

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

**LOCAL PLANNING AGENCY  
PLANNING COMMISSION**

The Planning Commission, serving as the Local Planning Agency of the City of Madeira Beach, Florida will meet 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, MARCH 14, 2016**

**COMMISSION CHAMBERS**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF THE MINUTES – FEBRUARY 8, 2016**

**D. NEW BUSINESS**

1. TO CONSIDER THE APPLICATION FOR THE REZONING OF 0, 15000,15006,15015,15040,15042,15026 MADEIRA WAY AND 0,15023,15031 GULF BLVD AND 0,200,206,210,212,352,388,390,410,420 150<sup>TH</sup> AVENUE FROM C-3 COMMERCIAL RETAIL TO PD PLANNED DEVELOPMENT.
2. TO CONSIDER THE APPLICATION FOR ENTERING INTO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MADEIRA BEACH AND MADEIRA BEACH DEVELOPMENT CO., LLC.

**E. OLD BUSINESS-N/A**

**F. PLANNING COMMISSION DISCUSSION**

**G. REPORTS**

- CITY ATTORNEY
- PLANNING AND ZONING DIRECTOR

**H. NEXT MEETING**

**I. ADJOURNMENT**

Any person who decides to appeal any decision of Planning Commission serving as the Local Planning Agency 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 February 26, 2016



---

## MEMORANDUM

---

To: Planning Commission Members  
From: Shane B. Crawford, City Manager  
Subject: Development Agreement  
Date: March 3, 2016

*Shane B. Crawford*  
*March 3, 2016*

---

### Planning Commission Members:

Enclosed please find the conceptual plans for Madeira Beach Town Center, along with other documents. The new business agenda items 1 & 2 both relate to this proposed project. To date, March 3, 2016, the City team is still reviewing the Development Agreement (DA) and creating action items for the developer to address. Therefore, the DA is not being supplied in this packet and will be forthcoming. The current schedule set forth by our team is to have all action item lists to Tom Trask by Friday, March 4<sup>th</sup>, he will review and compile all of the comments and a meeting will be held next Wednesday or Thursday (March 9<sup>th</sup> or 10<sup>th</sup>) to go over these items with the Developer and their team.

Our team is working diligently to make sure the DA not only covers the usual items of interest and concern but also addresses the phasing of the project and clearly defines our expectations for what each of these phases will give back to the community.



## THE CITY OF MADEIRA BEACH, FLORIDA

### MINUTES

#### PLANNING COMMISSION/LOCAL PLANNING AGENCY

The Planning Commission, serving as the Local Planning Agency of the City of Madeira Beach, Florida will meet in City Hall located at 300 Municipal Drive, Madeira Beach, Florida to conduct Public Hearings on the following City business listed and at the time indicated below.

**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: \_\_\_\_\_

\_\_\_\_\_  
Jim Everett, Chairperson

\_\_\_\_\_  
Submitted by: Cheryl McGrady, Executive Assistant to the City Manager.



**PLANNING COMMISSION/LOCAL PLANNING AGENCY**

**Rezoning Request – Staff Report**

**March 14, 2016**

**Application 2016.01**

**FROM:**

Luis N. Serna, AICP, Planning and Zoning

**SUBJECT:**

Madeira Beach Town Center – Request to Rezone from C-3 (Retail Commercial) to PD (Planned Development)

**I. General Information**

Request: The applicants are seeking to rezone 6.67 acres that are located on the northwest side of 150<sup>th</sup> Avenue (Tom Stuart Causeway), from Gulf Boulevard to the City’s Causeway Park. The request will change the zoning of these properties from C-3 (Retail Commercial) to PD (Planned Development). This request is for the development of a mixed-use project that will include two hotels (430 rooms), two condominium buildings (90 units), 35,000 square feet of retail space, and a marina.

**Property Owners:**

919 Land Trust  
BLIG, LLC Trustee  
3409 West Fletcher Avenue  
Tampa, Florida 33618

**Applicant:**

Madeira Beach Development Company, LLC  
286 107<sup>th</sup> Avenue, Suite 300  
Treasure Island, Florida 33706

Cajun Builders, LLC  
15334 Harbor Drive  
Madeira Beach, Florida 33708

Madeira Commons, Inc.  
c/o Ross Realty  
4401 West Kennedy Boulevard, Suite 100  
Tampa, Florida 33609

Arthur W. Broaderick, Larry M. Starnes, and  
Rhonda T. Starnes  
2910 Pelham Road  
St. Petersburg, Florida 33710

**Parcel ID Numbers:**

09-31-15-54180-000-0020  
09-31-15-00000-130-1600  
09-31-15-00000-130-1500  
09-31-15-00000-130-1700  
09-31-15-00000-130-1800  
09-31-15-00000-130-1900

09-31-15-00000-140-1000  
09-31-15-00000-140-0900  
09-31-15-00000-140-0700  
09-31-15-00000-140-0600  
09-31-15-00000-140-0500  
09-31-15-00000-140-0400  
09-31-15-00000-130-0900

09-31-15-00000-130-1000  
09-31-15-00000-130-1100  
09-31-15-54180-000-0013  
09-31-15-54180-000-0010  
09-31-15-00000-130-1200

09-31-15-00000-420-0100  
09-31-15-00000-420-0200  
09-31-15-54180-000-0012

**Current Zoning/Land Use Designation:**  
C-3 (Retail Commercial)/  
Planned Redevelopment Mixed Use

**Site Area:**  
6.67 acres

**Flood Zone:**  
AE (areas within the 100-year floodplain). Base  
Flood Elevations of 10' and 11' above sea level

**Present Use:** Retail Commercial

**Proposed Use:** The proposal is for a mixed-use project that will include a two hotels (430 rooms), two condominium buildings (90 units), 35,000 square feet of retail space, and a marina. The project encompasses the northwest side of 150<sup>th</sup> Avenue (Tom Stuart Causeway) from Gulf Boulevard to the City's Causeway Park, and includes both sides of Madeira Way. The project will consist of four primary buildings – two condominium buildings of six floors over two levels of parking, and two hotels of eight floors over three levels of parking and seven floors over four levels of parking. The project will include retail uses at ground level, a marine store, and a marina.

The project will feature a publicly accessible plaza at the Gulf Boulevard/150<sup>th</sup> Avenue intersection, pedestrian accesses to Boca Ciega Bay, a pedestrian bridge over Gulf Boulevard, and pedestrian enhancements along Madeira Way and 150<sup>th</sup> Avenue to the City's Causeway Park. Traffic enhancements include removal of the traffic signal at Madeira Way and 150<sup>th</sup> Avenue and converting this intersection to a right-in/right-out intersection, and construction of a turn lane at the Madeira Cove median opening. These project features are designed to create a pedestrian friendly activity center along Madeira Way and 150<sup>th</sup> Avenue.

A complete listing of the proposed development standards for the project are to be included in the project concept plan, and they will be formalized in the project development agreement which will be considered by this Commission as a separate item upon its completion.

**Neighborhood Meeting Date:** March 9, 2016

**1<sup>st</sup> Reading of Ordinance:** TBD

**2<sup>nd</sup> Reading of Ordinance:** TBD

## **II. Background**

The proposed PD development is located within the Planned Redevelopment 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 and proposed density for temporary lodging further require 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 Commercial Core and Causeway Districts. Development in these districts is subject to the following design standards:

- First story commercial activity is 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

Additional standards for the SAP and the Commercial Core and Causeway Districts address building setbacks, outdoor dining and display, parking lot location and size, parking lot landscaping, off-street service and loading areas, and architectural guidelines.

### III. Review Criteria

As required by Section 110-391 of the Land Development Regulations, review of the rezoning application by the Local Planning Agency (LPA) is required to ensure that the following zoning standards are met and shall recommend denial of the application if the 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.**

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 (FAR) of 4.0 and a maximum Impervious Surface Area Ratio (ISR) of 0.95.

The project proposes a residential density of 13.49 units per acre and a temporary lodging density of 64.47 hotel rooms per acre. The proposed FAR is 3.0 and the proposed ISR is 0.73. The proposed density and intensity are consistent with the standards of the Comprehensive Plan.

The project has been further reviewed for consistency with the Town Center Plan and has been determined to be consistent with a majority of these standards. Additional information will be required of the applicant before a final determination of consistency can be made.

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

The project proposes mixed use development on parcels that are currently retail. However, the site is surrounded by a variety of uses including other commercial businesses and multi-family residential developments that are compatible with this mixed use project.

Although the proposed concept plan will permit development that is significantly taller than the existing uses on the property (up to 11 floors maximum), the project is not directly adjacent to residential developments that are lower in height. The project is directly across Gulf Boulevard from an existing 11-story residential development.

**(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 indicated that they have coordinated the conceptual development plans with Pinellas County Engineering, the Florida Department of Transportation, and the Southwest Florida Water Management District. Additional information regarding this coordination of information will be required in order to make a more thorough determination regarding impacts on public facilities.

**(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.

Additional information will be required of the applicant before a final determination of consistency with the Land Development Regulations can be made.

#### **IV. Recommendation**

Staff has performed an initial review of the application for compliance with the review criteria of Section 110-391 of the Land Development Regulations. Given the scale and complexity of the project, additional information and review will be required in order to make a final determination and recommendation. Staff will continue to work with the applicants on addressing these outstanding issues and questions.

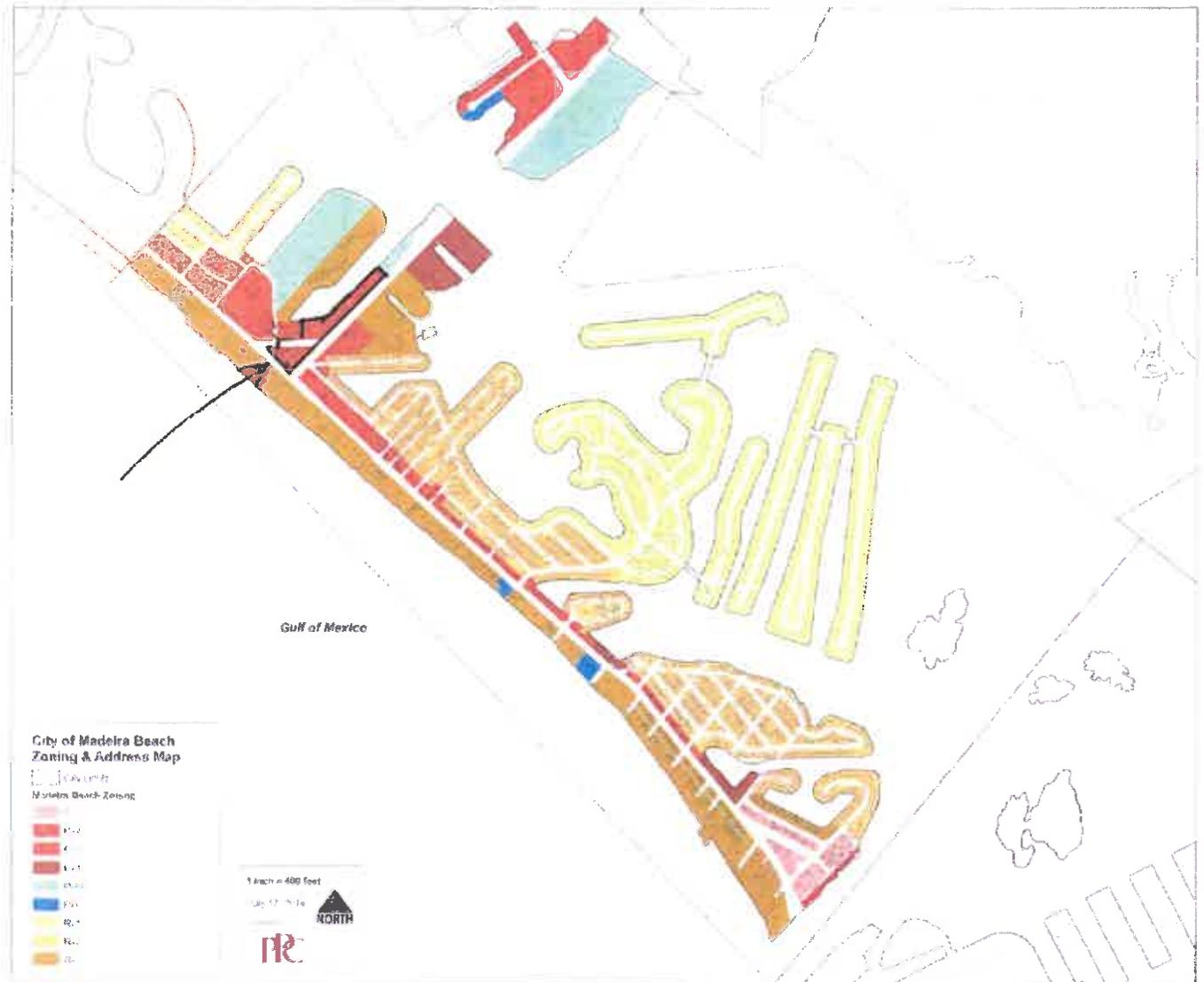
Staff recommends that the Planning Commission delay making a recommendation on this request until a more complete determination of compliance can be made and the details of any conditions are incorporated in a draft development agreement.

#### **V. Exhibits**

1. Zoning and Future Land Use Maps
2. Town Center Character Districts Map
3. Site Aerial
4. Flood Zone Map
5. C-3 and PD zoning regulations
6. Town Center Special Area Plan –Commercial Core and Causeway District design features

**Agenda Item:** \_\_\_\_\_

### Exhibit 1





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

2011  
**Countywide Future Land Use  
 Residential**

- Single-Family Residential
- Medium-Density Residential
- High-Density Residential
- Mixed Use**
- Community Office Center
- Regional Office Center
- Commercial**
- Community Office Center
- Public / Semi-Public**
- Preservation
- Special Designations**
- Historic Preservation
- Planned Redevelopment
- Other





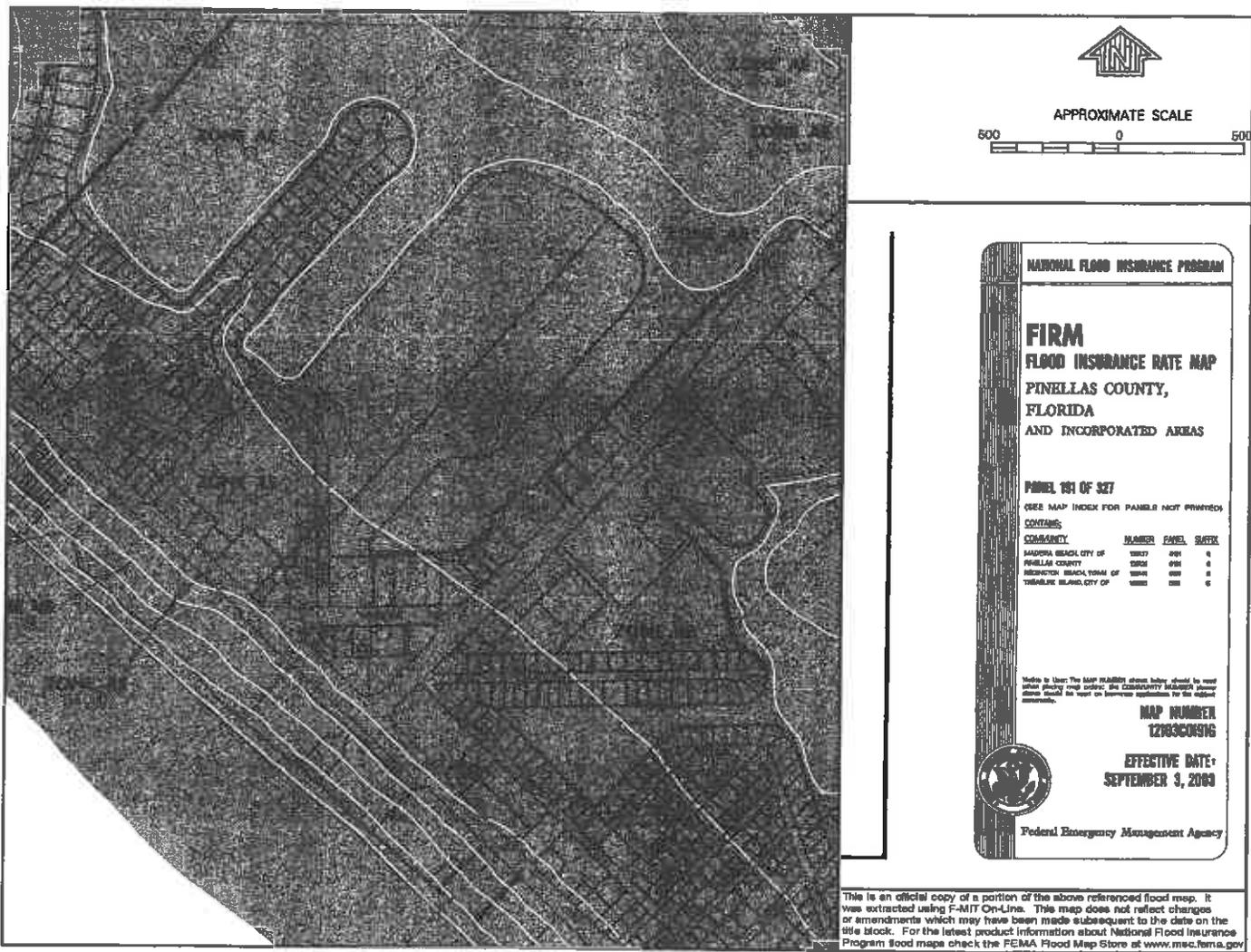
# Exhibit 2

## MADEIRA BEACH TOWN CENTER SPECIAL AREA PLAN

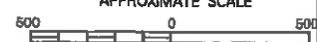




Exhibit 4



APPROXIMATE SCALE



**NATIONAL FLOOD INSURANCE PROGRAM**

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

PANEL 191 OF 327

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COUNTY	NUMBER	PANEL	SHEET
HANDSON BEACH CITY OF	12727	001	4
PINELLAS COUNTY	12702	001	0
REDINGTON BEACH TOWN OF	12704	001	0
THUNDERBOLT BEACH CITY OF	12705	001	0

Notice to User: The map panels shown below should be used when printing map copies; the COMMUNITY MANAGER should always check the report on inventory specifications for the latest information.

