



**PUBLIC NOTICE**

**PLANNING COMMISSION MEETING TO CONSIDER APPLICATION FOR  
REZONING AND LAND USE CHANGE**

The Planning Commission of the City of Madeira Beach, Florida will meet in the Patricia Shontz Commission Chamber at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida to discuss the agenda item listed at the time indicated below.

<b>6:00 P.M.</b>	<b>Monday, January 10, 2022</b>	<b>Commission Chambers</b>
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**Applicant/Property Owner:** Jack Noonan, applicant for Madeira Beach Garage 2 LLC, a Florida limited liability company

**Property Address and Parcel Number:** 140 East Madeira Avenue (09-31-15-60858-000-0050)

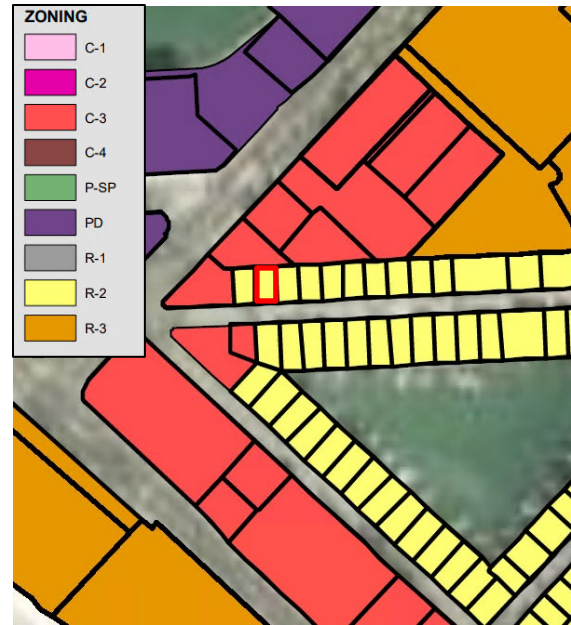
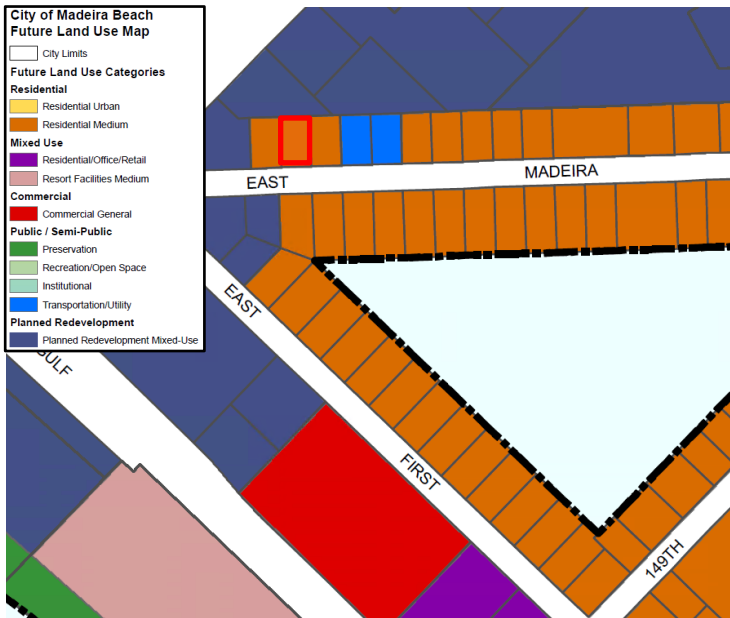
**Land Use:** From Residential Medium to Residential/Office/Retail

**Zoning:** From R-2 Low Density Multifamily Residential to C-3 Retail Commercial

**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

**Nature of Request:** Application to rezone 140 East Madeira Avenue from R-2 Low Density Multifamily Residential to C-3 Retail Commercial. Application to change land use category from Residential Medium to Residential/Office/Retail. Application available for review: <https://madeirabeachfl.gov/plan-review-documents/> or at Madeira Beach Community Development Department, Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida from 8:30 a.m. to 4:30 p.m. Monday through Friday.

**Public Notice:** 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.



**This Notice was mailed to all property owners within 300 feet of the subject property and posted at City of Madeira Beach City Hall, at Gulf Beaches Public Library, on the City of Madeira Beach Website and at the property referenced above on December 22, 2021.**

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 this meeting 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 in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131.



**NOTICE OF INTENT TO BE AN AFFECTED PARTY**

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 commencement of the hearing. The completed form may be emailed or submitted in person to the following:

