

**THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE**

**BOARD OF COMMISSIONERS
REGULAR MEETING**

The Board of Commissioners of the City of Madeira Beach, Florida will meet at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida to discuss the agenda items of City Business listed at the time indicated below.

6:00 P.M.

TUESDAY, JANUARY 12, 2016

COMMISSION CHAMBERS

REVISED JANUARY 11, 2016

A. CALL TO ORDER

B. INVOCATION AND PLEDGE OF ALLEGIANCE – COMMISSIONER TERRY LISTER

C. ROLL CALL

1. VOTE TO EXCUSE VICE-MAYOR ELAINE POE'S ABSENCE FROM DECEMBER 22ND BOC MEETINGS

D. APPROVAL OF THE MINUTES

1. [BOC SPECIAL MEETING](#) [DECEMBER 1, 2015](#)
2. [BOC SPECIAL WORKSHOP](#) [DECEMBER 9, 2015](#)

E. APPROVAL OF THE AGENDA

PRESENTATIONS

1. TAMPA BAY BEACHES CHAMBER OF COMMERCE END OF YEAR 2015 UPDATE
[Robin Sollie, CEO of Tampa Bay Beaches Chamber of Commerce](#)

DAIS LOG REVIEW

1. *ITEM H.1. FINAL VERSION OF FACILITY USE AGREEMENT*
2. *ITEM K. CITY MANAGER REPORTS/CORRESPONDENCE UPDATE ON UNDERGROUNDING*

F. PUBLIC COMMENT – LIMITED TO THREE (3) MINUTES

G. CONSENT AGENDA – NONE

H. CONTACTS/AGREEMENTS

1. APPROVAL OF FACILITY USE AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND S8, LLC RELATED TO AWARD OF RFP FOR GYM TRAINING SERVICES

I. UNFINISHED BUSINESS – NONE

J. NEW BUSINESS

1. [ORDINANCE 2015-18](#) – *CONTINUED FOR FUTURE MEETING BASED ON PLANNING COMMISSION DECISION*
AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS 555 150TH AVENUE AND 565 150TH AVENUE FROM, MARINE COMMERCIAL (C-4) TO PLANNED DEVELOPMENT (PD) DISTRICT; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF
2. [RESOLUTION 2016-01](#)
A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE FISCAL YEAR 2016 BUDGET BY INCREASING GENERAL FUND EXPENDITURES IN THE AMOUNT OF \$6,300 FOR CITY MANAGER SALARY AND BENEFITS; AND PROVIDING FOR AN EFFECTIVE DATE
3. [AUTHORIZATION OF ANNUAL LEAVE PAYOUT](#)
AUTHORIZATION OF ANNUAL LEAVE PAYMENT TO THE CITY MANAGER PER EMPLOYMENT CONTRACT IN THE AMOUNT OF \$15,183.22
4. [RESOLUTION 2016-02](#)
A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE FISCAL YEAR 2016 BUDGET BY INCREASING GENERAL FUND REVENUES AND EXPENDITURES IN THE AMOUNT OF \$15,000 FOR MADEIRA BEACH YOUTH BASEBALL AND SOFTBALL; AND PROVIDING FOR AN EFFECTIVE DATE

5. [FINANCE DIRECTOR DISCUSSION](#)

DISCUSSION ON THE PENDING FIRE ENGINE RFP RESPONSES

K. REPORTS/CORRESPONDENCE

- CITY COMMISSION
- CITY ATTORNEY
- CITY MANAGER
- CITY CLERK

L. ADJOURNMENT

Any person who decides to appeal any decision of the City 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 Clerk 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.

Posted January 11, 2016



TO: Town of Indian Shores

FROM: The Tampa Bay Beaches Chamber of Commerce

DATE: December 22, 2015

RE: Please submit the following material into the agenda packet for the January 12th Regular Commission Meeting.

Madeira Beach Included in TBBCoC Visitor Guide: Page 1-6

Madeira Beach Included in TBBCoC Relocation Guide: Page 7-12

Madeira Beach Included in TBBCoC Website: Page 13

Madeira Beach Included in TBBCoC Newsletter: Page 16-17

Tampa Bay

BEACHES

VISITORS GUIDE

THE ULTIMATE GUIDE FOR PLANNING
YOUR PERFECT BEACH VACATION

Discover

**OUR
REGION**

NORTH

CENTRAL

SOUTH

**DINE
SHOP
STAY**

 TAMPA BAY BEACHES
CHAMBER OF COMMERCE
The Beach is our Business
TAMPABAYBEACHES.COM

AREA MAP



1 ST. PETE BEACH WELCOME CENTER
 (CHAMBER HEADQUARTERS)
 6990 Gulf Blvd., St. Pete Beach, FL 33706
 P 800-944-1847, 727-360-6957

2 JOHN'S PASS WELCOME CENTER
 12902 Village Blvd., Madeira Beach, FL 33708
 P 727-394-0756

3 INDIAN SHORES SATELLITE OFFICE
 19305 Gulf Blvd., Indian Shores, FL 33785
 P 727-595-4020

**FOR MORE INFORMATION, SEE PAGE 77
 AND GO ONLINE TO TAMPABAYBEACHES.COM**

3 MAIN REGIONS

NORTH

The North Region goes from Sand Key Park of Clearwater to Indian Shores. Clearwater and its island beaches offer adventure for the whole family.

CENTRAL

The Central Region includes the beaches of Redington Shores, Madeira and Florida's famous Treasure Island. Soak up the sun all day, and experience the Central Region's vibrant nightlife.

SOUTH

The South Region begins at St. Pete Beach and runs to the southernmost Gulf Key of Fort De Soto Park. Enjoy warm days, wonderful restaurants, prime fishing and beautiful sunsets.



WINTER
(DEC-FEB)

70°
HIGH

55°
LOW

SPRING
(MAR-MAY)

80°
HIGH

65°
LOW

SUMMER
(JUN-AUG)

90°
HIGH

76°
LOW

FALL
(SEP-NOV)

83°
HIGH

70°
LOW

26

MILES OF WHITE SAND BEACHES



AVERAGE TEMPS

The ideal vacation time for tourists in the Tampa Bay Region is usually fall, late winter and early spring as temperatures are in the high 70s and low 80s. These temperatures are perfect for sunning in the sand during the day and enjoying the historical architecture, museums and seaside dining in the early evening. Summertime temperatures typically are in the high 80s or low 90s: ideal for water activities such as reef snorkeling and swimming with the dolphins.



DON'T FORGET YOUR BEACH ESSENTIALS. IT GETS PRETTY HOT HERE.
SHOPPING LISTINGS PAGE ► 65



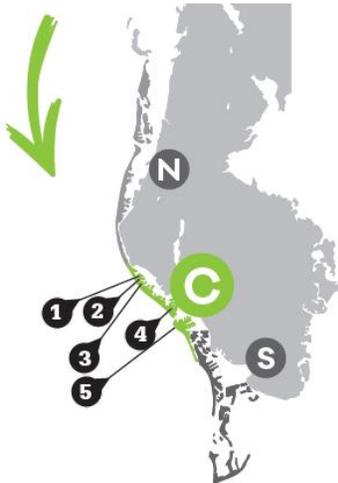
LONGEST RUN OF CONSECUTIVE SUNNY DAYS IS 768

Discover CENTRAL TOWNS

EXPERIENCE A QUIETER, MORE LAID-BACK FEEL IN THE CENTRAL TOWNS WITH FAMOUS ATTRACTIONS AND MUSEUMS JUST DOWN THE ROAD.



SUNSETS 'N' SURF
FROM WAIST-HIGH SWELLS TO POWERFUL, FAST-BREAKING WAVES, FIND YOUR SURFING TURF IN THE CENTRAL TOWNS.



1 TOWN OF REDINGTON SHORES

Home of the famous fishing haven, Redington Long Pier, one of the best fishing spots on the Gulf. Redington Shores also has a public tennis court, several parks and tons of seafood restaurants. 17425 Gulf Blvd., Redington Shores, 33708; 727-397-5508; townofredingtonshores.com

2 TOWN OF NORTH REDINGTON BEACH

Quieter than many of its neighboring beach towns, North Redington Beach provides a relaxing getaway with its slow and friendly pace. Looking for culture? You are not far from famous art galleries and boutiques. 190 173rd Ave., North Redington Beach, 33708; 727-391-4848; townofnorthredingtonbeach.com

3 TOWN OF REDINGTON BEACH

A primarily residential town with less than two square miles and approximately 1,700 people. The quiet atmosphere offers a respite from the hustle and bustle of more crowded beach towns. 105 164th Ave., Redington Beach, 33708; 727-391-3875; townofredingtonbeach.com

4 CITY OF MADEIRA BEACH

Taste some of the best seafood in the Grouper Capital of the World. Madeira Beach, a quaint early 20th-century fishing village, features fishing charters and the famous John's Pass Village and Boardwalk. 300 Municipal Drive, Madeira Beach, 33708; 727-391-9951; madeirabeachfl.gov

5 CITY OF TREASURE ISLAND

A fairy tale town. This famous city is loved by both tourists and locals for its mix of commercial and residential. Lots of shopping, dining and recreational options. Home to an assortment of outdoor festivals and concerts. 120 108th Ave., Treasure Island, 33706; 727-547-4575; mytreasureisland.org



COOL DOWN & KICK BACK
GET THE SCOOP ON THE BEST PARLORS AND SWEET SHOPS FOR ICE CREAM AND HOMEMADE GELATO. SEE PAGE ► 58



LIQUID MOMENTS
CONQUER THE WAVES AND SIP CRAFT COCKTAILS ON TAMPA BAY'S CENTRAL BEACHES.

Discover **CENTRAL BEACHES**

RELAX OR TAP INTO YOUR ADVENTUROUS SIDE ON ONE OF TAMPA'S CENTRAL BEACHES. MILES OF ACTIVITIES ARE ONLY A GULF BREEZE AWAY.

1 REDINGTON SHORES

With miles of sand and spectacular sunset views, Redington Shores is a welcome beach destination for those ready to relax or enjoy recreation. A welcome spot for a variety of water sports, including fishing from Long Pier. 18200 Gulf Blvd., Redington Shores, 33708; 727-588-4882; townofredingtonshores.com

2 NORTH REDINGTON BEACH

This squeaky clean beach has been known to attract famous celebrities such as Marilyn Monroe and Joe DiMaggio. Easy access on this mile-long beach attracts visitors. 17200 Gulf Blvd., North Redington Beach, 33708; 727-391-4848; townofnorthredingtonbeach.com

3 REDINGTON BEACH

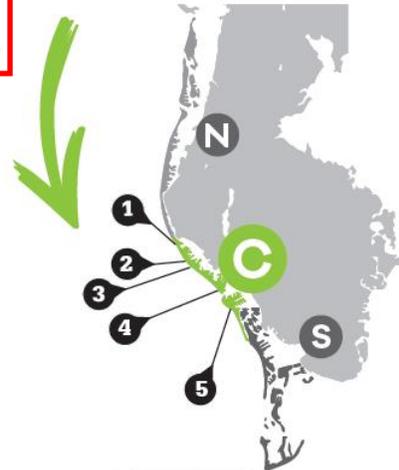
Escape from other busy beaches and relax on these beautiful shores. Redington Beach is primarily a residential beachfront community with public beach access points. 17200 Gulf Blvd., Redington Beach, 33708; 727-391-3875; townofredingtonbeach.com

4 MADEIRA BEACH

This sugar white sand beach has a lot to offer. Unspoiled, pristine enjoyment with fantastic sunsets. Plus, a marina that charters deep-sea fishing and dolphin-watching cruises, or rent a personal watercraft for your mad-adventurous side. 12801 Gulf Blvd., Madeira Beach, 33708; 727-391-9951; madeirabeachfl.gov

5 TREASURE ISLAND

If weathered beach bars are more your speed, grab a margarita and find your spot in the sand along four miles of Treasure Island's beaches: Sunshine Beach, Mid-Island Beach and Sunset Beach. Swim, shell, sun snorkel and more. Look for the blue and orange seagull signs for public beach access. 11200 Gulf Blvd., Treasure Island; 33706; mytreasureisland.org



DID YOU KNOW?
MANY OF THE BEACHES RENT UMBRELLAS FOR YOUR MAXIMUM RELAXATION AND PROTECTION.

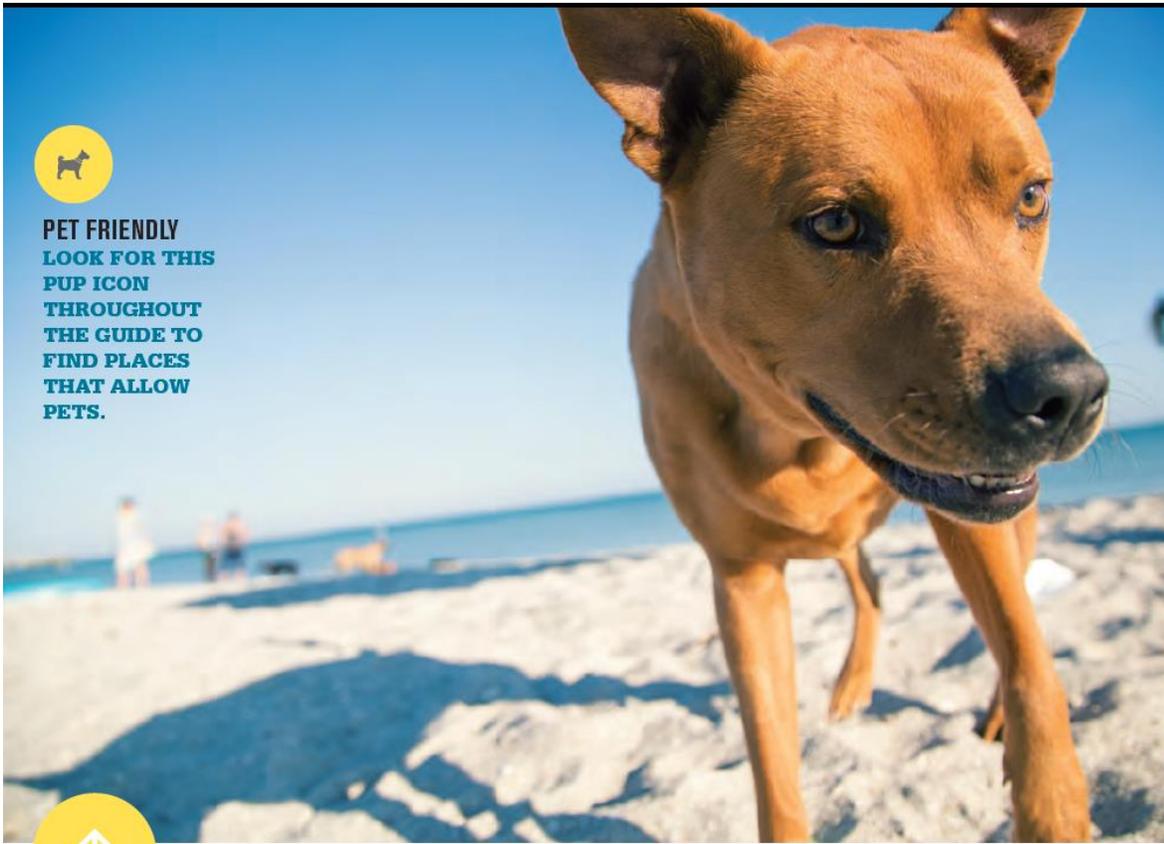


FLORIDA IS THE ONLY STATE IN THE U.S. TO HAVE AN EXTENSIVE SHALLOW CORAL REEF FORMATION NEAR THE COAST. **SNORKEL MUCH?**

GIRL WITH SANDALS, LONG PIER, TREASURE ISLAND AND SURFING COURTESY OF VISIT ST. PETERSBURG/CLEARWATER; CRAFT COCKTAIL BY STEVEN KOVICH



**PET FRIENDLY
LOOK FOR THIS
PUP ICON
THROUGHOUT
THE GUIDE TO
FIND PLACES
THAT ALLOW
PETS.**



FORT DE SOTO PARK 🐾

If you're looking for an outdoor paradise, Fort De Soto Park is your destination. More than 100 species of birds flock here, there's a fort and check out the fenced dog park/Fido-friendly beach where leashes aren't required and pet play is unrestricted. 3500 Pinellas Bayway S, Tierra Verde, 33715; 727-582-2267; pinellascounty.org

"[FORT DE SOTO PARK] DOGGIE HEAVEN ... AN AMAZING OUTLET TO JUST LIVE IN NATURE WITH MAN'S BEST BUDDY, HIS DOG."

— TRAVELER FOODIE (Google)



WINTER THE DOLPHIN

Stop by the Clearwater Marine Aquarium to visit Winter the dolphin, the star of the film *Dolphin Tale*. Winter is a rescue dolphin with a truly remarkable story of overcoming life-defining obstacles. Stop by CMA and be inspired by Winter's heartwarming tale. 249 Windward Passage, Clearwater, 33767; 727-441-1790; seewinter.com



JOHN'S PASS VILLAGE

A great place to shop, eat and watch the fishermen bringing in their daily catch. John's Pass Village is a favorite for everyone. There's plenty to do and see, and it's just a few steps from the beach. 12901 Gulf Blvd., Madeira Beach, 33708; 727-394-0756; johnspass.com



SUNDOWN SELFIES (VARIOUS BEACHES)

Looking for a great place to take a sunset selfie? Try Pass-a-Grille or any of the public beach access points along the Tampa Bay Keys. As long as you're looking west, you won't miss the Gulf's most gorgeous photo op. 113 11th Ave., Pass-a-Grille Beach, 33706; 727-403-6136; visitpassagrille.com

FORT DE SOTO, JOHN'S PASS VILLAGE AND SUNDOWN SELFIE BY STEVEN KOVICH; WINTER THE DOLPHIN COURTESY OF CLEARWATER MARINE AQUARIUM



TAMPA BAY BEACHES CHAMBER of COMMERCE

Relocation Guide & Member Directory



Belleair Beach | Belleair Bluffs | Belleair Shore | Clearwater Beach

Indian Rocks Beach | Indian Shores | Madeira Beach

North Redington Beach | Redington Beach | Redington Shores | South Pasadena

St. Pete Beach | Tierra Verde | Treasure Island



www.TampabayBeaches.com

CENTRAL



● Madeira Beach

According to local legends, in 1848, when former pirate turned turtle farmer John LeVique returned from New Orleans to his adopted home on the West Coast of Florida, he discovered that a massive storm had split the shoreline of the barrier island in two. Unfortunately for Monsieur LeVique, the new water way covered the site of his prized buried treasure. Appropriately so, the storm carved entrance to Boca Ciega Bay would eventually be named “John’s Pass.”

Whether or not the legend is entirely true, today Madeira Beach is a thriving beach city. John’s Pass Village and Boardwalk is one of Pinellas County’s largest draws. The old fishing village boasts themed shopping, dining, an entertainment epicenter and features upwards of one-hundred retailers, restaurants, water sports rentals, charters and attractions.

Madeira Beach keeps in line with the fine Tampa Bay Beaches tradition of offering a laid back and friendly atmosphere. The area features beautiful Intracoastal homes as well as apartments and luxurious beachfront condos. The recreation department provides after-school and summer programs for children as well as youth and adult team sports at its new state of the art community center. The city also boasts an elementary and middle school, a library and a municipal marina.

City of Madeira Beach 727.391.9951
www.madeirabeachfl.gov

● Treasure Island

Three unique and beautiful beaches make up Treasure Island’s beautiful coastline. Most of the hotels, motels and condo hotels are located near midland beach, which is the widest of the three and among the widest in the state, spanning 400 feet from the development line to the water. Midland Beach also features the Treasure Island Beach Trail, where beach goers can walk, skateboard or

bicycle through the sea oat covered dunes as it winds parallel to the shoreline. On either end of Midland Beach are the areas known as Sunshine and Sunset Beach. Sunshine and Sunset Beaches are more residential and they prominently feature many beautiful Florida homes, beach cottages and Key West-style three story houses. A scenic half mile boardwalk encircles the southern tip of Sunset Beach where Blind Pass and The Gulf of Mexico meet.

With an abundance of parks, trails and activities to choose from, Treasure Island is fit for residents of all ages. Roselli Park features a little league baseball field as well as free tennis courts, shuffleboard courts, a horseshoe pit, a basketball hoop, picnic tables and a trail-like walkway that is great for dog walking. Another local park, Sunset Beach Pavilion, has playground equipment, bathroom facilities, showers and a great area for watching sunsets.