**MAP NUMBER  
12703C04916**

**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-MIT 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 about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

**DIVISION 7. - C-3, RETAIL COMMERCIAL****Sec. 110-316. - Definition; purpose and intent.**

The C-3, retail commercial district provides service to both permanent and transient residents where a full range of urban services and a high degree of accessibility is required. The C-3, retail commercial district correlates with the commercial general (CG) category and the ROR residential office retail category of the Countywide Plan.

(Code 1983, § 20-404; Ord. No. 1138, § 7, 12-9-08)

**Cross reference— Definitions generally, § 1-2****Sec. 110-317. - Permitted uses.**

The permitted uses in the C-3, retail commercial district are as follows:

- (1) Retail and personal service uses.
- (2) Business office and financial service uses.
- (3) Multifamily dwellings.
- (4) Tourist dwelling units.
- (5) Restaurants.
- (6) Adult entertainment establishments (article VI, division 13 of this chapter).

(Code 1983, § 20-404)

**Sec. 110-318. - Accessory uses.**

The accessory uses in the C-3, retail commercial district are as follows:

- (1) Off-street parking and loading/unloading.
- (2) Nonresidential signs.
- (3) Essential services.
- (4) Other accessory uses customarily permitted.
- (5) Boat slips associated with a permitted business use, not for rental or commercial marine activities.

(Code 1983, § 20-404)

**Sec. 110-319. - 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-3, retail commercial district:

- (1) Service stations.
- (2) Commercial recreation and entertainment facilities, provided that such facilities shall not be permissible when the underlying future land use category is R/O/R.
- (3) Churches, synagogues or other houses of worship.
- (4) Public service facilities.

- (5) Drive-in or drive-through retail personal service, business and financial services.
- (6) Private fraternal, social and recreational clubs.
- (7) 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.
- (8) Single-family or duplex.
- (9) Private schools.
- (10) Exhibition of reptiles by permit.

(Code 1983, § 20-404; Ord. No. 1138, § 7, 12-9-08)

Sec. 110-320. - Minimum building site area requirements.

The minimum building site area requirements in the C-3, retail commercial district are as follows:

- (1) Lot size:
  - a. For all uses except multifamily/tourist dwelling units: 4,000 square feet.
  - b. Duplex and triplex units: 3,000 square feet per dwelling unit.
  - c. Multi-family dwelling units and above: 2,420 square feet per dwelling unit.
  - d. 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 multifamily/tourist dwelling units: 40 feet.
  - b. Multifamily/tourist dwelling units: 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 per acre. A combination of both residential dwelling units and temporary lodging units may be permissible provided that the provisions of subsections 110-326(e) and (g) are met.
- (5) Within the ROR land use category, the density shall be a maximum of 18 dwelling units or 45 temporary lodging units per acre. A combination of both residential dwelling units and temporary lodging units may be permissible provided that the provisions of subsections 110-326(e) and (g) are met.

(Code 1983, § 20-404; Ord. No. 1043, § 2, 6-14-05; Ord. No. 1138, § 7, 12-9-08)

Sec. 110-321. - Setback requirements.

The following minimum setbacks shall apply in the C-3, retail commercial district:

- (1) Front yard: 25 feet, measured from right-of-way to structure.
- (2) Rear yard: ten feet, except waterfront lots which will have a rear setback of 18 feet.
- (3) Side yard:
  - a. All permitted uses except multifamily/tourist dwelling units will have a side setback of ten feet.
  - b. Multifamily/tourist dwelling units:

1. For proposed uses located on properties between 60 and 80 feet in width, the minimum side yard setback shall be ten feet.
2. For lots greater than 80 feet in width, the minimum side yard setback is as follows:
3. 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. 110-322. - Maximum building height.

- (a) No structure in the C-3, retail commercial district shall exceed 30 feet in height or two stories, whichever is more restrictive, unless otherwise provided in the land development regulations.
- (b) Multifamily/tourist dwelling units in the C-3, retail commercial district shall not exceed 40 feet in height or three stories, whichever is more restrictive.

(Code 1983, § 20-404)

Sec. 110-323. - Maximum lot coverage.

The maximum lot coverage in the C-3, retail commercial district is as follows:

- (1) Residential use: Floor area ratio (FAR) 0.80. The maximum area of a lot or parcel to be covered by structures shall be 40 percent.
- (2) Temporary lodging units: Floor area ratio (FAR) as set forth in the following table, provided that the requirements of subsections 110-326(e) and (g) are met:

Land use category	FAR
Commercial general	<u>1.2</u>
Residential/office/retail	1.0

- (3) Commercial general and public service facilities: Floor area ratio (FAR) 0.55;  
Residential/office/retail: Floor area ratio (FAR) 0.40.

(Code 1983, § 20-404; Ord. No. 1138, § 7, 12-9-08)

Sec. 110-324. - Impervious surface ratio (ISR).

- (a) The impervious surface ratio (ISR) in the C-3, retail commercial district for all uses, other than temporary lodging units, is 0.70.
- (b) The impervious surface ratio (ISR) for temporary lodging units is 0.85.

(Code 1983, § 20-404; Ord. No. 1138, § 7, 12-9-08)

Sec. 110-325. - Buffering requirements.

- (a) Parking lots/garages for tourist dwellings and nonresidential uses in the C-3, retail 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-3, retail commercial district shall be reoriented, if necessary, to minimize the negative impact on adjacent properties.
- (c) All development within the C-3, retail 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. 110-326. - Special requirements.

- (a) In the C-3, retail commercial district residential dwelling units are permitted on the second floor above first-floor commercial or office units within this district.
- (b) No structure in the C-3, retail 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. A minimum of a ten-foot separation between structures or equal to 50 percent of the height of the tallest building on the same parcel, whichever is more restrictive.
- (c) When a proposed use in the C-3, retail commercial district abuts a residential use an additional five-foot setback is required for such yard. This additional setback will be utilized to provide additional landscaped screening.
- (d) The special requirement of subsection (c) of this section shall be exempt when this additional five-foot setback utilized for the purpose of providing additional landscape screening, becomes ineffective due to the installation of a permanent solid masonry or poured concrete wall, with a minimum height of five feet and a maximum height of six feet, along the property line on lots greater than 80 feet in width. For the purpose of this exception, a permanent solid masonry or poured concrete wall shall mean a wall constructed as to be free of any openings whatsoever which would allow a view through the permanent solid masonry or poured concrete wall of an adjacent, abutting residential property use. This exception is contingent upon strict compliance with the above referenced requirements for the permanent solid masonry or poured concrete wall being maintained at all times. Failure to comply will negate the exception and require full compliance with the special requirements.
- (e) 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.
- (f) 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.
- (g) 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, § 7, 12-9-08)

Secs. 110-327—110-345. - 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.

## Exhibit 6



### MADEIRA BEACH TOWN CENTER SPECIAL AREA PLAN

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 150<sup>th</sup> Avenue
- Require pedestrian easement from 1<sup>st</sup> Street East to Municipal Drive for the triangle of properties in the parking waiver area bounded by Madeira Way, Gulf Boulevard, and 150<sup>th</sup> 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 150<sup>th</sup> 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.



**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**

MADERIA BEACH DEVELOPMENT CO., LLC  
 \_\_\_\_\_  
 286 167TH AVENUE, SUITE 300  
 \_\_\_\_\_  
 TREASURE ISLAND, FL 33706  
 \_\_\_\_\_

SEE ATTACHED EXHIBIT "A"  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Telephone: 727-367-3000 \_\_\_\_\_

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

**Application for the property located at: (Street Address or location of the vacant lot)**

PARCELS LOCATED ALONG NORTH SIDE OF 150TH AVENUE EAST OF GULF BOULEVARD AS SHOWN IN ATTACHED SKETCH

Legal Description: SEE LIST OF PARCEL ID NUMBERS AND LEGAL DESCRIPTIONS ATTACHED AS EXHIBIT "B"

Approximate Lot Area: \_\_\_\_\_ Width: \_\_\_\_\_ ft. Depth: \_\_\_\_\_ ft.

Present Use: COMMERCIAL \_\_\_\_\_

Proposed Use: MIXED USE - COMMERCIAL, TOURIST LODGING, RETAIL, MARINA \_\_\_\_\_

**\*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.

SEE RESPONSE TO CRITERIA ATTACHED AS EXHIBIT "C"

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

SEE RESPONSE TO CRITERIA ATTACHED AS EXHIBIT "C"

- 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.

SEE RESPONSE TO CRITERIA ATTACHED AS EXHIBIT "C"

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

SEE RESPONSE TO CRITERIA ATTACHED AS EXHIBIT "C"

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

SEE RESPONSE TO CRITERIA ATTACHED AS EXHIBIT "C"

**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.*

MADEIRA BEACH DEVELOPMENT CO., LLC

Date: 2/19/16 Property owner's signature: \_\_\_\_\_

WILLIAM F. KARNS, MANAGER

Before me, this 19th day of FEBRUARY, 2016, appeared in person

WILLIAM F. KARNS, MANAGER OF MADEIRA BEACH DEVELOPMENT CO., LLC  
*(name of property owner)* who, being sworn, deposes and says that the forgoing

is true and correct certification.

STATE OF FLORIDA  
COUNTY OF PINELLAS – NOTARY SIGNATURE

*C. Scott Brainard*

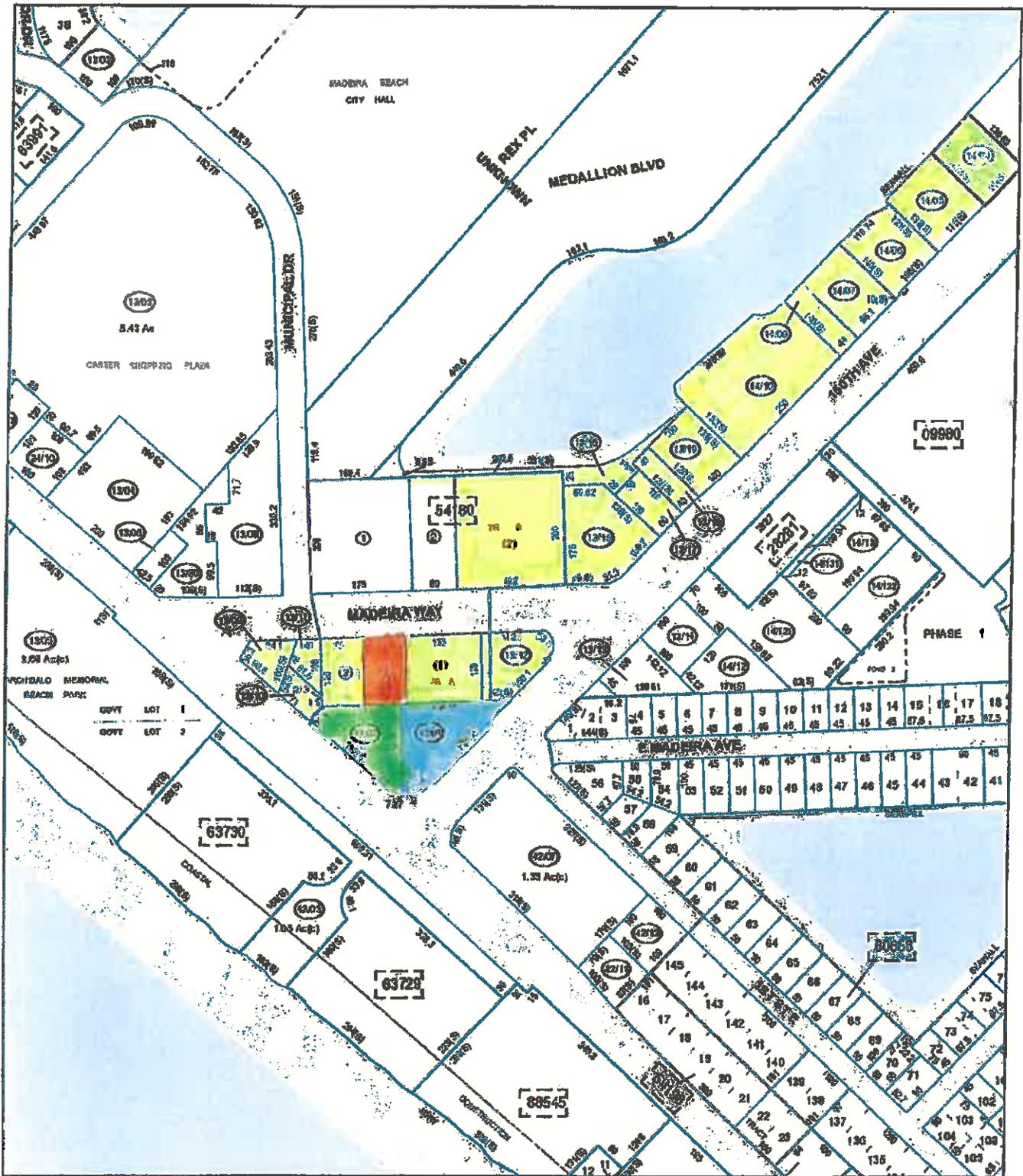
Personally Known to me: X

Commission Expires  
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.

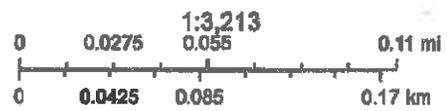


919 LAND TRUST PARCELS

BROADERICK PARCEL

CAJON BUILDINGS PARCEL

MADEIRA COMMONS PARCEL



**EXHIBIT "A"**  
**TO REZONING APPLICATION**

**LIST OF PROPERTY OWNERS**

1. 919 Land Trust  
BLIG, LLC, Trustee  
3409 West Fletcher Avenue  
Tampa, FL 33618  
  
Parcel Numbers: 09-31-15-54180-000-0020  
09-31-15-00000-130-1600  
09-31-15-00000-130-1500  
09-31-15-00000-130-1700  
09-31-15-00000-130-1800  
09-31-15-00000-130-1900  
09-31-15-00000-140-1000  
09-31-15-00000-140-0900  
09-31-15-00000-140-0700  
09-31-15-00000-140-0600  
09-31-15-00000-140-0500  
09-31-15-00000-140-0400  
09-31-15-00000-130-0900  
09-31-15-00000-130-1000  
09-31-15-00000-130-1100  
09-31-15-54180-000-0013  
09-31-15-54180-000-0010  
09-31-15-00000-130-1200
  
2. Cajun Buildings, LLC  
15334 Harbor Drive  
Madeira Beach, FL 33708  
Parcel ID Number: 09-31-15-00000-420-0100
  
3. Madeira Commons, Inc.  
c/o Ross Realty  
4401 West Kennedy Boulevard, Suite 100  
Tampa, FL 33609  
Parcel Number: 09-31-15-00000-420-0200
  
4. Arthur W. Broaderick, Larry M. Starnes and Rhonda T. Starnes  
2910 Pelham Road  
St. Petersburg, FL 33710  
Parcel Number: 09-31-15-54180-000-0012

**EXHIBIT "B"**  
**TO REZONING APPLICATION**

**LIST OF PROPERTY PARCEL ID NUMBERS**

09-31-15-54180-000-0020  
09-31-15-00000-130-1600  
09-31-15-00000-130-1500  
09-31-15-00000-130-1700  
09-31-15-00000-130-1800  
09-31-15-00000-130-1900  
09-31-15-00000-140-1000  
09-31-15-00000-140-0900  
09-31-15-00000-140-0700  
09-31-15-00000-140-0600  
09-31-15-00000-140-0500  
09-31-15-00000-140-0400

09-31-15-00000-130-0900  
09-31-15-00000-130-1000  
09-31-15-00000-130-1100  
09-31-15-54180-000-0013  
09-31-15-54180-000-0010  
09-31-15-00000-130-1200  
09-31-15-00000-420-0200  
09-31-15-00000-420-0100  
09-31-15-54180-000-0012

**LEGAL DESCRIPTIONS OF PARCELS ON FOLLOWING 5 PAGES**

February 18, 2016

Madeira Beach Development Co., LLC  
286 107<sup>th</sup> Avenue, Suite 300  
Treasure Island, FL 33706

Re: Agreement for Purchase and Sale, dated October 30, 2015, between Madeira Beach Development Co., LLC (Buyer) and BLJG, LLC, a Florida limited liability company, as the Trustee of the 919 Land Trust created under agreement dated December 31, 1996, as amended and restated October 28, 2010 (Owner)  
Related Parcel Numbers listed on attached Exhibit "A"

To Whom It May Concern:

This letter shall constitute Owner's authorization for Buyer to act as Owner's agent to sign and file applications with the appropriate governmental entities to obtain necessary approvals and permits for developing the referenced property as a mixed use development, including without limitation, site plan approval, utility approvals, water management district permits, FDOT permits, approvals and permits from the City of Madeira Beach and Pinellas County. This authorization is for permits and approvals only. No demolition, excavation, or construction activities shall be commenced on the subject property prior to the transfer of title by Owner to Buyer.

BLJG, LLC, a Florida limited liability company, as the Trustee of the 919 Land Trust

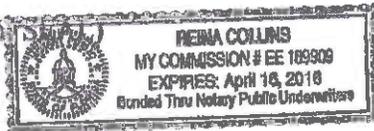
By: [Signature]  
Print Name: RICHARD SANSON  
Its: TRUSTEE

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing Authorization Letter was executed before me, the undersigned authority, the 18<sup>th</sup> day of February, 2016, by RICHARD SANSON, as TRUSTEE of BLJG, LLC, a Florida limited liability company, as Trustee of the 919 Land Trust, on behalf of the company. She is well known to me, or she produced N/A as identification.

My Commission Expires:

(NOTARY)



[Signature]  
NOTARY PUBLIC  
REINA COLLINS  
Print or Type Name

February 19, 2016

Madeira Beach Development Co., LLC  
286 107<sup>th</sup> Avenue, Suite 300  
Treasure Island, FL 33706

Re: Purchase Agreement, dated February 19, 2016, between Madeira Beach Development Co., LLC (Buyer) and Arthur W. Broaderick, Larry M. Starnes And Rhonda T. Starnes, as their interests may appear (Owners);  
Pinellas County Parcel ID NO. 09-31-15-54180-000-0012

To Whom It May Concern:

This letter shall constitute Owners' authorization for Buyer to act as Owners' agent to sign and file applications with the appropriate governmental entities to obtain necessary approvals and permits for developing the referenced property as a mixed use development, including without limitation, site plan approval, utility approvals, water management district permits, FDOT permits, approvals and permits from the City of Madeira Beach and Pinellas County. This authorization is for permits and approvals only. No demolition, excavation, or construction activities shall be commenced on the subject property prior to the transfer of title by Owners to Buyer.