Community Development Department  
300 Municipal Drive  
Madeira Beach, FL 33708

planning@madeirabeachfl.gov  
727-391-9951

**AFFECTED PERSON INFORMATION**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

**APPLICATION INFORMATION**

Case No(s). or Application No(s)., whichever apply: \_\_\_\_\_

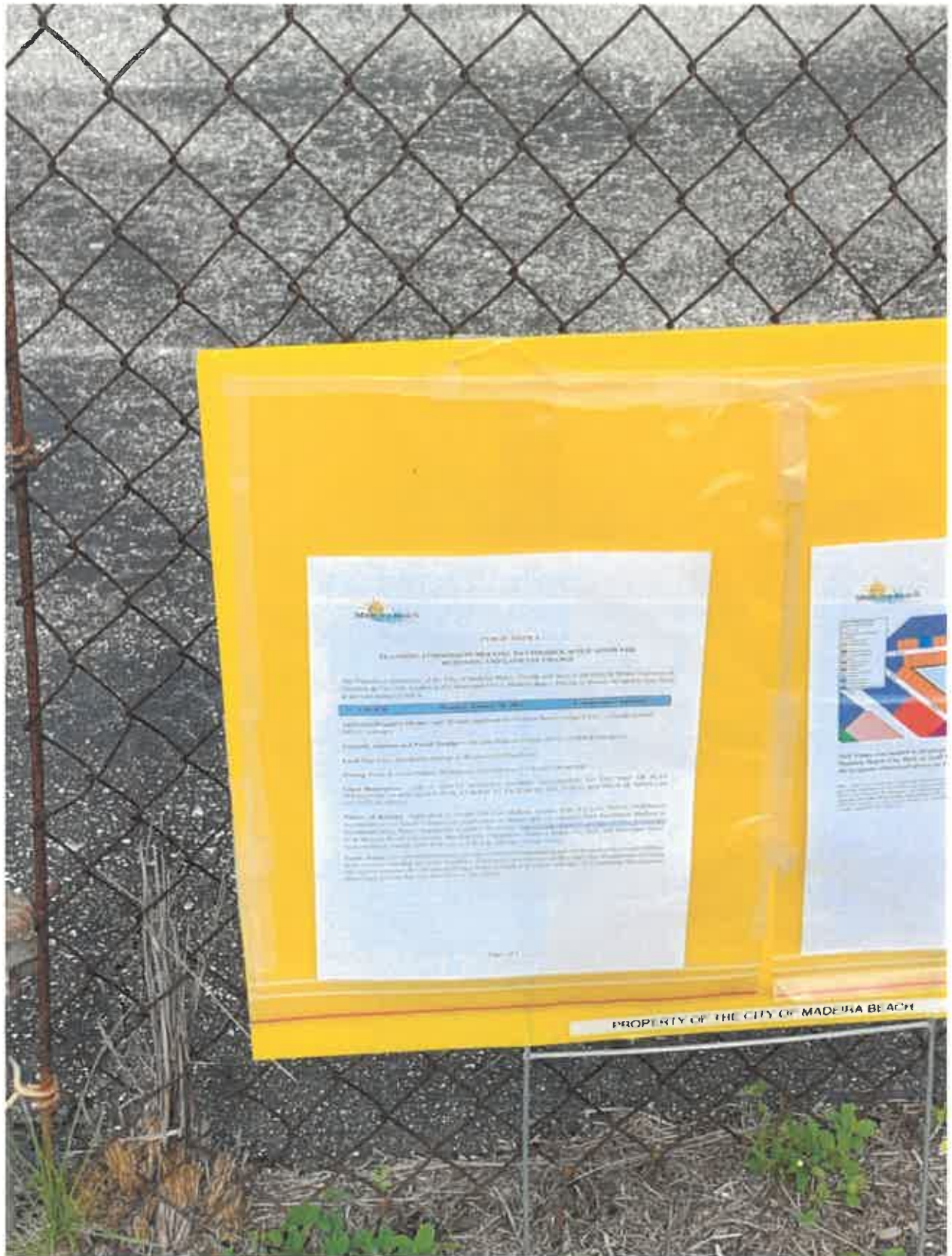
\_\_\_\_\_

\_\_\_\_\_

Applicants Name: \_\_\_\_\_

\_\_\_\_\_  
Signature of Affected Person

\_\_\_\_\_  
Date







PROPERTY OF THE CITY OF MADEIRA BEACH



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8:00 P.M.

Monday, January 10, 2022

Commission Chambers

**Applicant/Property Owner:** Jack Noonan, applicant for Madeira Beach Garage 2 LLC, a Florida limited liability company

**Property Address and Parcel Number:** 140 East Madeira Avenue (09-31-15-60858-000-0050)

**Land Use:** From Residential Medium to Residential/Office/Retail

**Zoning:** From R-2 Low Density Multifamily Residential to C-3 Retail Commercial

**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

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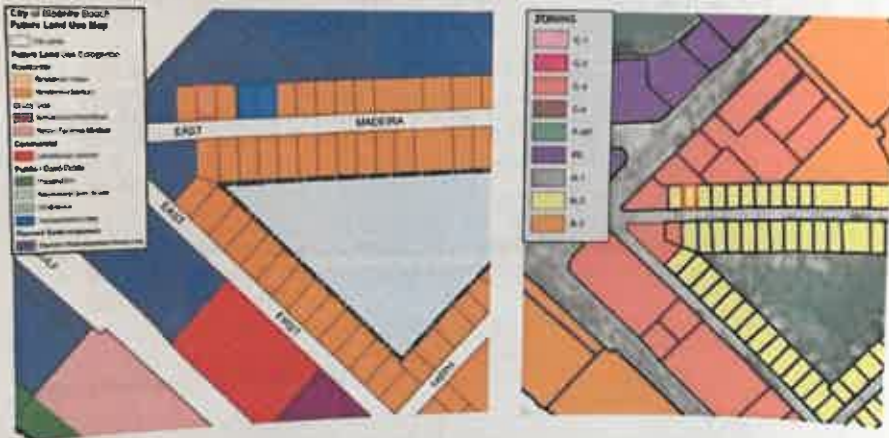
**Public Notice:** Any affected person may become a party to this proceeding and can be entitled to present evidence at the hearing including the sworn testimony of witnesses and relevant exhibits and other documentary evidence and to cross-examine all witnesses by filing a notice of intent to be a party with the City Community Development Department not less than five days prior to the hearing.