City of Treasure Island 727.547.4575
www.mytreasureisland.com

● Redington Beach

The mostly residential community of Redington Beach encompasses an area of approximately one square mile. For locals who enjoy privacy with their white sand and sunshine, the community features private residential beaches that do not have public parking. A unique feature of Redington is its “Triangle” parks. They are abundant with colorful plant life and thus add aesthetically and ecologically pleasing elements to many of the town’s intersections.

Redington Beach offers plenty of waterfront residential options. While many of the Tampa Bay Beaches cater predominately to tourists, Redington Beach is the ideal place to call “home.”

Town of Redington Beach 727.391.3875
www.townofredingtonbeach.com

2015



The **FUN** Continues...

COMMUNITY Events



January

- Community Wide Yard Sale, *St. Pete Beach*
 - East West Shrine Game, *St. Petersburg*
 - Outback Bowl, *Tampa*
- St. Pete Beach Classic, *City of St. Pete Beach*

March

- Great American City-Wide Clean Up, *City of Indian Rocks Beach*
- St. Patty's Day Festival, *Town of Indian Shores*
- Treasure Island Festival, *Treasure Island*

April

- 4th Annual Salute to the Military Charity Weekend, *St. Pete Beach*
 - Beauty & The Beach, *City of Indian Rocks Beach*
 - Biggest Beach Party, *City of Indian Rocks Beach*
 - Bikini Blues Bash, *Treasure Island*
- Chill Lounge In The Park, *Treasure Island*
- Easter Egg Hunt, *City of Indian Rocks Beach*
 - Easter Egg Hunt, *Madeira Beach*
 - Egg Hunt, *Treasure Island*
 - Elvis Fest, *Treasure Island*
- Underwater Egg Hunt, *St. Pete Beach*

May

- Annual Lakes & Ponds Education Day, *City of Indian Rocks Beach*
 - Art & Ale, *Indian Rocks Beach*
- Bands on the Sand, *Treasure Island*
- Beach Goes Pop in Pass-a-Grille, *St. Pete Beach*
- John LeVique Pirate Days Festival, *Madeira Beach*

June

- Annual Flag Retirement Ceremony, *City of Indian Rocks Beach*

*Fresh Market on Corey Avenue
St. Pete Beach October through May*

July

- Annual July 4th Celebration, *City of Belleair Bluffs*
- July 4th Celebration *City of Treasure Island*
- July 4th Fireworks, *St. Pete Beach*
- Sizzlin Summer: Taste of the Beaches, *St. Pete Beach*

October

- Halloween Spoketacular, *Treasure Island*
- Haunted Egg Hunt, *St. Pete Beach*
- John's Pass Seafood Festival, *City of Madeira Beach*
- Octoberfest, *City of Indian Rocks Beach*
- King of the Beach, *Madeira Beach*
- Friday Night Concerts in the Park, *St. Pete Beach*

November

- Annual Yard Sale, *City of Belleair Beach*
- John's Pass Veterans Boat Parade, *City of Madeira Beach*
- Sanding Ovations, *City of Treasure Island*
- Taste of Indian Rocks Beach, *Indian Rocks Beach*
- Uncorked Food & Wine Tasting, *Clearwater Beach*

December

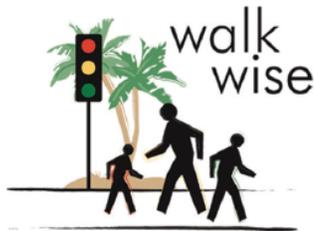
- Beef O'Brady's Bowl, *St. Petersburg*
- Christmas Event, *City of Belleair Bluffs*
- Festival of Trees/Wreaths & Holiday Tree Lighting, *St. Pete Beach*
- Holiday Tree Lighting, *City of Indian Rocks Beach*
- Holiday Boat Parade, *City of Indian Rocks Beach*
- Holiday Street Parade, *City of Indian Rocks Beach*
- Holiday Boat Parade, *Town of Indian Shores*
- Holiday Boat Parade, *City of Madeira Beach*
- Holiday Boat Parade, *Town of North Redington Beach*
- Holiday Boat Parade, *Town of Redington Beach*
- Holiday Boat Parade, *Town of Redington Shores*
- Holiday Boat Parade, *City of St. Pete Beach*
- Holiday Open House & Tree Lighting, *City of South Pasadena*
- Holiday Boat Parade, *City of South Pasadena*
- Holiday Boat Parade, *City of Treasure Island*

PEDESTRIANS

Make yourself **VISIBLE** to drivers.
Be **ALERT**. Use **CROSSWALKS**.
LOOK before you step.

DRIVERS

WATCH for pedestrians.
YIELD to pedestrians at crosswalks.
Be **PATIENT** and drive the speed limit.



Learn more and pledge
to walk wise at:
walkwisetampabay.com

A Thriving ECONOMY

Creating a Vibrant Lifestyle

Tampa Bay Beaches would-be entrepreneurs can receive counseling through the Tampa Bay Beaches Chamber of Commerce, colleges and Business Assistance Partnership Specialists through Pinellas County Economic Development. The Pinellas County Businesses Information Center combines businesses expertise, training, technology applications and real world experience to help your enterprise succeed. The Pinellas County Business Development Center (BDC) also offers a variety of services to assist businesses.

In 2013 Florida received nearly 95 million visitors supporting 1 million jobs. For every 85 visitors to the state one additional job is created.

Communities Demographics 2014

(courtesy of www.pced.org)

	POPULATION	MEDIAN AGE
Belleair Beach	1,582	58
Belleair Bluffs	2,000	54.6
Belleair Shore	111	53.4
Clearwater	107,648	44.3
Indian Rocks Beach	2,604	52.7
Indian Shores	2,604	61
Isla Del Sol	NA	NA
Madeira Beach	4,762	53.4
North Redington Beach	1,505	56.7
Pass-A-Grille		
Redington Beach	2,843	57.3
Redington Shores	2,450	56.3
South Pasadena	5,047	68.4
St. Pete Beach	11,201	56.8
Treasure Island	8,256	56.9
Tierra Verde	3,706	54.6

MILLAGE RATE

	CITY	REAL ESTATE
Belleair Beach	2.0394	17.6488
Belleair Bluffs	5.35	21.6899
Belleair Shores	0.6175	16.2269
Clearwater	5.155	21.4949
Indian Rocks Beach	2.	18.3399
Indian Shores	1.87	18.2099
Madeira Beach	1.79	18.1299
North Redington Beach	0.7511	17.091
Redington Beach	1.941	18.2809
Redington Shores	2.	18.3399
South Pasadena	1.6985	18.0384
St. Pete Beach	2.8569	18.4663
Tierra Verde	6.7	23.1099
Treasure Island	3.3368	18.9462

Area MAP



This map is for illustrative purpose and site locations are in general vicinity.



NORTH

NORTH BEACHES

Clearwater Beach

160 Gulfview Boulevard, Clearwater

Sand Key Park

1060 Gulf Boulevard, Clearwater Beach

Indian Rocks Beach County Park

1700 Gulf Boulevard, Indian Rocks Beach

Tiki Gardens-Indian Shores Beach

Access 19601 Gulf Boulevard, Indian Shores

CENTRAL

CENTRAL BEACHES

Redington Shores County Park

18200 Gulf Boulevard, Redington Shores

Archibald Memorial Park

15300 Gulf Boulevard, Madeira Beach

Madeira Beach County Park

14400 Gulf Boulevard, Madeira Beach

Johns Pass Beach and Park

12900 Gulf Boulevard, Madeira Beach

Treasure Island Park

11200 Gulf Boulevard, Treasure Island

Treasure Island Beach County Park

10400 Gulf Boulevard, Treasure Island

SOUTH

SOUTH BEACHES

Barbara Gilberg Habitat

1600 Pasadena Avenue S, South Pasadena

Fort DeSoto Park

3500 Pinellas Bayway S, Tierra Verde

Fred Held Habitat

2500 Pasadena Avenue S, South Pasadena

Galatea Garden

7015 Sunset Drive S, South Pasadena

Maynard A. Duryea Bay View Park

7054 Sunset Drive S, South Pasadena

St. Pete Beach County Park

4700 Gulf Boulevard, St. Pete Beach

Pass-A-Grille Beach

100-2000 Gulf Way, St. Pete Beach

Upham Beach Park

6700 Beach Plaza, St. Pete Beach



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St. Pete Beach, FL 33706

email: info@hurley-associates.com
www.hurley-associates.com

Belleair Village

Motel & Apartments

1025 Clearwater/Largo Road • Largo, Florida 33770
2.5 miles South of Clearwater.



- Rooms, Efficiencies Apartments
- Free Wi-Fi & Internet
- Heated Pool
- Downtown Largo South of Clearwater
- Near Shopping Centers, Golf Courses, Beaches, Restaurants & Public Transportation

(727) 584-7131
belleairvillage@cs.com
www.BelleAirVillage.com



VISITORS Plan Your Visit	RELOCATION Resources for your transition	DIRECTORY Find a Business	EVENTS Community and Chamber Events	CHAMBER All About Your Chamber
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		One, two and three bedroom suites with fully equipped kitchens and balconies overlooking the Gulf. Complimentary hot breakfast buffet	CLICK HERE TO BOOK NOW!	ST. PETERSBURG TREASURE ISLAND BEACH 11908 Gulf Boulevard
				

Madeira Beach

[Home](#) > [Visitors](#) > [Our Beaches](#) > [Madeira Beach](#)

Find [Madeira Beach businesses](#) in our [Business Directory!](#)

On the Gulf of Mexico waits an island two miles long and a SMILE wide.



The City of Madeira Beach is an ideal vacation spot for the whole family. We are proud of our dean streets, quiet neighborhoods, excellent public services, superb law enforcement and fire protection and a government that listens to the people. Our friendly, laid-back atmosphere is the reason many vacationers make Madeira Beach their permanent home away from home.

Central Beaches



Address: 300 Municipal Drive, Madeira Beach, FL 33708
 Phone: 727-391-9951
 Website: <http://www.madeirabeachfl.gov/>
 Mayor: Travis Palladeno
 For a list of elected officials: [Click here](#)

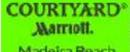
[VIEW DEMOGRAPHICS - CLICK HERE](#)
[VIEW AVAILABLE PROPERTY - CLICK HERE](#)
[VIEW BUILDING DEPARTMENTS - CLICK HERE](#)

Walk Madeira Beach with GoogleMaps:



QUICK LINKS

- [Request Visitors Guide](#)
- [Discounts](#)
- [Our Beaches](#)
 - [Clearwater Beach](#)
 - [Belleair Beach](#)
 - [Belleair Shore](#)
 - [Indian Rocks Beach](#)
 - [Indian Shores](#)
 - [Redington Shores](#)
 - [North Redington Beach](#)
 - [Redington Beach](#)
 - [Madeira Beach](#)
 - [Treasure Island](#)
 - [St Pete Beach](#)
 - [South Pasadena](#)
 - [Tierra Verde](#)
 - [Our Neighbors](#)
- [Places to Stay](#)
- [Where to Eat](#)
- [Things to See & Do](#)
- [Weddings](#)
- [Transportation](#)
- [Water Activities](#)
- [Sports & Entertainment](#)
- [Nightlife](#)

	
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- [Chamber on Twitter](#)
- [Chamber on Facebook](#)
- [Chamber on YouTube](#)
- [Chamber on Pinterest](#)

	ST. PETERSBURG CLEARWATER
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	New Member Spotlight Visit this page to view highlights about the businesses that have most recently joined the Tampa Bay Beaches Chamber of Commerce. Learn more...
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	Join the Chamber! Connect, grow and network your business. Click here for a membership application today. Learn more...
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GOVERNMENT AFFAIRS NEWS

Issue: 11 / Volume: 3 / November 2015



LOCAL NEWS

COUNTY NEWS

STATE & FEDERAL NEWS



COMMUNITY ADVOCACY MEETING

Learn How to Build Business Relationships with Your Elected Officials
 9:00 a.m. Thursday, December 3rd at the St. Pete Beach Community Center
 7701 Boca Ciega Drive, St. Pete Beach.

[Click Here to Register](#)

LOCAL:

Treasure Island and Madeira Beach Area Councils

Treasure Island

MEET & GREET

5-6pm December 3rd, Meet the new Treasure Island Police Chief from at the new Beachfront Cafe at Bilmar Beach Resort.

[Learn More](#) / [Register](#)

FEEDBACK WANTED

The Treasure Island Vision Steering Committee is gathering feedback for their January 30th Community Workshop.

[Learn More](#)

Madeira Beach

GROUND BREAKING

The city broke ground for a new playground at the city recreation center ball fields after receiving a \$50,000 grant from the Florida Recreation Department Assistance Program.

[Learn More](#)



COUNTY

TOURIST DEVELOPMENT COUNCIL

The Tourist Development Council voted unanimously to set a 40% cap on capital spending. A public hearing will take place 6:00pm November 24th.

[Learn More](#)

TOURIST DEVELOPMENT TAX

Starting December 1, 2015 Airbnb will start collecting bed taxes.

[Learn More](#)

BUY BEACHES FIRST

The Tampa Bay Beaches Chamber of Commerce has launched a buy local campaign that will pay rewards to customers who shop at beach businesses.

[Learn More](#)

STATE & FEDERAL

ANNUAL STATE CAPITOL TRIP

Join the TBBCoC as we partner with Pinellas County Chambers of Commerce and travel to the state capitol on February 10th & 11th.

[Learn More](#) / [Click Here to Register](#)

STRONG STATE RETAIL SALES

Florida tourists and consumers feeling more confident about spending. A 4.5% increase in holiday sales is expected this year.

[Learn More](#)

RECORD STATE TOURISM

Florida is seeing a 5.5% increase in visitors over last year. Also, 1,195,400 Floridians are employed in the tourism industry - increase of 5.2% over the same period last year.

[Learn More](#)

FEDERAL OVERTIME REGULATIONS

The Department of labor's new overtime regulations initially scheduled to be released in late 2015/early 2016, have now been postponed until at least late 2016.

[Learn More](#)

ADDITIONAL GOVERNMENT AFFAIRS NEWS

[Click Here for Tierra Verde, St. Pete Beach and South Pasadena News](#)

[Click Here for Redington Beach, North Redington Beach and Redington Shores News](#)

[Click Here for Indian Shores and Indian Rocks Beach News](#)

COMMISSION MEETING SCHEDULE

Treasure Island: 1st & 3rd Tuesday, 6:00pm monthly at City Hall [Learn More](#)

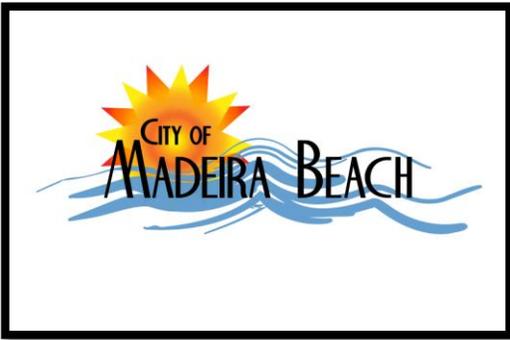
Madeira Beach: 2nd Tuesday, 6:00pm monthly at City Hall [Learn More](#)

Doug Izzo
Government Affairs
Tampa Bay Beaches Chamber of Commerce
www.TampaBayBeaches.com
727.360.6957

St. Pete Beach Location:
6990 Gulf Boulevard

Madeira Beach Location:
12901 Village Boulevard

Indian Shores Location:
19305 Gulf Boulevard



THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE

BOARD OF COMMISSIONERS
SPECIAL MEETING

The Board of Commissioners of the City of Madeira Beach, Florida will meet at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida to discuss the agenda items of City Business listed at the time indicated below.

6:00 P.M. TUESDAY, DECEMBER 1, 2015 COMMISSION CHAMBERS

- A. CALL TO ORDER – The meeting was called to order at 6:00 p.m.
- B. INVOCATION AND PLEDGE OF ALLEGIANCE – COMMISSIONER TERRY LISTER
- C. ROLL CALL

MEMBERS PRESENT: Travis Palladeno, Mayor
Elaine Poe, Vice-Mayor
Terry Lister, Commissioner District 1
Nancy Hodges, Commissioner District 2
Patricia Shontz, Commissioner District 4

STAFF PRESENT: Shane B. Crawford, City Manager (CM)
Randy D. Mora, City Attorney (CA)
Aimee Servedio, City Clerk (CC)

D. APPROVAL OF THE MINUTES

- 1. BOC SPECIAL WORKSHOP MEETING OCTOBER 10, 2015

A motion to approve the minutes as presented was made by Commissioner Lister and seconded by Commissioner Hodges.

ROLL CALL:

Commissioner Lister.....YES Vice-Mayor Poe.....YES
Commissioner Hodges.....YES Mayor Palladeno.....YES
Commissioner Shontz.....YES

E. APPROVAL OF THE AGENDA

A motion to approve the agenda was made by Commissioner Shontz and seconded by Commissioner Poe.

ROLL CALL:

Commissioner Lister.....YES Vice-Mayor Poe.....YES
Commissioner Hodges.....YES Mayor Palladeno.....YES
Commissioner Shontz.....YES

F. PUBLIC COMMENT – LIMITED TO THREE (3) MINUTES

There was no public comment.

G. CONSENT AGENDA – NONE

H. UNFINISHED BUSINESS

- 1. ORDINANCE 2015-17

A SECOND AND FINAL READING OF AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS 13220 GULF BOULEVARD, FROM MEDIUM DENSITY MULTIFAMILY RESIDENTIAL (R-3) TO PLANNED DEVELOPMENT (PD) DISTRICT; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

CM: This is the second reading of the rezoning to a planned development district. The second item (1.1.) is the approval of the Development Agreement – this is the agreement on how he develops the property. How he manages and uses the property after the completions, which is up to the owner’s prerogative. Management of the property is not covered by the Development Agreement, he wants that to be clear. The property will be subject to all City ordinances currently in place.

CA read Ordinance 2015-17 by title only.

A motion to approve Ordinance 2015-17 on second and final reading was made by Commissioner Lister and seconded by Commissioner Shontz.

Ron Logget: He urged the Board to not pass this ordinance to allow the rezoning. He has been living in the City since the late 1970s. Previously, a former commission stopped development of buildings this high west of Gulf Boulevard. If you want to see what passing this will do, he pointed to the massive development in Treasure Island. In his opinion, he sees the “Planned Development” zoning as a way to bypass the special magistrate.

Rose Logget: She lives directly south of the Barefoot Beach property. She thanked Vice-Mayor Poe for attending all of the Community Meetings. She feels that when this was first proposed, it seemed as though the Planning Commission was going to approve regardless of the community complaints. In November, the Planning Commission decided to redefine of ‘contiguous properties’ which usually mean that properties abut each other – now they can be bifurcated by a road (which is what is occurring with this property). At meetings, they have proposed to have the developer go through the Special Magistrate. The developer has listened to some of the complaints and has worked with the neighborhood. She has been living on the beach since the 1970s and the City even markets itself as a “small beach community” and “small fishing village.” She asks the Board to consider the impact this will have on the City.

Jack Bodziak: He agrees that he does not want to see what kind of construction is going on in Treasure Island. He appreciates that Rose mentioned that he was tried to be accommodating with neighborhood concerns. He is picking up additional height to preserve the corner on the north end and the parking lot on the south end – essentially building up instead of out. Additional height should only be granted with other compromises. This is not a license to go forward. There are other properties that he would like to build up higher, but since they have no trade-off to offer, they have not requested that. The large setbacks from the Barefoot Property should be considered.

Tom Edwards: The ordinance says that a third of the property has to be side setbacks – he is required to come in with a number of feet anyway. In a Neighborhood Meeting, it was discussed that the zoning could remain as an R-3 property for a certain period of time. This would apply to an existing building, and it was told to the residents that the Commission could decide to do this in the development agreement.

CM: The Planning Commission voted unanimously for approval.

ROLL CALL:

Commissioner Lister.....YES	Vice-Mayor Poe.....YES
Commissioner Hodges.....YES	Mayor Palladeno.....YES
Commissioner Shontz.....YES	

I. CONTRACT/AGREEMENT APPROVAL

1. DEVELOPMENT AGREEMENT

CONSIDER THE APPLICATION FOR ENTERING INTO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND THE BAREFOOT BEACH RESORT, LLC LOCATED AT 13220 GULF BOULEVARD AS REZONED IN ORDINANCE 2015-17.