  
ARTHUR W. BROADERICK

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing Authorization Letter was executed before me, the undersigned authority, the 19<sup>th</sup> day of February, 2016, by Arthur W. Broaderick. He is well known to me, or he produced \_\_\_\_\_ as identification.

My Commission Expires:

(NOTARY SEAL)

  
NOTARY PUBLIC  
GEORGE L. HAYCRAFT  
Print or Type Name



**LIST OF PROPERTY PARCEL ID NUMBERS**

09-31-15-54180-000-0020  
09-31-15-00000-130-1600  
09-31-15-00000-130-1500  
09-31-15-00000-130-1700  
09-31-15-00000-130-1800  
09-31-15-00000-130-1900  
09-31-15-00000-140-1000  
09-31-15-00000-140-0900  
09-31-15-00000-140-0700  
09-31-15-00000-140-0600  
09-31-15-00000-140-0500  
09-31-15-00000-140-0400  
09-31-15-00000-130-0900  
09-31-15-00000-130-1000  
09-31-15-00000-130-1100  
09-31-15-54180-000-0013  
09-31-15-54180-000-0010  
09-31-15-00000-130-1200

February 17, 2016

Madeira Beach Development Co., LLC  
286 107<sup>th</sup> Avenue, Suite 300  
Treasure Island, FL 33706

Re: Pinellas County Parcel ID NO. 09-31-15-00000-420-0100

To Whom It May Concern:

This letter shall constitute the authorization of Cajun Buildings, LLC ("Owner"), for Madeira Beach Development Co., LLC ("Buyer"), to act as Owner's agent to sign and file applications with the appropriate governmental entities to obtain necessary approvals and permits for developing the referenced property as a mixed use development, including without limitation, site plan approval, utility approvals, water management district permits, FDOT permits, approvals and permits from the City of Madeira Beach and Pinellas County. This authorization is for permits and approvals only. No demolition, excavation, or construction activities shall be commenced on the subject property prior to the transfer of title by Owner to Buyer.

CAJUN BUILDINGS, LLC, a Florida limited liability company

By:

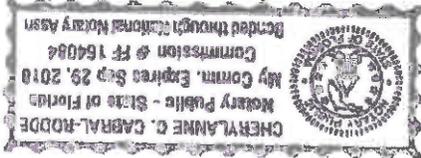
*Patricia Shontz*  
PATRICIA SHONTZ, Manager

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing Authorization Letter was executed before me, the undersigned authority, the 17<sup>th</sup> day of February, 2016, by Patricia Shontz, as Manager of Cajun Buildings, LLC, a Florida limited liability company, on behalf of the company. She is well known to me, or she produced \_\_\_\_\_ as identification.

My Commission Expires:

(NOTARY SEAL)



*Cherylanne Cabral-Rodde*  
NOTARY PUBLIC

Print or Type Name

EXHIBIT "C"

AUTHORIZATION LETTER

February 19, 2016

Madeira Beach Development Co., LLC  
286 107<sup>th</sup> Avenue, Suite 300  
Treasure Island, FL 33706

Re: Real Estate Exchange Agreement, dated February 19, 2016, between Madeira Beach Development Co., LLC (Buyer) and Madeira Commons, Inc. (Owner)  
Pinellas County Parcel ID No. 093115000004200200

To Whom It May Concern:

This letter shall constitute Owner's authorization for Buyer to act as Owner's agent to sign and file applications with the appropriate governmental entities to obtain necessary approvals and permits for developing the referenced property as a mixed use development, including without limitation, site plan approval, utility approvals, water management district permits, FDOT permits, approvals and permits from the City of Madeira Beach and Pinellas County. This authorization is for permits and approvals only. No demolition, excavation, or construction activities shall be commenced on the subject property prior to the transfer of title by Owner to Buyer.

MADEIRA COMMONS, INC., a Florida corporation

By: [Signature]  
Elliott Ross, President

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing Authorization Letter was executed before me, the undersigned authority, the 19<sup>th</sup> day of February, 2016, by Elliott Ross, as President of Madeira Commons, Inc., a Florida corporation, on behalf of the corporation. He is well known to me, or he produced \_\_\_\_\_ as identification.

My Commission Expires \_\_\_\_\_

(NOTARY SEAL)



[Signature]  
NOTARY PUBLIC

Print or Type Name \_\_\_\_\_

919 LAND TRUST

Legal Description of the Land

PARCEL 1A:

From the point of intersection of the South line of Government Lot 1, Section 9, Township 31 South, Range 15 East, Pinellas County, Florida (as established by Agreement recorded in Deed Book 662, Page 41, of the public records of said County), with the centerline of State Road No. 233, said road also being locally known as Welch Causeway or 150th Avenue, as a point of reference, thence South 88°04'07" West, along the South line of said Government Lot 1, a distance of 55.93 feet to an intersection with a Northwesterly right-of-way line of said Welch Causeway and the POINT OF BEGINNING; thence continue South 88°04'07" West, along the South line of said Government Lot 1, a distance of 182.83 feet; thence leaving said South line, North 01°55'53" West, 120.00 feet to an intersection with the South right-of-way of Madeira Way (an 80 foot right-of-way); thence North 88°04'07" East, along said South right-of-way of Madeira Way, 246.60 feet to a point on a curve; thence along the arc of a curve to the right, concave to the West, radius 30 feet, arc 53.76 feet, chord South 07°24'29" East, 46.85 feet to the end of said curve; thence South 46°08'32" East, 5.00 feet to an intersection with the aforementioned Northwesterly right-of-way line of said Welch Causeway; thence South 43°51'28" West, along the Northwesterly right-of-way line of said Welch Causeway, 100.07 feet to the aforementioned mentioned POINT OF BEGINNING.

PARCEL 1B:

From the point of intersection of the South line of Government Lot 1, Section 9, Township 31 South, Range 15 East, Pinellas County, Florida (as established by Agreement recorded in Deed Book 662, Page 41, of the public records of said County), with the centerline of State Road No. 233, said road also being locally known as Welch Causeway or 150th Avenue, as a point of reference, thence South 88°04'07" West, along the South line of said Government Lot 1, a distance of 313.76 feet to the POINT OF BEGINNING; thence continue South 88°04'07" West, along the South line of said Government Lot 1, a distance of 76.54 feet; thence leaving said South line, South 41°20'20" West, 31.65 feet to an intersection with the Northeasterly right-of-way of Gulf Boulevard (State Road No. 699, a 100 foot right-of-way); thence North 48°39'40" West, along said Northeasterly right-of-way of Gulf Boulevard, 161.69 feet; thence leaving said Northeasterly right-of-way of Gulf Boulevard, North 25°34'45" East, 36.32 feet to an intersection with the South right-of-way of Madeira Way (an 80 foot right-of-way); thence North 88°04'07" East, along said South right-of-way of Madeira Way, 199.20 feet; thence leaving said South right-of-way, South 01°55'53" East, 120.00 feet to the aforementioned mentioned POINT OF BEGINNING.

PARCEL 2:

That following described portion of Government Lot 1, in Section 9, Township 31 South, Range 15 East, Pinellas County, Florida, described as follows:

From the Northwest corner of Tract B, MADEIRA BEACH COMMERCIAL CENTER, recorded in Plat Book 26, page 52, of the public records of Pinellas County, Florida, as a point of reference; thence North 88°04'07" East, along the Northerly line of said tract, 169.40 feet to the POINT OF BEGINNING; thence North 01°55'53" West, 8.85 feet to an intersection with the waters of Boca Ciega Bay, said point hereinafter being referred to as Point "A" for convenience; return thence to the POINT OF BEGINNING; thence North 88°04'07" East, along the North line of said tract, 88.60 feet; thence leaving said line South 10°55'53" East, 200.00 feet to an intersection with the Northerly right-of-way line of Madeira Way (an 80 foot right-of-way); thence North 88°04'07" East, along said line 268.46 feet to an intersection with the northerly right-of-way line of State Road No. 233, also known locally as Welch Causeway or 150th Avenue; thence along right-of-way line by the following 11 courses: 1) North 62°54'59" East, 21.34 feet; 2) North 43°51'28" East, 160.76 feet to a point of curve; 3) Along the arc of a curve to the right, radius 505.00 feet, arc 68.10 feet, chord North 47°43'17" East, 68.05 feet to a point of reverse curve; 4) Along the arc of a curve to the left, radius 495.00 feet, arc 66.76 feet, chord North 47°43'17" East, 66.71 feet to a point of tangency; 5) North 43°51'28" East, 404.97 feet; 6) North 46°08'32" West, 3.00 feet; 7) North 43°51'28" East, 243.17 feet, to a point of curve; 8) Along the arc of a curve to the left, radius 3777.72 feet, arc 492.10 feet, chord North 40°07'33" East, 491.76 feet to the point of reverse curve; 9) Along the arc of a curve to the right, radius 3861.72 feet, arc 81.14 feet, chord North 36°59'46" East, 81.14 feet; 10) North 52°24'07" West, 58.00 feet to a point on a curve; 11) Along the arc of a curve to the right, concave to the Southeast, radius 3919.72 feet, arc 95.95 feet, chord North 38°17'58" East, 95.95 feet; thence leaving said line North 46°08'32" West, 38.84 feet to the aforementioned waters of Boca Ciega Bay; thence Southwesterly and Westerly along said waters and binding therewith to the aforementioned Point "A"; LESS AND EXCEPT any part thereof lying within Order of Taking recorded in Official Records Book 1042, page 380, as amended by Order recorded in Official Records Book 1139, page 599, and Order recorded in Official Records Book 1691, page 514, all of the public records of Pinellas County, Florida; ALSO LESS AND EXCEPT those lands deeded to the City of Madeira Beach, Florida, a political subdivision of the State of Florida by Warranty Deed recorded in Official Records Book 11243, page 456, of the public records of Pinellas County, Florida; ALSO LESS AND EXCEPT any part thereof lying within the lands described in Order of Taking recorded in Official Records Book 4426, page 489, as amended by Supplemental Order of Taking as to Parcel 148, recorded in Official Records Book 4585, page 229, both of the public records of Pinellas County, Florida.

**BROADERICK PARCEL**

**PARCEL ID NUMBER: 09-31-15-54180-000-0012**

**LEGAL DESCRIPTION**

**The East 75 feet of the West 150.01 feet of Tract A, Madeira Beach Commercial Center, according to the plat thereof, as recorded in Plat Book 26, Page 52, of the Public Records of Pinellas County, Florida.**

CAJUN BUILDINGS, LLC PROPERTY LEGAL DESCRIPTION

PARCEL ID NO.: 09-31-15-00000-420-0100



A parcel of land being a part of Government Lot 2, in Section 9, Township 31 South, Range 15 East, Pinellas County, Florida, and being more particularly described as follows:

For a Point of Beginning, begin at the intersection of the North boundary of Government Lot 2 with the Northwesterly right-of-way line of 150th Avenue (County Road No. 17). Thence with said right-of-way line, S 43° 51' 28" West, 192.00 feet to the point of curvature of a curve, thence with said curve, concave to the right, an arc distance of 45.00 feet (said curve having a central angle of 30° 12' 50", a radius of 35.00 feet and a tangent of 23.04 feet). Thence along a radial line, N 15° 48' 31" West, 8.00 feet. Thence with a curve concave to the right, an arc distance of 10.00 feet (said curve having a central angle of 7° 26' 28", a radius of 77.00 feet, a tangent of 3.01 feet and a chord of 3 17° 54' 42" West 9.89 feet). Thence along a radial line S 08° 22' 08" East, 8.00 feet. Thence with a curve concave to the right, an arc distance of 7.37 feet (said curve having a central angle of 04° 57' 53", a radius of 85.00 feet, a tangent of 3.68 feet, and a chord of 5 84° 36' 03" West, 7.36 feet). Thence N 02° 23' 42" West, 158.48 feet to the north boundary of Government Lot 2. Thence with said boundary, N 88° 04' 07" East 196.56 feet to the Point of Beginning.

Grantor expressly saves and excepts from this conveyance, and reserves unto itself and its successors and assigns, all oil, gas and other minerals on or under the lands herein conveyed; but Grantor, its successors and assigns, shall have no right to use any part of the surface of said land for the purpose of exploring for, mining, drilling for, producing, storing or removing the oil, gas or other minerals located in, on or under said land, and any oil and gas drilling operations shall be conducted by means of wells or

shafts, the surface locations of which are on other lands but which may be drilled into and bottomed in the property.

UNRECORDED

MADEIRA COMMONS, INC. PARCEL

PARCEL ID NUMBER: 09-31-15-00000-420-0200

LEGAL DESCRIPTION

A tract of land in that part of Government Lot 2, Section 9, Township 31 South, Range 15 East, lying Northwesterly of State Road No. 233 extended toward Welch's Causeway and Northeasterly of State Road 699 (formerly County Road 17) described as follows:

From the Northwest corner of the Southeast 1/4 of Section 9, Township 31 South, Range 15 East, run North 88°04'07" East, 444.39 feet along the North line of Government Lot 2 of said Section 9, to the Northeast right-of-way line of Gulf Boulevard (State Highway 699) for a Point of Beginning; run thence North 88°04'07" East, 288.77 feet; thence South 2°24'06" East, 171.51 feet; thence by a curve to the right, radius of 84 feet, arc 48.84 feet, chord North 70°30'05" West, 47.70 feet; thence North 48°39'40" West, 227.70 feet to the Point of Beginning; LESS AND EXCEPT a triangular tract of land described as follows:

From the Northwest corner of the <sup>South</sup> 1/4 of said Section 9, run North 88°04'07" East, along the North line of said Government Lot 2 to the Northeasterly right-of-way line of said Gulf Boulevard (State Road 699) for a Point of Beginning; run thence North 88°04'07" East, 70.98 feet; thence South 41°20'20" West, 48.65 feet; thence North 48°39'40" West, 51.68 feet to the Point of Beginning; LESS rights-of-way for 130th Avenue and Gulf Boulevard.

**EXHIBIT "C"**  
**TO REZONING APPLICATION**

**REZONING APPLICATIONS FOR PLANNED DEVELOPMENT DISTRICT  
RESPONSE TO CRITERIA**

1. Consistency with the comprehensive plan.

The Countywide Plan for Pinellas County Future Land Use Plan Map (FLUM) and the Madeira Beach Town Center Special Area Plan (SAP) require the Planned Development (PD) zoning district to be utilized for proposed mixed use developments within the Commercial Core and Causeway Districts. Permitted uses within each district include: residential, temporary lodging, tourist facilities, retail commercial and recreation/open space. The proposed development and rezoning to PD propose a mixture of uses expressly permitted by the SAP and further each objective of the SAP as follows:

- Create a unique sense of place for the Town Center and create a sense of arrival for those entering the area.
- Promote a wide variety of uses to create an activity center for both local residents and tourists.
- Set a standard for urban design so that new development and redevelopment in the Town Center contributes to the public realm.
- Promote redevelopment of older properties in a manner that contributes to the quality of urban design in the Town Center.
- Increase the number of temporary lodging units and maintain existing residential units in the Town Center that have the quality characteristics included in the SAP.
- Improve pedestrian and bicycling access to all major destinations with the Town Center, including the parks, the beach, retail properties and civic destinations.
- Increase connections and access to parks, ensuring that view of the Gulf and Boca Ciega Bay are preserved.
- Develop parking and access strategies that help to make the most efficient use of scarce land and contribute to the quality of the public realm in the Town Center.

2. Land use compatibility.

The PD zoning district **will** promote a true mixed-use project with a balance of residences, tourist accommodations, retail, restaurant, entertainment, marina and recreational uses. All of these uses are connected via sidewalks allowing for safe, convenient access across the district. The proposed development, comprised of 21 parcels located within the Commercial Core and Causeway Districts, provides an extremely unique opportunity to redevelop the Town Center in precisely the manner contemplated in the SAP. The proposed development will provide a cohesive identity, sense of place and quality public realm found lacking in the SAP. The Town Center, described as a place to drive through, will be redeveloped as a destination in which to spend time and enjoy the offerings of the community and will build

upon the City's beachfront, commercial area, civic use, and green space/recreational areas at City Hall, the Municipal Marina, and Madeira Beach Causeway Park.

3. Adequate public facilities.

The FLUM and the SAP encourage a higher density and intensity of use for the Commercial Core and Causeway Districts and improvements and increases in capacity of the public facilities and services are planned. Throughout the process of planning this project, the City planning and management staff represented that there is adequate sewer and water capacity to support this project. And, although site access improvements are not required to satisfy concurrency requirements, such improvements are proposed within the scope of the PD rezoning in order to improve access to the project and improve the pedestrian experience along Madeira Way and 150<sup>th</sup> Avenue.

4. Public Interest.

The proposed development will allow the redevelopment of the Town Center in precisely the manner contemplated by the SAP. The design emphasis has been on creating distinctive pedestrian oriented places including a redeveloped pedestrian-oriented Madeira Way, a one-half acre public plaza at the intersection of Gulf Boulevard and 150<sup>th</sup> Avenue, and a landscaped green space fronting the marina. Special care has been taken to create scenic gateways and views when entering the district from the east, south and north. Numerous improvements are proposed to enhance pedestrian and bicycle access. A 12-foot-wide combined pedestrian/bicycle trail will connect Madeira Way to Causeway Park. Madeira Way will be completely re-built as a two-lane, two-way pedestrian oriented shopping street with parallel parking and generous sidewalks. And, an elevated crosswalk is proposed to provide safe pedestrian access across Gulf Boulevard.

5. Consistency with Land Development Regulations.

The proposed development has been designed consistent with the purpose and intent of the applicable land development regulations. The PD zoning district is intended to accommodate integrated and well-designed developments in accordance with approved development plans. The PD zoning district is intended to offer flexibility of design and to encourage imaginative, functional, high-quality planning development for a mixture of temporary lodging, residential, commercial, recreational and other uses permitted by the FLUM.



