



THE CITY OF MADEIRA BEACH, FLORIDA

PUBLIC NOTICE

LOCAL PLANNING AGENCY PLANNING COMMISSION MINUTES

The Planning Commission, serving as the Local Planning Agency of the City of Madeira Beach, Florida was held at the Madeira Beach City Centre Commission Chambers located at 300 Municipal Drive, Madeira Beach, FL 33708, to conduct Public Hearings on the following City business.

7:00 P.M.

MONDAY, JANUARY 11, 2016

COMMISSION CHAMBERS

A. CALL TO ORDER The meeting was called to order at 7:00 p.m.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ROLL CALL

Members: Planning Commissioners Brown, Carr, Noble, Lawrence, Rasmussen, Domingue and Everett.

Staff: Shane Crawford, City Manager; Patty Kordis, Permit Technician; Tom Trask, City Attorney; and Louis Serna; City Consultant.

D. APPROVAL OF THE MINUTES – November 19, 2015

A motion was made by Planning Commissioner Brown to approve the minutes and was seconded by Planning Commissioner Rasmussen. The motion was approved unanimously (7-0).

E. NEW BUSINESS

1. TO CONSIDER THE APPLICATION FOR THE REZONING OF 555 150TH AVENUE AND 565 150TH AVENUE FROM C-4 MARINE COMMERCIAL TO PD PLANNED DEVELOPMENT.
2. TO CONSIDER THE APPLICATION FOR ENTERING INTO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND HOLIDAY ISLE MARINA.

Shane Crawford, City Manager gave an overview on the property and how the City arrived this decision to work with MHH Enterprises Inc.

Tom Trask, City Attorney introduced Dave Healy, Calvin, of Giordano & Associates who then presented his report on the history of how the City adopted the Comprehensive Plan for the Planning Commission.

Lois Serna, City Consultant gave overview to the Planning Commission about the staff review report to rezone 4.59 acres that are located on the south side of 150th Avenue just south of the Tom Stuart Causeway bridge, from C-4 (Marine Commercial) to PD (Planned Development). This request is for the development of a mixed-use project which will include 325 hotel/condominium-hotel units, 68 condominium units, a 200-seat restaurant, and a marina. Mr. Serna also highlighted the 5 review criteria required by section 110-391 of the Land Development Regulations.

- Consistency with the comprehensive plan.
- Land use compatibility.
- Adequate public facilities.
- Public interest.
- Consistency with the land development regulations.

The Staff is recommending approval based on the findings in regard to the review criteria of the staff report for the Planning Commission to recommend approval of the proposed rezoning from C-4 (Marine

Commercial) to PD (Planned Development) for the Holiday Isles Marina subsequent to the provisions contained in the development agreement and its subsequent approval by the Board of Commissioners.

Shane Crawford, City Manager, gave his thoughts on what a business plan prospective comparison to put a corporate giant on the property versus to a mixed use tourist development which makes Madeira Beach the City that it is today. It's a full service city with the lowest millage rate on the beaches. Mr. Crawford also asked the City Attorney to explain Quasi-judicial. Mr. Trask elucidated Quasi-judicial is defined as an action by an administrative agency which ascertains certain facts, holds hearings, weighs evidence, makes conclusions from the facts as a basis for their official action, and exercises discretion of a judicial nature. Mr. Trask shared on his recommendation he gave to the Board of Commissioners were to avoid contact with the applicant, general public, and the Planning Commission members which could become burdensome to their decision in the future. Mr. Trask apologized if someone did not get the answers they were seeking but it is in accordance with the way the City ordinance is written in accordance to the Quasi-judicial process.

Katie Cole, Attorney at Law for Hill Ward Henderson, 600 Cleveland Street, Suite 800, Clearwater, FL 33755;

Ms. Cole clarified that the Board is in a Quasi-judicial hearing and this meeting is to the recommendation in respect to the re-zoning to Planned Development, and to make a recommendation to the Development Agreement that is proposed to accompany this application. Competent substantial evidence that is presented tonight on expert testimony, this requires you as the Planning Commission Board to determine whether this application meets the criteria of the code at this hearing.

After six months of review staff determined this application does meet the criteria of the code. It meets the criteria with respect to the use, density, intensity, the height, the setbacks and purpose of plan development, special area plan and what is included in the special area plan.

Istvan Petrarneck, of Behar Peteranecz Architecture Interiors, 103 Rogers Street, Clearwater, FL 33756

Gave a presentation on the site plan and the diagram of what the site will look like from a plan view, bridge view, water view, the entrance view, the service drive and buffering, the view from the hotel looking through the buildings and the view from the restaurant, and the view from the condo/hotel and the project built out. He also showed a view of the marina.

Robert Pergolizzi Gulf Coast Consulting, Inc., 13825 ICOT Blvd., Suite 605 Clearwater, FL 33760

Mr. Pergolizzi conducted a traffic study in September and October 2015; Tom Stuart Causeway is a state road regulated by the FDOT. The study will be presented to the Florida Department of Transportation for a FDOT access permit and plans for modifications. Gulf Coast Consultants has made recommendations to have the median cut move further from the bridge and extend the left turn in length for more storage of cars turning left. The application and the traffic study will be presented to the FDOT for review and permitting.