A motion to approve the Development Agreement with Barefoot Beach Resort, LLC was made by Commissioner Shontz and seconded by Commissioner Poe.

CM: This was unanimously approved by the Planning Commission.

Commissioner Shontz: Complimented the staff and the developers for their work and cooperation to create this document. The Mayor also commends the Planning Commission as well.

Commissioner Lister: He thanked the members of the audience who came out today to voice their opinion. He understands their issues with something being built right next door, but the Development Agreement does not give these people carte blanc – this will requires the developer to come to the Commission for anything they’d want to move or change on the property. However, he does believe despite their concerns, that this is a good thing for Madeira Beach.

Rose Logget: Her main concern with this project was the process by which it was approved. It is not that they don’t want to see anything be built there – that never came up even though they felt that was applied to them. We live there, this is the last majorly residential area on the beach. When she asked how many of the Planning Commissioners walked down or listened to the Neighborhood Meeting tapes, not many did. And then when one commissioner did walk down, and wanted more sea oats planted, which isn’t a solution either. They are trying to be good neighbors, we do not want development to stop, but she wants the commission to consider the people they represent and asked for the caveat that the existing areas remain R-3 zoned.

Ron Logget: Said he was very disheartened by the Planning Commission. When we asked if anyone had watched the video or minutes from the Neighborhood Meeting – none of them had. As we spoke about certain things that were agreed upon, they were told to give them a note on it.

Tom Edwards: The Planning Commission had a quorum of 4 (out of 7). The commissioners were asking questions about the agreement that they would not need to ask if they had read this document. He argued that the integrity of the Planning Commission is germane because they are giving a recommendation to the Board of Commissioners. One issue that was brought up was about the installation of pilings. On Page 14, “any oral agreements, agreements created by written agreements...will be merged herein” – he asked the City Attorney is that would be incorporated or not.

He also has an issue with the rooftop bar. There is no diagram on how that bar will be developed, this should be part of the development agreement as well.

Jack Bodziak: There were several meetings and he wants to clarify. The rooftop bar does have submitted plans and it has a 15-20 seat capacity that is only allowed to be used by tenants. The pilings will be addressed as agreed, they will not use driven pilings. Leaving the front building as R-3 would be detrimental to the property. An excessive amount of money will be made to match the buildings – it does not make sense to renovate a building for \$2 million only to have it torn down later.

CM: The City will not release the building permit until it is clear that the pilings will be installed as discussed.

Jim Everett: He was watching this at home and he came because of the comments made towards the Planning Commission. He did check out the property and read the development agreement. The comment about the sea oats was a way for the Commissioner to add to beach preservation but since the neighborhood did not want that, it was not included in the Development Agreement. This item was brought forward several times – more often that is normally done – and he thinks that the Planning Commission worked to hear some of the concerns. The Commission takes their jobs very seriously and considers the impact on the City closely.

ROLL CALL:

Commissioner Lister.....	YES	Vice-Mayor Poe.....	YES
Commissioner Hodges.....	YES	Mayor Palladeno.....	YES
Commissioner Shontz.....	YES		

J. NEW BUSINESS - NONE

K. REPORTS/CORRESPONDENCE

• **CITY COMMISSION**

Commissioner Shontz: Wanted to remind everyone about the Florida Orchestra Holiday Concert. Tickets can be bought either online or at the Recreation Center.

Mayor Palladeno: Invited the Commission and the public to attend the Cornerstone Ceremony that will take place on December 10th to dedicate the building. He also mentioned the Boat Parade which will take place on December 12th and will be accompanied by a concert and fireworks at ROC Park.

- **CITY ATTORNEY – NONE**
- **CITY MANAGER**

CM: He had tried to avoid a heavy load with meetings for December, but that was unable to happen. There are several meetings and a new development proposal for the Leverock's property and a site plan has been submitted for consideration.

- **CITY CLERK**

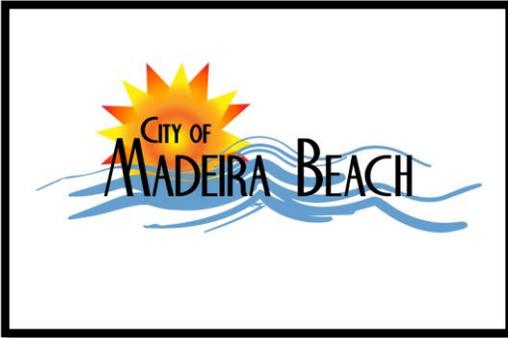
CC: The Candidate Qualifying Period for the March 2016 elections ended today and the two commissioners up for re-election remained unopposed. This means that the only item on the ballot will be the referendum.

L. ADJOURNMENT – The meeting was adjourned at 6:40 p.m.

Date approved: January 12, 2016

Travis Palladeno, MAYOR

Submitted by Aimee Servedio, CITY CLERK



**THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE**

**BOARD OF COMMISSIONERS
SPECIAL WORKSHOP MEETING**

The Board of Commissioners of the City of Madeira Beach, Florida will meet at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida to discuss the agenda items of City Business listed at the time indicated below.

5:00 P.M.

WEDNESDAY, DECEMBER 9, 2015

COMMISSION CHAMBERS

A. CALL TO ORDER – The meeting was called to order at 5:00 p.m.

B. ROLL CALL

MEMBERS PRESENT: Travis Palladeno, Mayor
Elaine Poe, Vice-Mayor
Terry Lister, Commissioner District 1
Nancy Hodges, Commissioner District 2

MEMBERS ABSENT: Patricia Shontz, Commissioner District 4

STAFF PRESENT: Shane B. Crawford, City Manager (CM)
Thomas Trask, City Attorney (CA)
Aimee Servedio, City Clerk (CC)

STAFF ABSENT: Vincent M. Tenaglia, Assistant City Manager/Finance Director (ACM/FD)
Dave Marsicano, Public Works/Marina Director (PW/MD)

C. TOPICS

1. RECOGNITION OF VOLUNTEER WORK ON THE DEPUTY APPRECIATION PARTY
Elaine Poe, Vice-Mayor

V-M Poe: Wanted to take a minute to thank all of the hardworking and dedicated volunteers that donated their time and money to make the Deputy Appreciation Party held on November 14th a success. Parties don't just happen and she appreciates everyone's time and efforts. Several members of the audience were recognized for their participation and service to the City.

2. DISCUSSION AND PRESENTATION OF MARCH 15, 2015 ELECTION REFERENDUM REFERRING TO THE POSSIBLE SALE OF CITY-OWNED PROPERTY
Thomas Trask, City Attorney
Shane Crawford, City Manager

CA: The City Attorney presented the current city and state documents relating to the Referendum that will go out for a vote on March 15, 2016. This referendum relates to the possible sale of City-owned property to be approved only by a super majority (4 out of 5 commissioners must vote in favor). This referendum also applies to the conveyance of easements through a simple majority of the Board (3 out of 5 votes in favor).

The State Statute that was included in the agenda packets, F.S. §166.031, is a section that pertains to potential city charter changes. The statute basically explains the process by which a City may amend its charter by stating that "the governing body of the municipality may place the proposed amendment contained in the ordinance (in this case, Ordinance 2015-06) to a vote of the electors at the next general election..." The City has drafted and approved Ordinance 2015-06 earlier this year and has established the ballot language in Resolution 2015-27.

CM: As of today, the City Charter states, "prior to the sale of any real property possessed by the City...the issue shall be submitted to a referendum vote of the electors of the City..." (Section 1.7, Madeira Beach City Charter). This means that any time a prospective developer wishes to purchase any City-owned property, an election must be held and the referendum item would be voted on by the residents of the City.

This creates problems for developers and for progress. As elected officials of the City of Madeira Beach, the members of the Board of Commissioners serve to represent the will of those who voted for them. By changing the City Charter to allow the Board of Commissioners to vote on whether a piece of City property will be sold, development and improvement to the area can continue much more efficiently.

Consensus: At this time, another meeting to discuss this referendum item has not been scheduled. All of the information referenced tonight can be found on the City website. If the Board sees fit, another informational meeting may be scheduled in the future, if deemed necessary.

D. ADJOURNMENT – The meeting was adjourned at 5:23 p.m.

Date approved: January 12, 2015

Travis Palladeno, MAYOR

Submitted by Aimee Servedio, CITY CLERK

FACILITY USE AGREEMENT

This Agreement, dated this _____ day of January, 2016, is between the City of Madeira Beach, a Florida municipal corporation, located at 300 Municipal Drive, Madeira Beach, Florida 33708, hereinafter referred to as "City" and S8, LLC, a Florida limited liability company located at 11150 4th Street North #4213, St. Petersburg, Florida 33716, hereinafter referred to as "S8".

1. PERMITTED USES AND LIMITATIONS. City agrees to permit, nonexclusively, the described use of the Fitness Center in the City Centre located at 300 Municipal Drive, Madeira Beach, Florida 33708, hereinafter referred to as "Facility" under the following terms and conditions:

- A) S8 is solely responsible for assuring that the Facility is not used for any unlawful purpose or unsafe activity during its use by S8 and shall comply with all City policies, rules and regulations and any applicable federal, state, or municipal law, including any applicable fire or building codes. S8 shall adhere to all minimum lighting requirements set by the Fire Marshall at all times during activities or events.
- B) City, for its own protection, reserves the right to enforce all applicable laws, policies, rules, and regulations. City retains the right to enter any and all premises at any time, and on any occasion without restrictions whatsoever. S8 shall stop its training immediately upon instruction of authorized City personnel, and clear the facility upon the sounding of the fire alarms or at the request of City. City retains the right to direct the interruption of any event/activity in the interest of public safety and to terminate such event/activity when, in the sole judgment of City administration or their employees or designees, such act is in the interest of public safety. S8 hereby waives any claims for damages or compensation should the event be so interrupted or terminated.
- C) S8 shall ensure that no alcoholic beverages, illegal drugs, or tobacco products are brought into the Facility, or any part of the Facility, including parking lots.
- D) S8 shall use only the Facility and shall ensure that no other portion of the City Centre is used or entered. Anyone (including members, guests, or invitees) who enters any area other than the Facility may be ejected from the premises. Should such a condition occur, S8 will be charged the fee for use of this additional area and/or the City may treat the occurrence as a breach of this Contract retaining any fees paid by S8 as damages.
- E) S8 may use the Facility only for personal weight training.
- F) S8 employees shall be Basic Life Support (BLS) certified and have fitness certifications and/or bachelor's degrees related to the field of fitness.

2. SCHEDULE OF USE PERIODS. The parties acknowledge that there are other users of the Facility whose time and needs City must attempt to coordinate and prioritize including City staff and fire department employees. City does not guarantee availability of the Facility. The City shall have the right, and will endeavor to provide reasonable written notice to S8, to pre-empt use of the Facility for any reason determined by City of major importance to the City. City shall not, in any event, be liable for any loss or damage caused by the unavailability of the Facility due to City events and unforeseen or other reasonably uncontrollable events which cause failure of the facilities to operate or function during the period of this Agreement.

3. TERM.

- A) The initial term of this Agreement shall be three (3) years, commencing on January 13, 2016, and terminating on January 12, 2019.

- B) S8 shall have five (5) options to renew this Agreement for a term of one (1) year subject to a Fee adjustment; provided, however, that S8 is not in default hereunder, and provided that S8 shall first give written notice to City of S8's intention to exercise the option no less than three (3) months prior to the termination of each term.

4. ADVERTISING AND PUBLICITY. When utilizing City facilities or premises, S8 shall ensure that, except to identify the location of the event, City's seal or name is NOT being used in any advertising and publicity. S8 shall provide proofs to City for approval of all advertising materials, commercials, flyers, whether radio, television, or print, PRIOR to advertising.

5. INDEMNIFICATION AND WAIVER. S8 assumes all responsibility, risk and liability for all activities of S8, its employees, agents, invitees, contractors, subcontractors, or licensees, directly or indirectly conducted in connection with this Agreement, including environmental and hazardous substance risks and liabilities, whether occurring during or after the term of this Agreement. S8 agrees to the fullest extent permitted by applicable law to indemnify and save harmless the City, its Mayor, Commissioners, Charter Officials, officers, agents and employees, from and against all claims, demands, judgments, costs and expenses (including reasonable attorney's fees) which may arise by reason of injury, emotional distress, or death to any person, or damage to any property, which may have arisen or be alleged to have arisen in connection with negligence of the S8; or which may arise or be alleged to have arisen as a result of a dangerous condition of or on the premises, unless the condition had not become more dangerous as a result of the S8's activities. S8 shall accept any such cause or action or proceeding within 15 days of tender by the City. This indemnification shall survive the termination of this Agreement.

S8 expressly waives any and all claims of whatever nature, for any and all loss or damage sustained from any cause whatever, prior, during, or subsequent to the rental period, by reason of any defect, deficiency, failure, or impairment of the premises, including, but not limited to the water supply system, heating system, wires leading to or inside the premises, gas, electric, or telephone systems, automatic sprinkler systems or from any other source whatsoever. City is not liable or responsible for any financial loss incurred by the S8 due to unforeseen, extenuating or reasonably uncontrollable events, which cause failure of any or all of the facilities to operate or function during the period of this Agreement.

6. INSURANCE. Without limiting its indemnification, and at least two weeks prior to the intended use, S8 will furnish City with a Certificate of Insurance evidencing insurance coverage as indicated below:

- A) S8's policy of commercial general liability insurance with a minimum limit of \$1,000,000 per occurrence. The commercial general liability insurance must include coverage for liability assumed under an insured contract (including defense costs assumed under contract) and shall name City as an additional insured. This insurance shall apply as primary insurance with respect to any other insurance or self-insurance programs afforded to City.
- B) Workers Compensation insurance meeting the required statutory limits.
- C) Property Insurance: City assumes no responsibility for the loss or damage of S8's property placed on or in the Facility, and S8 hereby expressly releases and discharges City from any and all liability for loss to such property. City recommends that S8 maintain property insurance sufficient to cover any items brought to the Facility. City shall have the sole right to collect and have custody of all articles left in the Facility fifteen (15) days after the intended use of the Facility.

S8 shall purchase at its own expense, and maintain in force at all times during the term of this Agreement, the insurance required in this section. Failure to furnish satisfactory evidence of insurance,

lapse of a policy, or inadequate limits, is grounds for termination of this Agreement. All insurance limits are minimums. If the S8's policies contain higher limits, then City shall be entitled to coverage to the extent of such higher limits.

7. **EQUIPMENT.** Generally, S8 must provide all equipment needed by S8. Storage space will not be provided. S8 shall also have the right to use City equipment with the understanding that it will also maintain the City's equipment. S8 shall keep any equipment owned and used by S8 at the Facility in good working condition at all times at S8's own expense. S8 shall be responsible for repairing or replacing any equipment or other property owned by City and used by S8 that is lost, damaged or otherwise rendered unfit for use for reasons other than reasonable wear and tear. Any and all damages that result from S8's failure to maintain its equipment, or the City's equipment, in proper working order are the responsibility of the S8 and will be expeditiously mitigated or repaired at the S8's expense. City reserves the right to make or contract repair of such damages, as it deems appropriate, and to bill the S8 for the actual costs of parts, materials and labor, and any potential loss of use of the Facility.

8. **USER DEMEANOR.** In the event that S8 is not the sole user of the Facility during schedule use periods, S8, and all participants, employees and invitees shall conduct themselves in a professional, inoffensive, and unobtrusive manner.

9. **CLEANING, VANDALISM and OTHER DAMAGES.** During the periods of Facility use by S8, S8 shall be responsible for the control of its members, agents, employees, participants, spectators, and others admitted to the premises by S8. S8 shall be responsible for repair of all vandalism and/or damages and for the expense of cleanup at the conclusion of each use. S8 shall not drive, nor permit to be driven, any nails, hooks, tacks, or screws in any part of the building, nor shall S8 make, or allow to be made, any building alteration of any kind. S8 must perform general cleanup at the conclusion of the each use. General cleanup includes the cleaning necessary to return the Facility to a clean, safe, orderly, and sanitary condition.

10. **ADDITIONAL SERVICES.** S8 shall reimburse City for any and all services not included in this Agreement but requested by S8 or required to fulfill S8's responsibilities under the terms of this Agreement including, but not limited to, cleanup not accomplished by S8. Charges for any such items will be billed to the address of the S8 as shown below and are due in full upon receipt of the billing.

11. **FEES.** S8 agrees to pay to CITY the fees as itemized in Addendum 1, FEE SCHEDULE, for the use of the Facility. Said sums will be paid on the last day of each month, in arrears. As an example, fees earned in January will be paid on January 31st.

12. **ASSIGNMENT.** No benefit under this Agreement may be assigned nor may any duty under this Agreement be delegated without the written consent of the other party.

13. **AMENDMENTS.** This Agreement may not be added to, modified or changed in any way except by written agreement signed by both parties.

14. **NO WAIVER.** The failure of the City to insist upon the strict performance of any provision of this Agreement or to exercise any right, power or remedy upon a breach thereof shall not constitute a waiver by City of any such provision, breach or subsequent breach of the same or any other provision.

15. **INTERPRETATION.** This Agreement constitutes the entire agreement between the parties, superseding all previous representations, discussions, and agreements between the parties. This Agreement shall be binding upon and shall inure to the benefit of the successors and, subject to the provisions relating to assignment, the assigns of each of the parties. This Agreement shall be interpreted

under the law of Florida, choice of law excepted. Suit or claims arising out of the use or this Agreement shall be brought in the Circuit Court of the Sixth Judicial District, Pinellas County, Florida.

16. **NOTICES.** Any notices concerning this Agreement and all notices required by this Agreement shall be given in writing and shall be personally delivered or mailed to the addresses designated by the parties below.

17. **ADDENDUMS.** Addendums incorporated herein as part of this agreement are indicated below:

Addendum 1 - Fee Schedule

CITY OF MADEIRA BEACH, a Florida municipal corporation

WITNESSES:

Travis Palladeno, Mayor

Print Name: _____

Print Name: _____

ATTEST:

Aimee Servedio, City Clerk

APPROVED AS TO FORM:

Thomas J. Trask, City Attorney

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by Travis Palladeno, Mayor of the City of Madeira Beach, who ___ is personally known to me or ___ has produced a _____ driver's license or _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

S8, LLC, a Florida limited liability company

WITNESSES:

Kristi Montone, Managing Member

Print Name: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this _____ day of _____, 2016,
by Kristi Montone, Managing Member of S8, LLC who ___ is personally known to me or ___ has
produced a _____ driver's license or _____ as identification.

NOTARY PUBLIC, STATE OF FLORIDA

ADDENDUM 1 – Fee Schedule

1. The following fees will be charged by S8 to its customers:

	Public Pricing	Resident Pricing	City Employee Pricing
Private Training	\$75.00/session	\$67.50/session	\$50.00/session
Semi-Private Training (2-3 clients)	\$45.00 per person/session	\$40.00 per person/session	\$35.00 per person/session
Small Group Training (4-6 clients)	\$30.00 per person/session	\$25.00 per person/session	\$20.00 per person/session

* S8 reserves the right to increase or change prices at any time.

** S8 will offer City Employees a 22% discount to group fitness classes, Warflow, at Madeira Beach Recreation Complex.

*** All city employees, firefighters and police of Madeira Beach will have priority to all equipment within the gym.

2. S8 shall pay City the following fees:

\$0.00 - \$25,000.00	20% of Gross Revenue
\$25,000.01 - \$50,000.00	18% of Gross Revenue
\$50,000.01 - \$75,000.00	16% of Gross Revenue
\$75,000.01 - \$100,000.00	14% of Gross Revenue
\$100,000.01 plus	12% of Gross Revenue



MADEIRA BEACH BOARD OF COMMISSIONERS

January 12, 2016 – Agenda Report

FROM: Luis N. Serna, AICP – Planning and Zoning

SUBJECT: **ORDINANCE 2015-18: REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS 555 150TH AVENUE and 565 150TH AVENUE, FROM MARINE COMMERCIAL (C-4) TO PLANNED DEVELOPMENT (PD) DISTRICT; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.**

BACKGROUND: A request to rezone the Holiday Isle Marina property, located at 555 and 565 150th Avenue, from C-4 (Marine Commercial) to PD (Planned Development), and the corresponding Development Agreement required to implement the Planned Development/Site Plan, were reviewed by the Planning Commission on January 11, 2016.

