

**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



AFFIDAVIT OF MAILING

Date: 10/21/2026

Mailings for Case # Ord 2026-20

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me this day Lisa Selemon 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, 20 26.

Personally known or produced _____ as identification.



Notary Public Stamp

Barbara A Scott
Notary Public

10/21/26

Date

*Copy of public notice is attached.



AFFIDAVIT OF MAILING

Date: 10/21/2020

Mailings for Case # Ord 2020-21

STATE OF FLORIDA
COUNTY OF PINELLAS

Before me this day Lisa Scheuerman 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, 20 20.

Personally known or produced _____ as identification.



Notary Public Stamp

Barbara A Scott

Notary Public

10/21/20

Date

*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, LINDA L TRE
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	BITONTI. JOHN 10 BITONTI CRES SAULT STE MARIE ON P6C 6A9, CANADA	HARDWICK, BENJAMIN 6954 BITTERNUT LN PLAINFIELD, IN 46168-8663
CARMENATE, YUMARY 7331 BROOKVIEW CIR TAMPA, FL 33634-2925	DIAZ, CARLOS R GRILLO GARCELL, ODALYS QUINTERO 14001 GULF BLVD UNIT 305 MADEIRA BEACH, FL 33708-2281	SAND & SEA VACATION LLC 4515 E COUNTY ROAD 542 LAKELAND, FL 33801-9525
CRIMALDI, ANTHONY CRIMALDI, MICHELLE A 637 CAROLYN DR BRUNSWICK, OH 44212-2201	BITONTI, JOHN BITONTI, PASQUALE 131 NORDEN CRESCENT SAULT STE MARIE ON P6B 5P1, CANADA	BARBAZZA, ESTERINA EST BARBAZZA, CLAUDIO EST 27 INDIANA DR PALGRAVE ON L7E 0C6, CANADA
VISSICCHIO, CHARLES & SERAFINA JT REV TRUST VISSICCHIO, CHARLES TRE 8815 BAY POINTE DR UNIT C105 TAMPA, FL 33615-5316	CRUZ & QUINONES FAMILY TRUST 7622 CARON RD TAMPA, FL 33615-1348	BELLO, ELBA E BELLO, ALEJANDRO 757 ROUTE 518 SKILLMAN, NJ 08558-2513
MIRASOLA, JOHN MIRASOLA, SAM 10 NETTLES ST WOODBIDGE ON L4H 0W7, CANADA	GERSCH, HUBERT REV TRUST GERSCH, HUBERT TRE 14001 GULF BLVD UNIT 209 MADEIRA BEACH, FL 33708-2280	MIRASOLA, CHARLES MIRASOLA, CARMELA 117-121 WOODBRIDGE AVE WOODBIDGE ON L4L 9E3, CANADA
JOHNSON, GRANT W JOHNSON, TAMARA A 144 EUCLID AVE MANAWA, WI 54949-9540	CAMACHO, ALI ALAIN QUINONES ROMERO, YISEL MACHADO 11433 WHEELING DR TAMPA, FL 33625-5635	PLUNKETT, DAVID PLUNKETT, REBECCA 3459 E COUNTRY RD 325 S GREENCASTLE, IN 46135
LAIOSA, ANDREW LAIOSA, NANCY 3 GRANDVIEW AVE NANUET, NY 10954-2510	MORGAN, LINDA D 20116 BAY CEDAR AVE TAMPA, FL 33647-3620	SARGENT FAMILY IRREV TRUST SARGENT, WILLIAM H II TRE 67 JEN CT GRAND ISLAND, NY 14072-1393
COOPER, WILLIAM A TRE COOPER, WILLIAM A REV LIV TRUST 608 FORREST RD MARSEILLES, IL 61341-1102	MADEIRA PLACE CONDO ASSN INC 570 CARILLON PKWY STE 210 ST PETERSBURG, FL 33716-1344	MADEIRA BEACH, CITY OF 300 MUNICIPAL DR MADEIRA BEACH, FL 33708-1916
SCHABEL, MARGARET J 14095 N BAYSHORE DR MADEIRA BEACH, FL 33708-2210	DEMEIS, JOHN LINFORD, MICHELLE 14094 N BAYSHORE DR MADEIRA BEACH, FL 33708-2266	STRATEGY HOLDINGS LLC 5147 W SAN JOSE ST TAMPA, FL 33629-6414
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	MELONI, RAYMOND PAUL 1711 S 10TH ST SIDE 3 PHILADELPHIA, PA 19148-1657	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, WILLIAM B
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 GUILLEY, 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	OHANA MADEIRA LLC 214 POINT RD SENECA, SC 29672-2160	WEIL, JAY A TRE WEIL, JAY A REV TRUST 4927 W BAY WAY PL TAMPA, FL 33629-4833
STU PROPERTIES INC 2408 WAYNE ST STEVENS POINT, WI 54481-3969	FARKAS, PATRICIA J FREY, DANIEL J 309 ASBURY RD LAFAYETTE, LA 70503-3637	ROSS, RICHARD ALLAN TRE ROSS, MARILYN MAE TRE PO BOX 210 SIMPSONVILLE, KY 40067-0210
NOLEGGIO LLC 450 KNIGHTS RUN AVE STE 1406 TAMPA, FL 33602-5995	POPARAD, MARIA LYNETTE 14110 GULF BLVD APT 102 MADEIRA BEACH, FL 33708-2250	GREEN FLASH LLC 21122 ATASCOCITA PLACE DR HUMBLE, TX 77346-1682
ARENA DE MADEIRA CONDO ASSN PO BOX 86507 MADEIRA BEACH, FL 33738-6507	MADEIRA APARTMENTS ON PALM LLC 980 GULF BLVD BELLEAIR SHORES, FL 33786-3242	HILLIOS, STEWART HILLIOS, CAROL 90 141ST AVE E APT A MADEIRA BEACH, FL 33708-3108
S F M B MAD BEACH PROPERTY LLC 405 S HOWARD AVE TAMPA, FL 33606-2035	AFFORDABLE HOMES & FINANCING CORP 1721 HILLSIDE DR TAMPA, FL 33610-3456	GATTO FAMILY PROPERTIES LLC 10615 CARROLLWOOD DR TAMPA, FL 33618-4201
NEALEY, MARDIO B TRE NEALEY FAMILY TRUST 13245 WEATHERSTONE DR SPRING HILL, FL 34609-2093	SCHROEDER, EDWARD H SCHROEDER, HAZEL P 519 161ST AVE REDINGTON BEACH, FL 33708-1658	SEBOK, TAUNYA LYN SEBOK, ROBERT 8709 HICKORYWOOD LN TAMPA, FL 33615-4418
SAVINO, DOMENICK N SR RESTATED TRUST 14006 VIVIAN DR MADEIRA BEACH, FL 33708-2219	TULL, REGINALD QUY TULL, YANINA SERGIJIVNA 14001 PALM ST MADEIRA BEACH, FL 33708-2216	SHANNON MADEIRA PROPERTY LLC 9740 16TH ST N ST PETERSBURG, FL 33716-4210
BLUE LABEL VENTURES LLC 431 75TH AVE ST PETE BEACH, FL 33706-1831	WATKINS, STEPHEN TRE SDW TRUST 563 JOHNS PASS AVE MADEIRA BEACH, FL 33708-2368	FOURNIER, MICHAEL J FOURNIER, PAMELA PAPPAS 7633 MARYLAND AVE SAINT LOUIS, MO 63105-3803
MCCURDY, FRANCIS M MCCURDY, LEAH J 10089 WOLFF ST WESTMINSTER, CO 80031-2529	LOCK PROPERTIES LC 1951 BROWN DEER TRL CORALVOLLE, IA 52241-1166	VOEGTLI, WILLIAM GABRIEL VOEGTLI, KRYSTYNA RENEE 18815 RUE LOIRE LUTZ, FL 33558-5355
MFF HOLDINGS & CATTLE LLC 627 NORMANS LN NEWARK, DE 19711-3048	TRILLIUM B4 A LLC 10 SURREY LN DANVERS, MA 01923-2361	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, NANCY
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



