

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

***Property Owner:** Name and Address

SFMB MAD BEACH PROPERTY LLC

SFMB MAD BEACH PROPERTY LLC

405 S Howard Avenue

405 S Howard Avenue

Tampa, FL 33606-2035

Tampa, FL 33606-2035

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

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

Email: (bja@macfar.com) 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 protected 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.

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.

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.

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.

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.

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 Marcus Winters 7/21/2026
Property Owner's Signature Marcus Winters, Manager Date

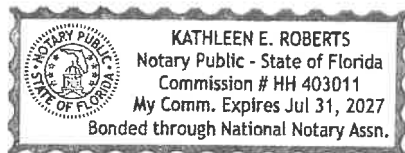
STATE OF Florida

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 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.

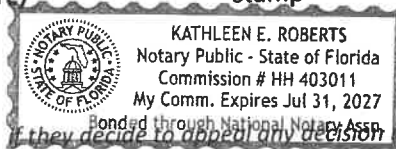
Property Owner's Signature: SFMB MAD Beach Property, LLC
By Marcos Winters, Manager Date: 7/21/2026

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 Commission Expires: 7/31/2027
(notary signature) Stamp



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.

Page 1 of 2 Not valid without all pages

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 FACILITIES
	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
	ASPHALT	⊕	BENCHMARK	N&D	NAIL & DISK	SCR.	SCREENED
	BRICK / TILE	ELEV	ELEVATION	PK NAIL	PARKER-KALON NAIL	GAR.	GARAGE
	WATER	P.T.	POINT OF TANGENCY	D.H.	DRILL HOLE	ENCL.	ENCLOSURE
	APPROXIMATE EDGE OF WATER	P.C.	POINT OF CURVATURE	⊙	WELL	N.T.S.	NOT TO SCALE
	COVERED AREA	P.R.M.	PERMANENT REFERENCE MONUMENT	⊠	FIRE HYDRANT	F.F.	FINISHED FLOOR
	TREE	P.C.C.	POINT OF COMPOUND CURVATURE	Ⓜ	MANHOLE	T.O.B.	TOP OF BANK
	POWER POLE	P.R.C.	POINT OF REVERSE CURVATURE	O.H.L.	OVERHEAD LINES	E.O.W.	EDGE OF WATER
	CATCH BASIN	P.O.B.	POINT OF BEGINNING	TRANS.	TRANSFORMER	E.O.P.	EDGE OF PAVEMENT
		P.O.C.	POINT OF COMMENCEMENT	CA TV	CABLE TV RISER	C.V.G.	CONCRETE VALLEY GUTTER
		P.C.P.	PERMANENT CONTROL POINT	Ⓜ	WATER METER	B.S.L.	BUILDING SETBACK LINE
		M	FIELD MEASUREMENT	P/E	POOL EQUIPMENT	S.T.L.	SURVEY TIE LINE
		D	DEED	CONC.	CONCRETE SLAB	Ⓢ	CENTER LINE
C.U.E.	COUNTY UTILITY EASEMENT	C	CALCULATED	ESMT	EASEMENT	R/W	RIGHT-OF-WAY
I.E./E.E.	INGRESS / EGRESS EASEMENT	L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT	D.E.	DRAINAGE EASEMENT	P.U.E.	PUBLIC UTILITY EASEMENT
U.E.	UTILITY EASEMENT	R.O.E.	ROOF OVERHANG EASEMENT	L.B.E.	LANDSCAPE BUFFER EASEMENT	C.M.E.	CANAL MAINTENANCE EASEMENT
EP	ELECTRIC POLE	CONC.	CONCRETE	L.A.E.	LIMITED ACCESS EASEMENT	A.E.	ANCHOR EASEMENT
PG.	PAGE	CSW	CONCRETE SIDEWALK	B.C.R.	BROWARD COUNTY RECORDS	ID	IDENTIFICATION
P.B.	PLAT BOOK	L	CURVE LENGHT	F.I.R.	FOUND IRON PIN / REBAR	BC	BLOCK CORNER
				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
Shermton 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 :