The proposed PD development is located within the Planned Development Mixed Use Future Land Use district which is implemented through the Madeira Beach Town Center Special Area Plan (SAP). According to the SAP, all proposed development and redevelopment in the SAP should be reviewed using the Planned Development (PD) process to ensure that the proposed uses and designs are consistent with the Town Center SAP. Land proposed for development under the PD district may contain a mixture of temporary lodging, residential, commercial, recreational, and other uses as permitted by the Future Land Use Map designation on the site. The PD rezoning process further requires the submittal and approval of a concept plan and a development agreement to ensure compliance with the proposed development standards. Future development on the site will be subject to staff level review and will require more detailed site plans which will be reviewed for consistency with the PD conceptual plan and the development agreement.

Within the Town Center SAP, the proposed PD is located within the Causeway District. Development in this district requires inter-parcel vehicular access and allows for the utilization of shared parking. Additional standards for the SAP and the Causeway District address building setbacks, outdoor dining and display, parking lot location and size, parking lot landscaping, off-street service and loading areas, and architectural guidelines.

Proposed Use: The proposal is for a mixed-use project that will include a maximum of 325 temporary lodging units (hotel/condominium-hotel units); 68 condominium units; 25,000 square feet of commercial, including a 200-seat restaurant; and a marina. The project will consist of six primary buildings (three of which are for the condominium units); a shared, four-level parking deck; and an expanded marina. Proposed building heights for the project are up to 117 feet.

The project will feature vehicular access improvements to 150th Avenue as well as enhanced pedestrian connections along the front of the property and across the Tom Stuart Causeway to the City Causeway Park site. The vehicular access improvements involve changing the existing northern driveway into right-in/right-out only ingress and egress, moving the driveway that is in front of the City Marina to the south, increasing the stacking distance for vehicles turning left into the southern driveway from 150th avenue, and adding an acceleration lane out of the southern driveway. These improvements will be important for not only addressing the impacts of the proposed project, but in accommodating future development in the Madeira Beach Town Center. A complete listing of the proposed development standards for the project are shown on Sheets A001 and A002 of the concept plan and are formalized in the project development agreement.

**BUDGETARY
IMPACT:**

N/A

REVIEW CRITERIA:

I. In accordance with Section 110-393 of the Code of Ordinances, in their analysis of the rezoning application and the proposed development plan, and prior to official action, the Board of Commissioners shall consider the recommendation of the Planning Commission/Local Planning Agency and ensure the rezoning application is in conformance with the criteria of Section 110-391. These criteria and the findings of staff are as follows:

- (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.

The subject parcels are located in the Planned Redevelopment Mixed-Use Future Land Use category which is further implemented through the Madeira Beach Town Center Special Area Plan (SAP). One of the stated objectives of the SAP is to increase the number of temporary lodging units and enhance the tourist industry for Madeira Beach and its local businesses. The Future Land Use district establishes a maximum density of 15 units per acre for residential units and up to 125 units per acre for temporary lodging. The district further permits a maximum Floor Area Ratio of 4.0 and a maximum Impervious Surface

Area ratio of 0.95. The proposed Planned Development has been determined to be consistent with the Future Land Use district and the SAP objectives and standards.

(2) *Land use compatibility.* The assigning of zoning districts shall promote the compatibility of adjacent land uses.

The subject parcels are surrounded on three sides by water and are in an area that includes other residential, water based commercial, and tourism related commercial uses. The proposed mixed-use development will be consistent with the existing and planned developments for the area.

(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 districts. 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.

The applicants have coordinated the conceptual development plans with Pinellas County Engineering, the Florida Department of Transportation, and the Southwest Florida Water Management District. The applicants have submitted a letter of water and sanitary sewer availability from Pinellas County and a traffic study for the development. Certificates of concurrency and outside agency permitting will need to be obtained prior to any development taking place on the site.

(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 proposed development has been determined to be consistent with and will promote the sort of development that is promoted in the Town Center Special Area plan.

(5) *Consistency with the land development regulations.* Zoning district designations shall be consistent with the purpose and intent of these land development regulations.

The PD zoning district allows for flexibility and is intended to accommodate integrated and well-designed developments in accordance with approved development plans. The district is intended to offer flexibility of design and to encourage imaginative, functional, high-quality land planning development for those uses consistent with the applicable Future Land Use Plan category and which are compatible with adjacent and nearby lands and activities.

The proposed rezoning and conceptual site plan have been determined to be consistent with the standards and requirements of the Land Development Regulations, the Comprehensive Plan, and the Madeira Beach Town Center Special Area Plan.

II. The Board of Commissioners shall additionally review the proposed development plan for compliance with the provisions of Article II, Site Plans, and the following general conditions:

- (1) Land uses within the development shall be appropriate in their proposed location, in their relationships to each other, and in their relationships with uses and activities on adjacent and nearby properties.**

The subject parcels are surrounded on three sides by water and are in an area that includes other residential, water based commercial, and tourism related commercial uses. The project is immediately adjacent to and is compatible with the City of Madeira Beach Marina. It is also directly across the street from the City Causeway Park site. The uses proposed for this site have been situated in a manner that takes advantage of the site's access to the water.

The proposed development will be consistent with the existing and planned developments for the area. Although the concept plan is larger in scale and height than other uses in the area, there are no residential uses immediately adjacent to the property. The nearest residential property is located approximately 500 feet south of the site and is separated by water and the City Marina property.

- (2) The development shall comply with applicable city plans and planning policies, and shall have a beneficial effect both upon the area of the city in which it is proposed to be established and upon the city as a whole.**

The subject parcels are located in the Planned Redevelopment Mixed-Use Future Land Use category which is further implemented through the Madeira Beach Town Center Special Area Plan (SAP). One of the stated objectives of the SAP is to increase the number of temporary lodging units and enhance the tourist industry for Madeira Beach and its local businesses. The proposed mixed use project is expected to promote the vitality of the Town Center by providing temporary and permanent dwelling units and supporting activities for residents and tourists. The project will also provide a safe pedestrian access to the other side of 150th Avenue which is a problem identified in the Town Center Plan.

In addition, the development is consistent with the following policies of the Comprehensive Plan:

Policy 1.5.5:

Promote pedestrian-oriented areas within concentrated development and activity areas.

Policy 1.5.6:

Reduce conflicts between traffic movement and Intracoastal Waterway bridge openings.

Policy 1.5.7:

Minimize existing and potential traffic hazards by coordinating land use and traffic circulation decisions.

Policy 1.9.1:

Redevelopment shall be encouraged in the following areas:

- The area of 137th Avenue Circle, east of Gulf Boulevard.
- The Madeira Way Redevelopment Area, the area formed by Gulf Boulevard, 153rd Avenue, Madeira Way, and 150th Avenue to the Tom Stuart Causeway Bridge.

Policy 1.10.1:

The city entranceway areas shall reflect the beach community character of the community, water-related activities, and include mixed uses.

- (3) Stipulations of approval of a planned development plan may include requirements to construct improvements, dedicate needed property and easements or contribute money to improvements to public facilities such as roadways, new medians, sanitary sewer and water facilities, drainage facilities, street lighting, landscaping, signage, parks and recreational facilities, walkways and sidewalks, burying of utility lines along abutting rights-of-way or adopted planned streetscape improvements.**

The conceptual plan and the associated development agreement includes the requirement for the developers to construct off-site roadway and pedestrian facilities prior to the issuance of a Certificate of Occupancy for the first phase of the project. In addition, the development agreement requires the developer or his successor to design, construct, and maintain until accepted by the City all public infrastructure facilities and lands necessary to serve the project. All future development will be subject to the concurrency provisions of the Code of Ordinances.

- (4) A minimum of a five-foot sidewalk shall be provided along any street right-of-way or on private property by easement dedication if the right-of-way is of insufficient width.**

The conceptual plan proposes a five-foot wide sidewalk within and along the 150th Avenue right-of-way.

- (5) The total land area within the development and the area devoted to each functional portion of the development shall be adequate to serve its intended purpose.**

The applicant has submitted a concept plan that identifies minimum development standards and conceptual phasing for the project. Additionally, the development agreement includes the condition requiring final approval of a phasing plan showing that each phase meets the minimum parking requirement, ISR, and FAR as provided by Code.

- (6) Streets, utilities, drainage facilities, recreation areas, building heights, sizes and yards, and vehicular parking and loading facilities shall be appropriate for the particular use involved, and shall equal or exceed the level of design**

and construction quality required of similar land development elsewhere in the city.

The conceptual plan has been reviewed for consistency with the development standards of the Code of Ordinances. Any subsequent development on the property will be reviewed for consistency with the conceptual plan as well as in greater detail for consistency with the development standards of the Code of Ordinances. These reviews will ensure that development will equal or will exceed the level of design and quality required of similar land development elsewhere in the City.

(7) Visual character and community amenities shall be equal or better in quality than that required by standard zoning districts for similar development.

The conceptual plan of development provides architectural and landscaping standards that generally exceed the minimum standards required under conventional zoning districts.

(8) Open space shall be adequate for the type of development and the population density of the proposed development.

Open space, as expressed through Floor Area Ratio (FAR) and Impervious Surface Area Ratio (ISR) exceed the minimum standards of the Future Land Use category.

(9) Outdoor storage of merchandise or materials shall be prohibited.

No outdoor storage of merchandise or materials is proposed.

(10) Areas proposed for common ownership shall be subject to a reliable and continuing maintenance guarantee.

The development will require the establishment of an entity or entities that will be responsible for maintenance of the project that will be under common ownership.

(11) All existing nonconforming signs or sign structures shall be removed.

All nonconforming signs or sign structures will be removed as a part of the redevelopment of the site.

(12) In the case of developments, which are to be constructed in several phases, the proposed phases shall be shown on the overall development plan. The proposed construction phases shall individually comply with the standards set forth in this section in order that, if for any reason construction ceases prior to completion of the entire planned development, the resulting partially complete project will adequately serve its purchasers and occupants and will not cause a general public problem.

The applicant has submitted a concept plan that identifies minimum development standards and conceptual phasing for the project. Additionally, the development agreement includes the condition requiring final approval of

a phasing plan showing that each phase meets the minimum parking requirement, ISR, and FAR as provided by Code.

III. Lastly, the Board of Commissioners must review the plans, drawings, and schematics for the proposed development plan in detail. Such drawings shall define the physical character of the project, including all building and architectural treatments. The Board of Commissioners' review will ensure conformance with the following design standards:

(1) Treatment of the sides and rear of all buildings within the planned development shall be compatible in amenity and appearance to treatment given to street frontages of the same buildings.

The conceptual plans include architectural renderings that show the front, side, and rear views of the development. These plans show that the development has been designed with consideration of the high visibility of the site along all four sides.

(2) All buildings in the layout and design shall be an integral part of the development and have convenient pedestrian access to and from adjacent uses.

The conceptual plans identify pedestrian access within the project as well as along the street and water frontages. Additionally, enhanced pedestrian access to the other side of 150th Avenue is required by the development agreement to be completed prior to the issuance of the first Certificate of Occupancy.

(3) Individual buildings shall be related to each other in design, mass, materials, placement and connections to provide a visually and physically integrated development.

The conceptual plan proposes common architectural themes and elements. Common amenities such as landscaping, parking, and pedestrian ways help integrate the individual buildings and uses.

(4) Landscape treatments for walkways, plazas, arcades, roads, and service and parking areas shall be designed as an integral part of a coordinated landscape design for the entire project area. The landscape plan submittal shall include the anticipated appearance of the trees and landscape materials after five years of growth to visually provide their size and proportion relative to the proposed buildings, view corridors, curb appeal, pedestrian corridors, etc.

Conceptual landscaping plans have been submitted that unite the various buildings and uses in the project.

(5) The project's scale, and the size, color and proportion of building elements, components and materials are appropriate and harmonious with surrounding neighborhood structures.

The maximum building heights and scale of development as proposed in the concept plans are larger than any existing development on the surrounding properties. However, the site is surrounded on three sides by water, and nearby uses include the City Marina and City Park sites. The scale of the proposed development is similar in scale to development that could occur in this area under the Town Center Special Area plan.

(6) All mechanical equipment, electrical equipment, roof top equipment, and refuse areas associated with this project shall be screened.

Development of the site will be subject to review for consistency with the conceptual plans. The conceptual plans propose landscaping and other screening of mechanical, electrical, and roof top equipment, and refuse areas.

(7) Appropriate building materials are being used. The use or employment of any of the following is generally considered inappropriate and will not be permitted unless appropriately integrated into a project meeting all other criteria, including aesthetic criteria, of this article:

- a. Corrugated metal siding;
- b. Prefabricated metal buildings or their components;
- c. Primary colors or black;
- d. False windows or doors; and
- e. Unmodified formula and trademark buildings and structures.

The conceptual plans are consistent with these standards.

(8) The project's location and design adequately protects or enhances unique site characteristics such as those related to scenic views, natural vistas, waterways or similar features.

The concept plans include views of the site from the public right-of-way and from the water. The project site is at a lower elevation than the bridge along 150th Avenue, helping maintain views of the water from vehicles traveling into the City. The project also represents redevelopment of a site that is primarily used for parking and storage of vehicles and boats.

(9) The project appropriately integrates landscape elements into the site plan and building design. Plantings shall be of a size to give the appearance that the project is settled into a mature landscape. The landscape submittal shall include a description of each tree and plant proposed on site by type and details relative to maximum height/size and color at maturity.

Landscaping plans for the project are conceptual. Final site plans required by the development agreement will be reviewed for consistency with these conceptual plans as well as the required detailed landscaping standards.

10) Signage and other building appurtenances are integral components of the building, appropriately scaled, and consistent in character with the building's overall design.

Signage and other building appurtenances, as identified on the concept plans, are integral components of the building, appropriately scaled, and consistent with the buildings' overall design.

- 11) The project incorporates defensible space concepts of crime prevention through environmental design. A lighting plan shall be provided to review safety considerations for pedestrians and motorists, as well as, environmental impacts.**

Final site plans for this project will be reviewed for consistency with this requirement.

**RECOMMENDED
BY STAFF:**

Staff recommends approval of the first reading of Ordinance 2015-18.

ATTACHMENT(S):

1. Ordinance 2015-18
2. Zoning and Future Land Use Maps
3. Town Center Character Districts Map
4. Site Aerial
5. Flood Zone Map
6. C-4 and PD zoning regulations
7. Town Center Special Area Plan – Causeway District standards
8. Application package
9. Pinellas County Property Appraiser's Database Information
10. Notification
11. Public Comments

ORDINANCE 2015-18

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS 555 150th AVENUE AND 565 150th AVENUE FROM, MARINE COMMERCIAL (C-4) TO PLANNED DEVELOPMENT (PD) DISTRICT; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

WHEREAS, the applicant has requested that said property be rezoned to become a Planned Development (PD) District; and

WHEREAS, The City of Madeira Beach Comprehensive Plan has been amended to establish the need and basis to further the tourism industry and provide additional flexibility for other types of land use; and the PD District is intended to accommodate integrated and well-designed developments in accordance with approved development plans; and

WHEREAS, the PD District is also intended to offer flexibility of design and to encourage imaginative, functional, high-quality land planning development for mixed uses and multiple buildings, which is compatible with adjacent and nearby lands and activities; and

WHEREAS, the land proposed for development under the PD District may contain a mixture of residential, commercial, temporary lodging, recreational and other uses, as permitted by the land use designation on the site; and

WHEREAS, the property owners of the subject property are currently under two related ownerships. Parcels 09-31-15-00000-140-0100 and 09-31-15-00000-140-0120 are owned by MHH Enterprises, Inc. and Parcel 09-31-15-00000-110-0100 is owned by C&T Enterprises, Incorporated. Additionally the property has two leases for submerged lands adjacent to the property. These submerged land parcels are identified as: Parcel #'s 09-31-15-00000-140-0110 and 09-31-15-00000-110-0200

WHEREAS, the property owners of Parcel I.D. # 09-31-15-00000-140-0120 and 09-31-15-00000-110-0100 have applied for a change in zoning from C-4, Marine Commercial, to PD, Planned Development; and

WHEREAS, the Planning Commission serving as the Local Planning Agency of the City of Madeira Beach has duly considered the type of zoning on said real property, and has recommended that the zoning request be granted; and

WHEREAS, the Board of Commissioners has reviewed this rezoning request and finds that a rezoning of the subject property from C-4, Marine Commercial, to PD, Planned Development through an approved Development Agreement is consistent with the Comprehensive Plan, the Town Center Special Area Plan and is

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, AS FOLLOWS:

SECTION 1. That the following described properties be rezoned from C-4, Marine Commercial, to PD, Planned Development, and that any subsequent development of the following described properties development be regulated through the Development Agreement process:

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

Parcel 09-31-15-00000-140-0120

Parcel 09-31-15-00000-110-0100

Parcel 09-31-15-00000-140-0110

Parcel 09-31-15-00000-110-0200

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. That all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance be hereby repealed insofar as the same affect this Ordinance.

SECTION 4. That this Ordinance shall be in full force and effect upon adoption in the manner provided by law, and concurrent with an approved Development Agreement.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF MADEIRA BEACH, FLORIDA, this _____ day of _____, 2016.

APPROVED AS TO FORM:

Thomas Trask, B.C.S., CITY ATTORNEY

Travis Palladeno, MAYOR

ATTEST:

Aimee Servedio, CITY CLERK

PUBLISHED: _____ 12/04/2015

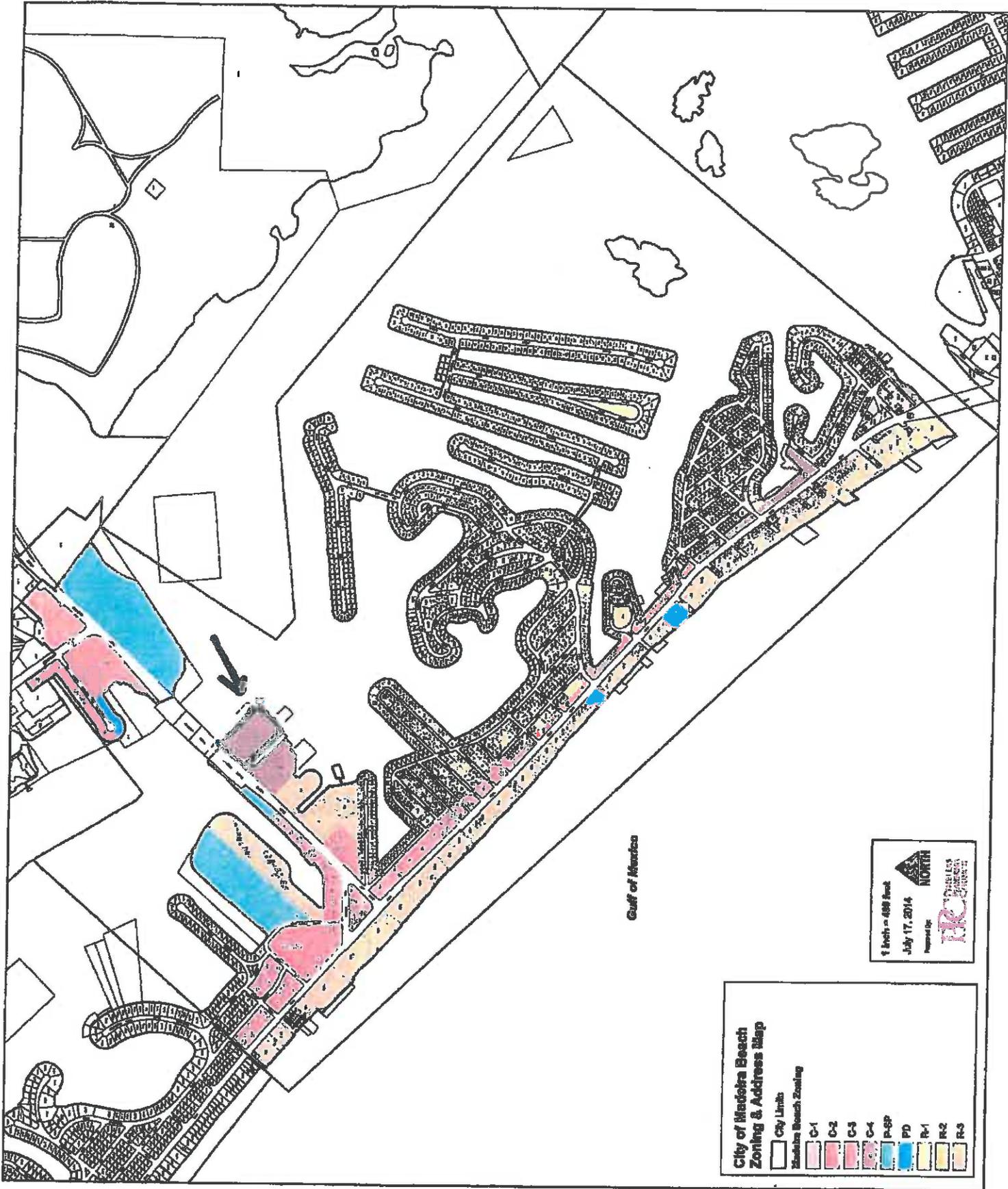
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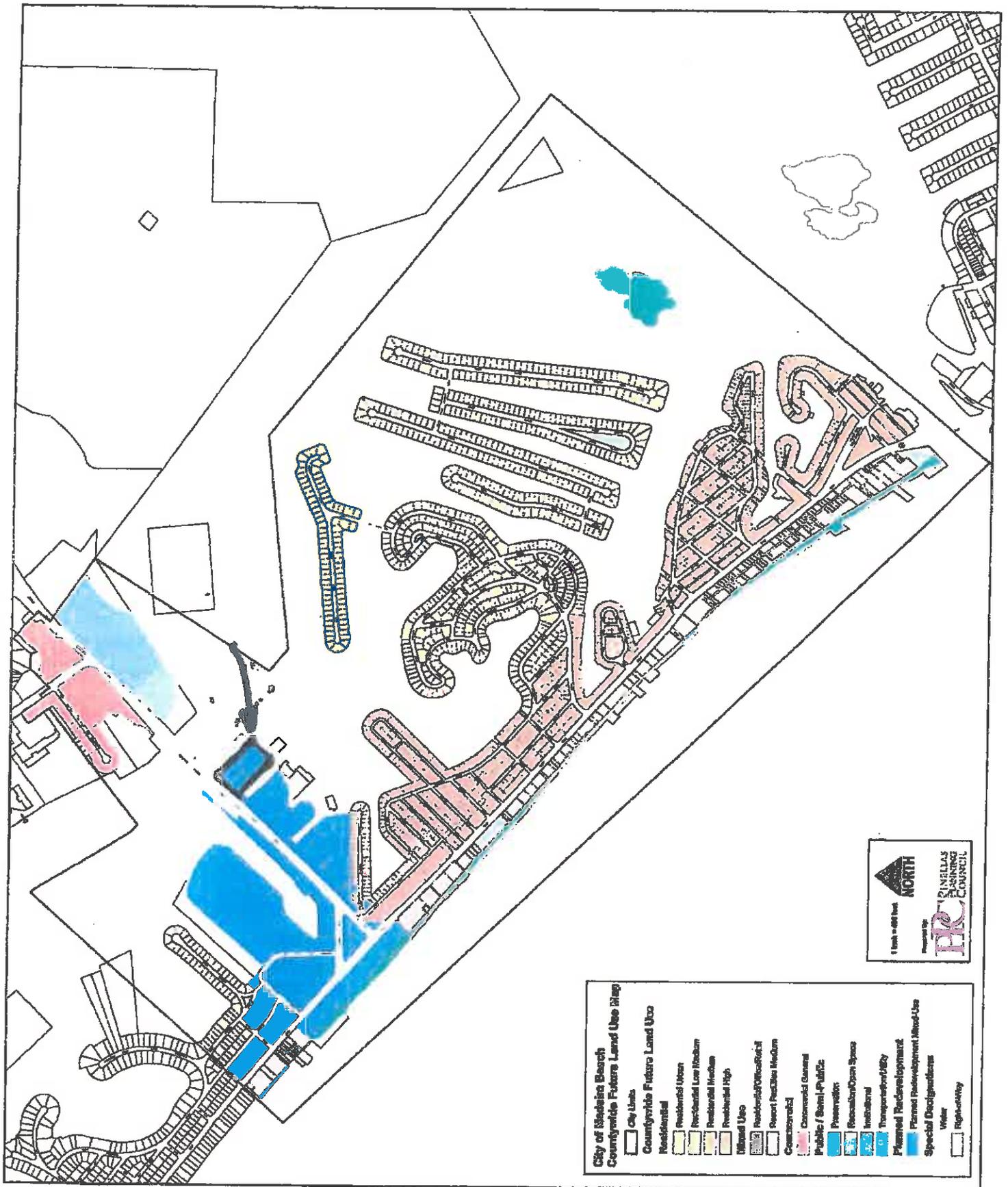
PASSED ON FIRST READING: _____

PUBLISHED: _____

PASSED ON SECOND READING: _____

ZONING AND FUTURE LAND USE MAPS





**City of Medina Beach
Countywide Future Land Use Map**

- City Limits
- Countywide Future Land Use
 - Residential Urban
 - Residential Low Medium
 - Residential Medium
 - Residential High
 - Mixed Uses
 - Residential/Office/Industrial
 - Resort Facilities Medium
 - Commercial
 - Commercial General
 - Public/State/Police
 - Preserves
 - Recreational/Open Space
 - Institutional
 - Transportation/Utility
- Planned Redevelopment
- Planned Redevelopment Mixed-Use
- Special Designations
 - Water
 - Right-of-Way

1 inch = 400 feet

NORTH

Prepared by
PR CONSULTING
PINELLAS PLANNING COUNCIL

TOWN CENTER CHARACTER DISTRICTS MAP

FLOOD ZONE MAP



APPROXIMATE SCALE



FEDERAL FLOOD INSURANCE PROGRAM

**FIRM
FLOOD INSURANCE RATE MAP
PINELLAS COUNTY,
FLORIDA
AND INCORPORATED AREAS**

PANEL 091 OF 027

THIS MAP INDEX FOR PANELS NOT PRINTED
CONTAINS:

COMMUNITY	SUBJECT AREA, BLOCK
INDIANA BEACH CITY OF	001
PINELLAS COUNTY	002
INDIAN ROCK CITY OF	003
INDIAN ROCK CITY OF	004
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to determine the map location, the community leader should
consult the map to determine the location of the subject
community.

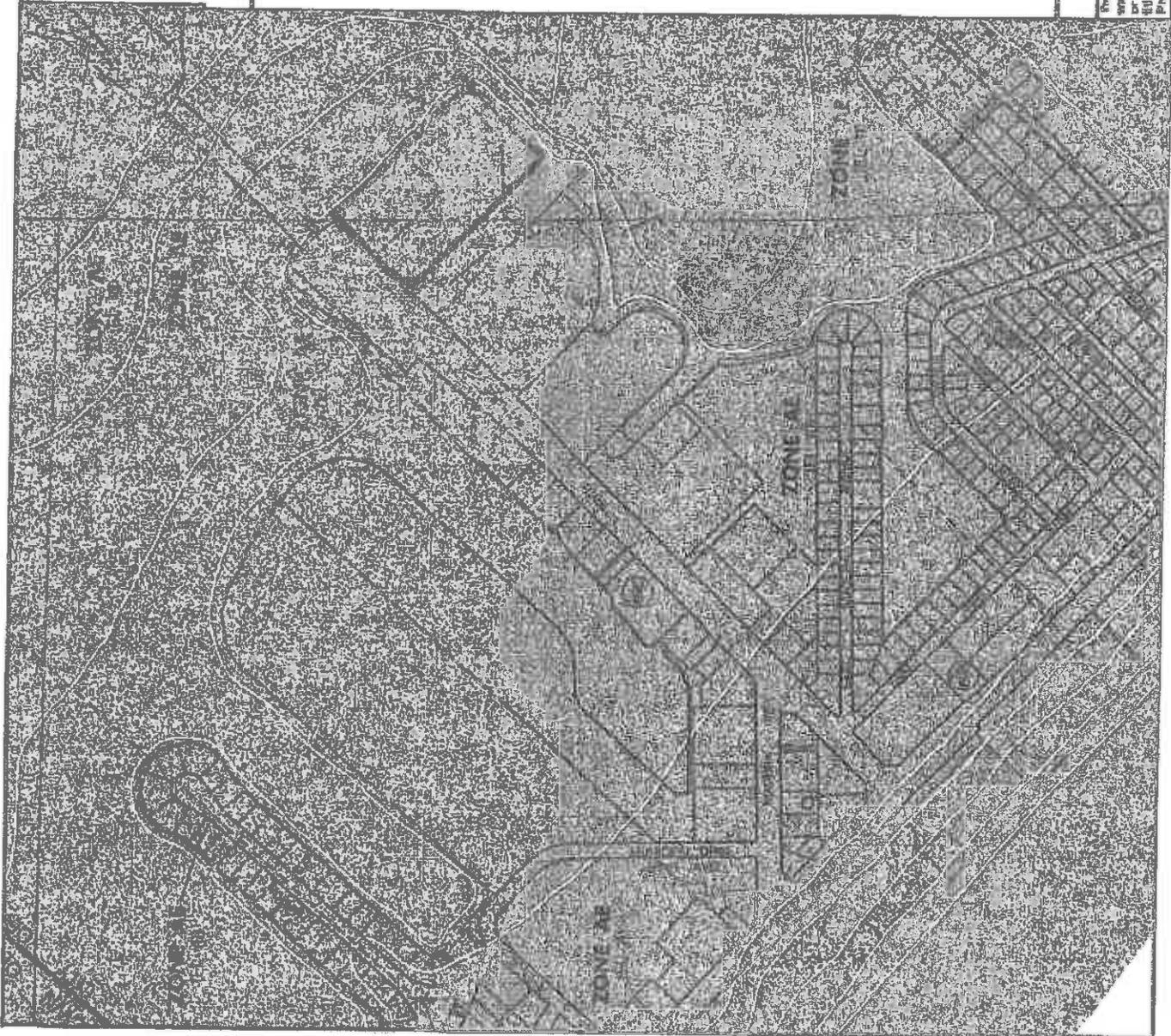
MAP NUMBER
2200000000

EFFECTIVE DATE:
SEPTEMBER 3, 2003



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It
was extracted using F-AMT On-Line. This map does not reflect changes
or amendments which may have been made subsequent to the date on the
title block. For the latest product information, visit the National Flood Insurance
Program's website at www.nfip.gov



C-4 AND PD ZONING REGULATIONS

DIVISION 8. - C-4, MARINE COMMERCIAL

Sec. 110-346. - Definition; purpose and intent.

The purpose of the C-4, marine commercial district is to provide for those commercial uses which are directly related to commercial and marine uses and associated services. The C-4, marine commercial district correlates with the commercial general (CG) category of the Countywide Plan.

(Code 1983, § 20-404; Ord. No. 1138, § 8, 12-9-08)

Cross reference— Definitions generally, § 1-2

Sec. 110-347. - Permitted uses.

The permitted uses in the C-4, marine commercial district are as follows:

- (1) Marina and commercial docks.
- (2) Boat repair and sales.
- (3) Restaurants.
- (4) Tourist dwelling units.
- (5) Retail offices and personal service uses.
- (6) Commercial fishing activities.
- (7) Charter and party boat operations.
- (8) Adult entertainment establishments (article VI, division 13 of this chapter).
- (9) Dwelling units located on the second floor above first floor commercial or office units within this district.

(Code 1983, § 20-404; Ord. No. 1138, § 8, 12-9-08)

Sec. 110-348. - Accessory uses.

The accessory uses in the C-4, marine commercial district are as follows:

- (1) Off-street parking.
- (2) Marine and boat storage.
- (3) Essential services.
- (4) Other accessory uses, customarily incidental to the permitted use.
- (5) Wireless communication antennas as regulated by article VI, division 12, subdivisions I, II and IV of this chapter.
- (6) Wireless communication towers shall be allowed, through special permit granted by the board of commissioners, as an alternative to prohibiting towers and only in the event substantial proof is submitted by an applicant which demonstrates that no existing tower, structure, or building can accommodate the applicant's proposed antenna. Wireless communication towers must further comply with the provisions of article VI, division 12, subdivisions I, II and IV of this chapter.

(Code 1983, § 20-404)

Sec. 110-349. - Special exception uses.

Upon application for a special exception to the special magistrate and favorable action thereon, the following uses may be permitted in the C-4, marine commercial district:

- (1) Service stations.
- (2) Commercial, recreation and entertainment facilities.
- (3) Public administration and service facilities.
- (4) Drive-in or drive-through retail, personal service, business and financial services.
- (5) Churches, synagogues and other houses of worship.
- (6) Outdoor storage areas provided that the outdoor storage use is an accessory, is limited to areas in the CG land use category, and does not exceed 20 percent of the area of the building which is the principal use on the site.

(Code 1983, § 20-404; Ord. No. 1138, § 8, 12-9-08)

Sec. 110-350. - Minimum building site area requirements.

The minimum building site area requirements in the C-4, marine commercial district are as follows:

- (1) Lot size:
 - a. All permitted uses except tourist dwelling units: 4,000 square feet.
 - b. Residential dwellings above first floor commercial: 3,000 square feet per unit.
 - c. Public service facilities: Shall not exceed a maximum area of five acres. Like uses or contiguous like uses in excess of this threshold shall require the parcel to be amended to the P-SP zoning district and the appropriate land use category.
- (2) Lot width:
 - a. All permitted uses except tourist dwellings: 40 feet.
 - b. Tourist dwellings: 60 feet.
- (3) Lot depth: All permitted uses 80 feet.
- (4) Within the CG land use category, the density shall be a maximum of 15 residential dwelling units or 60 temporary lodging units. A combination of both residential and tourist dwelling units may be permissible provided that the provisions of subsections 110-355(c) and (e) are met.

(Code 1983, § 20-404; Ord. No. 1043, § 3, 6-14-05; Ord. No. 1138, § 8, 12-9-08)

Sec. 110-351. - Building setback requirements.

The following minimum setbacks shall apply in the C-4, marine commercial district:

- (1) Front yard: 25 feet.
- (2) Rear yard: 18 feet.
- (3) Side yard:
 - a. Minimum of ten feet except as provided in the land development regulations.
 - b. Tourist dwelling units:
 1. For lots between 60 and 80 feet in width, the minimum side yard setback shall be ten feet.
 - 2.

For lot widths greater than 80 feet, the minimum side yard setback shall be as follows: A total of 33 percent of the lot width shall be reserved for side yard setbacks. In no event shall one side be less than the following:

- i. Lots less than 120 feet: ten feet.
- ii. Lots less than 240 feet: 15 feet.
- iii. Lots 240 feet or greater: 20 feet.

(Code 1983, § 20-404)

Sec. 110-352. - Maximum building height.

No structure in the C-4, marine commercial district shall exceed 30 feet in height or two stories, whichever is more restrictive, unless otherwise provided in the land development regulations.

(Code 1983, § 20-404)

Sec. 110-353. - Maximum lot coverage.

The maximum lot coverage in the C-4, marine commercial district is as follows:

- (1) Commercial general uses: Floor area ratio (FAR) 0.55; temporary lodging uses in the CG land use category FAR is 1.2, provided that the requirements of subsections 110-355(c) and (e) are met.
- (2) Public service facilities:
 - a. Institutional: Floor area ratio (FAR) 0.55.
 - b. Transportation/utility: Floor area ratio (FAR) 0.55.

(Code 1983, § 20-404; Ord. No. 1138, § 8, 12-9-08)

Sec. 110-354. - Buffering requirements.

- (a) Parking lots/garages for tourist dwellings and nonresidential uses in the C-4, marine commercial district shall be designed to minimize their impacts to any adjacent residential uses as established in the land development regulations.
- (b) During the development process, existing curb cuts in the C-4, marine commercial district shall be reoriented, if necessary, to minimize the negative impact on adjacent properties.
- (c) All development within the C-4, marine commercial district in this category will meet or exceed the buffering/landscape requirements as outlined in chapter 106, article II.

(Code 1983, § 20-404)

Sec. 110-355. - Special requirements.

- (a) In the C-4, marine commercial district residential dwelling units are permitted on the second floor above ground floor commercial or office units within this district.
- (b) No structure in the C-4, marine commercial district may be wider than 150 feet parallel to the front yard right-of-way. If two structures are proposed on the same lot or parcel, the buildings shall be separated by a minimum of ten feet or equal to 50 percent of the height of the tallest building on the same parcel, whichever is more restrictive.
- (c) Mixed uses in a single development shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the gross land area of the property.

(d)

Institutional, other than public educational facilities shall not exceed a maximum area of five acres.
Transportation and/or utility uses shall not exceed a maximum area of three acres.

- (e) Higher densities for temporary lodging shall be allowable only when a development agreement is adopted pursuant to the requirements of Section 4.2.7.6 of the Countywide Plan Rules.

(Code 1983, § 20-404; Ord. No. 1138, § 8, 12-9-08; Ord. No. 1173, § 1, 9-28-10)

Secs. 110-356—110-375. - Reserved.

DIVISION 10. - PD, PLANNED DEVELOPMENT

Sec. 110-386. - Purpose of planned development (PD) district.

The PD district is intended to accommodate integrated and well-designed developments in accordance with approved development plans. The district is intended to offer flexibility of design and to encourage imaginative, functional, high-quality land planning development for those uses consistent with the applicable future land use plan category and which are compatible with adjacent and nearby lands and activities.

In particular the PD district is intended, and shall be required, to be used in conjunction with any resort facilities high plan category; and for any project in the Town Center Special Area Plan that proposes to utilize the additive density/intensity provided for in the commercial core and the enumerated portions of the causeway sub-districts.

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 2014-08, § 4, 11-12-14)

Sec. 110-387. - Uses permitted.

No specific list of uses permitted is established for the PD district. Land proposed for development under the PD district may contain a mixture of temporary lodging, residential, commercial, recreational and other uses, as permitted by the future land use map designation on the site.

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 2014-08, § 4, 11-12-14)

Sec. 110-388. - Application for PD zoning.

Applicants seeking to rezone lands to the PD district shall submit, simultaneous with the application for rezoning, the site development plan that accompanies and is the basis for the rezoning application. The applicant shall apply for a rezoning to the property and pay the application fee for a zoning change and pay the fee associated with the accompanying site development plan review process. The site development plan shall include all items required under the provisions of article II, site plans and further address all information required by this division.

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 1050, § 12, 8-9-05; Ord. No. 2014-08, § 4, 11-12-14)

Sec. 110-389. - Procedure for approval of PD zoning.

The city shall review the application and required exhibits submitted pursuant to this division and shall determine that the documents are adequate as to form and informational content. The city manager or his/her designee shall then review the submittal with the appropriate city departments for their comments.

Subsequent to the review comments and discussion of the submittal, and of such modifications as the developer may make to it, the city manager or his/her designee shall prepare the recommendation and present it and the applicant's application to the local planning agency at a public hearing, which has been posted at least 15 days prior to the public hearing. For further details regarding the procedure for rezoning property, see chapter 2.

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 1050, § 12, 8-9-05)

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)

Sec. 110-391. - Review by local planning agency.

The local planning agency shall review the rezoning application to ensure that the following zoning standards are met and shall recommend denial of the application if the following standards are not met. The following criteria shall be used to make such assignments and to make changes in assignments, whether initiated by the city or by a property owner.

- (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.
- (2) *Land use compatibility.* The assigning of zoning districts shall promote the compatibility of adjacent land uses.
- (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.
- (4) *Public interest.* Zoning district designations shall not be in conflict with the public interest and will promote the public health, safety and welfare.
- (5) *Consistency with land development regulations.* Zoning district designations shall be consistent with the purpose and intent of these land development regulations.

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 1050, § 12, 8-9-05)

Editor's note— Ord. No. 1050, § 12, adopted August 9, 2005, changed the title of § 110-391 from "Review by planning commission" to "Review by local planning agency."

Sec. 110-392. - Neighborhood information meeting.

Prior to consideration of the rezoning application and the proposed development plan by the board of commissioners, the applicant shall hold a neighborhood information meeting with property owners within 200 feet of the proposed development. The meeting must be held at a location and time convenient to the surrounding property owners to maximize attendance, subject to the following requirements:

- (1)

Notification. Two weeks prior to the meeting date, the applicant shall mail notices of the meeting date, time and place for all property owners inside a radius of 200 feet from the boundary of the proposed development, to the board of commissioners and shall post the property. The applicant shall inform the city manager or his designee of the proposed meeting date and time prior to sending out the notices. The city manager or his designee may require a change of time and/or date due to schedule conflicts or in order to accommodate advertising requirements for the upcoming board of commissioners consideration. Documentation of the mailed notice shall be provided to the city manager or his/her designee for verification. The city manager or his/her designee may require additional properties be issued a notice, if deemed appropriate.