**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:** MADEIRA BEACH TOWN CENTER
- B. Project Description:** MIXED USE PROJECT INCLUDING TOURIST LODGING, COMMERCIAL/RETAIL, RESIDENTIAL CONDOMINIUMS, MARINA USES
- C. Address of Subject Property:** PARCELS LOCATED ON NORTH SIDE OF 150TH AVE EAST OF GULF BLVD
- D. Parcel I.D. No.:** SEE LIST OF PARCEL NUMBERS ATTACHED AS EXHIBIT "A"
- E. Legal Description:** SEE LEGAL DESCRIPTIONS ATTACHED AS EXHIBIT "B"
- Full legal description attached:** YES  NO
- F. Existing use of property:** COMMERCIAL

**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
- B. Name of Applicant(s)/ Contact Person(s):** WILLIAM F. KARNIS **Title:** MANAGER
- Company Name (if applicable):** MADEIRA BEACH DEVELOPMENT CO., LLC
- Mailing Address:** 286 107TH AVENUE, SUITE 300
- City:** TREASURE ISLAND **State:** FL **Zip:** 33706
- Telephone:** 727-367-3000 **Fax:** 727-360-2574
- Email:** WKARNIS@KARNSENTERPRISES.COM
- C. If applicant is agent for property owner: Attach Proof of Agent authorization**
- Name of owner (title holder):** SEE LETTERS OF AUTHORIZATION ATTACHED AS EXHIBIT "C"
- 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:** SEE LIST OF PROPERTY OWNERS ATTACHED AS EXHIBIT "D"
- Is the contract/option contingent or absolute?** CONTINGENT

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

MADEIRA BEACH DEVELOPMENT CO., LLC

BY:

Signature of Applicant

WILLIAM F. KARNS, MANAGER

Printed Name & Title

STATE OF FLORIDA

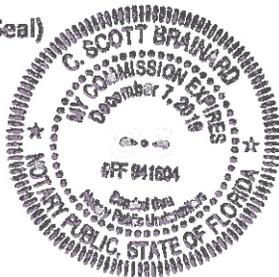
COUNTY OF PINELLAS

The foregoing application as acknowledged before me this 19th day of FEBRUARY, 2016

by WILLIAM F. KARNS, MANAGER OF MADEIRA BEACH who is/are personally known to me, or has/have DEVELOPMENT CO., LLC, A FLORIDA LIMITED LIABILITY COMPANY

produced as identification.

(Seal)



Signature of Notary Public, State of Florida

Signature of Notary Public, State of Florida

**EXHIBIT "A"**  
**TO SITE PLAN APPLICATION**

**LIST OF PROPERTY PARCEL ID NUMBERS**

09-31-15-54180-000-0020  
09-31-15-00000-130-1600  
09-31-15-00000-130-1500  
09-31-15-00000-130-1700  
09-31-15-00000-130-1800  
09-31-15-00000-130-1900  
09-31-15-00000-140-1000  
09-31-15-00000-140-0900  
09-31-15-00000-140-0700  
09-31-15-00000-140-0600  
09-31-15-00000-140-0500  
09-31-15-00000-140-0400

09-31-15-00000-130-0900  
09-31-15-00000-130-1000  
09-31-15-00000-130-1100  
09-31-15-54180-000-0013  
09-31-15-54180-000-0010  
09-31-15-00000-130-1200  
09-31-15-00000-420-0200  
09-31-15-00000-420-0100  
09-31-15-54180-000-0012

**EXHIBIT "B"**  
**TO SITE PLAN APPLICATION**  
**PARCEL LEGAL DESCRIPTIONS**

919 LAND TRUST

Legal Description of the Land

PARCEL 1A:

From the point of intersection of the South line of Government Lot 1, Section 9, Township 31 South, Range 15 East, Pinellas County, Florida (as established by Agreement recorded in Deed Book 662, Page 41, of the public records of said County), with the centerline of State Road No. 233, said road also being locally known as Welch Causeway or 150th Avenue, as a point of reference, thence South 88°04'07" West, along the South line of said Government Lot 1, a distance of 55.93 feet to an intersection with a Northwesterly right-of-way line of said Welch Causeway and the POINT OF BEGINNING; thence continue South 88°04'07" West, along the South line of said Government Lot 1, a distance of 182.83 feet; thence leaving said South line, North 01°55'53" West, 120.00 feet to an intersection with the South right-of-way of Madeira Way (an 80 foot right-of-way); thence North 88°04'07" East, along said South right-of-way of Madeira Way, 246.60 feet to a point on a curve; thence along the arc of a curve to the right, concave to the West, radius 30 feet, arc 53.76 feet, chord South 07°24'29" East, 46.85 feet to the end of said curve; thence South 46°08'32" East, 5.00 feet to an intersection with the aforementioned Northwesterly right-of-way line of said Welch Causeway; thence South 43°51'28" West, along the Northwesterly right-of-way line of said Welch Causeway, 100.07 feet to the aforementioned mentioned POINT OF BEGINNING.

PARCEL 1B:

From the point of intersection of the South line of Government Lot 1, Section 9, Township 31 South, Range 15 East, Pinellas County, Florida (as established by Agreement recorded in Deed Book 662, Page 41, of the public records of said County), with the centerline of State Road No. 233, said road also being locally known as Welch Causeway or 150th Avenue, as a point of reference, thence South 88°04'07" West, along the South line of said Government Lot 1, a distance of 313.76 feet to the POINT OF BEGINNING; thence continue South 88°04'07" West, along the South line of said Government Lot 1, a distance of 76.54 feet; thence leaving said South line, South 41°20'20" West, 31.65 feet to an intersection with the Northeasterly right-of-way of Gulf Boulevard (State Road No. 699, a 100 foot right-of-way); thence North 48°39'40" West, along said Northeasterly right-of-way of Gulf Boulevard, 161.69 feet; thence leaving said Northeasterly right-of-way of Gulf Boulevard, North 25°34'45" East, 36.32 feet to an intersection with the South right-of-way of Madeira Way (an 80 foot right-of-way); thence North 88°04'07" East, along said South right-of-way of Madeira Way, 199.20 feet; thence leaving said South right-of-way, South 01°55'53" East, 120.00 feet to the aforementioned mentioned POINT OF BEGINNING.

PARCEL 2:

That following described portion of Government Lot 1, in Section 9, Township 31 South, Range 15 East, Pinellas County, Florida, described as follows:

From the Northwest corner of Tract B, MADEIRA BEACH COMMERCIAL CENTER, recorded in Plat Book 26, page 52, of the public records of Pinellas County, Florida, as a point of reference; thence North 88°04'07" East, along the Northerly line of said tract, 169.40 feet to the POINT OF BEGINNING; thence North 01°55'53" West, 8.85 feet to an intersection with the waters of Boca Ciega Bay, said point hereinafter being referred to as Point "A" for convenience; return thence to the POINT OF BEGINNING; thence North 88°04'07" East, along the North line of said tract, 88.60 feet; thence leaving said line South 10°55'53" East, 200.00 feet to an intersection with the Northerly right-of-way line of Madeira Way (an 80 foot right-of-way); thence North 88°04'07" East, along said line 268.46 feet to an intersection with the northerly right-of-way line of State Road No. 233, also known locally as Welch Causeway or 150th Avenue; thence along right-of-way line by the following 11 courses: 1) North 62°54'59" East, 21.34 feet; 2) North 43°51'28" East, 160.76 feet to a point of curve; 3) Along the arc of a curve to the right, radius 505.00 feet, arc 68.10 feet, chord North 47°43'17" East, 68.05 feet to a point of reverse curve; 4) Along the arc of a curve to the left, radius 495.00 feet, arc 66.76 feet, chord North 47°43'17" East, 66.71 feet to a point of tangency; 5) North 43°51'28" East, 404.97 feet; 6) North 46°08'32" West, 3.00 feet; 7) North 43°51'28" East, 243.17 feet, to a point of curve; 8) Along the arc of a curve to the left, radius 3777.72 feet, arc 492.10 feet, chord North 40°07'33" East, 491.76 feet to the point of reverse curve; 9) Along the arc of a curve to the right, radius 3861.72 feet; arc 81.14 feet, chord North 36°59'46" East, 81.14 feet; 10) North 52°24'07" West, 58.00 feet to a point on a curve; 11) Along the arc of a curve to the right, concave to the Southeast, radius 3919.72 feet, arc 95.95 feet, chord North 38°17'58" East, 95.95 feet; thence leaving said line North 46°08'32" West, 38.84 feet to the aforementioned waters of Boca Ciega Bay; thence Southwesterly and Westerly along said waters and binding therewith to the aforementioned Point "A", LESS AND EXCEPT any part thereof lying within Order of Taking recorded in Official Records Book 1042, page 380, as amended by Order recorded in Official Records Book 1139, page 599, and Order recorded in Official Records Book 1691, page 514, all of the public records of Pinellas County, Florida; ALSO LESS AND EXCEPT those lands deeded to the City of Madeira Beach, Florida, a political subdivision of the State of Florida by Warranty Deed recorded in Official Records Book 11243, page 456, of the public records of Pinellas County, Florida; ALSO LESS AND EXCEPT any part thereof lying within the lands described in Order of Taking recorded in Official Records Book 4426, page 489, as amended by Supplemental Order of Taking as to Parcel 148, recorded in Official Records Book 4585, page 229, both of the public records of Pinellas County, Florida.

**BROADERICK PARCEL**

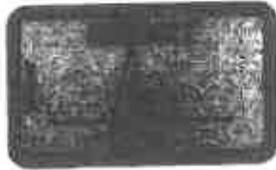
**PARCEL ID NUMBER: 09-31-15-54180-000-0012**

**LEGAL DESCRIPTION**

**The East 75 feet of the West 150.01 feet of Tract A, Madeira Beach Commercial Center, according to the plat thereof, as recorded in Plat Book 26, Page 52, of the Public Records of Pinellas County, Florida.**

CAJUN BUILDINGS, LLC PROPERTY LEGAL DESCRIPTION

PARCEL ID NO.: 09-31-15-00000-420-0100

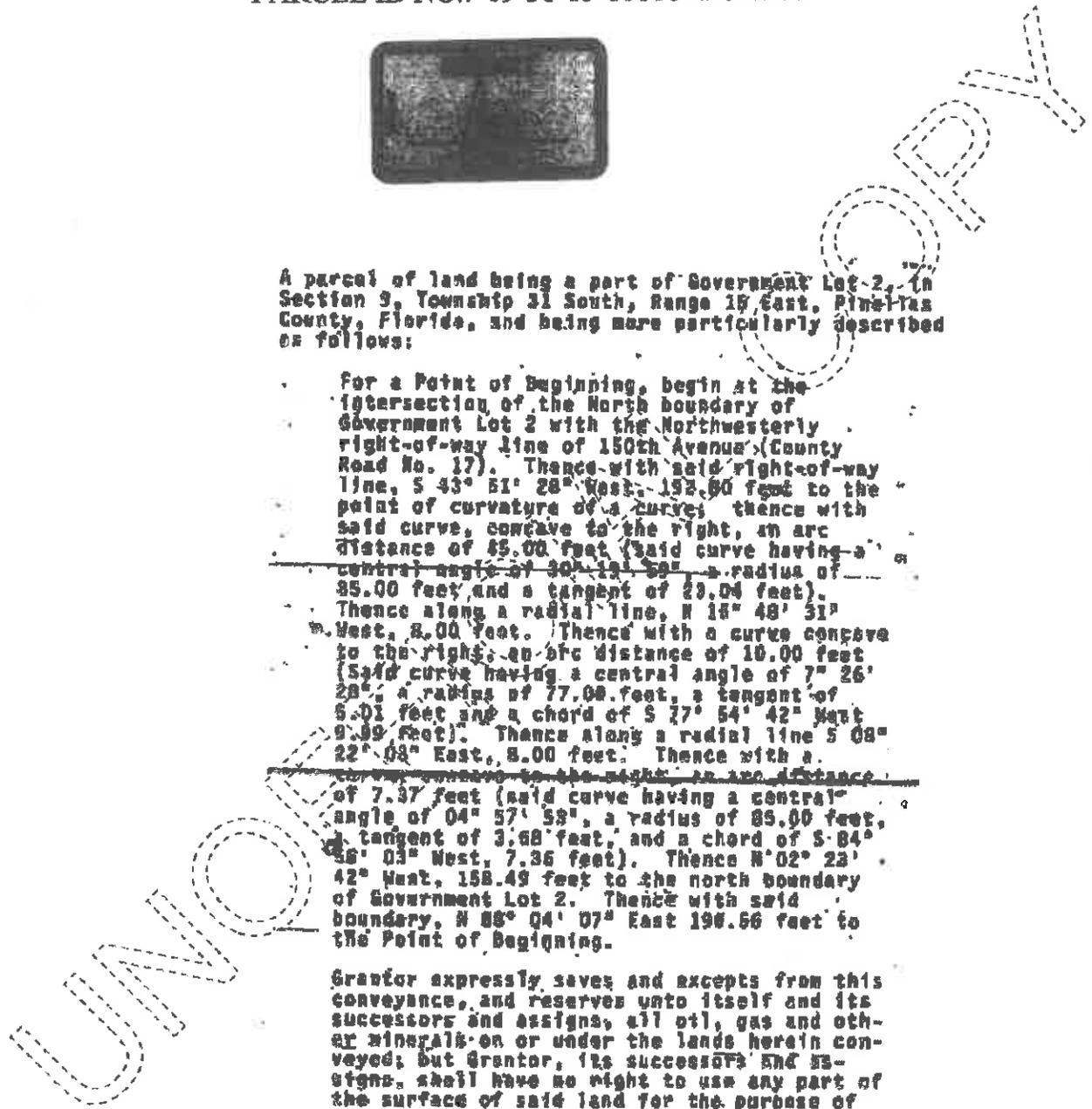


A parcel of land being a part of Government Lot 2, in Section 9, Township 31 South, Range 19 East, Pinellas County, Florida, and being more particularly described as follows:

For a Point of Beginning, begin at the intersection of the North boundary of Government Lot 2 with the Northwestern right-of-way line of 150th Avenue (County Road No. 17). Thence with said right-of-way line, S 43° 51' 28" West, 152.00 feet to the point of curvature of a curve; thence with said curve, concave to the right, in arc distance of 45.00 feet (said curve having a central angle of 30° 13' 59", a radius of 85.00 feet and a tangent of 29.04 feet). Thence along a radial line, N 15° 48' 31" West, 8.00 feet. Thence with a curve concave to the right, an arc distance of 10.00 feet (said curve having a central angle of 7° 26' 28", a radius of 77.00 feet, a tangent of 5.01 feet and a chord of S 77° 54' 42" West 9.09 feet). Thence along a radial line S 08° 22' 08" East, 8.00 feet. Thence with a curve, concave to the right, an arc distance of 7.37 feet (said curve having a central angle of 04° 57' 59", a radius of 85.00 feet, a tangent of 3.68 feet, and a chord of S 84° 46' 03" West, 7.36 feet). Thence N 02° 23' 42" West, 158.49 feet to the north boundary of Government Lot 2. Thence with said boundary, N 88° 04' 07" East 196.66 feet to the Point of Beginning.

Grantor expressly saves and excepts from this conveyance, and reserves unto itself and its successors and assigns, all oil, gas and other minerals on or under the lands herein conveyed; but Grantor, its successors and assigns, shall have no right to use any part of the surface of said land for the purpose of exploring for, mining, drilling for, producing, storing or removing the oil, gas or other minerals located in, on or under said land, and any oil and gas drilling operations shall be conducted by means of wells or

shafts, the surface locations of which are on other lands but which may be drilled into and bottomed in the property.



MADEIRA COMMONS, INC. PARCEL

PARCEL ID NUMBER: 09-31-15-00000-420-0200

LEGAL DESCRIPTION

A tract of land in that part of Government Lot 2, Section 9, Township 31 South, Range 15 East, lying Northwesterly of State Road No. 233 extended toward Welch's Causeway and Northeastly of State Road 699 (formerly County Road 17) described as follows:

From the Northwest corner of the Southeast 1/4 of Section 9, Township 31 South, Range 15 East, run North 88°04'07" East, 444.39 feet along the North line of Government Lot 2 of said Section 9, to the Northeast right-of-way line of Gulf Boulevard (State Highway 699) for a Point of Beginning; run thence North 88°04'07" East, 288.77 feet; thence South 2°24'06" East, 173.51 feet; thence by a curve to the right, radius of 54 feet, arc 48.84 feet, chord North 70°30'05" West, 47.70 feet; thence North 48°39'40" West, 227.70 feet to the Point of Beginning; LESS AND EXCEPT a triangular tract of land described as follows:

From the Northwest corner of the <sup>Southeast</sup> ~~South~~ 1/4 of said Section 9, run North 88°04'07" East, along the North line of said Government Lot 2 to the Northeastly right-of-way line of said Gulf Boulevard (State Road 699) for a Point of Beginning; run thence North 88°04'07" East, 70.98 feet; thence South 41°20'20" West, 48.85 feet; thence North 48°39'40" West, 51.68 feet to the Point of Beginning; LESS rights-of-way for 150th Avenue and Gulf Boulevard.

**EXHIBIT "C"**  
**TO SITE PLAN APPLICATION**

**PROPERTY OWNER AUTHORIZATION LETTERS**

February 18, 2016

Madeira Beach Development Co., LLC  
286 107<sup>th</sup> Avenue, Suite 300  
Treasure Island, FL 33706

Re: Agreement for Purchase and Sale, dated October 30, 2015, between Madeira Beach Development Co., LLC (Buyer) and BLJG, LLC, a Florida limited liability company, as the Trustee of the 919 Land Trust created under agreement dated December 31, 1996, as amended and restated October 28, 2010 (Owner)  
Related Parcel Numbers listed on attached Exhibit "A"

To Whom It May Concern:

This letter shall constitute Owner's authorization for Buyer to act as Owner's agent to sign and file applications with the appropriate governmental entities to obtain necessary approvals and permits for developing the referenced property as a mixed use development, including without limitation, site plan approval, utility approvals, water management district permits, FDOT permits, approvals and permits from the City of Madeira Beach and Pinellas County. This authorization is for permits and approvals only. No demolition, excavation, or construction activities shall be commenced on the subject property prior to the transfer of title by Owner to Buyer.

BLJG, LLC, a Florida limited liability company, as the Trustee of the 919 Land Trust

By: [Signature]  
Print Name: RICHARD SANSON  
Its: TRUSTEE

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing Authorization Letter was executed before me, the undersigned authority, the 18<sup>th</sup> day of February, 2016, by RICHARD SANSON, as TRUSTEE of BLJG, LLC, a Florida limited liability company, as Trustee of the 919 Land Trust, on behalf of the company. She is well known to me, or she produced N/A as identification.

