



CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT
300 MUNICIPAL DRIVE + MADEIRA BEACH, FLORIDA 33708
(727) 391-9951 EXT. 255 + FAX (727) 399-1131
EMAIL TO: planning@madeirabeachfl.gov



COMMUNITY LEVEL
DEC 16 '21 9:08AM

REZONING AND LAND USE APPLICATION

- Zoning Change.....\$1,500.00
Land Use Change.....\$2,000.00

*(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

JACK NOONAN
17000 GULF BLVD, 4B
N REDINGTON BEACH, FL 33708

MADEIRA BEACH GARAGE 2 LLC
17000 GULF BLVD, 4B
N REDINGTON BEACH, FL 33708

Telephone: 312-504-8984

Telephone: 312-504-8984

Email: Jacknoonan@comcast.net

Email: Jacknoonan@comcast.net

Application for the property located at: (Street Address or location of the vacant lot)

140 E MADEIRA AVE. PARCEL # 09/31/15/60858/000/0050

Legal Description: LOT 5, NORTH MADEIRA SHORES, ACCORDING TO THE MAP OR PLAT THEREFORE AS RECORDED IN PLAT BOOK 23, PAGE 68, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

Approximate Lot Area: 3375 Area: 3708 Width: 45 ft. Depth: 75 ft.

Present Use: ASPHALT PARKING LOT

Proposed Use: SAME

***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

For Planned Development (PD)

Sec. 110-390. - Reimbursement of expenses.

The applicant shall provide for reimbursement of all expenses incurred by the city, deemed necessary by the city manager or his/her designee, to review and process a planned development (PD) district.

Expenses may include, but are not limited to any technical, engineering, planning, landscaping, surveying, legal or architectural services, and advertising.

Within 30 days of the date of receipt of any invoice for such services, the applicant shall reimburse the city for such costs. Failure by the applicant to make such reimbursement when due shall delay the recording of the approved development order, until paid.

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 1072, § 6, 3-28-06)

Continue to next page...

ALL APPLICATIONS SHALL SUBMIT A RESPONSE TO THE CRITERIA LISTED BELOW:

1. Consistency with the Comprehensive Plan. All zoning district 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.

See attached e-mail with recommendations from the City of Madeira Beach written by Anna Parkinson.

Meeting summary and action items (7200, 7201, 7202)

Dana Parkinson <dparkinson@madeirabeachfl.gov>

Thu, Oct 21, 2021 at 2:39 PM

To: "Mr. Jack Noonan" <jacknoonan.email@gmail.com>, Darryl & Nikki Hage <hagefencerepair@gmail.com>

Cc: Jenny Rowan <Jrowan@madeirabeachfl.gov>, "Portal, Linda" <lportal@madeirabeachfl.gov>

Ms. Hage and Mr. Noonan,

Thank you for coming in this afternoon to discuss your current permits in our system (7200, 7201, 7202) and your vision for your three adjacent properties near the corner of E Madeira Ave and 150th Avenue.

Meeting summary:

- Mr. Noonan shared the current security issues he experiences on his lots, particularly the commercially zoned property with the former auto shop (especially near 150th Avenue) and the paved lot.
- Mr. Noonan explained his vision and intended use of the properties for the future, including renovating the residential building, renovating the former auto shop, and adding more security to the paved lot for rebuilding vintage cars. He expressed wanting to adequately screen from neighboring properties while vehicles are being repaired.
- We discussed what is possible with the current Code, land use, and zoning. Ms. Hage resubmitted application materials for 130 E Madeira Ave (the property with the residence) based on our conversation. We will add them to permit application 7200, which will be re-reviewed based on this resubmittal.
- Permits 7201 and 7202 will be denied so we can close them out of our system. Once the changes to land use, zoning, and property lines are complete you will be able to submit new permits.
- We discussed action items for our department and for Mr. Noonan (see below).

Based on our discussion, our department plans to start on a text change to the Code to update the fencing section, with a focus on commercial uses, security, and screening. We expect this process to take around 4 months to complete.