- (2) **Applicant's presentation.** At the meeting, the applicant shall explain the proposed use of the subject property and make a copy of the preliminary site plan available for review by attendees. The applicant may also discuss the project's development objectives, design philosophy and proposed time schedule for completion.
- (3) **Question and answer period.** Upon completion of the presentation, time shall be reserved for a question and answer period. Questions should be limited to the proposal as presented, not to the question of whether the site should be developed or redeveloped. The applicant shall identify how potential conflicts will be mitigated.
- (4) **Record.** The applicant shall provide to the city both a written and video record of the neighborhood information meeting, including any representations made by the applicant to the attendees which shall become a requirement for the project.

Failure to conduct a neighborhood meeting when directed by the staff shall be cause for denial of an application for development or redevelopment.

(Ord. No. 1040, § 1, 4-26-05)

Sec. 110-393. - Review by board of commissioners.

In their analysis of the rezoning application and the proposed development plan submitted pursuant to this division, and prior to official action the board of commissioners shall consider the recommendation of the local planning agency and ensure the rezoning application is in conformance with the criteria listed in section 110-390.

The board of commissioners shall review the proposed development plan for compliance with the provisions of article II, site plans and the following general conditions:

- (1) Land uses within the development shall be appropriate in their proposed location, in their relationships to each other, and in their relationships with uses and activities on adjacent and nearby properties.
- (2) The development shall comply with applicable city plans and planning policies, and shall have a beneficial effect both upon the area of the city in which it is proposed to be established and upon the city as a whole.
- (3) Stipulations of approval of a planned development plan may include requirements to construct improvements, dedicate needed property and easements or contribute money to improvements to public facilities such as roadways, new medians, sanitary sewer and water facilities, drainage

facilities, street lighting, landscaping, signage, parks and recreational facilities, walkways and sidewalks, burying of utility lines along abutting rights-of-way or adopted planned streetscape improvements.

- (4) A minimum of a five-foot sidewalk shall be provided along any street right-of-way or on private property by easement dedication if the right-of-way is of insufficient width.
- (5) The total land area within the development and the area devoted to each functional portion of the development shall be adequate to serve its intended purpose.
- (6) Streets, utilities, drainage facilities, recreation areas, building heights, sizes and yards, and vehicular parking and loading facilities shall be appropriate for the particular use involved, and shall equal or exceed the level of design and construction quality required of similar land development elsewhere in the city.
- (7) Visual character and community amenities shall be equal or better in quality than that required by standard zoning districts for similar development.
- (8) Open space shall be adequate for the type of development and the population density of the proposed development.
- (9) Outdoor storage of merchandise or materials shall be prohibited.
- (10) Areas proposed for common ownership shall be subject to a reliable and continuing maintenance guarantee.
- (11) All existing nonconforming signs or sign structures shall be removed.
- (12) In the case of developments, which are to be constructed in several phases, the proposed phases shall be shown on the overall development plan. The proposed construction phases shall individually comply with the standards set forth in this section in order that, if for any reason construction ceases prior to completion of the entire planned development, the resulting partially complete project will adequately serve its purchasers and occupants and will not cause a general public problem.

Lastly, the board of commissioners must review the plans, drawings, and schematics for the proposed development plan in detail. Such drawings shall define the physical character of the project, including all building and architectural treatments. The board of commissioners' review will ensure conformance with the following design standards:

- (1) Treatment of the sides and rear of all buildings within the planned development shall be compatible in amenity and appearance to treatment given to street frontages of the same buildings.
- (2) All buildings in the layout and design shall be an integral part of the development and have convenient pedestrian access to and from adjacent uses.
- (3) Individual buildings shall be related to each other in design, mass, materials, placement and connections to provide a visually and physically integrated development.
- (4) Landscape treatments for walkways, plazas, arcades, roads, and service and parking areas shall be designed as an integral part of a coordinated landscape design for the entire project area. The landscape plan submittal shall include the anticipated appearance of the trees and landscape materials after five years of growth to visually provide their size and proportion relative to the proposed buildings, view corridors, curb appeal, pedestrian corridors, etc.
- (5)

- The project's scale, and the size, color and proportion of building elements, components and materials are appropriate and harmonious with surrounding neighborhood structures.
- (6) All mechanical equipment, electrical equipment, roof top equipment, refuse areas associated with this project shall be screened.
 - (7) Appropriate building materials are being used. The use or employment of any of the following is generally considered inappropriate and will not be permitted unless appropriately integrated into a project meeting all other criteria, including aesthetic criteria, of this article:
 - a. Corrugated metal siding;
 - b. Prefabricated metal buildings or their components;
 - c. Primary colors or black;
 - d. False windows or doors; and
 - e. Unmodified formula and trademark buildings and structures.
 - (8) The project's location and design adequately protects or enhances unique site characteristics such as those related to scenic views, natural vistas, waterways or similar features.
 - (9) The project appropriately integrates landscape elements into the site plan and building design. Plantings shall be of a size to give the appearance that the project is settled into a mature landscape. The landscape submittal shall include a description of each tree and plant proposed on site by type and details relative to maximum height/size and color at maturity.
 - (10) Signage and other building appurtenances are integral components of the building, appropriately scaled, and consistent in character with the building's overall design.
 - (11) The project incorporates defensible space concepts of crime prevention through environmental design. A lighting plan shall be provided to review safety considerations for pedestrians and motorists, as well as, environmental impacts.

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 1050, § 12, 8-9-05; Ord. No. 1090, § 1(Exh. A), 9-26-06)

Sec. 110-394. - Methods of documenting all approvals and conditions.

All plans, schematics, and conditions of a planned development approval will become part of a development order for the project. The development order shall state with specificity the development plan approved by the board of commissioners. The executed development order shall be recorded in the public records of Pinellas County prior to issuance of any building permit for the project.

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 1113, § 1, 6-26-07)

Sec. 110-395. - Effect of PD zoning.

Upon the rezoning of land to a PD district, the approved development plan, along with such requirements, safeguards, modifications or stipulations as may have been included by the board of commissioners in its rezoning action shall be substantially complied with relative to the issuance of all building permits, zoning clearances and certificates of occupancy by the city.

Deviation from the approved development plan or failure to comply with any requirement, safeguard, modification or stipulation imposed by the city at the time of rezoning land to the PD district shall constitute a violation of the Land Development Code, chapter 82.

(Ord. No. 1040, § 1, 4-26-05)

Sec. 110-396. - Changes in development plan.

Minor modifications to an approved development order may be approved by the board of commissioners. A minor modification is one which does not increase the density or intensity of the development to occur upon the property; does not result in a reduction or change of previously approved setbacks, open space or public improvements; does not increase the height of the development to occur upon the property; or does not substantially alter the location of any improvements approved for the site.

There shall be no other modifications of any approved development order permitted by the board of commissioners, without a public hearing. Any applicant desiring such other modifications to an approved development order or development plan must commence the planned development approval process anew. Any such applicant must pay the applicable fee and submit the application for a modification to the development order. Such application shall be processed in the same manner as the board of commissioners considered the original development plan, including a public hearing. An amended development order issued pursuant to section 110-394 shall reflect any changed or modified approvals and be recorded in the public records of Pinellas County.

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 1113, § 1, 6-26-07)

Sec. 110-397. - Time limitations.

- (a) Upon failure to complete plans, drawings, and schematics for the proposed development plan within six months of the neighborhood information meeting; the application shall be null and void. No further review or processing of that application shall occur and there shall be no refund of the application fee. The city manager may grant an extension of up to three months upon determination that a good faith effort to submit plans has been made.
- (b) Upon failure to complete plans, drawings, and schematics for the proposed development plan within six months of receiving the technical review comments of the city staff and reviewing agencies; the application shall be null and void. No further review or processing of that application shall occur and there shall be no refund of the application fee or any site plan review fee. The city manager may grant an extension of up to three months upon determination that a good faith effort to submit plans has been made.
- (c) Upon the effective date of an ordinance authorizing a PD district, construction shall commence within 12 months.
- (d) Upon application filed prior to or on the date of commencement set forth in (c), the city manager may grant a one year extension of the commencement date upon a determination that a good faith effort to commence construction prior to the commencement date has been made. Thereafter, the board of commissioners by resolution may grant a one-year extension of the commencement date upon a determination that a good faith effort to commence construction prior to the commencement date has been made.
- (e) Upon failure to commence construction within the specified time or failure to comply with Section 104.5 of the Florida Building Code:
 - (1) The ordinance rezoning this site to PD shall be repealed;
 - (2) The zoning for the site shall revert to the zoning classification that existed on the site prior to approval thereof; and
 - (3) No further development shall occur on site and no building permit or development order shall be issued thereafter under the terms of the PD district.

- (f) After the commencement date described in subsection (a), no building permit or development order for a new or expanded structure shall be issued under the terms of the PD district without the board of commissioner's approval. Authorization of the PD district shall not create a right to such issuance.
- (g) "Construction" for purposes of this section, shall mean obtaining a building permit for a structure or structures authorized in the PD district and initiating substantial site and structural improvements, not including land clearing, land filling and soil compaction.

All time limitations set forth in this section shall be applicable to all PD applications filed with the city, as of September 26, 2006.

(Ord. No. 1040, § 1, 4-26-05; Ord. No. 1090, § 1(Exh. A), 9-26-06)

Secs. 110-398—110-400. - Reserved.

TOWN CENTER SPECIAL AREA PLAN – CAUSEWAY DISTRICT STANDARDS



designs are consistent with the Town Center Special Area Plan. As pointed out above, when a proposal is for a change to the PD zoning, the applicant provides a preliminary site plan with proposed site design standards and features. This preliminary site plan can be reviewed with the Planning Commission to ensure that the concepts are acceptable and consistent with the Special Area Plan. Once this preliminary site plan is approved, the final site plan can be reviewed and approved at the staff level to ensure that all standards are met.

General Design Features of Each District

During proposed redevelopment, the following design features will be required:

Transition District

- Access should be off of a street other than Gulf Boulevard
- Properties qualify for shared parking provisions

Peninsula District

- Properties qualify for shared parking provisions
- Civic building should be built on axis with Municipal Drive
- Require easement for bayfront walk on Boca Ciega Bay

Commercial Core District

- First story commercial activity to be required
- Inter-parcel access is required for properties north of Madeira Way
- Access should be off of a street other than Gulf Boulevard where possible
- Properties qualify for shared parking provisions
- All buildings shall be a minimum of two stories
- Require easement for bayfront walk on Boca Ciega Bay
- No parking is required for the triangle of properties bounded by Madeira Way, Gulf Boulevard, and 150th Avenue
- Require pedestrian easement from 1st Street East to Municipal Drive for the triangle of properties in the parking waiver area bounded by Madeira Way, Gulf Boulevard, and 150th Avenue
- Consider a pedestrian easement across proposed redevelopment of the Carter property to provide access between the parking garage and the civic building area
- Residential and/or temporary lodging units must be located on an upper floor



Beachfront District

- View from Madeira Way to the beach should be improved
- View southeast from 150th Avenue should be re-established upon redevelopment

Causeway District

- Inter-parcel access is required for all properties
- Properties qualify for shared parking provisions

Design Guidelines – Site Design Requirements

Building Setbacks

- Throughout the Town Center , building setbacks should be no more than 20 feet
- No parking, loading, or driveways should occur between the building and the right-of-way in the front setback; this area should be for landscaping and pedestrian uses only
- On Madeira Way, the building should be at the right-of-way line, or it should have an extension such as an awning or arcade that extends to the right-of-way line.

APPLICATION PACKAGE



CITY OF MADEIRA BEACH

PROJECT REVIEW APPLICATION

COMMUNITY DEVELOPMENT USE ONLY:

CASE NO. _____ MAP SHEET#: _____

APPLICATION FEE: _____

FILING DATE: _____

PROJECT

- I. A. Project Name: Holiday Isle Marina
- B. Project Description: Planned Development of a 175 key Hotel, 150 key Condo Hotel, 66 condominium units, 25,000 square feet of Commercial, Marina slips, and associated parking.
- C. Address of Subject Property: 555 & 556 150th Street, Madeira Beach, Florida 33708
- D. Parcel I.D. No.: Parcels (A) 09-31-15-00000-110-0100, (B) 09-31-15-00000-140-0100, (C) 09-31-15-00000-140-0120, (SLL A) 09-31-15-00000-140-0110, (SSL B) 09-31-15-00000-110-0200
- E. Legal Description: See Attached Exhibit - Sheet A100
- F. Full legal description attached: _____
- F. Existing use of property: Marina, Wet and Dry slips, Vacant Commercial Land, YES NO

INFORMATION IN SECTIONS I, II IS REQUIRED TO ENSURE THAT PUBLIC OFFICIALS DO NOT VIOLATE CONFLICT-OF-INTEREST LAWS.

APPLICANT

- II. A. Applicant Status: Attach proof of ownership (Deed) Owner(title holder) Agent
- B. Name of Applicant(s)/Contact Person(s): James Holton Title: _____
- Company Name (if applicable): C&T Enterprises INC., MHH Enterprises INC.,
- Mailing Address: C&T: 9800 4th St N Ste 400, Madeira Beach FL 33702, MHH: 150 153rd Ave Ste 203, Madeira Beach, FL 33708
- City _____ State _____ Zip _____
- Telephone _____ Fax _____ e-mail: _____
- C. If applicant is agent for property owner: Attach Proof of Agent authorization
- Name of owner (title holder): _____
- Mailing Address: _____
- City _____ State _____ Zip _____

ADDITIONAL INFORMATION

- III. A. Is there any existing contract for sale, or options to purchase subject property? Yes NO
- If "yes" list names of all parties involved: _____
- Is the contract/option contingent or absolute? _____

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO BEST OF MY/OUR KNOWLEDGE

Signature of Applicant

[Handwritten Signature]

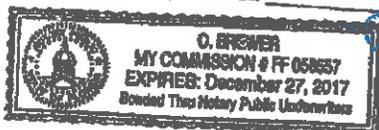
Typed or Print Name & Title

STATE OF Florida

COUNTY OF Pinellas

The foregoing application as acknowledged before me this 4th day of September 2015 by James Holton who is/are personally known to me, or who has/have produced _____ as identification.

(Seal)



Signature of Notary Public, State of Florida



CITY OF MADEIRA BEACH
 300 MUNICIPAL DRIVE - MADEIRA BEACH, FLORIDA 33708
 PHONE (727) 391-9951 - FAX (727) 395-9361
 www.madeirabeachfl.gov



SITE PLAN APPLICATION

PROJECT

- I. A. Project Name: Holiday Isle Marina
 - B. Project Description: Planned Development of a 175 key Hotel, 150 key Condo Hotel, 66 condominium units, 25,000 square feet of Commercial, Marina slips, and associated parking.
 - C. Address of Subject Property: 555 & 556 150th Street, Madeira Beach, Florida 33708
 - D. Parcel I.D. No.: Parcels (A) 09-31-15-00000-110-0100, (B) 09-31-15-00000-140-0100, (C) 09-31-15-00000-140-0120, (SLL A) 09-31-15-00000-140-0110, (SSL B) 09-31-15-00000-110-0200
 - E. Legal Description: See Attached Exhibit - Sheet A100
- Full legal description attached: YES NO
- F. Existing use of property: Marina, Wet and Dry slips, Vacant Commercial Land,

INFORMATION IN SECTIONS I, II IS REQUIRED TO ENSURE THAT PUBLIC OFFICIALS DO NOT VIOLATE CONFLICT - OF - INTEREST LAWS.

APPLICANT

- II. A. Applicant Status: *Attach proof of ownership (Deed)* Owner Agent
 Name of Applicant(s): _____
- B. Contact Person(s): James Holton Title: _____
 Company Name (if applicable): C&T Enterprises INC., MHH Enterprises INC.,
 Mailing Address: C&T: 9800 4th St N Ste 400, Madeira Beach FL 33702,
w/MHH: 150 153rd Ave Ste 203, Madeira Beach, FL 33708
 City _____ State _____ Zip _____
 Telephone : _____ Fax : _____
 Email: _____
- C. If applicant is agent for property owner: *Attach Proof of Agent authorization*
 Name of owner (title holder): _____
 Mailing Address: _____
 City _____ State _____ Zip _____

ADDITIONAL INFORMATION

- III. A. Is there any existing contract for sale, or options to purchase subject property? Yes NO
- If "yes" list names of all parties involved: _____
- Is the contract/option contingent or absolute? _____

I/WE CERTIFY AND ACKNOWLEDGE THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO BEST OF MY/OUR KNOWLEDGE

[Signature]
Signature of Applicant

Printed Name & Title

STATE OF Florida

COUNTY OF Pine Hills

The foregoing application as acknowledged before me this 4th day of September, 2015

by James Holton who is/are personally known to me, or has/have

produced _____ as identification.

(Seal)



[Signature]
Signature of Notary Public, State of Florida



CITY OF MADEIRA BEACH
 300 MUNICIPAL DRIVE • MADEIRA BEACH, FLORIDA 33708
 PHONE (727) 391-9951 • FAX (727) 395-9361
 www.madeirabeachfl.gov



REZONING APPLICATION FOR PLANNED DEVELOPMENT

Zoning Change.....\$1,000.00

Land Use Change.....\$1,000.00

*(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

James Holton

James Holton

C&T Enterprises INC. & MHH Enterprises INC.,
 C&T: 9800 4th St N Ste 400, Madeira Beach FL 33702.
 MHH: 150 153rd Ave Ste 203, Madeira Beach, FL 33708

C&T Enterprises INC. & MHH Enterprises INC.,
 C&T: 9800 4th St N Ste 400, Madeira Beach FL 33702.
 MHH: 150 153rd Ave Ste 203, Madeira Beach, FL 33708

Telephone: 727-399-0040

Telephone: 727-399-0040

Application for the property located at: (Street Address or location of the vacant lot)
555 & 556 150th Street, Madeira Beach, Florida 33708

Legal Description: See Attached Exhibit - Sheet A100

Approximate Lot Area: 4.59 AC Width: 609 ft. Depth: 331 ft.

Present Use: Marina, Wet and Dry slips, Vacant Commercial Land,

Proposed Use: Planned Development of a 175 key Hotel, 150 key Condo Hotel,
 66 condominium units, 25,000 square feet of Commercial, Marina slips,
 and associated parking.

PLEASE attach required supporting materials (i.e. Survey, Narrative Response to the criteria upon which a rezoning to Planned Development is determined (see attached page), and any other materials the applicant wishes to present.

**ALL REZONING APPLICATIONS
FOR PLANNED DEVELOPMENT DISTRICT
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.

The Pinellas Countywide FLUP and Madeira Beach Special Area Plan, require the PD category to be used for proposed large scale, mixed use developments in this district. Among the goals of this plan are to :

- o Create a unique sense of place for the Town Center, and create a sense of arrival for those entering the area
- o Promote a wide variety of uses to create an activity center for both local residents and tourists.
- o Sets a standard for urban design so that new development and redevelopment in the Town Center contributes to the public realm.
- o Increase the number of temporary lodging units (and maintain existing residential units in the Town Center that have the quality characteristics included in the Special Area Plan.
- o Improve pedestrian and bicycling access to all major destinations within the Town Center, including the parks, the beach, retail properties and civic destinations.

2. **Land use compatibility.** The assigning of zoning districts shall promote the compatibility of adjacent land uses

The redevelopment of this property will set a standard and promote redevelopment of older properties in a manner that contributes to the quality of urban design in the Town Center. The adjacent parcels are also in the PD category per the FLUP.

As a mixed use project, this proposal includes marina components, waterfront retail/ restaurant, in addition to the residential and tourist accomodation uses, thus maintaining the local waterfront / tourist focused character while adding additional uses desired by the Madeira Beach Special Area Plan.

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.

Per the Madeira Beach Special Area Plan and the FLUP, a higher intensity of use is anticipated for this area and improvements and increases in the capacity of the public facilities is planned. The City planning and management staff indicated that there is adequate sewer and water capacity to handle this scope of a project.

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.

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

This plan addresses the goals and requirements of the Madeira Beach Special Area Plan with special regard to promoting public welfare and safety, The design of this plan takes special care to create a pedestrian friendly streetscape and for providing an open and vibrant environment. The plan provides for good land planning design in the pedestrian access to the water's edge, adequate and clear and safe wayfinding, and a good separation between, pedestrians, guest and resident vehicular travel and parking, and service and loading access.

The facility will also meet all required building and zoning codes.