Tom Trask, City Attorney, swore all public speakers in.

Jeff Beggins, Realtor; He believes the development should do right for the City. This property owner is entitled to do what the applicant is asking to do. The tax base and the entry to the city would be better for this project.

Shirley Nellie, 13205 Gulf Blvd, Madeira Beach, FL., Yacht Broker. She is in favor of the project and marina.

Kristine Giovanni, 601 South Bayshore Drive, Madeira Beach, FL; She thinks it would be a great addition to the City, one concern is the drawbridge and the back-up of traffic and getting emergency vehicles through when this happens.

Ginger Tolliver, 814 Baypoint, Drive Madeira Beach, FL. Very concerned about the additional traffic. She is also concerned about what happens if there is a hurricane and Tom Stuart Causeway is a hurricane route off the island. She also is concerned about additional boat traffic and who is monitoring that.

Larry Roelafs, 399 150th Avenue Madeira Beach, FL; he is concerned about the direct impact of a 10 story tall building, he thought there was a moratorium on tall buildings. He feels it's too much density and there will be too much traffic on 150th Avenue. He agrees with the project but thinks the height is too high and should be kept to 5 stories. He thinks the way it was presented is overkill.

John Lipa, 399 150th Avenue, Madeira Beach, FL; he thinks that 10 story buildings is a bit much. He is concerned for other 10 story buildings which are being proposed 2 more 275 room hotels for the future and all the more traffic it will bring. He wants the area to stay a neighborhood.

Resident at 14500 Gulf Blvd Madeira Beach FL. He is very concerned about the present trips on the road with the additional development, it seems that 4000 trips to be excessive on the roads. He questions if there is a need for additional lodging. He is questioning the development order, and who is to pay for the off-site improvements. Why is the City donating money back to the developer for off-site improvements? In the development agreement that the City is bring all utilities to the property boundary, why us the tax payer's money and not make the Developer pay for these? The Development Agreement is running with the land. It has superiority over mortgages, liens, and other charges. Why is the entitlement and density to be sold to a new owner in the future? Is this wise?

Andrew Spaeth, 13417 Gulf Lane; Madeira Beach FL he believes that the development is the right thing for the City. He encourages the Planning Commission to concentrate on facts and not personal opinions

Judy Alway, 13035 Pelican Lane Madeira Beach, FL; she believes this project is not appropriate for the City, it's too big and too tall.

Harry Berneck, 399 150th Ave Madeira Beach, FL; he agrees this is a good thing to develop this area. There was a study some time ago which was contemplating a turnaround lane under the bridge that could relieve the congestion in the traffic. A developer should build a turnaround that would be acceptable for those conditions instead of a walkway under the bridge.

Craig Ray, 13313 2nd Avenue, Madeira Beach, FL; resident that walks on Gulf Blvd daily and is frequently almost hit by cars. What category of the traffic during the peak of seasons is the City in? If peak of season is a C, he doesn't want the traffic here with a project of this size. What happens when the traffic study is off and who will come back and fix the problem?

Jim Beggins, 15366 Gulf Blvd Madeira Beach, FL; stated there are sixteen communities along the beaches, he has lived in four and worked in all of them. He is one of the individuals involved in developing Eco Village 1. Mr. Beggins is in the field every day and he is not sure a developer will come to the City and put in a large chain hotel here, because of some of the lower rundown buildings in the community. He believes that new development in the City will make it better than the other 15 communities along the beaches and is in favor of the project on Tom Stuart Causeway.

Tom Graham, 14227 East Parsley Dr., Madeira Beach, FL; are we taking in to account the right in, right out means to him that there is a u turn being made and there is a higher percent of traffic? He is also concerned about the environment being impacted and what steps would be taken to mitigate potential impact on the waterway, water clarity and wild life as currently enjoyed and those types of things in reference to the runoff.

Arnie Alloway, 13019 Pelican Way Madeira Beach, FL; His major concern is the height. He knows there have been some concessions on the side set-backs, if you're giving side setbacks in order to increase the height the only people that are benefiting are the people staying in the hotel. It's not benefiting the residents of Madeira Beach. He would like to see the height come down and the buildings be more spread out.

Tina Sullivan; Business owner; She thinks the property is an eyesore now and thinks the development would be a benefit to the City. Bringing in revenue, restaurants and lodging to the city would help the economy and keep the property taxes lower.

Chelsea Nelson; 420 Boca Ceiga Dr., Madeira Beach, FL; She is pleased to see development on this property she thinks it's an eyesore at this time. At the same time she is equally horrified about the height of this project. She asks that the project be scaled back. What type of precedence does this set for future development for Madeira Beach, She is afraid Madeira Beach will start looking like Sand Key where you can't see the sunlight from the high buildings.

