



## THE CITY OF MADEIRA BEACH, FLORIDA

### PUBLIC NOTICE

### LOCAL PLANNING AGENCY PLANNING COMMISSION MINUTES

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

7:00 P.M.

MONDAY, FEBRUARY 8, 2016

COMMISSION CHAMBERS

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

B. **ROLL CALL**

*Planning Commissioners Present: Chairperson Everett, Commissioner Brown, Commissioner Domingue, Commissioner Noble, Commissioner Rasmussen, Commissioner Lawrence, Commissioner Carr*

*Staff Present: Shane Crawford, City Manager; Cheryl McGrady, Executive Assistant to the City Manager, Planning and Zoning Consultant, Luis Serna; Tom Trask, City Attorney*

C. **APPROVAL OF THE MINUTES: January 11, 2016**

*A motion was made to approve the minutes as presented by Commissioner Brown and seconded by Commissioner Dominique. Minutes carried 7-0.*

D. **NEW BUSINESS**

1. **TO CONSIDER HAVING THE PLANNING COMMISSION MEET TWICE A MONTH**

*The City Manager said that staff recommendation is to not go to two meetings a month.*

*There was some discussion among the Planning Commission members and they all agreed to keep it at one meeting a month. Chairperson Everett deferred this discussion to a later meeting.*

E. **OLD BUSINESS**

1. **CONTINUANCE TO CONSIDER THE APPLICATION FOR A SPECIAL EXCEPTION USE FOR A STANDALONE ATM AT THE CVS LOCATED AT 15129 MADEIRA WAY.**

*Luis Serna presented the staff report to the Planning Commission, with a recommendation to approve the Special Exception Use for the ATM located in the CVS parking lot.*

*A motion was made to accept it as submitted by Commissioner Noble and seconded by Commissioner Carr. Motion carried 7-0.*

2. **CONSIDER THE APPLICATION FOR THE REZONING OF 555 150<sup>th</sup> AVENUE AND 565 150<sup>th</sup> AVENUE FOR C-4 MARINE COMMERCIAL TO PD PLANNED DEVELOPMENT.**

*Luis Serna presented the staff report to the Planning Commission he did reiterate that it is a Planned Development and Re-Zoning that allows developers to vary design standards typically height and setbacks however it allows the developer to propose mixed use development be creative and offer flexibility and higher design standards than you would get under a regular development. The developer has proposed architectural standards and varied building height.*

*Mr. Serna explained to the Planning Commission that there has been a reduction in height and density since the last proposal at the January meeting. The developer has made changes that include a decrease in units from 325 units to 272 unit's and height has decreased from 117 feet to 90 feet.*

*Mr. Serna recommended that the Planning Commission move forward with a recommendation of approval to the Board of Commissioners.*

**3. CONSIDER THE APPLICATION FOR ENTERING INTO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND HOLIDAY ISLE MARINA**

*Luis Serna presented the staff report to the Planning Commission for the changes made to the Development Agreement by the developer. Mr. Serna recommends approval of the Development Agreement with the changes that have been made.*

*Chairperson Everett opened up the floor for public comment, several comments were made concerning the increase in traffic flow and the height of the buildings.*

*Chairperson Everett closed the floor to the public.*

*A motion was made to accept the application for a re-zoning from C-4 to Planned Development and enter into a Development Agreement with the applicant by Commissioner Noble, seconded by Commissioner Dominique. Motion carried 7-0.*

**F. PLANNING COMMISSION DISCUSSION**

*The Planning Commission had some discussion with the City Manager about other issues, the City Manager said that digital signage is still an issue but can be brought up at a later meeting when we have the time to discuss it deeper.*

*The City Attorney stated the along with the digital sign issue we need to address the whole sign code as a whole.*

**G. REPORTS**

**H. NEXT MEETING: March 14, 2016**

**I. ADJOURNMENT: Motion to adjourn the meeting was made by Commissioner Brown, and seconded by Commissioner Rasmussen. Motion carried 7-0.**

Date approved: March 14, 2016

  
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Jim Everett, Chairperson

  
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Submitted by Cheryl McGrady, Executive Assistant