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

The proposed plan has been designed under the current LDRs, to the extent that the extant requirements apply. Because this is a PD application in a PD zone, this plan will be reviewed by the required local and state authorities for compliance with current LDR requirements and any requests or variances not in the current requirements will be adequately vetted and codified.

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.

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.

Date: 9/4/15 Property owner's signature: [Signature]
Before me, this 4th day of September 2015, appeared in person
James Holton who, being sworn, deposes and says that the forgoing
(name of property owner)
is true and correct certification.

STATE OF FLORIDA
COUNTY OF PINELLAS - NOTARY SIGNATURE

[Signature]

Personally Known to me:

Commission Expires: December 27, 2017
Stamp

Identification Taken: _____



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.

PINELLAS COUNTY PROPERTY APPRAISER'S DATABASE INFORMATION

09-31-15-00000-110-0100

[Compact Property Record Card](#)

Data Current as of December 04, 2015

[Email Print](#) [Radius Search](#)

Improvement Value per F.S. 553.844

Ownership/Mailing Address Change Mailing Address	Site Address
C & T ENTERPRISES INC 9800 4TH ST N STE 200 MADEIRA BEACH FL 33702-2462	565 150TH AVE MADEIRA BEACH



Property Use: 1090 (Vacant Commercial Land w/KFSB)

Living Units:

[\[click here to hide\]](#) Legal Description

PT OF GOVT LOT 1 IN SEC 9 & 10-31-15 DESC AS FR 8 LN OF GOVT LOT 1 & C/L OF 150TH AVE TH N44DE 2099.18 FT TH S46DE 50FT POR POB TH N44DE 175FT TH S46DW 300FT TH S44DW 175FT TH N46DW 349FT TO POB CONT 1.21AC(C)

File for Homestead Exemption			2015 Parcel Use
Exemption	2015	2016	
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 <small>(NOT the same as a FEMA Flood Zone)</small>	Plat Book/Page
98383/0446		121030278012	A	

2015 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	\$674,815	\$620,242	\$620,242	\$674,815	\$620,242

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	No	\$674,815	\$620,242	\$620,242	\$674,815	\$620,242
2014	No	\$630,462	\$563,856	\$563,856	\$630,462	\$563,856
2013	No	\$581,000	\$581,000	\$581,000	\$581,000	\$581,000
2012	No	\$580,500	\$580,500	\$580,500	\$580,500	\$580,500
2011	No	\$580,125	\$580,125	\$580,125	\$580,125	\$580,125
2010	No	\$658,219	\$658,219	\$658,219	\$658,219	\$658,219
2009	No	\$780,938	\$780,938	\$780,938	\$780,938	\$780,938
2008	No	\$829,600	\$829,600	\$829,600	\$829,600	\$829,600
2007	No	\$1,125,000	\$1,125,000	\$1,125,000	N/A	\$1,125,000
2006	No	\$1,338,800	\$1,338,800	\$1,338,800	N/A	\$1,338,800
2005	No	\$1,725,000	\$1,725,000	\$1,725,000	N/A	\$1,725,000
2004	No	\$1,500,000	\$1,500,000	\$1,500,000	N/A	\$1,500,000
2003	No	\$1,375,000	\$1,375,000	\$1,375,000	N/A	\$1,375,000
2002	No	\$1,100,000	\$1,100,000	\$1,100,000	N/A	\$1,100,000
2001	No	\$957,200	\$957,200	\$957,200	N/A	\$957,200
2000	No	\$952,000	\$952,000	\$952,000	N/A	\$952,000
1999	No	\$944,800	\$944,800	\$944,800	N/A	\$944,800
1998	No	\$959,700	\$959,700	\$959,700	N/A	\$959,700
1997	No	\$956,500	\$956,500	\$956,500	N/A	\$956,500
1996	No	\$954,900	\$954,900	\$954,900	N/A	\$954,900

2015 Tax Information

[Click Here for 2015 Tax Bill](#)

Tax Collector Mails 2015 Tax Bills October 31

2015 Final Millage Rate

18.2169

2015 Est Taxes w/o Cap or Exemptions

\$12,293.04

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions [Click here for more information.](#)

Tax District: **ME**

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

Sale Date	Book/Page	Price	O/U	V/I
No recent sales on record				

2015 Land Information

Seawall: No

Frontage: None

View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vacant Commercial (10)	175x300	15.00	52500.0000	1.0000	\$787,500	SF

Property Appraiser General Information

[\[click here to hide\]](#) 2015 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	\$25.00	640.00	\$16,000.00	\$6,400.00	1990
ASPHALT	\$0.00	12,600.00	\$0.00	\$0.00	1965

[\[click here to hide\]](#) 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 unpermitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
201400270	SPECIAL USE	24 Apr 2014	\$8,000
201010147	SPECIAL USE	19 May 2010	\$5,000
CD3259303	DOCK	19 May 2003	\$0
97878	PATIO/DOCK	10 Feb 1998	\$4,111
57409	ROOF	09 Jul 1997	\$10,770



[Interactive Map of this parcel](#)
 [Map Legend](#)
 [Sales Chart](#)
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 [Tax Collector Home Page](#)
 [Contact Us](#)

09-31-15-00000-110-0200

Comcast Property Record Card

Data Current as of December 04, 2015

[Email Print](#)

[Radius Search](#)

Improvement Value per F.S. 553.844

Ownership/Mailing Address Change Mailing Address	Site Address
FL INT IMP FUND TRS C/O C & T ENTERPRISES INC 9800 4TH ST N STE 200 ST PETERSBURG FL 33702-2462	0 WELCH CSWY MADEIRA BEACH



Property Use: 9500 (Submerged Land - river, lake)

[\[click here to hide\]](#) Legal Description

Living Units:

TIF SLL #521729203 O.R. 17072/2479 UNTIL 6/12/2016 SUBM LEASE IN NW 1/4 OF SEC 10-31-15 FROM POINT ON C/L OF 150TH AVE & S LINE OF GOVT LOT 1 IN NE 1/4 OF SEC 9-31-15 TH NELY 2274.18FT ALG C/L OF 150TH AVE TH S46D08'32"E 121.8FT FOR POB TH N43D51'28"E 88 FT TH S46D08'32"E 50FT TH S43D51'28"W 39FT TH S46D08'32"E 151FT TH S43D51'28"W 36FT TH N46D08'32"W 156FT TH S43D51'28"W 19FT TH N46D08'32"W 45FT TO POB

[File for Homestead Exemption](#)

2015 Parcel Use

Exemption	2015	2016	Homestead Use Percentage: 0.00% Non-Homestead Use Percentage: 100.00% Classified Agricultural: No
Homestead:	No	No	
Government:	Yes	Yes	
Institutional:	No	No	
Historic:	No	No	

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Plat Book/Page
07713/0772		121030278012	A	

2015 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	\$170	\$170	\$0	\$0	\$0

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	No	\$170	\$170	\$0	\$0	\$0
2014	No	\$170	\$170	\$0	\$0	\$0
2013	No	\$170	\$170	\$0	\$0	\$0
2012	No	\$170	\$170	\$0	\$0	\$0
2011	No	\$17,000	\$17,000	\$0	\$0	\$0
2010	No	\$17,765	\$17,765	\$16,800	\$16,800	\$16,800
2009	No	\$18,530	\$18,530	\$17,565	\$17,565	\$17,565
2008	No	\$18,700	\$18,700	\$18,330	\$18,330	\$18,330
2007	No	\$20,100	\$20,100	\$18,500	\$18,500	\$18,500
2006	No	\$17,300	\$17,300	\$19,900	N/A	\$19,900
2005	No	\$13,500	\$13,500	\$17,100	N/A	\$17,100
2004	No	\$14,000	\$14,000	\$13,300	N/A	\$13,300
2003	No	\$5,100	\$5,100	\$13,800	N/A	\$13,800
2002	No	\$5,100	\$5,100	\$4,900	N/A	\$4,900
2001	No	\$12,400	\$12,400	\$4,900	N/A	\$4,900
2000	No	\$12,400	\$12,400	\$4,900	N/A	\$4,900
1999	No	\$12,400	\$12,400	\$4,900	N/A	\$4,900
1998	No	\$13,300	\$13,300	\$4,900	N/A	\$4,900
1997	No	\$19,100	\$19,100	\$5,800	N/A	\$5,800
1996	No	\$19,100	\$19,100	\$11,600	N/A	\$11,600

2015 Tax Information

[Click Here for 2015 Tax Bill](#)

This Collector Mail 2015 Tax Bills October 31

2015 Final Millage Rate

2015 Est Taxes w/o Cap or Exemptions

Tax District: MB

18.2169

\$3.10

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

Sale Date

Book/Page

Price

[O/U](#)

[Y/N](#)

No recent sales on record

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Seawall: No

2015 Land Information

Frontage: None

View:

09-31-15-00000-140-0100

Compact Property Record Card

Data Current as of December 04, 2015

[Email](#)

[Print](#)

[Radius Search](#)

Improvement Value per F.S. 553.844



Ownership/Mailing Address Change Mailing Address	Site Address
M H H ENTERPRISES INC 150 153RD AVE STE 203 MADEIRA BEACH FL 33708-1856	0 150TH AVE MADEIRA BEACH

Property Use: 2048 (Marina - Boat Storage (High & Dry or Wet Slip))

Living Units:

[click here to hide] Legal Description
PT OF GOVT LOT 1 IN NE 1/4 OF SEC 9 & PT OF NW 1/4 OF SEC 10 DESC FROM S LN OF GOVT LOT 1 & C/L OF 150FT AVE TH N44DE 1918FT TH S46DE 30FT FOR POB TH N44DE 181FT TH S46DE 300FT TH N44DE 174FT TH S46DE 300FT TH S44DW 82FT TH N46DW 45FT TH S44DW 120FT TH S46DE 45FT TH S44DW 129 FT TH N46DW 550FT TH S44DW 25FT TH N46DW 50FT TO POB CONT 3.56AC (C)

[File for Homestead Exemption](#)

2015 Parcel Use

Exemption	2015	2016	
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	Plat Book/Page
06670/1371	Sales Query	121030278012	(NOT the same as a FEMA Flood Zone) A	

2015 Interior Value Information

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	\$1,418,300	\$1,418,300	\$1,418,300	\$1,418,300	\$1,418,300

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	No	\$1,418,300	\$1,418,300	\$1,418,300	\$1,418,300	\$1,418,300
2014	No	\$1,418,200	\$1,418,200	\$1,418,200	\$1,418,200	\$1,418,200
2013	No	\$1,591,297	\$1,591,297	\$1,591,297	\$1,591,297	\$1,591,297
2012	No	\$1,591,967	\$1,591,967	\$1,591,967	\$1,591,967	\$1,591,967
2011	No	\$2,172,736	\$2,172,736	\$2,172,736	\$2,172,736	\$2,172,736
2010	No	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000	\$2,500,000
2009	No	\$2,675,000	\$2,675,000	\$2,675,000	\$2,675,000	\$2,675,000
2008	No	\$3,011,700	\$3,011,700	\$3,011,700	\$3,011,700	\$3,011,700
2007	No	\$2,650,700	\$2,650,700	\$2,650,700	N/A	\$2,650,700
2006	No	\$2,500,000	\$2,500,000	\$2,500,000	N/A	\$2,500,000
2005	No	\$1,656,800	\$1,656,800	\$1,656,800	N/A	\$1,656,800
2004	No	\$1,440,900	\$1,440,900	\$1,440,900	N/A	\$1,440,900
2003	No	\$1,341,300	\$1,341,300	\$1,341,300	N/A	\$1,341,300
2002	No	\$1,273,300	\$1,273,300	\$1,273,300	N/A	\$1,273,300
2001	No	\$1,273,700	\$1,273,700	\$1,273,700	N/A	\$1,273,700
2000	No	\$1,260,100	\$1,260,100	\$1,260,100	N/A	\$1,260,100
1999	No	\$1,260,100	\$1,260,100	\$1,260,100	N/A	\$1,260,100
1998	No	\$1,230,800	\$1,230,800	\$1,230,800	N/A	\$1,230,800
1997	No	\$1,230,600	\$1,230,600	\$1,230,600	N/A	\$1,230,600
1996	No	\$1,230,000	\$1,230,000	\$1,230,000	N/A	\$1,230,000

2015 Tax Information

Click Here for 2015 Tax Bill	Tax District: MB
Tax Collector Mails 2015 Tax Bills October 31	
2015 Final Millage Rate	18.2169
2015 Est Taxes w/o Cap or Exemptions	\$25,837.03
A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. Click here for more information.	

Ranked Sales (Other are Ranked Sales). See all transactions

Sale Date	Book/Page	Price	O/U	V/I
No recent sales on record				

2015 Land Information

Seawall: No	Frontage: None	View:
Land Use	Land Size	Unit Value
Airport/Bus Terms (20)	0x0	15.00
	Units	Total Adjustments
	142105.0000	1.0000
	Adjusted Value	Method
	\$2,131,575	SF

Property Appraiser General Information

[click here to hide] 2015 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BOATHS/CV	\$6.00	20,000.00	\$120,000.00	\$120,000.00	1993
BOAT SLIP	\$10,000.00	49.00	\$490,000.00	\$490,000.00	1993
ASPHALT	\$1.75	29,200.00	\$51,100.00	\$51,100.00	0
CONC PAVE	\$6.00	15,610.00	\$93,660.00	\$93,660.00	0
FENCE	\$15.00	1,140.00	\$17,100.00	\$7,182.00	1992

[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 unpermitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
CB313902	COMMERCIAL ADD	09 Mar 2005	\$15,000
CB308946	DEMOLITION	20 Dec 2004	\$0
CB308825	SPECIAL USE	16 Dec 2004	\$38,000
CB308115	SPECIAL USE	06 Dec 2004	\$48,000
CA3468904	DOCK	18 Aug 2004	\$0
CB284172	SPECIAL USE	15 Oct 2003	\$2,499
RC2795799	DOCK	03 Jan 2000	\$0
CB205661	DEMOLITION	28 Oct 1999	\$6,500
CB201502	SHED	05 Aug 1999	\$600
97542	COMMERCIAL ADD	04 Sep 1997	\$2,000
97147	COMMERCIAL ADD	14 May 1997	\$8,500



[Interactive Map of this parcel](#) [Map Legend](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

09-31-15-00000-140-0110

[Compact Property Record Card](#)

Data Current as of December 04, 2015

[Email Print](#)

[Radius Search](#)

Improvement Value per E.S. 553.844

Ownership/Mailing Address Change Mailing Address	Site Address
FL INT IMP FUND TRK M H H ENTERPRISES INC LSE 150 153RD AVE STE 205 MADEIRA BEACH FL 33708-1856	0 WELCH CSWY MADEIRA BEACH



Property Use: 9500 (Submerged Land - river, lake)

Living Units:

[click here to hide] Legal Description

TRIF SLL # 520593073 UNTIL 01/28/2013 O.R. 16300/2429 FROM POINT ON S LINE OF GOVT LOT 1 & C/L OF 156TH AVE TH N43D51'28"E 1918.18 FT ALG C/L OF SR 233 TH S46D08'32"E 100FT FOR POB TH N43D51'28"E 25FT TH S46D08'32"E 359.67FT TH N43D46'38"E 331FT TH N46D08'32"W 309.20FT TH N43D51'28"E 62.32FT TH S46D29'21"E 82.50FT TH N43D54'19"E 82.19FT TH S46D05'41"E 182.19FT TH S44D32'35"W 119.87FT TH S46D08'32"E 29.93FT TH S89D38'48"E 100.25FT TH S00D26'39"E 68.50FT TH S89D33'21"W 76.28FT TH S43D46'38"W 188.05FT TH S45D50'05"E 172.29FT TH S43D42'27"W 121.13FT TH N45D30'56"W 212.45FT TH S43D46'38"W 39.93FT TH N46D08'32"W 569.70FT TO POB CONT 2.06AC(C)

<input checked="" type="checkbox"/> File for Homestead Exemption			2015 Parcel Use	
Exemption	2015	2016	Homestead Use Percentage: 0.00%	
Homestead:	No	No	Non-Homestead Use Percentage: 100.00%	
Government:	Yes	Yes	Classified Agriculture: No	
Institutional:	No	No		
Historic:	No	No		

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

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Plat Book/Page
16300/2429		121030278012	A	

2015 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	\$1,751	\$1,751	\$0	\$0	\$0

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	No	\$1,751	\$1,751	\$0	\$0	\$0
2014	No	\$1,751	\$1,751	\$0	\$0	\$0
2013	No	\$1,751	\$1,751	\$0	\$0	\$0
2012	No	\$1,751	\$1,751	\$0	\$0	\$0
2011	No	\$1,751	\$1,751	\$0	\$0	\$0
2010	No	\$1,751	\$1,751	\$0	\$0	\$0
2009	No	\$1,751	\$1,751	\$0	\$0	\$0
2008	No	\$71,000	\$71,000	\$0	\$0	\$0
2007	No	\$851,100	\$851,100	\$761,200	N/A	\$761,200
2006	No	\$390,400	\$390,400	\$300,500	N/A	\$300,500
2005	No	\$337,600	\$337,600	\$247,700	N/A	\$247,700
2004	No	\$292,900	\$292,900	\$203,000	N/A	\$203,000
2003	No	\$265,800	\$265,800	\$175,900	N/A	\$175,900
2002	No	\$260,400	\$260,400	\$170,500	N/A	\$170,500
2001	No	\$260,600	\$260,600	\$170,700	N/A	\$170,700
2000	No	\$247,700	\$247,700	\$157,800	N/A	\$157,800
1999	No	\$247,700	\$247,700	\$157,800	N/A	\$157,800
1998	No	\$247,700	\$247,700	\$157,800	N/A	\$157,800
1997	No	\$247,600	\$247,600	\$157,700	N/A	\$157,700
1996	No	\$247,100	\$247,100	\$170,000	N/A	\$170,000

2015 Tax Information

[Click Here for 2015 Tax Bill](#)

Tax Collector Mail: 2015 Tax Bill: October 31

Tax District: MB

2015 Final Millage Rate	18.2169
2015 Est Taxes w/o Cap or Exemptions	\$31.90

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Ranked Sales (Only are Ranked Sales) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	Y/I
No recent sales on record				

2015 Land Information

Seawall: No

Frontage: None

View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
--------------------------	---------------------------	----------------------------	-----------------------	-----------------------------------	--------------------------------	------------------------

Rivers And Lakes (95)	0x0	1000.00	2.0600	1.0000	\$2,060	AC
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[click here to hide] 2015 Extra Features						
Description	Value/Unit	Units	Total Value as New		Depreciated Value	Year
No Extra Features on Record						

[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 unpermitted improvements, should be directed to the permitting office to which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



09-31-15-00000-140-0120

[Compact Property Record Card](#)

Data Current as of December 04, 2015

[Email](#) [Print](#) [Radius Search](#)

Improvement Value
per F.S. 553.844

Ownership/Mailing Address Change Mailing Address	Site Address
M H H ENTERPRISES INC C/O HAMMER & CO PA 9373 SEMINOLE BLVD SEMINOLE FL 33772-3145	555 150TH AVE MADEIRA BEACH



Property Use: 2048 (Marina - Boat Storage (High & Dry or Wet Slip))

Living Units: 0

[\[click here to hide\]](#) Legal Description

(LEASE TO DEC 1, 1994) PT OF NW 1/4 OF 10-31-15 DESC FROM S LN OF GOVT LOT 1 & C/L OF 150TH AVE IN N 1/2 OF SEC 9 TH N44DE 1918 FT TH S46DE 100FT TH N44DE 25FT TH S46DE 550FT TH N44DE 129FT FOR POB TH N46DW 45FT TH N44DE 120FT TH S46DE 45FT TH S44DW 120 FT TO POB

File for Homestead Exemption			2015 Parcel Use	
Exemption	2015	2016		
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	Plat Book/Page
066701371	Sales Query	121030278012	(NOT the same as a FEMA Flood Zone) A	