Tim Paddock, 425 150th Ave, Madeira Beach, FL; He has a question about the Accumulation Density Rule. How can you fill the density with condos to capacity and then add other buildings which cover up the green space?

Mike Burke; 204 14401 Gulf Blvd, Madeira Beach, FL; he has concerns about the height of the property. He believes six or seven stories are acceptable but a ten story building will stick out like a sore thumb.

Bill Gay, 423 150th Ave; Madeira Beach, FL; is concerned about the traffic and how hard it is to cross the street when you are walking along the Causeway. We need to look to the future and what is going to be constructed. Is there money in their traffic planning? Is there money in there for future roadwork? The developer and the tenants that move in there should pay for the roadwork and not the citizens of Madeira Beach.

Gay Prince, Marguerite Dr.; is concerned about the water utilities and the traffic.

Mathew Slatery, Boca Vista Madeira Beach, FL; who is responsible for security for the new development?

Rick Willis, 555 Lillian Drive, Madeira Beach, FL. Can the public get electronic pictures of the project on line? Is there a clear definition of the decision making process of the Planning Commission is the criteria are they weighed?

Larry Butterfield, business owner is in favor of the development, he thinks ten stories is too high. He believes this will bring better tourism and families to the beach.

Patricia Hopkins, 834 Bay Point Dr., Madeira Beach, FL, Her concern is emergency vehicles and how will the traffic congestion affect their ability to get to someone in need.

Tom Danial, resident of Madeira Beach; is not in favor of the size of the project he would like it to come down some in size.

Ray Leoni, Crystal Drive, Madeira Beach FL; Hard time understanding the traffic study and what should be considered in the future. It's not just the 300 cars from this project. There needs to be long term planning.

Closed public commentary at 8:55 p.m.

Shane Crawford, City Manager responds to Questions.

Question; is another traffic study feasible at this time?

Mr. Crawford stated, height doesn't equal density, the developer could make this property like a wall.

The Developer is trying to make view corridors and not a wall.

Question;-Why is the City granting money back to the Developer?

Answer - Impact fees are on page 10 of the Development agreement.

Questions; what is the environmental impact with this project?

Answer - Dave Marsicano addressed the environmental impact question. It will be an improvement from what is there now. Anytime there is an improvement on a property, the run off that goes into the water

has to be treated at this time there is no runoff treatment in place. The high bridge has been discussed but Mr. Marsicano does not believe the bridge can be built because there is not enough room.

Al Carrier, Deuel & Associates; Engineer on record; the Developer will be required to treat storm water and will treat all runoff before it discharges into Boca Ciega Bay.

Question; Can a turn- around be built under the bridge?

Al Carrier, Deuel & Associates; Engineer on record; responded to vehicle turn around under bridge. There is not enough room to put a vehicle under the bridge. The DOT does not have plans to increase the size of the bridge. There will be a pathway under the bridge which can be accessible for other modes of transportation to move people from the new development to the downtown district Archibald Park.

Question - Can the pictures be shared from the Developer to the public? Response, it will be up to the discretion of the Developer to share the pictures and give them to the City to be shared on the City Website.

In regard to the additive density question?

The code allows 15 units per acre and 125 units of temporary lodging. The additive provision of the Comprehensive Plan and the code allows you to have both which was added in 2014 to encourage redevelopment and growth.

Robert Pergolizzi, Gulf Coast Consulting, Inc.; FDOT has generalized the Capacity table that they use and they have maximum service volume that can be accommodated at each level of service. The maximum service "C" is maximum 3420 vehicles per hour, the study showed about 2100 cars per hour. Level "D" is 3580 vehicles per hour which is higher than C so there is a considerable difference between the amounts of cars that are acceptable. That is an acceptable level of capacity. If another developer comes in to build they will have to conduct a study which will build on the current study.

Question Regarding the infrastructure?

Katie Cole Attorney at Law for Hill Ward Henderson; Appendix B of the Special Area Plan, the City did the analysis in 2008 and 2014 and has been reviewed by the County and the State to accept the concurrency.

The staff recommendation recommends the Planning Commission recommend approval for the Development Agreement.

Planning Commissioner Brown makes motion to close the Public Hearing, continue the new business for the sole purposes of what was received today for the Planning Commission and to review the information they have acquired tonight. No additional correspondence or evidence will be received and revisit it on February 8th, 2016. Planning Commissioner Lawrence seconded the motion.

The motion was approved (6-1).

F. PLANNING COMMISSION DISCUSSION

G. OLD BUSINESS Digital Signage for next meeting

H. REPORTS - None

- **CITY ATTORNEY** – None
- **PLANNING AND ZONING DIRECTOR** – None

I. NEXT MEETING: February 8th, 2016 at 7:00 p.m.

J. ADJOURNMENT: A motion to adjourn was made by Planning Commission Brown and seconded by Planning Commissioner Domingue. Motion was approved (7-0).

Date approved: February 9, 2016



Jim Everett, Chairperson



Submitted by Cheryl McGrady, Executive Assistant