My Commission Expires:

[Signature]  
NOTARY PUBLIC  
REINA COLLINS  
Print or Type Name



February 19, 2016

Madeira Beach Development Co., LLC  
286 107<sup>th</sup> Avenue, Suite 300  
Treasure Island, FL 33706

Re: Purchase Agreement, dated February 19, 2016, between Madeira Beach Development Co., LLC (Buyer) and Arthur W. Broaderick, Larry M. Starnes And Rhonda T. Starnes, as their interests may appear (Owners);  
Pinellas County Parcel ID NO. 09-31-15-54180-000-0012

To Whom It May Concern:

This letter shall constitute Owners' authorization for Buyer to act as Owners' agent to sign and file applications with the appropriate governmental entities to obtain necessary approvals and permits for developing the referenced property as a mixed use development, including without limitation, site plan approval, utility approvals, water management district permits, FDOT permits, approvals and permits from the City of Madeira Beach and Pinellas County. This authorization is for permits and approvals only. No demolition, excavation, or construction activities shall be commenced on the subject property prior to the transfer of title by Owners to Buyer.

  
\_\_\_\_\_  
ARTHUR W. BROADERICK

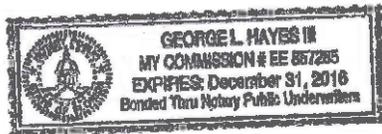
STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing Authorization Letter was executed before me, the undersigned authority, the 19<sup>th</sup> day of February, 2016, by Arthur W. Broaderick. He is well known to me, or he produced \_\_\_\_\_ as identification.

My Commission Expires:

(NOTARY SEAL)

  
\_\_\_\_\_  
NOTARY PUBLIC  
GEORGE L. HAYCRAFT  
Print or Type Name



**LIST OF PROPERTY PARCEL ID NUMBERS**

09-31-15-54180-000-0020  
09-31-15-00000-130-1600  
09-31-15-00000-130-1500  
09-31-15-00000-130-1700  
09-31-15-00000-130-1800  
09-31-15-00000-130-1900  
09-31-15-00000-140-1000  
09-31-15-00000-140-0900  
09-31-15-00000-140-0700  
09-31-15-00000-140-0600  
09-31-15-00000-140-0500  
09-31-15-00000-140-0400  
09-31-15-00000-130-0900  
09-31-15-00000-130-1000  
09-31-15-00000-130-1100  
09-31-15-54180-000-0013  
09-31-15-54180-000-0010  
09-31-15-00000-130-1200

February 17, 2016

Madeira Beach Development Co., LLC  
286 107<sup>th</sup> Avenue, Suite 300  
Treasure Island, FL 33706

Re: Pinellas County Parcel ID NO. 09-31-15-00000-420-0100

To Whom It May Concern:

This letter shall constitute the authorization of Cajun Buildings, LLC ("Owner"), for Madeira Beach Development Co., LLC ("Buyer"), to act as Owner's agent to sign and file applications with the appropriate governmental entities to obtain necessary approvals and permits for developing the referenced property as a mixed use development, including without limitation, site plan approval, utility approvals, water management district permits, FDOT permits, approvals and permits from the City of Madeira Beach and Pinellas County. This authorization is for permits and approvals only. No demolition, excavation, or construction activities shall be commenced on the subject property prior to the transfer of title by Owner to Buyer.

CAJUN BUILDINGS, LLC, a Florida limited liability company

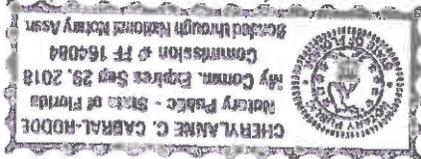
By:   
PATRICIA SHONTZ, Manager

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing Authorization Letter was executed before me, the undersigned authority, the 19<sup>th</sup> day of February, 2016, by Patricia Shontz, as Manager of Cajun Buildings, LLC, a Florida limited liability company, on behalf of the company. She is well known to me, or she produced \_\_\_\_\_ as identification.

My Commission Expires:

(NOTARY SEAL)



  
NOTARY PUBLIC  
Cheryl Anne Cabral Rodde  
Print or Type Name

EXHIBIT "C"

AUTHORIZATION LETTER

February 19, 2016

Madeira Beach Development Co., LLC  
286 107<sup>th</sup> Avenue, Suite 300  
Treasure Island, FL 33706

Re: Real Estate Exchange Agreement, dated February 19, 2016, between Madeira Beach Development Co., LLC (Buyer) and Madeira Commons, Inc. (Owner)  
Pinellas County Parcel ID No. 093115000004200200

To Whom It May Concern:

This letter shall constitute Owner's authorization for Buyer to act as Owner's agent to sign and file applications with the appropriate governmental entities to obtain necessary approvals and permits for developing the referenced property as a mixed use development, including without limitation, site plan approval, utility approvals, water management district permits, FDOT permits, approvals and permits from the City of Madeira Beach and Pinellas County. This authorization is for permits and approvals only. No demolition, excavation, or construction activities shall be commenced on the subject property prior to the transfer of title by Owner to Buyer.

MADEIRA COMMONS, INC., a Florida corporation

By: [Signature]  
Elliott Ross, President

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing Authorization Letter was executed before me, the undersigned authority, the 19<sup>th</sup> day of February, 2016, by Elliott Ross, as President of Madeira Commons, Inc., a Florida corporation, on behalf of the corporation. He is well known to me, or he produced \_\_\_\_\_ as identification.

My Commission Expires \_\_\_\_\_  
(NOTARY SEAL)



[Signature]  
NOTARY PUBLIC

Print or Type Name \_\_\_\_\_

**EXHIBIT "D"**  
**TO SITE PLAN APPLICATION**

**LIST OF PROPERTY OWNERS**

1. 919 Land Trust  
BLIG, LLC, Trustee  
3409 West Fletcher Avenue  
Tampa, FL 33618

Parcel Numbers: 09-31-15-54180-000-0020  
09-31-15-00000-130-1600  
09-31-15-00000-130-1500  
09-31-15-00000-130-1700  
09-31-15-00000-130-1800  
09-31-15-00000-130-1900  
09-31-15-00000-140-1000  
09-31-15-00000-140-0900  
09-31-15-00000-140-0700  
09-31-15-00000-140-0600  
09-31-15-00000-140-0500  
09-31-15-00000-140-0400  
09-31-15-00000-130-0900  
09-31-15-00000-130-1000  
09-31-15-00000-130-1100  
09-31-15-54180-000-0013  
09-31-15-54180-000-0010  
09-31-15-00000-130-1200

2. Cajun Buildings, LLC  
15334 Harbor Drive  
Madeira Beach, FL 33708  
Parcel ID Number: 09-31-15-00000-420-0100

3. Madeira Commons, Inc.  
c/o Ross Realty  
4401 West Kennedy Boulevard, Suite 100  
Tampa, FL 33609  
Parcel Number: 09-31-15-00000-420-0200

4. Arthur W. Broaderick, Larry M. Starnes and Rhonda T. Starnes  
2910 Pelham Road  
St. Petersburg, FL 33710  
Parcel Number: 09-31-15-54180-000-0012



**CITY OF MADEIRA BEACH, FLORIDA**  
**PUBLIC NOTICE**  
**PLANNING COMMISSION**  
**PUBLIC HEARING**

**MONDAY, MARCH 14TH, 2016 AT 7:00 P.M.**  
**MADEIRA BEACH CITY HALL LOCATED AT 300 MUNICIPAL DRIVE**  
**CITY COMMISSION CHAMBERS**

**PROPERTY OWNER:** 919 Land Trust  
Barry W. Loft TRE  
7235 1<sup>st</sup> Avenue South  
St. Petersburg, FL 33707

**APPLICANT:** Madeira Beach Development Company, LLC  
286 107<sup>th</sup> Avenue Suite 300  
Treasure Island, FL 33706

**LOCATIONS:** 0 150<sup>th</sup> Avenue  
200 150<sup>th</sup> Avenue  
206 150<sup>th</sup> Avenue  
210 150<sup>th</sup> Avenue  
212 150<sup>th</sup> Avenue  
352 150<sup>th</sup> Avenue  
388 150<sup>th</sup> Avenue  
390 150<sup>th</sup> Avenue  
410 150<sup>th</sup> Avenue  
420 150<sup>th</sup> Avenue

The Planning Commission is meeting on March 14, 2016 to consider a **DEVELOPMENT AGREEMENT AND TO CONSIDER ORDINANCE 2016-01** for the properties located at 0,200,206,210,212,352,388,390,410,420 150<sup>th</sup> Avenue, Madeira Beach, Florida 33708.

The **Development Agreement and Ordinance 2016-01** may be viewed in the City Clerk's Office located at City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or on the City website [www.madeirabeachfl.gov](http://www.madeirabeachfl.gov) on the Planning and Zoning webpage. For further information, call the Community Services Department at (727) 391-9951.

Any person who decides to appeal any decision at this Public Hearing 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.



**CITY OF MADEIRA BEACH, FLORIDA**  
**PUBLIC NOTICE**  
**PLANNING COMMISSION**  
**PUBLIC HEARING**

**MONDAY, MARCH 14TH, 2016 AT 7:00 P.M.**  
**MADEIRA BEACH CITY HALL LOCATED AT 300 MUNICIPAL DRIVE**  
**CITY COMMISSION CHAMBERS**

**PROPERTY OWNER:** Arthur W. Broaderick  
Larry M. Starnes  
Rhonda T. Starnes  
2910 Pelham Road  
St. Petersburg, FL 33710-2850

**APPLICANT:** Madeira Beach Development Company, LLC  
286 107<sup>th</sup> Avenue Suite 300  
Treasure Island, FL 33706

**LOCATIONS:** 15026 Madeira Way

The Planning Commission is meeting on March 14, 2016 to consider a **DEVELOPMENT AGREEMENT AND TO CONSIDER ORDINANCE 2016-01** for the properties located at 15026 Madeira Way, Madeira Beach, Florida 33708.

The **Development Agreement and Ordinance 2016-01** may be viewed in the City Clerk's Office located at City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or on the City website [www.madeirabeachfl.gov](http://www.madeirabeachfl.gov) on the Planning and Zoning webpage. For further information, call the Community Services Department at (727) 391-9951.

Any person who decides to appeal any decision at this Public Hearing 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: February 26, 2016



**CITY OF MADEIRA BEACH, FLORIDA**  
**PUBLIC NOTICE**  
**PLANNING COMMISSION**  
**PUBLIC HEARING**

**MONDAY, MARCH 14TH, 2016 AT 7:00 P.M.**

**MADEIRA BEACH CITY HALL LOCATED AT 300 MUNICIPAL DRIVE  
CITY COMMISSION CHAMBERS**

**PROPERTY OWNER:** Madeira Commons Inc  
C/O Ross Realty  
4401 W. Kennedy Blvd, Suite 100  
Tampa, FL 33609-2048

**APPLICANT:** Madeira Beach Development Company, LLC  
286 107<sup>th</sup> Avenue Suite 300  
Treasure Island, FL 33706

**LOCATIONS:** 0 Gulf Blvd

The Planning Commission is meeting on March 14, 2016 to consider a **DEVELOPMENT AGREEMENT AND TO CONSIDER ORDINANCE 2016-01** for the properties located at 0 Gulf Blvd, Madeira Beach, Florida 33708.

The **Development Agreement and Ordinance 2016-01** may be viewed in the City Clerk's Office located at City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or on the City website [www.madeirabeachfl.gov](http://www.madeirabeachfl.gov) on the Planning and Zoning webpage. For further information, call the Community Services Department at (727) 391-9951.

Any person who decides to appeal any decision at this Public Hearing 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: February 26, 2016



**CITY OF MADEIRA BEACH, FLORIDA**  
**PUBLIC NOTICE**  
**PLANNING COMMISSION**  
**PUBLIC HEARING**

**MONDAY, MARCH 14TH, 2016 AT 7:00 P.M.**  
**MADEIRA BEACH CITY HALL LOCATED AT 300 MUNICIPAL DRIVE**  
**CITY COMMISSION CHAMBERS**

**PROPERTY OWNER:** Cajun Building LLC  
15334 Harbor Drive  
Madeira Beach, FL 33708

**APPLICANT:** Madeira Beach Development Company, LLC  
286 107<sup>th</sup> Avenue Suite 300  
Treasure Island, FL 33706

**LOCATIONS:** 0 150<sup>th</sup> Avenue

The Planning Commission is meeting on March 14, 2016 to consider a **DEVELOPMENT AGREEMENT AND TO CONSIDER ORDINANCE 2016-01** for the properties located at 0 150th, Madeira Beach, Florida 33708.

The **Development Agreement and Ordinance 2016-01** may be viewed in the City Clerk's Office located at City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or on the City website [www.madeirabeachfl.gov](http://www.madeirabeachfl.gov) on the Planning and Zoning webpage. For further information, call the Community Services Department at (727) 391-9951.

Any person who decides to appeal any decision at this Public Hearing 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: February 26, 2016**



**CITY OF MADEIRA BEACH, FLORIDA**  
**PUBLIC NOTICE**  
**PLANNING COMMISSION**  
**PUBLIC HEARING**

**MONDAY, MARCH 14TH, 2016 AT 7:00 P.M.**  
**MADEIRA BEACH CITY HALL LOCATED AT 300 MUNICIPAL DRIVE**  
**CITY COMMISSION CHAMBERS**

**PROPERTY OWNER:** 919 Land Trust  
Barry W. Loft TRE  
7235 1<sup>st</sup> Avenue South  
St. Petersburg, FL 33707

**APPLICANT:** Madeira Beach Development Company, LLC  
286 107<sup>th</sup> Avenue Suite 300  
Treasure Island, FL 33706

**LOCATIONS:** 15023 Gulf Blvd  
15031 Gulf Blvd

The Planning Commission is meeting on March 14, 2016 to consider a **DEVELOPMENT AGREEMENT AND TO CONSIDER ORDINANCE 2016-01** for the properties located at 15023 and 15031 Gulf Blvd, Madeira Beach, Florida 33708.

The **Development Agreement and Ordinance 2016-01** may be viewed in the City Clerk's Office located at City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or on the City website [www.madeirabeachfl.gov](http://www.madeirabeachfl.gov) on the Planning and Zoning webpage. For further information, call the Community Services Department at (727) 391-9951.

Any person who decides to appeal any decision at this Public Hearing 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.



**CITY OF MADEIRA BEACH, FLORIDA**  
**PUBLIC NOTICE**  
**PLANNING COMMISSION**  
**PUBLIC HEARING**

**MONDAY, MARCH 14TH, 2016 AT 7:00 P.M.**  
**MADEIRA BEACH CITY HALL LOCATED AT 300 MUNICIPAL DRIVE**  
**CITY COMMISSION CHAMBERS**

**PROPERTY OWNER:** 919 Land Trust  
Barry W. Loft TRE  
7235 1<sup>st</sup> Avenue South  
St. Petersburg, FL 33707

**APPLICANT:** Madeira Beach Development Company, LLC  
286 107<sup>th</sup> Avenue Suite 300  
Treasure Island, FL 33706

**LOCATIONS:** 0 Madeira Way  
15000 Madeira Way  
15006 Madeira Way  
15015 Madeira Way  
15040 Madeira Way  
15042 Madeira Way

The Planning Commission is meeting on March 14, 2016 to consider a **DEVELOPMENT AGREEMENT AND TO CONSIDER ORDINANCE 2016-01** for the properties located at 0, 15000,15006,15015,15040,15042, Madeira Way, Madeira Beach, Florida 33708.

The **Development Agreement and Ordinance 2016-01** may be viewed in the City Clerk's Office located at City Hall, 300 Municipal Drive, Madeira Beach, Florida 33708 between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday or on the City website [www.madeirabeachfl.gov](http://www.madeirabeachfl.gov) on the Planning and Zoning webpage. For further information, call the Community Services Department at (727) 391-9951.

Any person who decides to appeal any decision at this Public Hearing 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.



**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** of the Local Planning Agency to consider the **Development Agreement between the City of Madeira Beach and Madeira Beach Development Co., L.L.C.** and **Ordinance 2016-01**, in Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Monday, March 14, 2016 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 2016-01**, at Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Tuesday April 12, 2016 at 6:00 p.m.**

**Upon the passage of Ordinance 2016-01, NOTICE IS HEREBY GIVEN**, the **Board of Commissioners of the City of Madeira Beach** will consider approval of the **Development Agreement between the City of Madeira Beach and Madeira Beach Development Co., L.L.C.** and will conduct the second and final reading of **Ordinance 2016-01**, at Madeira Beach City Hall, 300 Municipal Drive, Madeira Beach, Florida on **Tuesday, May 10th, 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  **Madeira Beach Development Co., L.L.C.**, for the property located at 15026 Madeira Way, 0 Gulf Blvd, 0 150<sup>th</sup> Avenue, 15023 Gulf Blvd, 15031 Gulf Blvd, 0 Madeira Way, 15000 Madeira Way, 15006 Madeira Way, 15015 Madeira Way, 15040 Madeira Way, 15042 Madeira Way, 0 150<sup>th</sup> Avenue, 200 150<sup>th</sup> Avenue, 206 150<sup>th</sup> Avenue, 210 150<sup>th</sup> Avenue, 212 150<sup>th</sup> Avenue, 352 150<sup>th</sup> Avenue, 388 150<sup>th</sup> Avenue, 390 150<sup>th</sup> Avenue, 410 150<sup>th</sup> Avenue and 420 150<sup>th</sup> Avenue, Madeira Beach, Florida 33708.

