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**CITY OF MADEIRA BEACH**

PLANNING & ZONING DEPARTMENT  
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708  
(727) 391-9951 EXT. 244  
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**TEXT/LAND DEVELOPMENT REGULATIONS AMENDMENT APPLICATION**

Text/Land Development Regulations Amendment ..... \$1,500.00

Applicant: Karla Llanos, HKL & Associates Inc

Address: 1645 Sun City Center Plaza Unit 5066, Sun City Center FL 33573

Telephone: 813-784-6272 Email: hklandassociates@gmail.com

**Proposed Text/Land Development Regulations Amendment**

Chapter: 110

Article: V

Section: 110-151 and 110-286 through 110-293

Requested Change: Add R-2R (low density vacation rental) zoning district with the sole purpose to allow for nightly rental for periods of 3 months or less.

**On a separate page, include a draft of the proposed land development regulation text amendment with deletions shown as ~~striketrough~~, and additions underlined using red text):**

**\*REQUIRED:** Please attach required supporting materials (**draft of the proposed land development regulation text amendment**) and any other materials the applicant wishes to present. \*

**Please review the below section on Amendments**

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.

**Madeira Beach Code of Ordinances**

***ARTICLE III. AMENDMENTS<sup>1</sup>***

**Sec. 86-101. Initiation.**

The board of commissioners may, from time to time, on its own motion, or on petition, or on recommendation of the local planning agency, amend, supplement or repeal the regulations and provisions of the land development regulations after public notice and hearings as provided by law.

(Code 1983, § 20-1301; Ord. No. 1050, § 5, 8-9-05)

**Sec. 86-102. Review by local planning agency.**

- (a) Every such proposed amendment or change whether initiated by the board of commissioners or by petition, shall be referred to the local planning agency for report thereon. Referral to the local planning agency shall be made 30 days before the public hearing provided for in this article. If the local planning agency shall fail to submit such report, it shall be deemed that the local planning agency has approved the proposed amendment or change.
- (b) When a petitioned amendment or change has been denied by the local planning agency, the applicant may appeal such denial to the board of commissioners provided, however, such appeal is filed within 30 days of the local planning agency's actions.

(Code 1983, § 20-1302; Ord. No. 1050, § 5, 8-9-05)

Editor's note(s)—Ord. No. 1050, § 5, adopted August 9, 2005, changed the title of § 86-102 from "Review by planning commission" to "Review by local planning agency."

Charter reference(s)—Planning commission, § 12.2.

**Sec. 86-103. Public notice and hearing.**

The board of commissioners by motion adopted at a stated meeting shall fix the time and place of a public hearing on the proposed amendments, and shall cause public notice to be given.

(Code 1983, § 20-1303)

**Sec. 86-104. Procedure.**

All changes, amendments or supplements to the land development regulations and to the zoning map, which forms a part thereof, shall be adopted in accordance with the procedures set forth in this article. A protest against such change, signed by the owners of 20 percent or more of the area within 500 feet of the property lines included in such proposed change, will require a favorable vote of four members of the board of commissioners. All changes except as stated above will require a favorable rate of a majority of the board of commissioners.

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<sup>1</sup>Charter reference(s)—Amendments, § 12.8.

State law reference(s)—Ordinance adoption procedures, F.S. § 166.041.

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(Code 1983, § 20-1304)

Charter reference(s)—Amendment procedure, § 12.8.

**Sec. 86-105. Appeals.**

Any person or persons aggrieved by the land development regulations or any of its terms and provisions, before presenting their grievance to any circuit court or other court of competent jurisdiction attacking the land development regulations, or any of its terms and provisions, shall first apply to the local planning agency of the city for relief, including taking an appeal to the board of commissioners of the city, or petitioning the special magistrate for relief as in such cases made and provided.

(Code 1983, § 20-1305; Ord. No. 1050, § 5, 8-9-05; Ord. No. 1071, § 3, 2-28-06)

Charter reference(s)—Appeals, § 12.8.

**Secs. 86-106—86-140. Reserved.**

*Continue to next page...*

**OWNER CERTIFICATION**

I hereby certify that I have read and understand the contents of this application, the answers to the questionnaire and that this application, together with all supplemental data and information I submitted, 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.

I 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, regulations, and statutes pertaining to this application and the subject property.

Property Owner's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of  physical presence or  online authorization, by \_\_\_\_\_, who  is personally known to me or  has produced \_\_\_\_\_ as identification, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
*(notary signature)* Commission Expires: \_\_\_\_\_  
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.

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