2015 Interim Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	\$196,275	\$139,408	\$139,408	\$196,275	\$139,408

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

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2015	No	\$196,275	\$139,408	\$139,408	\$196,275	\$139,408
2014	No	\$200,000	\$126,735	\$126,735	\$200,000	\$126,735
2013	No	\$183,673	\$115,214	\$115,214	\$183,673	\$115,214
2012	No	\$183,928	\$104,740	\$104,740	\$183,928	\$104,740
2011	No	\$95,218	\$95,218	\$95,218	\$95,218	\$95,218
2010	No	\$115,000	\$115,000	\$115,000	\$115,000	\$115,000
2009	No	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000
2008	No	\$121,700	\$121,700	\$121,700	\$121,700	\$121,700
2007	No	\$122,900	\$122,900	\$122,900	N/A	\$122,900
2006	No	\$126,800	\$126,800	\$126,800	N/A	\$126,800
2005	No	\$104,800	\$104,800	\$104,800	N/A	\$104,800
2004	No	\$93,800	\$93,800	\$93,800	N/A	\$93,800
2003	No	\$73,700	\$73,700	\$73,700	N/A	\$73,700
2002	No	\$71,700	\$71,700	\$71,700	N/A	\$71,700
2001	No	\$70,500	\$70,500	\$70,500	N/A	\$70,500
2000	No	\$69,600	\$69,600	\$69,600	N/A	\$69,600
1999	No	\$67,700	\$67,700	\$67,700	N/A	\$67,700
1998	No	\$66,500	\$66,500	\$66,500	N/A	\$66,500
1997	No	\$45,900	\$45,900	\$45,900	N/A	\$45,900
1996	No	\$45,900	\$45,900	\$45,900	N/A	\$45,900

2015 Tax Information

[Click Here for 2015 Tax Bill](#)

Tax Collector Made 2015 Tax Bills October 31

2015 Final Millage Rate	18.2169
2015 Est Taxes w/o Cap or Exemptions	\$3,575.52

A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. [Click here for more information.](#)

Tax District: **MB**

Ranked Sales [\(Data may be blank, hidden\)](#) [See all transactions](#)

Sale Date	Book/Page	Price	O/U	V/I
No recent sales on record				

2015 Land Information

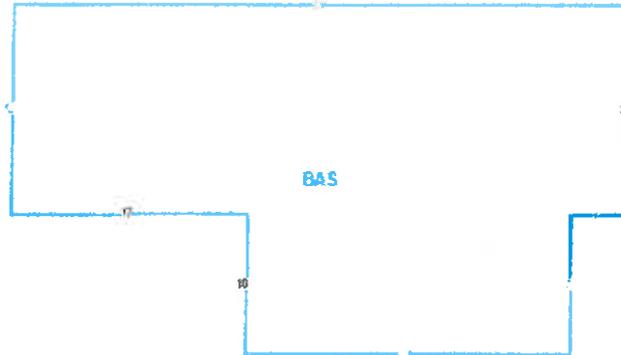
Seawall: No	Land Size	Unit Value	Units	Total Adjustments	View:	Adjusted Value	Method

Airport/Bus Terms (20) 45x120 35.00 5400.0000 1.0000 \$189,000 SF

[\[click here to hide\]](#) 2015 Building 1 Structural Elements [Back to Top](#)

Site Address: 555 150TH AVE

Quality: Average
 Square Footage: 890.00
 Foundation: Piers
 Floor System: Wood
 Exterior Wall: Frame Siding
 Roof Frame: Gable Or Hip
 Roof Cover: Shingle Composition
 Stories: 1
 Living units: 0
 Floor Finish: Carpet/Vinyl/Asphalt
 Interior Finish: Drywall/Plaster
 Fixtures: 2
 Year Built: 1960
 Effective Age: 43
 Heating: Central Duct
 Cooling: Cooling (Central)



[Compact Property Record Card](#)

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Building Finished Ft ²	Gross Area Ft ²	Factor	Effective Ft ²
Base	890	890	1.00	890
Total Building finished SF: 890		Total Gross SF: 890		Total Effective SF: 890

[\[click here to hide\]](#) 2015 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[\[click here to hide\]](#) Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may include 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 office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
201400197	PARTIAL DEMO	02 Apr 2014	\$13,000



NOTIFICATION



PAM DUBOV, CFA, CAE

Pinellas County Property Appraiser

www.pcpao.org

pam@pcpao.org

Run Date: 10 Dec 2015

Subject Parcel: 09-31-15-00000-140-0120

Radius: 200 feet

Parcel Count: 5

Note: Parcels with protected address status are not included in this report.

Total pages: 2

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

MAIN BRANCH- COURTHOUSE

315 Court St. - 2nd Floor
Clearwater, FL 33756
MAIL: PO Box 1957
Clearwater, FL 33757
TEL: (727) 464-3207
FAX: (727) 464-3448
HEARING IMPAIRED: (727) 464-3370

EXEMPTIONS:

TEL: (727) 464-3294
FAX: (727) 464-3408

COMMERCIAL APPRAISALS:

TEL: (727) 464-3284

RESIDENTIAL APPRAISALS:

TEL: (727) 464-3643 (CW)

NORTH COUNTY

29269 US Highway 19 N
Clearwater, FL 33761
TEL: (727) 464-8780
FAX: (727) 464-8794

TYRONE (SOUTH)

1800 66th St. N
St. Petersburg, FL 33710
TEL: (727) 582-7652
FAX: (727) 582-7610

MID-COUNTY

CUSTOMER SERVICE CENTER - WALK-IN
13025 Starkey Rd., Largo (Tax Collector)
TANGIBLE PERSONAL PROPERTY
TPP TEL: (727) 464-8484
TPP FAX: (727) 464-8488
MAIL: PO Box 1957 - Clearwater, FL 33757

~~M H H ENTERPRISES INC
150 153RD AVE STE 203
MADEIRA BEACH FL 33708-1856~~

M H H ENTERPRISES INC
150 153RD AVE STE 203
MADEIRA BEACH FL 33708-1856

PRUITT, DEAN A
PRUITT, MARIA L
1336 BAYVIEW DR
CLEARWATER FL 33756-1232

FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE
150 153RD AVE STE 205
MADEIRA BEACH FL 33708-1856

M H H ENTERPRISES INC
C/O HAMMER & CO PA
9373 SEMINOLE BLVD
SEMINOLE FL 33772-3145



PAM DUBOV, CFA, CAE

Pinellas County Property Appraiser

www.pcpao.org

pam@pcpao.org

Run Date: 10 Dec 2015

Subject Parcel: 09-31-15-00000-110-0100

Radius: 200 feet

Parcel Count: 6

Note: Parcels with protected address status are not included in this report.

Total pages: 2

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

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MAIL: PO Box 1957 - Clearwater, FL 33757

C & T ENTERPRISES INC
9800 4TH ST N STE 200
MADEIRA BEACH FL 33702-2462

~~C & T ENTERPRISES INC
9800 4TH ST N STE 200
MADEIRA BEACH FL 33702-2462~~

M H H ENTERPRISES INC
150 153RD AVE STE 203
MADEIRA BEACH FL 33708-1856

PRUITT, DEAN A
PRUITT, MARIA L
1336 BAYVIEW DR
CLEARWATER FL 33756-1232

FL INT IMP FUND TRE
M H H ENTERPRISES INC LSE
150 153RD AVE STE 205
MADEIRA BEACH FL 33708-1856

FL INT IMP FUND TRE
C/O C & T ENTERPRISES INC
9800 4TH ST N STE 200
ST PETERSBURG FL 33702-2462



**CITY OF MADEIRA BEACH, FLORIDA
LOCAL PLANNING AGENCY
AND BOARD OF COMMISSIONERS
NOTICE OF PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN that the **LOCAL PLANNING AGENCY (THE PLANNING COMMISSION)** of the City of Madeira Beach will hold a **PUBLIC HEARING** for the first reading on the **Development Agreement for Holiday Isle Marina**, in Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Monday, December 21, 2015 at 7:00 p.m.**

NOTICE IS HEREBY GIVEN, the Board of Commissioners of the City of Madeira Beach will conduct the first reading of **Ordinance 2015-18**, at Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Tuesday December 22, 2015 at 6:00 p.m.**

Upon the passage of Ordinance 2015-18, NOTICE IS HEREBY GIVEN, the Board of Commissioners of the City of Madeira Beach will conduct the second and final reading of the **Development Agreement for Holiday Isle Marina, and Ordinance 2015-18**, at Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Tuesday, January 12, 2016 at 6:00 p.m.** Notice of such hearing will be provided as prescribed by Florida Statutory requirements and the Madeira Beach Code of Ordinances.

The title of the Development Agreement and said Ordinance are as follows:

DEVELOPMENT AGREEMENT between the **City of Madeira Beach**, and **Holiday Isles Resort** located at **555 – 150th Avenue** and **565 – 150th Avenue**, Madeira Beach, Florida 33708.

ORDINANCE 2015-18

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS 555 150th AVENUE AND 565 150th AVENUE FROM MARINE COMMERCIAL (C-4) TO PLANNED DEVELOPMENT (PD) DISTRICT; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.

DESCRIPTION

PARCEL I: A PARCEL OF LAND SITUATED, LYING AND BEING IN SECTIONS 9 AND 10, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE NORTH BOUNDARY OF GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND THE CENTERLINE OF STATE ROAD #233 AS SHOWN ON THE PLAT FILED IN DEED BOOK 662, PAGE 44, RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 43°51'28" EAST, 1918.18 FEET ALONG THE CENTERLINE OF STATE ROAD #233; THENCE SOUTH 46°08'32" E., 50 FEET TO THE SOUTHERLY BOUNDARY OF STATE ROAD #233 AND THE POINT OF BEGINNING; THENCE SOUTH 46°08'32" EAST, 50 FEET; THENCE NORTH 43°51'28" EAST, 25 FEET; THENCE SOUTH 46°08'32" EAST, 550 FEET; THENCE NORTH 43°51'28" EAST, 331.0 FEET; THENCE NORTH 46°08'32" WEST, 300 FEET; THENCE SOUTH 43°51'28" WEST, 125.00 FEET; THENCE NORTH 46°08'32" WEST, 250.0 FEET; THENCE SOUTH 43°51'28" WEST, 40.0 FEET; THENCE NORTH 46°08'32" WEST, 50.0 FEET TO THE SOUTHERLY BOUNDARY OF STATE ROAD #233; THENCE SOUTH 43°51'28" WEST, 191.0 FEET ALONG SAID SOUTHERLY BOUNDARY TO THE POINT OF BEGINNING.

PARCEL II: A PARCEL OF LAND SITUATED, LYING AND BEING IN SECTIONS 9 AND 10, TOWNSHIP 31 SOUTH, RANGE 15 EAST, PINELLAS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE NORTH BOUNDARY OF GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 31 SOUTH, RANGE 15 EAST, AND THE CENTERLINE OF STATE ROAD #233 AS SHOWN ON THE PLAT FILED IN DEED BOOK 662, PAGE 44,

RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 43°51'28" EAST, 2099.18 FEET ALONG THE CENTERLINE OF STATE ROAD #233; THENCE SOUTH 46°08'32" EAST, 50 FEET TO THE SOUTHERLY BOUNDARY OF STATE ROAD #233 AND THE POINT OF BEGINNING; THENCE SOUTH 46°08'32" EAST, 300 FEET; THENCE NORTH 43°51'28" EAST, 175 FEET; THENCE NORTH 46°08'32" WEST, 300 FEET TO THE EXTENSION OF THE SOUTHERLY BOUNDARY OF STATE ROAD #233; THENCE SOUTH 43°51'28" WEST, 175 FEET ALONG SAID SOUTHERLY BOUNDARY TO THE POINT OF BEGINNING

4.59 ACRES MORE OR LESS.

FLOOD STATEMENT

THIS PROPERTY LIES IN FLOOD ZONE AE (EL 10), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP 12103C0191G, EFFECTIVE DATE SEPTEMBER 3, 2003.



Copies of the proposed Development Agreement and Ordinance are available for inspection in the office of the City Clerk between the hours of 8 a.m. and 4:30 p.m. Monday through Friday.

All persons are hereby advised that any presentation they make to the Planning Commission or the Board of Commissioners will be encouraged to be as concise as possible and the Planning Commission and/or Board of Commissioners may limit the time of each individual to permit maximum participation by the public at large. Any person who decides to appeal any decision of the Planning Commission and/or the Board of Commissioners with respect to any matter considered at these hearings will need to ensure a record of proceedings, and for such purpose, 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-per Florida Statute 286.0105

Aimee Servedio, City Clerk
City of Madeira Beach



MADEIRA BEACH BOARD OF COMMISSIONERS

January 12, 2015 – Agenda Report

FROM: Vincent M. Tenaglia, Assistant City Manager

SUBJECT: **RESOLUTION NO. 2016-01: AMENDING THE FISCAL YEAR 2016 BUDGET BY INCREASING GENERAL FUND EXPENDITURES IN THE AMOUNT OF \$6,300 FOR CITY MANAGER SALARY AND BENEFITS**

BACKGROUND: On December 22, the Board of Commissioners authorized a 10.2% salary increase for the City Manager. The adopted FY 2016 budget includes funding for a 5.0% increase. A budget amendment is necessary to provide sufficient funding.

<u>BUDGETARY IMPACT:</u>	Account	Adopted budget	Revised budget	Current request	Total revised
	001.1000.1200	\$ 227,700	\$ 230,300	\$ 5,200	\$ 235,500
	001.1000.2100	\$ 17,500	\$ 17,700	\$ 400	\$ 18,100
	001.1000.2203	\$ 22,100	\$ 22,400	\$ 700	\$ 23,100
		<u>\$ 267,300</u>	<u>\$ 270,400</u>	<u>\$ 6,300</u>	<u>\$ 276,700</u>

RECOMMENDED BY STAFF: Staff recommends approval of Resolution 2016-01.

ATTACHMENT(S): Resolution 2016-01

RESOLUTION 2016-01

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA AMENDING THE FISCAL YEAR 2016 BUDGET BY INCREASING GENERAL FUND EXPENDITURES IN THE AMOUNT OF \$6,300 FOR CITY MANAGER SALARY AND BENEFITS; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Madeira Beach Board of Commissioners has approved a municipal budget for the fiscal year beginning October 1, 2015 and ending September 30, 2016; and

WHEREAS, Section 10.5 of the Madeira Beach City Charter authorizes the Board of Commissioners to amend the adopted budget by resolution; and

WHEREAS, the Board of Commissioners desires to amend the budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA:

SECTION 1. The Board of Commissioners authorizes an increase to General Fund expenditures in the amount of \$6,300.

SECTION 2. The Board of Commissioners authorizes staff to allocate the budget amendment pursuant to the account level detailed provided as Exhibit A.

SECTION 3. This resolution shall become effective immediately upon its adoption.

[REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK]

INTRODUCED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH,
THIS ____ day of _____,2016.

TRAVIS PALLADENO, Mayor

ATTEST:

AIMEE SERVEDIO, City Clerk

Resolution 2016-01: Exhibit A

<u>Account</u>	<u>Adopted budget</u>	<u>Revised budget</u>	<u>Current request</u>	<u>Total revised</u>
001.1000.1200	\$ 227,700	\$ 230,300	\$ 5,200	\$ 235,500
001.1000.2100	\$ 17,500	\$ 17,700	\$ 400	\$ 18,100
001.1000.2203	\$ 22,100	\$ 22,400	\$ 700	\$ 23,100
	<u>\$ 267,300</u>	<u>\$ 270,400</u>	<u>\$ 6,300</u>	<u>\$ 276,700</u>



MADEIRA BEACH BOARD OF COMMISSIONERS

January 12, 2015 – Agenda Report

FROM: Vincent M. Tenaglia, Assistant City Manager

SUBJECT: **AUTHORIZATION OF ANNUAL LEAVE PAYMENT TO CITY MANAGER PER EMPLOYMENT CONTRACT, IN THE AMOUNT OF \$15,183.22.**

BACKGROUND: Section 4B of the City Manager’s employment contract reads as follows:

“Manager shall be provided annual vacation leave equal to thirty-five (35) workdays per calendar year, accrued on the date of employment. Accrual of vacation leave shall not be capped and the Manager shall be entitled to sell back, annually, any unused vacation leave on the anniversary date of his employment.”

The City Manager has requested to sell back 232 hours (29 days), in the amount of \$15,183.22

BUDGETARY The adopted FY 2016 budget includes sufficient funding for this request.
IMPACT:

RECOMMENDED Staff recommends approval.
BY STAFF:

ATTACHMENT(S): N/A



MADEIRA BEACH BOARD OF COMMISSIONERS

January 12, 2015 – Agenda Report

FROM: Vincent M. Tenaglia, Assistant City Manager

SUBJECT: **RESOLUTION NO. 2016-02: AMENDING THE FISCAL YEAR 2016 BUDGET BY INCREASING GENERAL FUND REVENUES AND EXPENDITURES IN THE AMOUNT OF \$15,000 FOR MADEIRA BEACH LITTLE LEAGUE**

BACKGROUND: The Parks and Recreation Director has worked with the former Gulf Beaches Little League to create a permanent Madeira Beach Little League, for which the City will serve as the managing entity. In so doing, the City will incur all corresponding costs and receive all corresponding revenue. Previously, the Gulf Beaches Little League provided its own equipment and paid net fees to the City. As proposed, the City will receive approximately \$125/child but will be responsible for outfitting and maintaining the baseball fields.

BUDGETARY IMPACT:

Account	Adopted budget	Revised budget	Current request	Total revised
Revenue				
001.347.227	\$ -	\$ -	\$ 15,000	\$ 15,000
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,000</u>	<u>\$ 15,000</u>
Expenditures				
001.5000.5102	\$ -	\$ -	\$ 15,000	\$ 15,000
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,000</u>	<u>\$ 15,000</u>
Net	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

RECOMMENDED BY STAFF: Staff recommends approval of Resolution 2016-02.

ATTACHMENT(S): Resolution 2016-02

RESOLUTION 2016-02

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA AMENDING THE FISCAL YEAR 2016 BUDGET BY INCREASING GENERAL FUND REVENUES AND EXPENDITURES IN THE AMOUNT OF \$15,000 FOR MADEIRA BEACH LITTLE LEAGUE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Madeira Beach Board of Commissioners has approved a municipal budget for the fiscal year beginning October 1, 2015 and ending September 30, 2016; and

WHEREAS, Section 10.5 of the Madeira Beach City Charter authorizes the Board of Commissioners to amend the adopted budget by resolution; and

WHEREAS, the Board of Commissioners desires to amend the budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA:

Section 1. The Board of Commissioners authorizes an increase to General Fund revenues in the amount of \$15,000.

Section 2. The Board of Commissioners authorizes an increase to General Fund expenditures in the amount of \$15,000.

Section 3. The Board of Commissioners authorizes staff to allocate the budget amendment pursuant to the account level detailed provided as Exhibit A.

Section 4. This resolution shall become effective immediately upon its adoption.

[REMAINDER OF THE PAGE INTENTIONALLY LEFT BLANK]

INTRODUCED AND ADOPTED BY THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH,
THIS ____ day of _____,2016.

TRAVIS PALLADENO, Mayor

ATTEST:

AIMEE SERVEDIO, City Clerk

Resolution 2016-02: Exhibit A

<u>Account</u>	<u>Adopted budget</u>	<u>Revised budget</u>	<u>Current request</u>	<u>Total revised</u>
Revenue				
001.347.227	\$ -	\$ -	\$ 15,000	\$ 15,000
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,000</u>	<u>\$ 15,000</u>
Expenditures				
001.5000.5102	\$ -	\$ -	\$ 15,000	\$ 15,000
	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,000</u>	<u>\$ 15,000</u>
Net	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Project Status Report
City of Madeira Beach / Underground north
Week Ending January 08, 2016

I. Items Completed This Period

- a. All the underground boring and conduit for the new LED lighting on Gulf Blvd should be completed by the end of the day January 8th.
 - i. Roughly 2,800 lf of boring has been completed. The bore for the new LED lights contained 2 each 2" grey with red stripe conduit so roughly 5800 lf of conduit is installed

II. Anticipated Activity Next Period

- a. We plan on starting the boring and conduit for all the work going east down 153rd to 1st street then north down 1st street to 155th.

III. Project Issues

- a. The 7" to 6" reducers are backordered and may not be available until something mid next week. As soon as they are available we will need those and the balance of the 4" and 6" 90, 45 and 22.5 sweeps.

IV. Needed From Client

- a. Pedestals
 - i. We need five (five) more pedestals to for the new LED lighting on Gulf Blvd. Duke said they should be able to deliver them on Monday January 11th.

V. Project Schedule Milestones Completed and Anticipated

- a. Good progress this week. We had several onsite meeting this week with Duke and FDOT/Transfield and they were both happy with the work being done in the field and had very few comments.
- b. Next week we should begin pulling the first of the large 4" and 7" conduit

VI. Internal Resource Concerns / Project Problems

- a. Availability of Duke's material
 - i. LED lights
 - ii. Concrete vaults