**ORDINANCE 2016-01**

**AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS 15026 MADEIRA WAY, 0 GULF BLVD, 0 150<sup>th</sup> AVENUE, 15023 GULF BLVD, 15031 GULF BLVD, 0 MADEIRA WAY, 15000 MADEIRA WAY, 15006 MADEIRA WAY, 15015 MADEIRA WAY, 15040 MADEIRA WAY, 15042 MADEIRA WAY, 0 150<sup>th</sup> AVENUE, 200 150<sup>th</sup> AVENUE, 206 150<sup>th</sup> AVENUE, 210 150<sup>th</sup> AVENUE, 212 150<sup>th</sup> AVENUE, 352 150<sup>th</sup> AVENUE, 388 150<sup>th</sup> AVENUE, 390 150<sup>th</sup> AVENUE, 410 150<sup>th</sup> AVENUE, 420 150<sup>th</sup> AVENUE, FROM RETAIL COMMERCIAL (C-3) TO PLANNED DEVELOPMENT (PD) DISTRICT; PROVIDING FOR READING BY TITLE ONLY; AND PROVIDING FOR AN EFFECTIVE DATE THEREOF.**

**DESCRIPTION:**

Parcel 09-31-15-54180-000-0012 MADEIRA BEACH COMMERCIAL CENTER W 75FT OF E 224.99FT OF TRACT 'A'

09-31-15-00000-420-0200 PT GOVT LOT 2 DESC AS FROM N LINE OF GOVT LOT 2 & C/L OF GULF BLVD TH N88DE 121 FT (S) FOR POB TH CONT NE 137FT TH S02E 150FT (S) TO RD R/W TH NW'LY ALG CURVE TO RT 220FT (S) TH NE'LY 31.6FT TO POB

09-31-15-00000-420-0100 PT GOVT LOT 2 DESC AS FROM N LINE OF GOVT LOT 2 & C/L OF GULF BLVD TH N88DE 260 FT (S) FOR POB TH CONT NE 196.56FT TO RD R/W TH SW'LY 242FT (S) TH N02DW 150FT (S) TO POB

09-31-15-00000-130-1000 (LORO INC LEASE) DESC AS BEG AT S LINE OF GOVT LOT 1 & SW COR OF TR A MADEIRA BEACH COMMERCIAL CENTER TH S88DW 1.54FT TH S41DW 31.6FT TO N R/W OF GULF BLVD TH N52DW 71FT(S) TH N22DE 52FT(S) TH S48DE 81.67FT TH S 20.3FT TO POB

09-31-15-00000-130-0900 (TRIANGLE LAND CO LEASE) DESC AS FROM NW COR OF TR A OF MADEIRA BEACH COMMERCIAL CENTER RUN S88DW 40FT FOR POB TH CONT S88DW 84.1FT TH SW'LY 36.32FT TO N R/W OF GULF BLVD TH S48DE 90.6FT) TH N22DE 100FT (S) TO POB

09-31-15-00000-130-1600 (VIKING MARINE INC LEASE) BEG NE COR OF TRACT B, MADEIRA BEACH COMMERCIAL CENTER TH W 280.6FT TH N 8.85FT TH E'LY & NE'LY 531 FT(S) TH S44DW 140FT TH S46DE 17FT(S) TH S44DW 60 FT TH N46DW 28FT TH W 69.62FT TH N 25FT TO POB

09-31-15-00000-130-1200 PT OF GOVT LOT 1 & PT OF TRACT A OF MADEIRA BEACH COMMERCIAL CENTER (CAVIN DINER LEASE 1396/293) DESC AS BEG AT INTERSEC OF S LN OF GOVT LOT 1 & N LN OF 150TH AVE TH W 49FT(S) TH N 120FT TO S R/W OF MADEIRA WAY TH E 112.6FT TH SE'LY ALG CUR TO RT 53.69FT TH S46DE 5FT TH SW'LY 100.07FT TO POB

09-31-15-54180-000-0010 MADEIRA BEACH COMMERCIAL CENTER (WM B HARVARD LEASE 1451/614 ) W 135FT OF E 149.99FT OF TRACT A

09-31-15-54180-000-0020 MADEIRA BEACH COMMERCIAL CENTER (A & B MARINE INC LEASE) E 192FT OF TRACT B  
09-31-15-54180-000-0013 MADEIRA BEACH COMMERCIAL CENTER (SERVICE HARDWARE CO LEASE) W 75.01FT OF TRACT A

09-31-15-130-1100 (MITCHELL LEASE) DESC AS BEG NW COR OF TRACT A MADEIRA BEACH COMMERCIAL CENTER TH S88DW 40FT TH S21DW 47.87FT TH S48DE 81.61FT TH N 99.70FT TO POB

09-31-15-00000-140-0400 PART OF SE 1/4 OF SEC DESC FR SE COR TR B MADEIRA BCH COMMERCIAL CTR RUN E 76.46 FT TH N63DE 21.34FT TH ALG W'LY LN OF 150TH AVE NE'LY 914FT(S) FOR POB TH N46DW 132FT(S) TH N40DE 94FT(S) TH S46DE 136.86FT TH S40DW 94FT(S) TO POB

09-31-15-00000-130-1500 (STANDARD OIL LEASE) DESC AS BEG SE COR OF TR B MADEIRA BEACH COMMERCIAL CENTER TH E N88DE 76.4FT TH N63DE 21.34FT TH N44DE 94.5FT TH N46DW 138FT(S) TH S88DW 69.62FT TH S 175 FT TO POB

09-31-15-00000-130-1700 (RIZZUTO & WELCH LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.93FT TH N44DE 381.34FT FOR POB TH N44DE 60FT TH N46DW 110FT TH S44DW 60FT TH S46DE 1FT TO POB

09-31-15-00000-130-1800 (RIZZUTO & WELCH LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.93FT TH N44DE 441.34FT FOR POB TH N44DE 40FT TH N46DW 127FT (S) TH S44DW 40FT TH S46DE 127FT(S) TO POB

09-31-15-00000-130-1900 (O'DONALD HOLLAND LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.93FT TH N44DE 481.34FT FOR POB TH NE'LY ALG R/W 100FT TH N46DW 135FT(S) TH S44DW 100FT TH S46DE 127FT(S) TO POB

09-31-15-00000-140-1000 (M. A. ADAMS LEASE) DESC FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.93FT TH N44DE 581.34FT FOR POB TH N44DE 250FT TH N46DW 140FT TH SW'LY 275FT ALG SEAWALL TH S46DE 152FT(S) TO POB

09-31-15-00000-140-0900 FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55FT(S) TH N44DE 831.34FT FOR POB TH N44DE 44FT(S) TH N46DW 140FT TH S44DW 44FT(S) TH S46DE 140 FT TO POB

09-31-15-00000-140-0700 (ALVIN C. TAYLOR LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.96FT TH N44DE 875.24FT FOR POB TH N44DE 96.1FT TH N46DW 140 FT(S) TH S44DW 96FT TH S46DE 140FT(S) TO POB

09-31-15-00000-140-0600 (DR KIRK LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N88DW 55.93FT TH N44DE 971.34FT FOR POB TH N46DW 140FT(S) TH NE'LY 110.74FT TH S46DE 121FT(S) TH S44DW 100FT(S) TH S46DE 3FT TH S44DW 10FT(S) TO POB

09-31-15-00000-140-0500 (PENINSULAR CABLE LEASE) FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N44DE 1082.01FT TH N46DW 58FT FOR POB TH N46DW 132 FT(S) TH N44DE 115FT(S) TH S46DE 132FT(S) TH S44DW 115FT(S) TO POB

**FLOOD STATEMENT:**

THIS PROPERTY LIES IN FLOOD ZONE AE (EL 11), 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

## NOTICE OF NEIGHBORHOOD INFORMATION MEETINGS

- WHAT:** Two (2) neighborhood information meetings regarding the proposed Madeira Beach Town Center development plan
- WHEN:** Wednesday, March 9, 2016
- One meeting at 12:00 pm EST
  - One meeting at 6:00 pm EST
- WHERE:** Madeira Beach City Center Room  
300 Municipal Drive  
Madeira Beach, FL 33708

Madeira Beach Development Co., LLC has filed a Rezoning Application for Planned Development and a Site Plan Application with the City of Madeira Beach, both applications relating to property along the north side of 150<sup>th</sup> Avenue between Causeway Park and Madeira Way and property located on the triangle between 150<sup>th</sup> Avenue, Gulf Boulevard and Madeira Way. At the bottom of this notice is a sketch of the property that is included in the applications.

There will be two (2) neighborhood information meetings on March 9, 2016, for the purpose of providing information about and an explanation of the proposed development plan. One will be held at 12:00 pm EST, and the other will be held at 6:00 pm EST. The same information will be presented at both meetings, and you are invited to attend either or both meetings. A copy of the preliminary site plan will be available for attendees to review at both meetings, and you will be able to ask questions about the proposed development.



From: Madeira Beach Development Company, LLC  
286 107th Ave - suite 300 Treasure Island FL 33706

To:

ABACO, ODETTE  
ABACO, CHRISTIAN  
32 PATTERSON MEWS SW  
CALGARY AB T3H 2C7,

ELISEO, MARY  
ABBATIELLO, VINCENT J  
109 STERLING CT  
SYOSSET, NY 11791-2421

ABOOD, DONNA TRUST  
ABOOD, DONNA TRE  
1015 BAYAMO AVE  
CORAL GABLES, FL 33146-3353

AGOSTO, ANTONINA LIVING TRUST  
AGOSTO, RAYMOND C TRE  
1849 FOX RIDGE CT  
AURORA, IL 60502-6801

AHLERS, FRANK  
AHLERS, VIVIAN  
720 BURROUGHS RD  
FAIRFIELD, CT 06825-3612

ALI, NURAN SEN  
ALI, NURAY GULEN  
18 HOLLYWOOD AVE APT 1500  
NORTH YORK ON M2N 6P5,

WEA TRUST  
ALLANSON, WELFORD E TRE  
9357 BLIND PASS RD APT 104  
ST PETE BEACH, FL 33706-1371

HANER, ROBERT M  
APRILE, GAETANA T  
5221 LAUREL POINTE DR  
VALRICO, FL 33596-8280

ARCABA, SLOBODAN  
ARCABA, DESA  
8253 S 27TH ST  
FRANKLIN, WI 53132-9310

ARNDT, MICHAEL H  
ARNDT, LAURA L  
4415 AVE CANNES  
LUTZ, FL 33558-5336

BAETENS, BRYAN A  
BAETENS, KIMBERLY J  
742 MIDDLESEX  
GROSSE POINTE PARK, MI 48230-1742

BAKER, DAVID R  
BAKER, CHARLOTTE M  
360 LANE 470A LAKE JAMES  
ANGOLA, IN 46703-8003

BALDANZA, THOMAS  
BALDANZA, DIANE  
228-04 HORACE HARDING EXPY  
BAYSIDE, NY 11364-2433

POOLE, SUZANNE E  
BARJAK, GEORGE  
425 150TH AVE APT 2306  
MADEIRA BEACH, FL 33708-2076

BARNES, RICHARD W JR  
BARNES, DENISE DEE  
3319 TEAL CREEK LN  
KNOXVILLE, TN 37931

BARRINS, MARY TRUST  
BARRINS, EUGENE B TRE  
85-04 55TH AVE  
ELMHURST, NY 11373-4337

BATTEN, TONY F  
BATTEN, BERNICE M  
44 CIRCULAR RD  
ST JOHNS NL A1C 2Z1,

BATTEN, NANCY TRUST  
BATTEN, NANCY TRE  
247 REX PL APT B  
MADEIRA BEACH, FL 33708-1934

BERNARD, ROBERT M  
BERNARD, SANDRA L  
5964 HERZMAN DR  
EVERGREEN, CO 80439-5407

BINCE, JAMES G  
BINCE, KAREN  
184 LAKESHORE BLVD  
FLESHERTON ON NOC 1E0,

ADDISEN B LIVING TRUST  
BINDERIM, RICHARD E II TRE  
312 E MESA VERDE LN  
LAS VEGAS, NV 89123-1859

DEMETRIOU, F KAREN  
BIRRELL, CORINNE  
33 SMITHS RD  
MCKELLAR ON P2A 0B5,

POKRZYWA, BRIAN  
BLACK, LEE-ANN  
300 N MAIN ST  
WAUCONDA, IL 60084-1704

BLACK, JAMES R  
BLACK, MARGARET A  
425 150TH AVE APT 2403  
MADEIRA BEACH, FL 33708-2076

240 MEDALLION LAND TRUST  
BONGARZONE, FRANK TRE  
12 KARA CT  
LITTLE EGG HARBOR TWP, NJ 08087-4045

BONIVICH, DANIEL  
BONIVICH, ANDREA  
1740 GULF BLVD APT 1504  
REDINGTON SHORES, FL 33708

BOOCOCK, DOUGLAS W  
BOOCOCK, SHEILA M  
2089 THORNKA DR  
OAKVILLE ON L6L 1K5,



BOROWSKI, JAMES L  
BOROWSKI, LINDA I  
1932 BARNES CT  
TROY, MI 48098-4346

BOTTEGO, LOUIS J JR  
BOTTEGO, BARBARA A  
233 REX PL APT A  
MADEIRA BEACH, FL 33708-1945

BRADY, HUGH P REV TRUST  
BRADY, CAROL A REV TRUST  
14950 GULF BLVD APT 1107  
MADEIRA BEACH, FL 33708-2052

FROM: Madeira Beach Development Co. LLC, 286 107<sup>th</sup> Ave Suite 300  
TO: Treasure Island FL 33706

BREWER, JOE P JR  
BREWER, JOYCE  
401 150TH AVE APT 247  
MADEIRA BEACH, FL 33708-2053

OLSZEWDKI, LEONARD T  
BRIER, MARIE T  
PO BOX 426  
VALLEY FORGE, PA 19481-0426

BROOMFIELD, ALEX D  
BROOMFIELD, RUTH L  
1660 COUNTY RD 22  
CASTLETON ONT KOK 1M0,

BROSE, ROBERT E  
BROSE, KIMBERLY M  
4960 MEADOW CREST DR  
ALLISON PARK, PA 15101-1079

BROWN, JEFFREY D  
BROWN, TABITHA L  
201 150TH AVE  
MADEIRA BEACH, FL 33708

GARDNER, JOHN W  
BRUMLEY, PATRICIA A  
221 EAST ROBERTSON ST  
BRANDON, FL 33511

BRUNNER, KARL H REV TRUST  
BRUNNER KARL H TRE  
285 PALMER RD  
BANGOR, PA 18013-9279

BURKERT TRUST  
BURKERT, JOHN TRE  
148 CHURCHGATE  
CHESHUNT HERTS EN8 9DZ,

BURNETT, MIKE  
BURNETT, YVONE  
215 MEDALLION BLVD APT B  
MADEIRA BEACH, FL 33708-1955

HITTERMAN, DAVID A  
CALKINS, BRIAN J  
423 150TH AVE UNIT 1504  
MADEIRA BEACH, FL 33708-2074

CAMLIN, CHESTER A  
CAMLIN, PHYLLIS E  
1909 SEDGE FIELD ST  
BRANDON, FL 33511-2328

CAMPAGNOLA, JOSEPH  
CAMPAGNOLA, KATHLEEN R  
14720 SEMINOLE TRL  
SEMINOLE, FL 33776-1078

ALTEN, PATRICIA  
CANGRO, LARRY  
14183 FENNSBURY DR  
TAMPA, FL 33624-6949

MORRIS, JOYCE  
CAREY, ROBERT  
401 150TH AVE # 212  
MADEIRA BEACH, FL 33708-2029

CARSON TRUST  
CARSON, PATRICK T TRE  
16213 E COURSE DR  
TAMPA, FL 33624-1125

CARTER, EZRA W  
CARTER, JUDITH L  
160 LLOYD DR  
MARIETTA, GA 30066-3422

CASEY, WILLIAM  
CASEY, CAROL  
340 WHITEHALL TER  
BLOOMINGDALE, IL 60108-1398

MAYER, DAVID J  
CASEY, LAUREL  
399 150TH AVE APT 317  
MADEIRA BEACH, FL 33708-2097

CASSITY, LORETTA REVOCABLE LIVING  
TRUST  
CASSITY, LORETTA TRE  
250 E MADEIRA AVE  
MADEIRA BEACH, FL 33708-2018

CASTELLANO, PETER M  
CASTELLANO, KAREN A  
21 PRINCETON DR  
TAPPAN, NY 10983-1613

CATER, DAVID E  
CATER, MARY J  
623 BOCA CIEGA POINT BLVD S  
ST PETERSBURG, FL 33708-2717

CELEBRE, GIOVANNI  
CELEBRE, MARIA  
37 DYMOND DR  
WHITBY ON L1N 3N1,

CHAPMAN, NANCY L  
CHAPMAN, RICHARD M  
14950 GULF BLVD APT 807  
MADEIRA BEACH, FL 33708-2045

CHIANO, GERALD E  
CHIANO, EDITH  
77 NOTTINGHAM AVE  
VALLEY STREAM, NY 11580-3048

CHODOR, WALTER A  
CHODOR, PENNY B  
3002 S POPLAR AVE  
CHICAGO, IL 60608-5807

CHRISTIE, JOEL S  
CHRISTIE, KUSUM  
100 BLUFF VIEW DR APT 514A  
BELLEAIR BLUFFS, FL 33770-1372

MC GARVA, BERNARD  
CLAPHAM, BARBARA  
803-1477 LAKESHORE ROAD  
BURLINGTON ON L7S 1BS,

CLINE, JON W  
CLINE, ANDREA  
987 DONNELLY ST  
MILTON ON L9T 0A1,

COCHRAN, WILLIAM J  
COCHRAN, SHARIE K  
1864 SUSAN RD  
LAKE OZARK, MO 65049-6116

COLEMAN, ROBERT C  
COLEMAN, JEWELL R  
1000 SPENCER AVE  
CLEARWATER, FL 33756-4535



TRULL, MADEIRA BEACH DEVELOPMENT CO, LLC  
286 107th Ave, Suite 300, Treasure Island, FL 33706 TO!

