
property. If you are desirous of voicing app
Special Magistrate Hearing or can submit com
may become a party to this proceeding and
the sworn testimony of witnesses and relev
examine all witnesses by filing a notice o
Department not less than five days prior to
person or sent by mail to Community Devel
300 Municipal Drive, Madeira Beach, 337
Development Department and may be review
about this application at https://madeirabeach

Posted: October 12, 2026, at the property
Beaches Library.

CITY OF
300

APPLICATION FO

Please indicate your preference of board or com
☐ Civil Service Commission
☐ Library Board
☐ Planning Commission
☐ Other

Are you a Madeira Beach Resident?

Are you an elector (qualified voter) of the City of Madeira Beach?

Are you related to a City of Madeira Beach employee or elected official? If yes, please state the name of employee or elected official and relationship:

Name:
Relationship:

Are you available for:


NOTICE OF PUBLIC HEARING
APPLICATION NO.: Ord 2026-20 & 2026-21
REQUEST: Rezone 14064, 14062, 14048 Palm from R-2 to C-3 And Change fidure land use designation from Residential Medium to Residential Office Retail
PROPERTY DESCRIPTION: 14064, 14062, 14048 Palm St
HEARING DATE & TIME: November 2nd, 2026 @ 6:00 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
STOP

Planning Commission Meeting 11/2/26

Ordinance 2026-19, C-3, Retail Commercial LDR Amendment

Ordinance 2026-19, C-3, Retail Commercial LDR Amendment

Business Impact Estimate Ordinance 2026-19, C-3, Retail Commercial LDR Amendment

MB CD 26-06 Consistency Letter

Ordinance 2026-20, Palm Street Rezoning

Ordinance 2026-20, Palm Street Rezoning

Ordinance 2026-20, Palm Street Rezoning LPA Public Notice

Ordinance 2026-20, Palm Street Rezoning Application

Ordinance 2026-21, Palm Street Future Land Use Amendment

Ordinance 2026-21, Palm Street Future Land Use Amendment

Ordinance 2026-21, Palm Street Future Land Use LPA Public Notice

Ordinance 2026-21, Palm Street Future Land Use Application