

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:

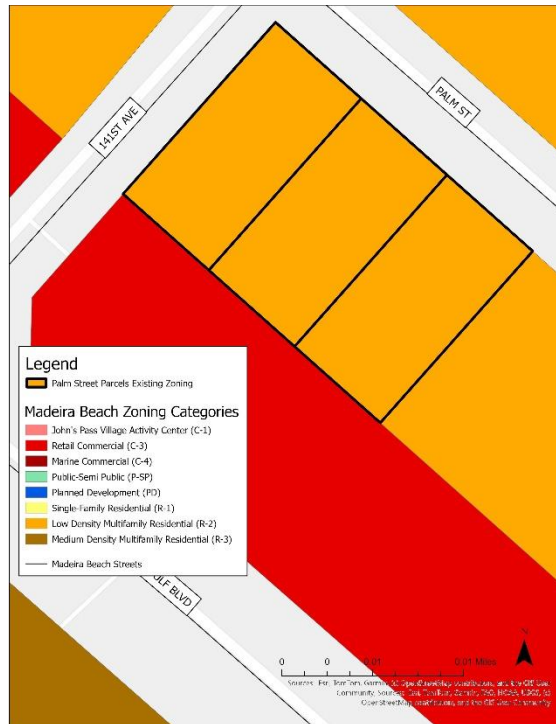
PUBLISHED:

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