COLLER, JON A  
COLLER, I COLETTE  
399 150TH AVE # 219-C  
MADEIRA BEACH, FL 33708-2096

COLOMBO, MICHAEL  
COLOMBO, PATRICIA  
8 ATHENS AVE  
SOUTH AMBOY, NJ 08879

COLUCCI, ANTHONY  
COLUCCI, KAREN L  
17326 OAK LEDGE DR  
LUTZ, FL 33549-7626

GREENSTEIN, NEIL S  
CONRAD, LAUREL A  
357 REX PL APT E  
MADEIRA BEACH, FL 33708-1932

TERENTIEFF, JEFFREY SR  
CONTE, JOSEPH R REVOCABLE LIVING  
TRUST  
128 MINIVALE RD  
STAMFORD, CT 06907-1209

CONTINELLI, GRACE  
CONTINELLI, TONY  
31 SAWMILL RD APT 5  
ST CATHARINES ON L2S 0A1,

COOK, JOHN D  
COOK, SUELLEN E  
12332 WYCLIFF PL  
TAMPA, FL 33626-2632

CORONA, MATTHEW  
CORONA, ELIZABETH HOPE  
10024 S RIVERA PT  
HOMOSASSA, FL 34448-5311

COSTELLO, CARYN  
COSTELLO, JOHN A REVOCABLE LIVING  
TRUST  
229 MEDALLION BLVD APT H  
MADEIRA BEACH, FL 33708-1957

COYLE, GEORGE W  
COYLE, CAROLE A  
301 MEDALLION BLVD APT A  
MADEIRA BEACH, FL 33708-1956

CROUTER, WILLIAM H  
CROUTER, ELAINE F  
399 150TH AVE # 320-C  
MADEIRA BEACH, FL 33708-2097

CURLEY, ROBERT G  
CURLEY, DEBORAH M  
34 BLAIR ATHOL CRES  
TORONTO ON M9A 1X5,

CUSACK, ROBERT P  
CUSACK, JUDEAN A  
399 150TH AVE # 217  
MADEIRA BEACH, FL 33708-2096

DALESSANDRO, LORAIN  
DALESSANDRO, JOSEPH  
273 REX PL APT H  
MADEIRA BEACH, FL 33708-1927

DRAKELY, CHRISTIE L  
DALY, JOANN  
3610 29TH AVE W  
SEATTLE, WA 98199-1745

DANIELS, NELSON E JR  
DANIELS, PATRICIA A  
399 150TH AVE APT 215  
MADEIRA BEACH, FL 33708-2096

DAVIES, KIM W  
DAVIES, WENDE  
PO BOX 1428  
MT DORA, FL 32756-1428

DE FRANCESCO, PHILIP TRE  
DE FRANCESCO, ROSA TRE  
7345 W AINSLIE ST  
HARWOOD HTS, IL 60706-3516

DE MASCIO, JANET  
DE MASCIO, VINCENT  
2 WADE RD  
ANCASTER ON L9G 3Y2,

DE ROLLER, CHARLES L  
DE ROLLER, THERESA L  
691 GASBERRY LN  
WEBSTER, NY 14580-2619

DEMEYERE, DENNIS  
DEMEYERE, SHARON  
2882 LOCHMOOR BLVD  
LAKE ORION, MI 48360-1987

ARMSTRONG, CHASE M  
DETLING, DAVID  
401 150TH AVE APT 237  
MADEIRA BEACH, FL 33708-2069

DEXTER, DAVID W  
DEXTER, PATRICIA A  
6297 STONEBRIDGE DR  
FAIRVIEW, PA 16415-2935

DI MARIA, RICHARD A REVOCABLE TRUST  
DI MARIA, RICHARD A TRE  
88 CATLIN RD  
HARWINTON, CT 06791-1802

DICKMAN, JAMES R  
DICKMAN, TERESA A  
17555 2ND ST E  
REDINGTON SHORES, FL 33708-1219

DIMARCO, LUCIO GABRIEL  
DIMARCO, JANICE MARIE  
452 OJIBWAY ST  
WOODSTOCK ON N4T 1C5,

DOUTHIRT, JOHN E LIVING TRUST  
DOUTHIRT, JOHN E TRE  
401 105TH AVE UNIT 271  
MADEIRA BEACH, FL 33708

LEIPS, JEFFERY WAYNE  
D'SOUZA, THERESA  
1206 LONGBOW RD  
MOUNT AIRY, MD 21771-5678

DUARTE, STEVEN  
DUARTE, EDUARDO  
2 HEMLOCK CT  
HACKETTSTOWN, NJ 07840-4149

EDWARDS, RAYMOND L  
EDWARDS, DOROTHY HAYNES  
7443 BLUE SKIES DR  
SPRING HILL, FL 34606-7223



FILM: MADEIRA BEACH DEVELOPMENT CO, LLC 286 101<sup>ST</sup> AVE, STE 300  
TREASURE ISLAND, FL 33706 TO

BECKER, JOHN B  
ELDRIDGE, WILLIAM T  
401 150TH AVE UNIT 241  
MADEIRA BEACH, FL 33708-2069

ELLIS, TOD R  
ELLIS, WENDY J  
303 INGLEWOOD DR  
PAPILLION, NE 68133-3379

ELTON, WILLIAM E  
ELTON, MARILYN L  
2615 JENKINTOWN RD  
GLENSIDE, PA 19038-2501

ELVIN, MICHAEL S  
ELVIN, KATHLEEN M  
3833 WOODLAND AVE  
WESTERN SPRINGS, IL 60558-1119

ENDER, ROBERT K  
ENDER, CHERYL M  
1605 CHRISTLAND CIR  
LOUISVILLE, KY 40214

ERNEST, HARVEY F JR  
ERNEST, PAMELA K  
6420 WOODVILLE DR  
FALLS CHURCH, VA 22044-1427

EYDENBERG, ROBERT C  
EYDENBERG, RAEANN J  
48 INDEPENDENCE DR  
LEOMINSTER, MA 01453-5213

FALA, JOSEPH A  
FALA, KATHLEEN  
14950 GULF BLVD #507  
MADEIRA BEACH, FL 33708-2041

FANT, MICHAEL A  
FANT, BARBARA D  
317 REX PL APT A  
MADEIRA BEACH, FL 33708-1938

FARRA, THOMAS J  
FARRA, FLORENCE  
190 WASHINGTON AVE  
MASTIC BEACH, NY 11951-1622

FARRA LIVING TRUST  
FARRA, GERARD J TRE  
323 REX PL APT B  
MADEIRA BEACH, FL 33708-1928

FERANEC, GERALD  
FERANEC, VICTORIA MITALOVICH  
273 REX PL APT A  
MADEIRA BEACH, FL 33708-1927

FINKLER, BRUCE  
FINKLER, CHARLOTTE  
358 NORTHBRIDGE CT  
BRUNSWICK, OH 44212-1896

FLEMING, MATHEW G  
FLEMING, IRINA N  
14950 GULF BLVD APT 903  
MADEIRA BEACH, FL 33708-2046

FLUEGEMAN, PETER  
FLUEGEMAN, DIANNA  
399 150TH AVE APT 120  
MADEIRA BEACH, FL 33708-2067

FOLLETT, JOHN  
FOLLETT, CYNTHIA  
305-760 CHAPMAN MILLS DR  
NEPEAN ON K2J 3V2,

FORD-WHITTINGTON, JOHN  
FORD-WHITTINGTON, KATHERINE  
24644 DOWNIE LN  
WEST LORNE ON N0L 2P0,

FOSNAUGH, ANN E & DENNIS E REV LIVING TRUST  
FOSNAUGH, DENNIS E TRE  
295 TRADEWINDS DR UNIT 203  
SAN JOSE, CA 95123-6078

FOTHERINGHAM, J GRANT  
FOTHERINGHAM, EDITH A  
604 COURTNEY CRESCENT  
RR #1 RIPLEY ONT N0G 2R0,

FREDERICK, L JOSEPH TRUST  
FREDERICK, L JOSEPH TRE  
5724 CRESCENT HEIGHTS RDG  
ORLANDO, FL 32819-4000

HALT, JANET L  
FRIEDMAN, JUDY G  
912 LOVINGTON DR  
PITTSBURGH, PA 15216-1710

VELDHUIZEN, BRUCE  
FUNG, RISA  
401 150TH AVE APT 256  
MADEIRA BEACH, FL 33708-2053

GALLAGHER, ROBERT F TRUST  
GALLAGHER, ROBERT F TRE  
507 CRYSTAL DR  
MADEIRA BEACH, FL 33708-2363

LUBERTO, FRANK  
GALLIPPI, DOMENICO  
122 DUNCAN RD  
RICHMOND HILL ON L4C 6J7,

GANO, JAMES E  
GANO, GWENDOLYN H  
20 POHATCONG DRIVE  
WASHINGTON, NJ 07882-1579

GARBATI, BRUNO  
GARBATI, FRANCA  
28 POPLAR HEIGHTS DR  
ETOBICOKE ON M9A 5A2,

GASPERUT, GERALDINE J  
GASPERUT, LOUIS P  
2449 WINDING BROOK CT  
ROCHESTER HILLS, MI 48309-4731

GAY, WILLIAM  
GAY, CAROL  
12015 SUGARLAND VALLEY DR  
HERNDON, VA 20170-2604

GEORGE, JOSEPH P  
GEORGE, JANE  
15000 GULF BLVD APT 401  
MADEIRA BEACH, FL 33708-2031

GIDEON, WILLIAM C  
GIDEON, LEILA F  
4929 ROCK ISLAND COURT  
WIMAUMA, FL 33598-4019





TILLI MADEIRA BEACH DELEGATION CO, LLC - 200 01st Ave, H.E. 300 Tradesville Bldg  
TO: FL 33706