Mr. Noonan will submit an application for a Future Land Use change and a Zoning change for 140 E Madeira Ave (the paved lot which is currently zoned residential). Mr. Noonan will also combine the three properties through the Pinellas County Property Appraiser's office. In the future, this will allow Mr. Noonan to make changes to the property more easily, since there will be no buffering requirements between properties and he would only need to submit a single permit application for projects spanning (what is currently) the three lots. We are updating our Future Land Use and Zoning Change form and will send it to you tomorrow.

I thank you again for your time today. Please let me know if you have any follow up questions.

Sincerely,

Dana Parkinson, MPA, MSES, Planner II

City of Madeira Beach

300 Municipal Drive

Madeira Beach, FL 33708

2. Land Use Compatibility. The assigning of zoning districts shall promote the compatibility of adjacent land uses.

Please see narrative and survey. This lot with the asphalt parking area with working car lift has been used as a commercial property for many years.

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.

No special services requirements are needed for an asphalt parking area.

4. Public Interest. Zoning district designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.

The use of the lot will continue as a parking area for the adjacent garage lot as it has been used for many years.

5. Consistency with Land Development Regulations. Zoning district designations shall be consistent with the purpose and intent of these Land Development Regulations

There is no proposed redevelopment of this property.

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 Planned Development (PD):

I have received a copy Ordinance 1040 (attached), read and understand the reasons necessary for granting this application and the procedure, which will take place at the Public Hearing.

Jack Noonan
Property Owner's Signature

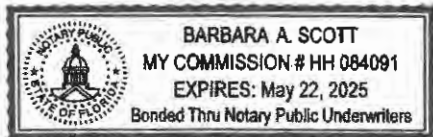
12-9-21
Date

STATE OF Florida
COUNTY OF Pinellas

Before me this 9th day of December, 2021, Jack Noonan
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 Florida Drivers License as identification.

[SEAL]

Barbara A. Scott
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.

To the City of Madeira Beach Zoning Department:

I currently own the property located at 140 E Madeira Drive. I would like to have this residential property rezoned as commercial. The lot is almost 100% asphalt and was used as a parking area with an auto lift for the adjacent lot with the garage (125 E 150th Avenue), which I also own. This lot has been used in a commercial capacity for many years. The property is currently surrounded by a very old, unattractive chain link fence. I would like to replace this fence with a 6' solid white fence. As stated by Ms. Parkinson in the attached e-mail, this would provide more security to the paved lot for rebuilding vintage cars as well as be more attractive to the neighborhood side of the street.

RECEIPT

CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708
(727) 391-9951

29391

DATE 11/10/21

RECEIVED FROM Jack Noonan \$ 1500
One Thousand Five Hundred DOLLARS

FOR Reigning [unclear] APD

AMOUNT OF ACCOUNT		
THIS PAYMENT		
BALANCE DUE		

- CASH
- CHECK
- CREDIT CARD
- MONEY ORDER

BY Barbara Scott

THANK YOU

2-1/710

6558

JACK NOONAN 12-94

DATE 11-10-21

PAY TO THE ORDER OF City of Madeira Beach \$ 1500⁰⁰
Fifteen hundred & no/100 DOLLARS

J.P.Morgan
Founded 1799
JPMorgan Chase Bank, N.A.
Chicago, Illinois

MEMO

Jack Noonan MP

⑆071000013⑆ 1110015320803⑆6558

LOOK FOR FRAUD-DETECTING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.

RECEIPT

CITY OF MADEIRA BEACH
300 MUNICIPAL DRIVE
MADEIRA BEACH, FLORIDA 33708
(727, 391-9951

27061

DATE 12/10/21

RECEIVED FROM Jack & Karen Noonan \$ 2000
Two thousand and 00/100 DOLLARS

FOR Land Use Change Fee

AMOUNT OF ACCOUNT		
THIS PAYMENT	#1249	
BALANCE DUE		

- CASH
- CHECK
- CREDIT CARD
- MONEY ORDER

BY Artrial

THANK YOU

JACK NOONAN
KAREN R. NOONAN
17000 GULF BLVD., UNIT 3B
NORTH REDINGTON BEACH, FL 33708

63-8413/2670

1249

CHASE
PRIVATE
CLIENT

DATE 12-9-21

PAY TO THE ORDER OF CITY OF MADEIRA BEACH \$ 2000⁰⁰
two thousand and 00/100 DOLLARS

JPMorgan Chase Bank, N.A.