AFFIDAVIT OF POSTING

Date: 10/21/2020

Postings for ORD 2020-20

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

Lisa Shekman
Signature

STATE OF FLORIDA
COUNTY OF PINELLAS

Sworn to and subscribed before me this 21st day of October, 2020.

Personally known or produced _____ as identification.



Notary Public Stamp

Barbara A Scott
Notary Public

10/21/20
Date

*Copy of public notice is attached.



AFFIDAVIT OF POSTING

Date: 10/21/2026

Postings for: SLD 2026-21

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

Lisa Skermer
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.



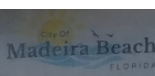
Notary Public Stamp

Barbara A. Scott
Notary Public

10/21/26

Date

*Copy of public notice is attached.



CITY OF MADEIRA BEACH

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 Shortz 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 ordinance. 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/planning-review-document>. 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/govofmadeirabeachfl>.

Note: One or more Elected or Appointed Officials may be in attendance. Any person who desires 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. 782.26, 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 Shortz 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.

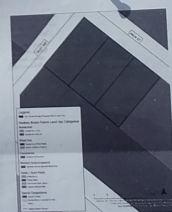
The title of the ordinance is:

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 ordinance. 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/planning-review-document>. 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/govofmadeirabeachfl>.

Note: One or more Elected or Appointed Officials may be in attendance. Any person who desires 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. 782.26, any person with a disability requiring reasonable accommodation to participate in this meeting should call 727-391-9951 Ext. 244 or planning@madeirabeachfl.gov.



