

ORDINANCE 2026-03

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING REAL PROPERTY LOCATED AT 555 150TH AVENUE, PARCEL IDENTIFICATION NUMBER 09-31-15-00000-140-0100, FROM PD PLANNED DEVELOPMENT, TO C-4 MARINE COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the City of Madeira Beach recently purchased the real property known as 555 150th Avenue, Madeira Beach, Florida and described by parcel identification number 09-31-15-00000-140-0100 (hereinafter "Property") and wishes to rezone the Property to C-4, Marine Commercial; and

WHEREAS, the property was previously zoned C-4 Marine Commercial until the property was rezoned in 2016 to PD Planned Development pursuant to Ordinance 2015-18; and

WHEREAS, the City of Madeira Beach rezoned the property in 2017 pursuant to Ordinance 2017-04 from PD Planned Development to PD Planned Development; and

WHEREAS, the PD zoning has expired pursuant to Sec. 110-397(e) of the City of Madeira Beach Land Development Regulations due to the failure of the previous owner of the Property not commencing construction within the specified time; and

WHEREAS, pursuant to Sec. 110-397(e) of the City of Madeira Beach Land Development Regulations the zoning for the Property reverts to the previous zoning classification that existed on the property prior to the approval of the PD Planned Development rezoning; and

WHEREAS, the City of Madeira Beach wishes to memorialize this rezoning to C-4 Marine Commercial; and

WHEREAS, the Madeira Beach Master Plan encourages capitalizing on natural assets and city-owned property to support waterfront commercial uses, waterfront recreational uses, and expanding public spaces; and

WHEREAS, the proposed rezoning to C-4, Marine Commercial would help implement the goals and strategies of the Madeira Beach Master Plan; and

WHEREAS, the proposed rezoning to C-4, Marine Commercial is consistent with the Causeway District of the Madeira Beach Town Center Special Area Plan; and

WHEREAS, the Causeway District supports commercial, marina, and recreational uses; and

WHEREAS, C-4, Marine Commercial Zoning District supports commercial, marina, and recreational uses; and

WHEREAS, C-4, Marine Commercial Zoning District is compatible with the Planned Redevelopment Mixed-Use Future Land Use Category of the Madeira Beach Comprehensive Plan; and

WHEREAS, the Planning Commission has held a public hearing to consider this rezoning and has recommended approval to the Board of Commissioners; and

WHEREAS, the recommendations of the Planning Commission and City Staff have been found meritorious by the Board of Commissioners; and

WHEREAS, the Board of Commissioners have held two public hearings to consider the approval of this rezoning and the adoption of this ordinance.

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 as described in Exhibit A and Exhibit B shall be rezoned from PD Planned Development to C-4 Marine Commercial.

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: Ordinances or parts of ordinances in conflict herewith to the extent that such conflict exists are hereby repealed.

SECTION 4: This Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, THIS _____ day of _____, 2026.

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:

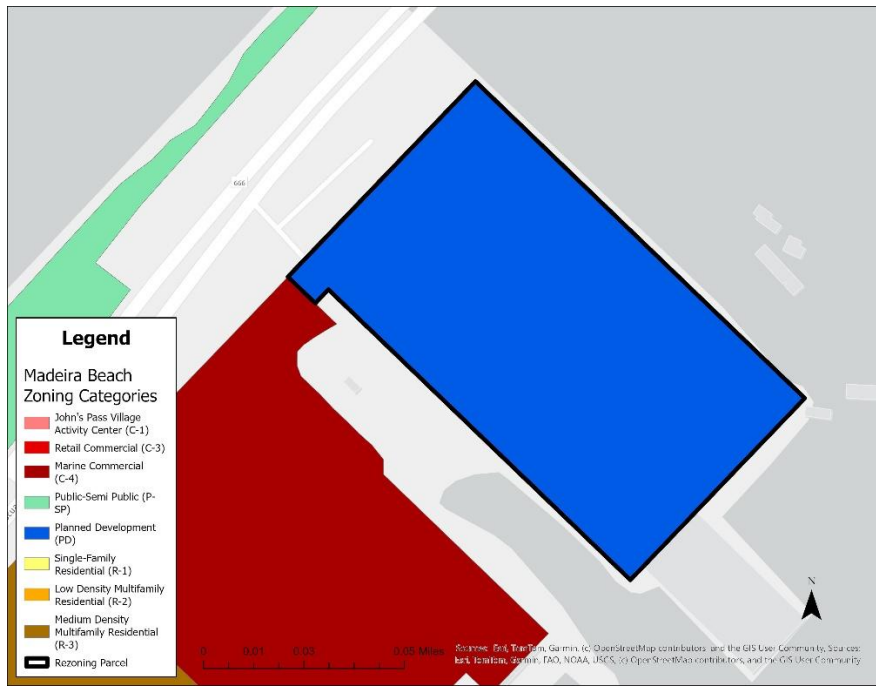
Exhibit A

Parcel: 09-31-15-00000-140-0100

Legal Description: PART OF GOVT LOTS 1 & 2 IN NE 1/4 OF SEC 09-31-15 & IN NW 1/4 OF SEC 10-31-15 DESC AS FROM S LINE OF GOVT LOT 1 IN SD SEC 09-31-15 & C/L OF 150TH AVE TH N43D51'28"E 1918.18FT ALG C/L OF SD RD TH S46D08'32"E 50FT FOR POB TH S46D08'32"E 50FT TH N43D51'28"E 25FT TH S46D 08'32"E 550FT TH N43D51' 28"E 331FT TH N46D08'32"W 600FT TH S43D51'28"W 356FT TO POB CONT 4.59AC(C)

Exhibit B

Existing Zoning Map



Proposed Zoning Map