MEMO LAND USE CHANGE

Jack Noonan MP

⑆267084131⑆ 621677033⑆1249

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[Contact Us](#)

09-31-15-60858-000-0050

[Compact Property Record Card](#)

[Tax Estimator](#)

Updated December 21, 2021

[Email Print](#)

[Radius Search](#)



Ownership/Mailing Address Change Mailing Address	Site Address
MADEIRA BEACH GARAGE 2 LLC 17000 GULF BLVD 4B NORTH REDINGTON BEACH FL 33708	E MADIERA AVE MADEIRA BEACH

Property Use: 0090 (Vacant Residential Land w/XFSB) **Current Tax District:** MADEIRA BEACH (MB) **Total Living:** SF: **Total Gross:** SF:

[click here to hide] **Legal Description**
NORTH MADEIRA SHORES LOT 5

Tax Estimator	File for Homestead Exemption	2022 Parcel Use	
Exemption	2021	2022	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	No	

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
21496/0294	\$164,900	121030278012	A	Current FEMA Maps	23/68

2021 Interim Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	\$140,602	\$62,699	\$62,699	\$140,602	\$62,699

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2020	No	\$76,027	\$56,999	\$56,999	\$76,027	\$56,999
2019	No	\$68,864	\$51,817	\$51,817	\$68,864	\$51,817
2018	No	\$66,702	\$47,106	\$47,106	\$66,702	\$47,106
2017	No	\$53,713	\$42,824	\$42,824	\$53,713	\$42,824
2016	No	\$56,250	\$38,931	\$38,931	\$56,250	\$38,931
2015	No	\$46,020	\$35,392	\$35,392	\$46,020	\$35,392
2014	No	\$35,612	\$32,175	\$32,175	\$35,612	\$32,175
2013	No	\$29,250	\$29,250	\$29,250	\$29,250	\$29,250
2012	No	\$28,211	\$28,211	\$28,211	\$28,211	\$28,211
2011	No	\$31,261	\$30,906	\$30,906	\$31,261	\$30,906
2010	No	\$28,096	\$28,096	\$28,096	\$28,096	\$28,096
2009	No	\$37,247	\$37,247	\$37,247	\$37,247	\$37,247
2008	No	\$55,200	\$55,200	\$55,200	\$55,200	\$55,200
2007	No	\$73,100	\$73,100	\$73,100	N/A	\$73,100
2006	No	\$88,800	\$88,800	\$88,800	N/A	\$88,800
2005	No	\$67,600	\$67,600	\$67,600	N/A	\$67,600
2004	No	\$54,400	\$54,400	\$54,400	N/A	\$54,400
2003	No	\$43,900	\$43,900	\$43,900	N/A	\$43,900
2002	No	\$35,500	\$35,500	\$35,500	N/A	\$35,500
2001	No	\$35,700	\$35,700	\$35,700	N/A	\$35,700
2000	No	\$39,100	\$39,100	\$39,100	N/A	\$39,100
1999	No	\$37,300	\$37,300	\$37,300	N/A	\$37,300
1998	No	\$35,600	\$35,600	\$35,600	N/A	\$35,600
1997	No	\$35,400	\$35,400	\$35,400	N/A	\$35,400
1996	No	\$36,600	\$36,600	\$36,600	N/A	\$36,600

2021 Tax Information

[2021 Tax Bill](#) Tax District: MB
2021 Final Millage Rate 17.1166

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
20 Apr 2021	21496 / 0288	\$1,293,800	M	V
31 May 1991	07584 / 0322	\$270,000	U	I
1976	04455 / 1453	\$40,000	U	

2021 Land Information

Seawall: No	Frontage:	View: None
Land Use	Unit Value	Total Adjustments
Vacant (00)	45x75	4400.00
		45.0000
		0.8208
		\$162,518
		FF