2026 FALL SOCCER REGISTRATION

Registration Runs Through August 2
Season Runs September-December
League Fee: Age 3 & 4: \$115 Resident, \$125 Non-Resident
5 Weeks of Training/Games
Grade K-8th: \$115 Resident / \$125 Non-Resident
6 Regular Season Games



Register at MadeiraBeachFL.gov/Recreation
or contact 727-392-0665.



PUBLIC NOTICE OF SPECIAL

CITY OF MADEIRA BEACH

A Special Magistrate Hearing of the City of Madeira Beach, Florida, will be held on Monday, November 2, 2026, at 12:00 p.m., at the Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708. The hearing is open to the public and will be held in the 33708 Zip Code and on the City of Madeira Beach's website.

THIS APPLICATION IS FOR A SPECIAL

Application: VAR 2026-03
Applicant: St. Pete Beach
Property Owner: St. Pete Beach
Property Address: 15227 Gulf B
Parcel ID: 09-31-15406
Legal Description: PART OF G
SEC 09-31-1
LOT 10 OF L
FOR PDR 1
NWLY 80P
R/W PER C
C-3, Retail G
Use

Variance Request:

1. Sec. 110-326 - Special requirements (c) (1) (i) 11 feet, 55 square feet of area
 2. Sec. 106-35, Perimeter landscaping for residential lots less than 10,000 square feet of area
 3. Sec. 110-998 - Off-street loading space standards
- 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

setback will be utilized to provide additional

Sec. 106-35, Perimeter landscaping for residential lots less than 10,000 square feet of area
(1) The extent of all vehicular use areas shall be 11 feet in width. Such buffer strips shall include any perimeter. These trees may be planted in clusters or rows. Hedges or other double landscape barriers shall be planted along the perimeter of the vehicular use area from the public right-of-way.

Sec. 110-998 - Off-street loading space standards
(2) Each required off-street loading space shall have a vertical clearance of 16 feet above finished grade for delivery vehicles and 60 feet for semi-trailers.

Note: You have received this notice because you own property. If you are desirous of voicing approval or objection to this application, you must submit comments to the Planning Commission. You 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/planning-review-document>. 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/govofmadeirabeachfl>.

Posted: October 12, 2026, at the property site, Madeira Beach 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. 2-4 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 Shantz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, Florida 33708, for the review of proposed Ordinance 2026-31, 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. 2-4 and Sec. 2-78, Sec. 7.3 of the City Charter, and Florida Statutes Sections 166.041 and 163.3174:

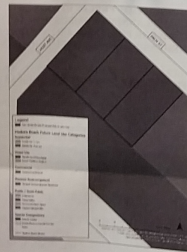
NOTICE IS HEREBY GIVEN that the Planning Commission, acting as the Local Planning Agency (LPA) of the City of Madeira Beach, will conduct a public hearing on Monday November 2, 2026, at 6:00 p.m. in the Patricia Shantz Commission Chambers, Madeira Beach City Center, 300 Municipal Drive, Madeira Beach, 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 ordinance. Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the testimony 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/planning/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/c/cityofmadeirabeach32>.

Note: One or more Elected or Appointed Officials may be in attendance. Any person who desires 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 Disabilities 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. 344 or planning@madeirabeachfl.gov.



PUBLIC NOTICE OF SPECIAL

CITY OF
300 MI
MADEIRA B

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

THIS APPLICATION IS FOR A S

Applicant: VAR 202

Applicant: St Pete Be

Property Owner(s): 15227 Gu

Property Address: 09-31-15-

Parcel ID: PART OF

Legal Description: SEC 09-3

SEC 09-3

LOT 10 G

FOR POR

NWLY 8

R/W PER

Zoning/Future Land Use: C-3, Retail

Use

Variance Request:

1. Sec. 116-326 - Special requirements (c) 0

2. Sec. 106-35, Perimeter landscaping for re

feet x 11 feet, 55 square feet of area)

3. Sec. 116-998 - Off-street loading space st

Specific Code Provisions:

Sec. 116-326 - Special requirements

(c) When a proposed nonresidential use in the

additional five-foot setback is required along it

setback will be utilized to provide additional

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(1) The exterior of all vehicular use areas shi

feet in width. Such buffer strips shall include

perimeter. These trees may be planted in fila

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vehicular use area from the public right-of-w

Sec. 116-998 - Off-street loading space st

(5) Each required off-street loading space sh

vertical clearance of 16 feet above finished g

for delivery vehicles and 60 feet for semi-tr

Note: You have received this notice because

property. If you are desirous of voicing app

Special Magistrate Hearing or can submit con

may become a party to this proceeding and

the sworn testimony of witnesses and releve

examine all witnesses by filing a notice a

Department not less than five days prior to

person or sent by mail to Community Deve

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.

NOTICE OF PUBLIC HEARING

APPLICATION NO.: Ord 2026-204 2026-21

REQUEST: Rezone 14064, 14062, 14048 Palm

from R-2 to C-3 And Change future

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

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](#)