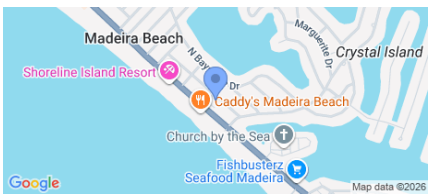
a. NO NOTES



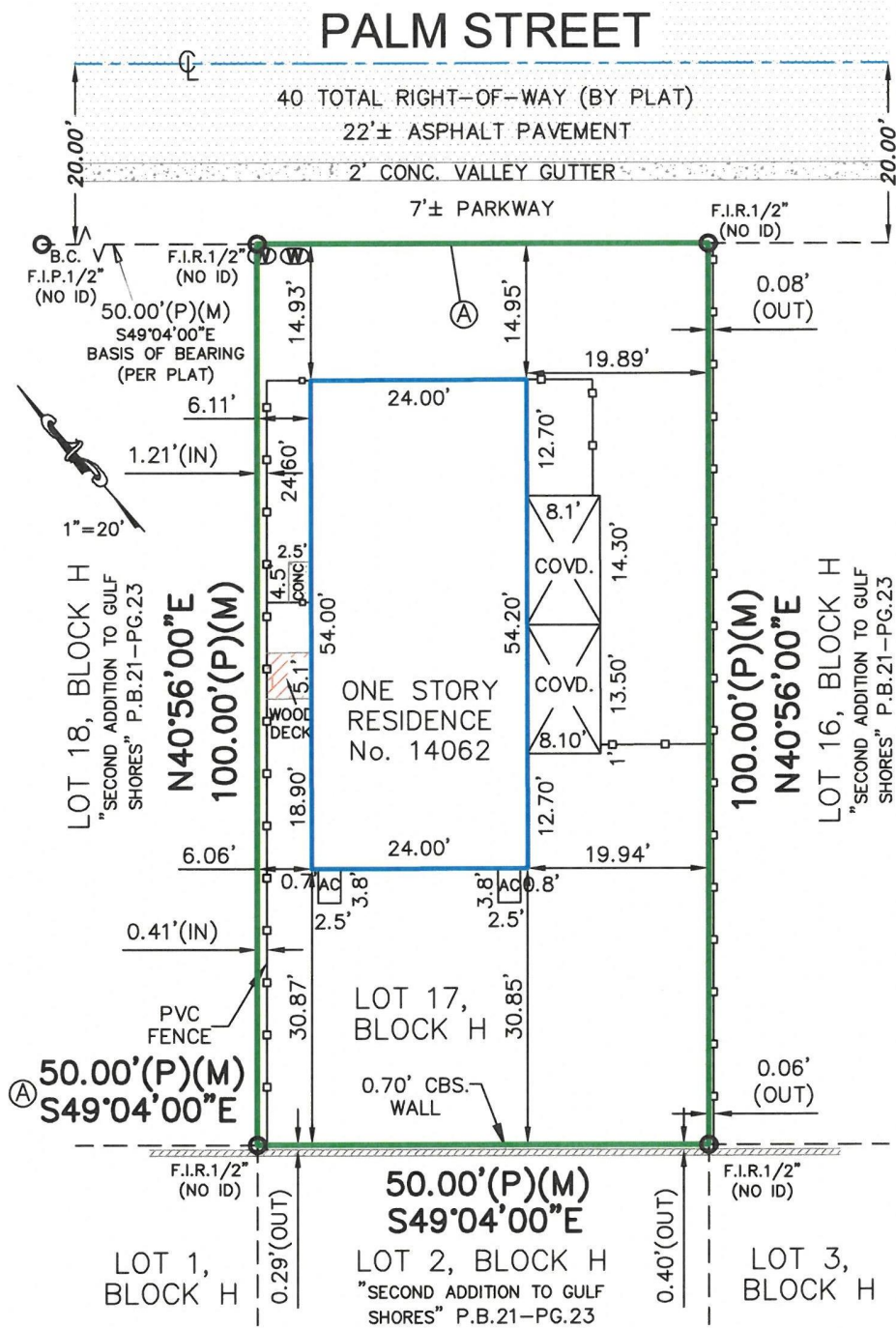
M.E. Land Surveying, LLC

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





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 STANDARD SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION AND CONTROL IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYING IN CHAPTER 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027 FLORIDA STATUTES.