City of Madeira Beach  
Public Land Use Map  
Legend  
Color Legend  
Parcel Number Legend  
Scale  
North Arrow



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**This Notice was mailed to all property owners within 300 feet of the subject property and posted at City of Madeira Beach City Hall, at Gulf Beaches Public Library, on the City of Madeira Beach Website and at the property referenced above on December 22, 2021.**

*Note:* This is more than an Appointed Official may be in attendance. Any person who decides to appeal any decision of the Planning Commission with respect to any matter considered at this meeting 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 professional or private reporting firm and bear the resulting expense. In accordance with the Americans with Disabilities Act and F.S. 218.30, any person with a disability requesting reasonable accommodation in order to participate in this meeting should call 727-331-0851 or fax a written request to 727-339-1111.





# CITY OF MADEIRA BEACH



## PUBLIC NOTICE

### PLANNING COMMISSION MEETING TO CONSIDER APPLICATION FOR REZONING AND LAND USE CHANGE

The Planning Commission of the City of Madeira Beach, Florida will meet in the Patricia Zhontz Commission Chamber at City Hall, located at 800 Municipal Drive, Madeira Beach, Florida to discuss the agenda item listed in the items indicated below.

**5:00 P.M. Monday, January 28, 2013 Commission Chamber**

**Applicant/Property Owner:** Jack Pearson, applicant for Madeira Beach Coastal 2 LLC, a Florida limited liability company.

**Property Address and Parcel Number:** 140 East Madeira Avenue (29-21) (15-80158-000-0010)

**Land Use:** From Residential Medium to Residential Office Retail

**Zoning:** From R-2 Low Density Multifamily Residential to C-3 Retail Commercial

**Legal Description:** LOT 5, NORTH MADEIRA SHORES, ACCORDING TO THE MAP OR PLAN THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 08 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

**Nature of Request:** Application to rezone 140 East Madeira Avenue from R-2 Low Density Multifamily Residential to C-3 Retail Commercial. Application to change land use category from Residential Medium to Residential Office Retail. Application available for review: <http://www.madeira-beach.com/development> or at Madeira Beach Community Development Department, Madeira Beach City Hall, 800 Municipal Drive, Madeira Beach, Florida from 8:00 a.m. to 4:30 p.m., Monday through Friday.

**Public Notice:** 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.



## PLANNING COMMISSION ASSOCIATION

The Planning Commission of Chamber at City Hall, located at the time indicated below.

**5:00 P.M.**

**Petitioner/Property Owner:** limited liability company (the company) (the "Owner")

**Property Address and Parcel Number:** 14550 GULF BOULEVARD 09 31 15 05929 000 0010, 09 31 15 05929 000 0050, 09 31 15 05929 000 0090, 09 31 15 05929 000 0140, 09 31 15 05929 000 0140, 09 31 15 54306 000 00300, 09 31 15 54306 000 07100, 106 BOULEVARD (PARCEL)

**Land Use (to remain in Residential Medium)**

**Zoning (proposed under Residential or PD Planned Density Multifamily Res)**

**Legal Description:** LOT 5, SUNNY SHORE PINELLAS COUNTY, FLORIDA.

AND

LOT 3, SUNNY SHORE PINELLAS COUNTY, UNITS 1, 2, 3, 4, 5, 6, 7, BEACH PLAZA APAR



THE LEGAL DESCRIPTION OF THESE PROPERTIES IS RECORDED IN PLAT BOOK 23, PAGE 08 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND

LOTS 1, 2, 3, AND 4 RECORDED IN PLAT BOOK 23, PAGE 08 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

**Nature of Request:** Application to rezone 140 East Madeira Avenue from R-2 Low Density Multifamily Residential to C-3 Retail Commercial. Application to change land use category from Residential Medium to Residential Office Retail. Application available for review: <http://www.madeira-beach.com/development> or at Madeira Beach Community Development Department, Madeira Beach City Hall, 800 Municipal Drive, Madeira Beach, Florida from 8:00 a.m. to 4:30 p.m., Monday through Friday.







## AFFIDAVIT OF MAILING

Date: 12/22/21

Mailings for Case # RZ 2022-01

STATE OF FLORIDA  
COUNTY OF PINELLAS

Before me this day Susan Postal 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 22 day of December, 20 21

Personally known or produced as identification.

Lisa Scheuermann  
Notary Public

12/22/2021

Date

Notary Public Stamp

\*Copy of public notice is attached.

