

# Mixed Use - Major Site Plan Review Neighborhood Information Meeting Notice

**Date of Notice:** June 11, 2026

**From:** David Wonsick, Manager/ St. Pete Beach Investments, LLC

**Regarding:** Proposed Mixed Use Development at 15227 Gulf Boulevard, Madeira Beach, FL 33708

**Address and Parcel ID:**

15227 GULF BOULEVARD (PARCEL 09-31-15-00000-240-0900 ) Legal PART OF GOVT LOT 1 LYING WITHIN N 1/2 OF SEC 09-31-15 DESC AS FROM SW COR OF BLK 4, LOT 10 OF LONE PALM BEACH TH SE'LY 158.4FT FOR POB TH SE'LY 80FT TH NE'LY 130FT TH NW'LY 80FT TH SW'LY 130FT TO POB LESS RD R/W PER O.R. 5390/1466

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## Purpose of This Notice

You are receiving this notice because you own property within 300 feet of the proposed development site for a new Mixed Use building at **15227 Gulf Boulevard, Madeira Beach, FL 33708**.

The City of Madeira Beach Land Development Regulations require that the project applicant hold a **Neighborhood Information Meeting** before the Local Planning Agency (LPA) considers this major site plan application. This meeting provides nearby property owners with an opportunity to learn about the project, view plans, and ask questions.

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## Meeting Details

**Date:** Monday June 29th<sup>h</sup> 2026

- **Time:** 10:00 AM
- **Location:** 150 153<sup>rd</sup> Ave Suite 204 Madeira Beach
- **Hosted by:** David Wonsick / Owner
- **City Contact:** Andrew Morris, Long Range Planner, [amorris@madeirabeachfl.gov](mailto:amorris@madeirabeachfl.gov)

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## What Will Be Presented

At the meeting, we will share:

- The **Preliminary Development Plan** for the proposed Mixed Use Building.
- Details about the **intended use of the property**.
- The **project's development objectives and design philosophy**.
- The **anticipated schedule** for construction and completion.
- **Visual aids** (site plans, renderings, etc.) for attendees to review.

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## Question & Answer Session

Following the presentation, there will be a **Q&A period** to address your questions and comments **specific to the proposed project**.

We will also explain **how potential impacts will be addressed or mitigated**, including but not limited to:

- Traffic and parking considerations.
- Noise and light impacts.
- Stormwater and environmental measures.
- Construction timelines and staging.

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### **Meeting Access**

All interested parties are welcome to attend. If you require special accommodations to participate, please contact Dave Wonsick, 727-686-6229 at least seven [7] days prior to the meeting.

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### **Posting & Documentation**

This notice has been mailed to all property owners within 300 feet of the proposed site, to the Madeira Beach Board of Commissioners, the City Clerk, and the Community Development Department, and has been posted visibly on the subject property in accordance with City requirements.

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**We look forward to meeting with you and hearing your feedback.**

**Sincerely,**

David Wonsick

St Pete Beach Investments LLC

727-686-6229

Dwonsick12@gmail.com

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