SIGNED
Miguel Espinosa
STATE OF FLORIDA

FOR THE FIRM
P.S.M. No. 5101

PROFESSIONAL SURVEYOR AND MAPPER
NO. 5101
03/24/26
STATE OF FLORIDA

NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AN 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

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	PROPERTY LINE						
	STRUCTURE LINE	FND	FOUND IRON PIPE / PIN AS NOTED ON PLAT	B.R.	BEARING REFERENCE	TEL.	TELEPHONE FACILITIES
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				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
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Certified To:

Shannon Madeira Property, LLC
Shermton 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

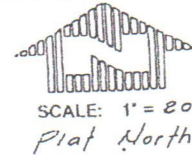


M.E. Land Surveying, LLC

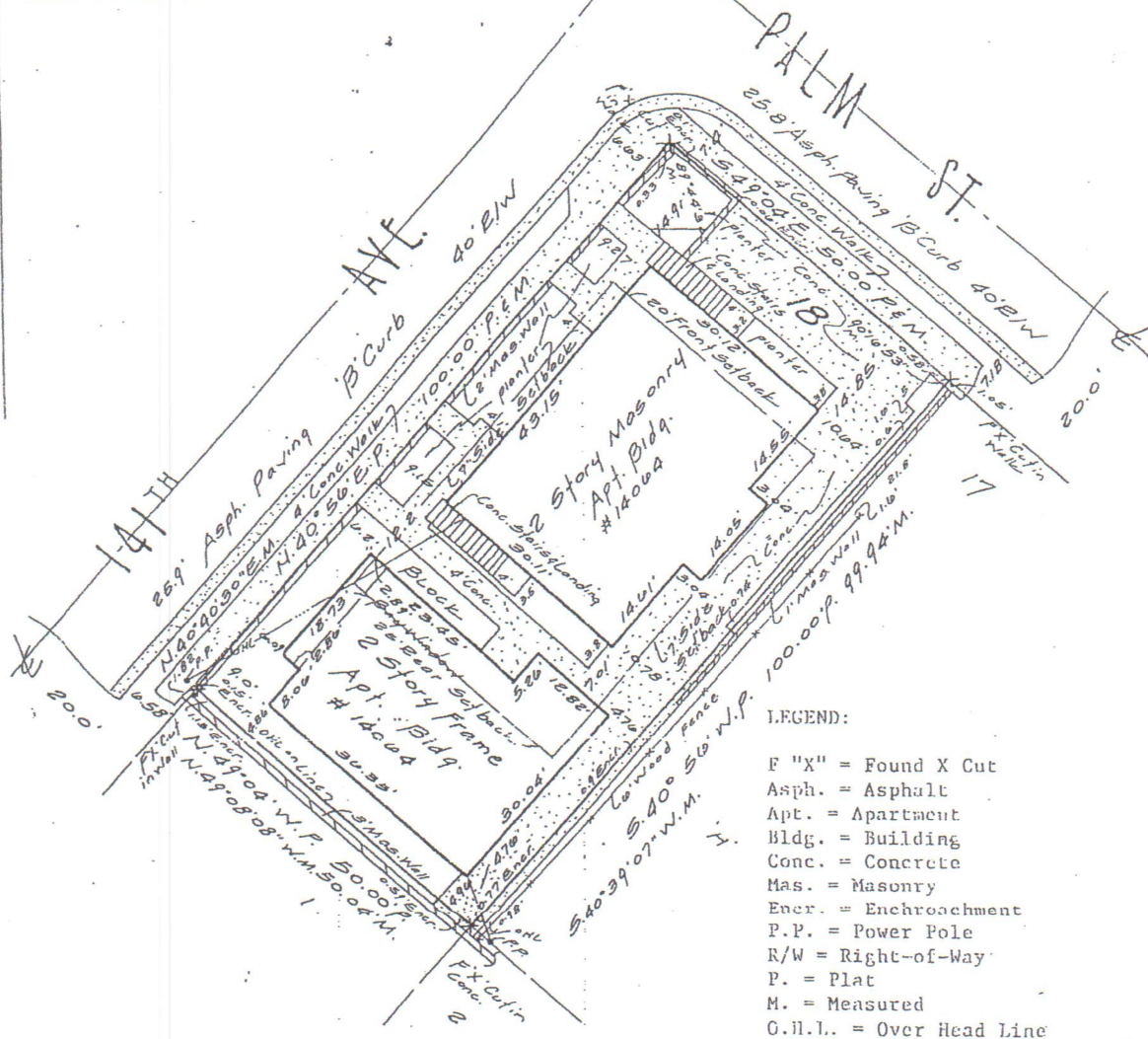
P.O. Box 970685 Miami, FL 33197
Phone: (305) 740-3319
Fax: (305) 669-3190
LB#: 7989



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



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.



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. 1/4 E.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 accompanied with the Surveyor's seal.

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

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

Prepared By:

JOHN C. BRENDOLA & ASSOCIATES, INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

4015 82nd Avenue North
Pinellas Park, Florida 34665 (813) 576-7546

January 31, 1994