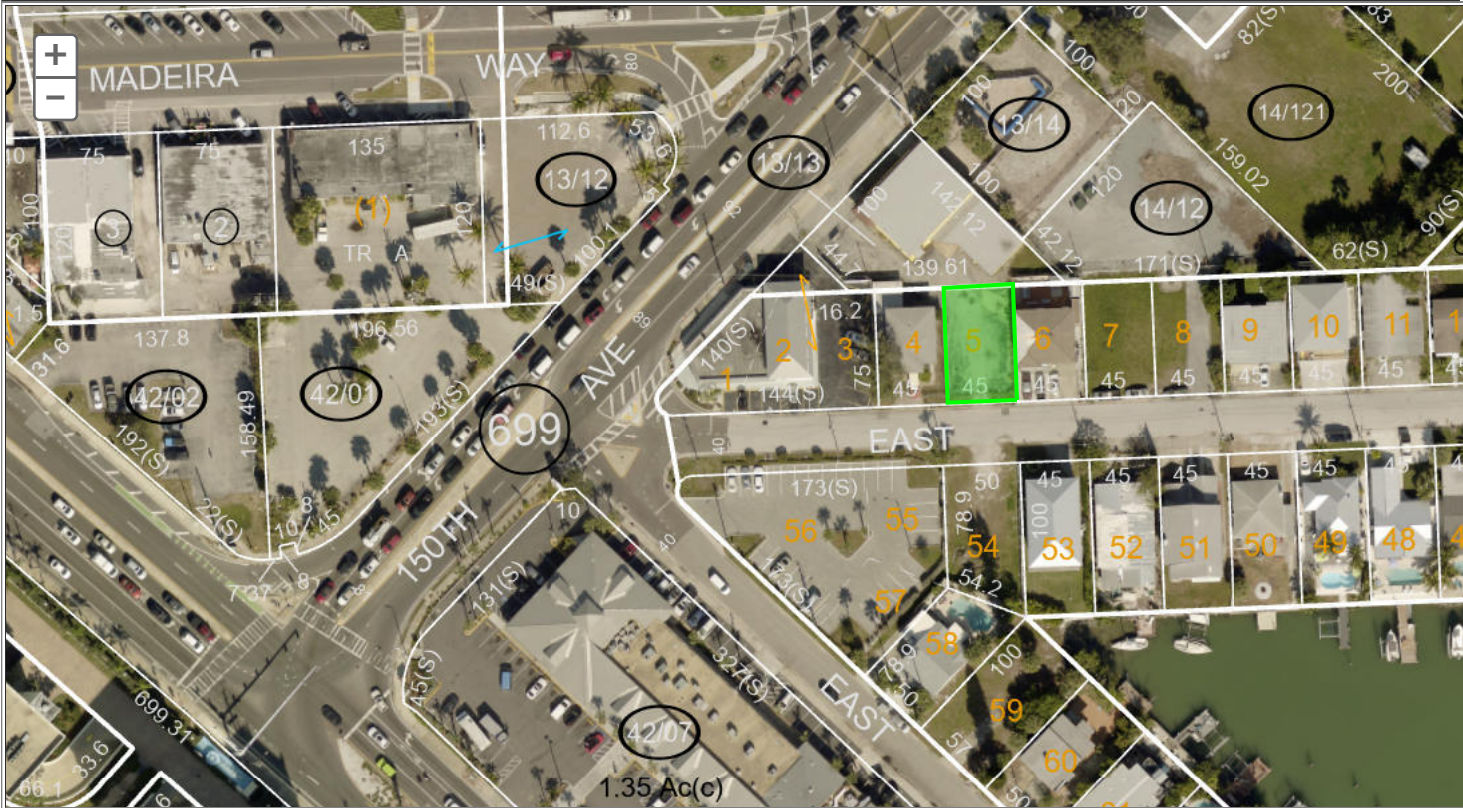
[click here to hide] 2022 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$2.00	3,375.00	\$6,750.00	\$6,750.00	0

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



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