

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:

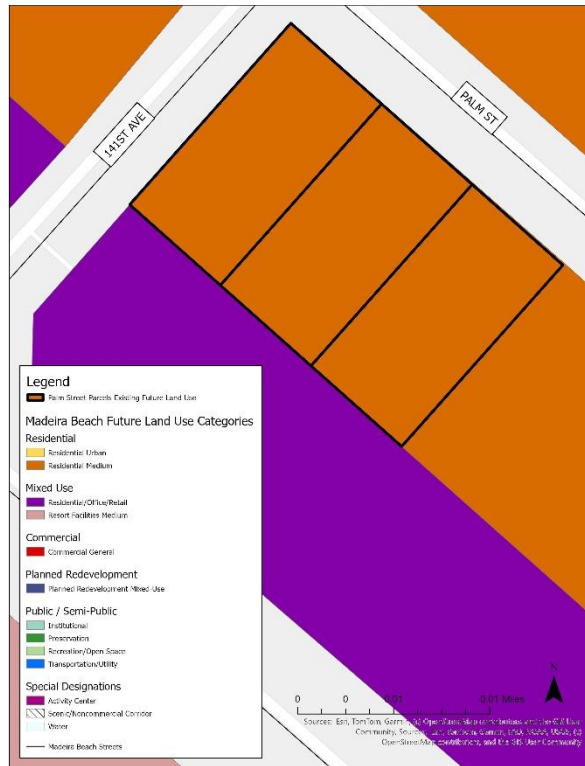
PUBLISHED:

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