HINES, V DOUGLAS REV TRUST  
HINES, V DOUGLAS TRE  
11 FAIRFIELD DR  
CATONSVILLE, MD 21228-5026

KOOPERMAN, SCOTT  
HODGES, TAMMIE  
1522 YORKSHIRE DR  
ELIZABETHTOWN, KY 42701-9191

HODGSON, DAVE  
HODGSON, CLAUDINE  
802 BIRCHWOOD AVE  
CAMBRIDGE ON N3H 2V5,

VULTAGGIO, JENNIFER C  
HOLDSWORTH, HEATHER  
2920 53RD ST S  
GULFPORT, FL 33707-5648

HOPE, ERIC  
HOPE, ROSANNA  
43 WINGATE AVE  
METHUEN, MA 01844-6403

HORDER, JAMES W TRE  
HORDER, DIANE J TRE  
425 150TH AVE APT 2305  
MADEIRA BEACH, FL 33708-2076

PAYLOR, SHANNON  
HORNE, ROBERT  
41 MUSKOKA DR  
GUELPH ON N1K 1C2,

HORRELL, GARRISON G  
HORRELL, LINDA M  
14950 GULF BLVD APT 907  
MADEIRA BEACH, FL 33708-2046

HUBBARD, VINTON L TRE  
HUBBARD, LOIS E TRE  
14950 GULF BLVD APT 1206  
MADEIRA BEACH, FL 33708-2062

HUGHES, WILSON A JR  
HUGHES, CARLA A  
171 MEDALLION BLVD APT F  
MADEIRA BEACH, FL 33708-1951

SHELTON, JEFFERY S  
HUGHES, MICHAEL B  
15000 GULF BLVD APT 708  
MADEIRA BEACH, FL 33708-2035

HUNT, JEFFREY ALAN  
HUNT, KRISTEN THORNLEY  
4906 YACHT CLUB DR  
TAMPA, FL 33616-1324

INGRAM, DAVID V  
INGRAM, RENEE M  
5320 W AZEELE ST  
TAMPA, FL 33609-3502

JARMEK, BRIAN  
JARMEK, GORDANA  
11945 WOODLAND RD  
OLATHE, KS 66061-9312

JENSEN, JAN S  
JENSEN, MICHAEL A  
8 COYOTE GLEN  
SOUTHWICK, MA 01077-9234

JOAQUIN FAMILY REVOCABLE TRUST  
JOAQUIN, DANIEL TRE  
913 WHITNEYS GROVE  
DERRY, NH 03038-5839

JONES, ALBERT J  
JONES, KATHLEEN A  
21642 KNIGHTS LN  
BROWNSTOWN, MI 48183-7617

KANIA, RICHARD L  
KANIA, GWYNN L  
14950 GULF BLVD APT 802  
MADEIRA BEACH, FL 33708-2044

KELLER REVOCABLE TRUST  
KELLER, ROSEMARY J TRE  
401 150TH AVE APT 261  
MADEIRA BEACH, FL 33708-2053

KELLEY, CHARLES  
KELLEY, REITA  
359 MEDALLION BLVD APT B  
MADEIRA BEACH, FL 33708-1967

KELLEY, CHARLES D  
KELLEY, REITA D  
359 MEDALLION BLVD UNIT B  
MADEIRA BEACH, FL 33708-1967

KELLY, JOSEPH H JR  
KELLY, REBECCA M  
4213 W VASCONIA ST  
TAMPA, FL 33629-8418

KERNS, MAYNARD W LIVING TRUST  
KERNS, MAYNARD W TRE  
401 150TH AVE #251  
MADERIA BEACH, FL 33708

KESLER, BRENT  
KESLER, TERESA  
17350 W 163RD ST  
OLATHE, KS 66062-8224

KILPATRICK, BARBARA  
KILPATRICK, WILLIAM G  
961 RIDGEMOUNT BLVD  
OSHAWA ON L1K 2M1,

KING, DIANE N TRUST  
KING, DIANE N TRE  
118 SHERYL LYNN DR  
BRANDON, FL 33510-2126

KLINGER, KURT  
KLINGER, HANNE-LORE  
230 MEDALLION BLVD UNIT B  
MADEIRA BEACH, FL 33708-1969

KOPACEK, GORDON J  
KOPACEK, ALICE B  
15590 WILDWOOD CIR SE  
PRIOR LAKE, MN 55372-2039

KRAWCZYK, ROBERT J  
KRAWCZYK, DARLENE M  
425 150TH AVE APT 2405  
MADEIRA BEACH, FL 33708-2076

DE NEAULT, PATRICE  
LA ROSE, CHANTAL  
747 HUNTERS RUN BLVD  
LAKELAND, FL 33809-6641



11001 MADEIRA BEACH DEVELOPMENT CO, LLC - 200 107th Ave, Ste 300 TREASURY  
TO! FL 33706

LAMB, JAMES M  
LAMB, KATHLEEN P  
80 KNOLLWOOD DR  
ROCHESTER, NY 14618-3513

LAMCH, ANDY  
LAMCH, DEBORA  
116 RANGOON RD  
ETOBICOKE ON M9C 4P2,

LANDDECK, JOHN R  
LANDDECK, MELISSA M  
15000 GULF BLVD APT 1202  
MADEIRA BEACH, FL 33708-2057

LANGLOIS, LAWRENCE H  
LANGLOIS, CHERYL A  
181 MIMOSA CIR  
RIDGEFIELD, CT 06877-2504

LAPKA, RONALD G  
LAPKA, VI T  
10100 S 83RD AVE  
PALOS HILLS, IL 60465-1438

LAWSON, JAMES  
LAWSON, JANE  
4034 ERINDALE STATION RD  
MISSISSAUGA ON L5C 3T8,

LEBLANC, RICHARD  
LEBLANC, BARBARA  
17 ROSTELLAN ST  
ST JOHN'S NL A1B 2T7,

LEE, EUGENE O JR  
LEE, KIMBERLY M  
1139 MYRTLE RD  
VALRICO, FL 33596-7128

BAILEY, JANNA LEEDS  
LEEDS, FRANK III & VIRGINIA S JOINT TRUST  
357 REX PL UNIT F  
MADEIRA BEACH, FL 33708

LIPA REVOCABLE TRUST  
LIPA, JOHN J TRE  
399 150TH AVE UNIT 117C  
MADEIRA BEACH, FL 33708-2067

LITTLE, ROLLAND N  
LITTLE, LESLIE A  
3960 CHAMBERER DR  
SAN JOSE, CA 95135-1700

919 LAND TRUST  
LOFT, W. BARRY TRE  
7235 1ST AVE S  
ST PETERSBURG, FL 33707-1101

LOVEC, JOSEF  
LOVEC, ANN  
329 MEDALLION BLVD APT H  
MADEIRA BEACH, FL 33708-1940

MAC MILLAN, DAVID P  
MAC MILLAN, ROSEMARY  
5353 GULF BLVD APT A104  
ST PETE BEACH, FL 33706-2376

MAC NABB, VICKI  
MAC NABB, JAMES  
341 FRASER RD  
BURNSTOWN ON K0J 1G0,

MACALPINE, HOWARD  
MACALPINE, EDNA  
21 VISTA RIDGE CRESCENT  
ST JOHN NB E2J 4K4,

ROGERS, DONALD  
MACKAY, CHRISTINE E  
8 IRIS CRES  
BRAMPLON ON L6Z 3H8,

MACONE, DANIEL S  
MACONE, KATHRYN A  
357 REX PL APT A  
MADEIRA BEACH, FL 33708-1932

MALLON, JAMES  
MALLON, LYNDA  
2580 EDGEWOOD PARK  
CAVAN ON LOA 1CO,

MANNING, JOHN  
MANNING, CANDACE  
5007 LOREAN CT  
FLOYDS KNOBS, IN 47119-9324

MARANA, JANICE DEANNE  
MARANA, DON GENE  
375 ALGER ST  
MARQUETTE, MI 49855-3310

MARDT, THOMAS JOSEPH JR  
MARDT, GERALDINE P  
401 150TH AVE UNIT 236  
MADEIRA BEACH, FL 33708

MARKEY, DAVID G  
MARKEY, THERESA M  
253 REX PL APT G  
MADEIRA BEACH, FL 33708-1936

MARSLAND, DAVID W  
MARSLAND, BARBARA A  
14950 GULF BLVD APT 1105  
MADEIRA BEACH, FL 33708-2051

MARTIN, KENDALL PAUL  
MARTIN, ANNE THERESE  
933 IRONWOOD DR  
CARMEL, IN 46033-9203

MARTIN, JOSEPH J  
MARTIN, BARBARA MARY  
PO BOX 99  
BEAVERTON ON L0K 1A0,

MARTIN, ALFRED A  
MARTIN, TASIA  
399 150TH AVE # 220-C  
MADEIRA BEACH, FL 33708-2096

MC CARTHY, SEAMUS  
MC CARTHY, ESTHER  
11 MEADOWPARK DR  
BALLYVOLNE CORK,

MC DONAGH, CHRISTOPHER N  
MC DONAGH, LENA H  
275 MEDALLION BLVD APT C  
MADEIRA BEACH, FL 33708-1965

MC GREEVY, GERARD E  
MC GREEVY, MARY A  
156 STONINGTON HILL RD  
VOORHEESVILLE, NY 12186-9585



70  
TOWN: MADEIRA BEACH DEVELOPMENT CO, LLC - 286 107<sup>th</sup> AVE, TREASURE ISLAND  
FL 33708

MC KENNA, RICHARD P  
MC KENNA, LAURA A  
425 150TH AVE UNIT 2206  
MADEIRA BEACH, FL 33708-2076

MC KENNEY, JOHN W  
MC KENNEY, MARY K  
15000 GULF BLVD APT 508  
MADEIRA BEACH, FL 33708-2033

MC NELIS, JOHN  
MC NELIS, ANNA  
267 REX PL UNIT G  
MADEIRA BEACH, FL 33708-1926

MC NULTY, WILLIAM A  
MC NULTY, PATRICIA D  
5564 OAKHURST DR  
SEMINOLE, FL 33772-7039

MEROLA, DOMINIC  
MEROLA, VICTORIA CUSARE  
423 150TH AVE UNIT 1301  
MADEIRA BEACH, FL 33708-2074

MERRILL, THOMAS H  
MERRILL, CONSTANCE J  
902 BAY POINT DR  
MADEIRA BEACH, FL 33708-2319

MILAND, THOMAS J  
MILAND, MARIE  
PO BOX 1105  
KING CITY ON L7B 1B1,

MINNIE, BARBARA L  
MINNIE, RANDALL  
253 REX PL # 253-E  
MADEIRA BEACH, FL 33708-1936

MOLINO, DANTE  
MOLINO, JANINE  
16 SOMMERFIELD DR  
WYOMING, PA 18644-9407

MONSELL, DAVID  
MONSELL, CAROLINE  
69 MAPLE CRESCENT  
JANETVILLE ON LOB 1K0,

MOORE, ROBERT P TRUST  
MOORE, ROBERT P TRE  
92 967 KANEHOA LOOP  
KAPOLEI, HI 96707-1318

MORRONEY, LAWRENCE  
MORRONEY, DEBBIE  
401 150TH AVE APT 246  
MADEIRA BEACH, FL 33708-2053

MORROW, ELBERT E  
MORROW, EVA J  
3035 AVALON TER DR  
VALRICO, FL 33596-5602

POIRIER, PAULETTE  
MOWAT, DANNY  
425 150TH AVE APT 2302  
MADEIRA BEACH, FL 33708-2076

MOZVIK, WILLIAM  
MOZVIK, BEVERLY M  
74 OLD KINGS RD  
SYDNEY NS B1S 2B5,

MUMM, TINA M REVOCABLE TRUST  
MUMM, TINA M TRE  
2802 SOUTHWICK DR  
LANCASTER, PA 17601-3524

MUMM, TINA M REVOCABLE TRUST  
MUMM, TINA M TRE  
7911 BLACK RD  
THURMONT, MD 21788-1012

MURPHY, WILLIAM F  
MURPHY, ELIZABETH A FOX  
6416 KING JAMES CT  
INDIANAPOLIS, IN 46227-7106

MURPHY, DONALD  
MURPHY, MATENA  
401 150TH AVE APT 264  
MADEIRA BEACH, FL 33708-2053

MUZYKA, WILLIAM  
MUZYKA, LEONORA  
320 MEDALLION BLVD APT D  
MADEIRA BEACH, FL 33708-1941

MYERS, RONALD J  
MYERS, DEBORAH L  
4488 ARMANDALE AVE NW  
CANTON, OH 44718-4080

MYNSTER, JOHN S  
MYNSTER, MAYRA L  
303 REX PL APT A  
MADEIRA BEACH, FL 33708-1937

NEATHWAY, NANCY  
NEATHWAY, PAUL  
928 PINELLAS BAYWAY S  
TIERRA VERDE, FL 33715-2109

NEFF, JOHN W  
NEFF, MARY E  
320 STEWART AVE  
WAUKEGAN, IL 60085-2062

NEILAN, TIMOTHY C  
NEILAN, KRISTIN M  
6035 S BRIDLEFORD DR  
WESLEY CHAPEL, FL 33545-3855

NEWBERRY, BRADLEY W  
NEWBERRY, VICKY L  
6 REDBUD CT  
BETHALTO, IL 62010-1059

NEWKOOP, JOHN L  
NEWKOOP, ANGELINA G  
927 TERRA MAR DR  
TAMPA, FL 33613-2003

NOREN, REES E  
NOREN, CONNIE K  
363 MEDALLION BLVD APT A  
MADEIRA BEACH, FL 33708-1968

NUNEZ FAMILY LIVING TRUST  
NUNEZ, PAULINO NORBERTO TRE  
14111 STONEGATE DR  
TAMPA, FL 33624-2508

PATNODE, CHRIS D  
NUNTA, TATPICHA  
1430 CHERRY PL  
MOUND, MN 55364-9708



286 107th Ave Suite 300 Treasure Island, FL 33706 TD :

KARACHANSKY, HEIDI  
229 MEDALLION BLVD UNIT I  
MADEIRA BEACH, FL 33708-1957

KEARNEY, SHAWNA  
517 N MAIN ST  
OLD FORGE, PA 18518-1811

KELCH, NANCY J  
14950 GULF BLVD APT 406  
MADEIRA BEACH, FL 33708-2040

KILLEEN, MATTHEWS JOSEPH  
11040 64TH TER  
SEMINOLE, FL 33772-6707

KIRKLAND, ARDENE  
120 WOODLAWN RD E # 1  
GUELPH ON N1E 1B7,

KLINGER, REINHARD  
4597 NORTHWOODS DR  
OTTAWA ON K0A 3M0,

KLOUDA, MARILYN H  
5311 GOLDEN VALLEY RD  
GOLDEN VALLEY, MN 55422-4503

KOCH, HUBERT  
821 GARDEN DR  
FRANKLIN SQ, NY 11010-3924

KOMIN, KEVIN A  
1951 N FOUNTAIN BLVD  
SPRINGFIELD, OH 45504

KOPITA, SALVATORE  
7650 132ND WAY  
SEMINOLE, FL 33776

KOWALEWSKI, STELLA  
14950 GULF BLVD APT 707  
MADEIRA BEACH, FL 33708-2044

KRUMANOCKER, WILLIAM F  
245 MEDALLION BLVD APT G  
MADEIRA BEACH, FL 33708-1960

LA TIERRA FOUNDATION LLLP  
15000 GULF BLVD UNIT 1002  
MADEIRA BEACH, FL 33708

LANCASTER, MARC D  
14950 GULF BLVD APT 808  
MADEIRA BEACH, FL 33708-2045

LEAVITT, JAMES P  
913 HEMINGWAY CIR  
TAMPA, FL 33602-5980

LEDERGERBER, DIANE  
306 WEISS AVE  
LEMAY, MO 63125-1623

LEWIS, ANNE G  
86 SHALFORD RD  
SOLIHULL WEST MIDLANDS B92 7NF,

LOVEC, OLIVER  
7550 128TH ST  
SEMINOLE, FL 33776-4104

LOZINSKI, CLIFFORD S TRE  
1201 W 107TH ST  
MINNEAPOLIS, MN 55431-4106

M B Y C 259B LLC  
8177 ACACIA AVE NE  
MONTICELLO, MN 55362-4519

MADEIRA BEACH YACHT CLUB CONDO  
ASSN INC  
210 MEDALLION BLVD  
MADEIRA BEACH, FL 33708-1904

MADEIRA COVE CONDO ASSN  
150TH AVE  
MADEIRA BEACH, FL 33708

MADEIRA YACHT LLC  
40 BARBER TER  
SOUTH BURLINGTON, VT 05403-6434

MAXWELL, KEVIN  
2870 PHARR CT S UNIT 1404  
ATLANTA, GA 30305

MAZEIKA, DAVID P  
357 REX PL UNIT B  
MADIERA BEACH, FL 33708-1932

MC CLOSKEY, VERONICA J LLC  
119 OCEAN AVE  
BAY SHORE, NY 11706-8717

MC FADDEN, JUDY  
475 THE WEST MALL # 1002  
ETOBICOKE ON M9C 4Z3,

MC KEE, JUDITH A  
380 MEDALLION BLVD APT B  
MADEIRA BEACH, FL 33708-1943

MC NEIL, KENNETH R  
229 MEDALLION BLVD APT C  
MADEIRA BEACH, FL 33708-1957

MENEZES, CLAUDIA M  
401 150TH AVE APT 216  
MADEIRA BEACH, FL 33708-2029



286 107th Ave Suite 300 Treasure, Island, FL 33706  
FL BEACH CENTRE CONDO ASSN  
150TH AVE  
MADEIRA BEACH, FL 33708

FLORIDA FUDGE INC  
24 WEDGEWOOD CRESCENT  
EDMONTON AB T6M 2N4,

TO:  
FOWLER, CURTIS J EST  
38304 CALLAWAY BLVD  
DADE CITY, FL 33525-0842

FULLER, JULIE M  
PO BOX 66945  
ST PETE BEACH, FL 33736-6945

FUSILLO, MICHAEL G  
21 DEER RUN RD  
LINCOLN, MA 01773-2503

G D T CARVELLI HOLDINGS LLC  
399 150TH AVE APT 316C  
MADEIRA BEACH, FL 33708-2097

GAETANI, ISABEL L TRE  
15000 GULF BLVD APT 805  
MADEIRA BEACH, FL 33708-2036

GHOVAEE, HOUSH  
423 150TH AVE APT 1206  
MADEIRA BEACH, FL 33708-2074

GIL, NANCY M  
806 VALLEYHILL CT  
BRANDON, FL 33510-3546

GLEASON, PATRICIA M  
345 MEDALLION BLVD APT A  
MADEIRA BEACH, FL 33708-1944

GREEN, BRYAN  
151 MEDALLION BLVD # C  
MADEIRA BEACH, FL 33708-1921

GREENING, JOAN A  
863 MAIN ST  
HAMDEN, CT 06514-1411

GROSS, TIM  
1418 CLOVERFIELD DR  
BRANDON, FL 33511-8381

GULF BEACH INVESTMENT HOLDINGS  
INC  
203 150TH AVE  
MADEIRA BEACH, FL 33708-2007

GUNSHANAN, MARGARET  
4040 LAKE MIRA DR  
ORLANDO, FL 32817-1642

HAMEROFF, NATHAN M FAM LTD PTN  
1190 80TH STREET CT S  
ST PETERSBURG, FL 33707-2725

HAMILTON, ROGER L  
1310 E MAIN ST  
CRAWFORDSVILLE, IN 47933-2001

HEIN, LINDA C  
401 150TH AVE APT 221  
MADEIRA BEACH, FL 33708-2029

HENDERSON, JEAN C  
363 MEDALLION BLVD APT B  
MADEIRA BEACH, FL 33708-1968

HEPPNER, REBEKAH S  
1125 25TH AVE N  
ST PETERSBURG, FL 33704-2731

HICKEY, TAMMY  
PO BOX 31  
MOUNT PEARL NL A1N 2C1,

HIRSCH, ERICA  
1 ST JOHNS RD  
E MOLESEY SURREY KT89SH,

HOUGH, RAYMOND R TRE  
55 HARRISTOWN RD STE 306  
GLEN ROCK, NJ 07452-3303

HUNTINGTON HOTEL CORP  
PO BOX 12605  
ST PETERSBURG, FL 33733-2605

HUTTON, CHRISTOPHER J  
3118 W BAY VILLA AVE  
TAMPA, FL 33611-1502

IERNA, WILLIAM  
401 150TH AVE APT 227  
MADEIRA BEACH, FL 33708-2029

J C B AEB LEGACY LLC  
12821 ARBOR LAKE CV  
AUSTIN, TX 78732-2389

J M S LLC  
5144 PINE TREE LN  
WESLEY CHAPEL, FL 33543-4305

JOHNSON, SIGRID R  
205 SUMMITT ST  
SWEETWATER, TN 37874-2534

JOHNSON, SIGRID R  
1125 GARRISON RIDGE BLVD  
KNOXVILLE, TN 37922-5160



286 107th Ave Suite 300 Treasure Island, FL 33706 TO:

343 MAD BEACH LAND TRUST  
343 REX PL  
MADIERA BEACH, FL 33708

ADAIR, ROBERT A  
501 DUQUE RD  
LUTZ, FL 33549-7602

ADAMS, DOROTHY JOYCE  
401 150TH AVE N UNIT 267  
MADEIRA BEACH, FL 33708-2053

ALLEN, CAROL A  
267 REX PL APT F  
MADEIRA BEACH, FL 33708-1926

ALLEN, HELEN  
233 REX PL UNIT B  
MADEIRA BEACH, FL 33708-1945

ANALYTIS, JERACIMOS  
1509 SHERBROOKE ST W STE 37  
MONTREAL PQ H3G 1M1,

BEATTY, CHRISTINE  
2104 N COLDSRING RD  
ARLINGTON HEIGHTS, IL 60004-7292

BERNHARDT, EMILY E TRE  
29132 EASTMAN TRL  
NOVI, MI 48377-2858

BERRY, ROGER W  
2868 21ST AVE N  
ST PETERSBURG, FL 33713-4204

BEWERNICK, BEVERLY  
329 E CHESTERMERE DR  
CHESTERMERE AB T1X 1A3,

BICKETT, CARMEN  
380 MEDALLION BLVD UNIT C  
MADEIRA BEACH, FL 33708-1943

BLONIARZ, JOHN  
410 161ST AVE  
REDINGTON BEACH, FL 33708-1657

BOEHLW, ROGER W  
836 EVANS AVE  
SAINT LOUIS, MO 63122-2744

BRADY, CAROL A TRE  
14950 GULF BLVD APT 1107  
MADEIRA BEACH, FL 33708-2052

BROOKS, JEFFREY S  
425 150TH AVE UNIT 2205  
MADEIRA BEACH, FL 33708-2076

BURG, ROBERT D TR  
9009 BAYWOOD PARK DR  
LARGO, FL 33777-4630

BUTLER, EDWARD S III  
130 E MADEIRA AVE  
MADEIRA BEACH, FL 33708-2016

BUTLER, EDWARD S III  
125 150TH AVE  
MADEIRA BEACH, FL 33708-2005

BYKOWSKI, OREST M  
3 HELEN PLACE  
ST ALBERT, AB T8N 5R3,

BYRNE, MICHAEL J  
3727 FAWN MIST DR  
WESLEY CHAPEL, FL 33544-8186

CAJUN BUILDINGS LLC  
15334 HARBOR DR  
MADEIRA BEACH, FL 33708-1821

CAPITAL VENTURES I INC  
9103 E 37TH ST  
WICHITA, KS 67226-2010

CARTER, GLENN D  
267 REX PL APT A  
MADEIRA BEACH, FL 33708-1926

CASCIARO, LOUIE J  
2015 SOUTHWAY DR  
ARNOLD, MO 63010-5102

CASSAR, VINCENT C TRE UTD 10/15/92  
175 MEDALLION BLVD APT H  
MADEIRA BEACH, FL 33708-1953

CENTER FOR SPECIAL NEED TRUST  
ADM INC  
4912 CREEKSIDE DR  
CLEARWATER, FL 33760-4019

CHALLINGSWORTH, SHARON  
3 WALNUT ST  
FAIRHAVEN, MA 02719-2915

CHRISTOPHER, GAIL  
425 150TH AVE UNIT 2303  
MADEIRA BEACH, FL 33708-2076

CLARK, RUDY  
304 PAPAYA DR  
TAMPA, FL 33619-4140

CLARKE, JOAN  
301 MEDALLION BLVD  
MADEIRA BEACH, FL 33708-1956



TDY: Madeira Beach development co.  
286 107th Ave Suite 300 Treasure Island, FL 33706  
COLLINS, DORIS M  
227 HIGHVIEW CIR  
BLASDELL, NY 14219-1051

COLLINS, KATHERINE  
14950 GULF BLVD APT 506  
MADEIRA BEACH, FL 33708-2041

CONAL LLC  
1279 86TH AVE N  
ST PETERSBURG, FL 33702-2913  
TO:

CORMAN, R J REAL ESTATE LLC  
PO BOX 788  
NICHOLASVILLE, KY 40340-0788

COSBY, LARRY C  
232 SHADY OAKS CIR  
LAKE MARY, FL 32746-3686

COWSILL, RHONDA  
14950 GULF BLVD UNIT 1106  
MADEIRA BEACH, FL 33708-2051

CROCKETT, BUNNY S  
260 MEDALLION BLVD APT F  
MADEIRA BEACH, FL 33708-1961

CUNNINGHAM, BERTRAM B  
1425 MASSILLON RD  
AKRON, OH 44306-4139

D A LOWRY INC  
2116 HUNTLEIGH PT  
ORLANDO, FL 32835-5938

DANIEL, KATHY E  
PO BOX 830  
PINELLAS PARK, FL 33780-0830

DANIEL, THOMAS J  
PO BOX 830  
PINELLAS PARK, FL 33780-0830

DE SANTIS, VINCENT  
304 LAGOON DR  
COPIAGUE, NY 11726-5409

DEASON, STANLEY D III  
2805 LONGLEAF LN  
PALM HARBOR, FL 34684-3516

DI MARIA, CAROL  
319 THOMASTON RD  
WATERTOWN, CT 06795-2058

DICKINSON, DIANE A  
PO BOX 1332  
DUNEDIN, FL 34697-1332

DITTING, FALK W  
BRUNNENWEG 2A  
D-35606 SOLMS,

DIX, GERALD L 929 LIVING TRUST  
3498 MARGARET DR  
TERRE HAUTE, IN 47802-3464

DIX, GERALD L LIV TRUST  
3498 MARGARET AVE  
TERRE HAUTE, IN 47802-3464

DJMAK LLC  
14033 PALM ST  
MADEIRA BEACH, FL 33708-2216

DUDA, RUTH  
401 150TH AVE APT 275  
MADEIRA BEACH, FL 33708-2068

DUNLAP, PETER W  
BOX 30844  
EAST ST PAUL MB R2E 1H3,

DUPONT, JOSEPH  
65 LEXINGTON WAY N  
MILFORD, CT 06461-1855

EASTIN, CHARLINE A  
PO BOX 8828  
MADEIRA BEACH, FL 33738-8828

EIGENMANN, MARIAN P  
275 MEDALLION BLVD APT H  
MADEIRA BEACH, FL 33708-1965

ELLERT, CLARA K  
37 VIA MARIA DR  
SCOTIA, NY 12302-5726

ELZIND, NABILA H  
5 NW HEATHERSTONE RD  
LAWTON, OK 73505-9580

EVANS, CONSTANTINA  
PO BOX 86157  
MADEIRA BEACH, FL 33738-6157

F L A CONTRACTORS INC  
PO BOX 67128  
ST PETE BEACH, FL 33736-7128

FARIS OF OCALA  
2062 SW 37TH ST RD  
OCALA, FL 34471-1374

FECH, NELLI  
1101 CAMERON AVE STE 62  
KELOWNA BC V1Y 8W1,



280 107th Ave. Suite 300  
Treasure Island, FL 33706  
MICHAELS, SARAH  
423 150TH AVE UNIT 1203  
ST PETERSBURG, FL 33708-2074

MILLWARD, ALLISON W  
229 MEDALLION BLVD APT G  
MADEIRA BEACH, FL 33708-1957

10  
MISKIN, MARY  
337 Rex Pl Apt E  
Saint Petersburg, FL 33708-1929

MITCHELL, SCOTT  
3265 BOESCH DR  
PALM HARBOR, FL 34684-1624

MORGENSTERN, MARGARET  
15000 GULF BLVD APT 505  
MADEIRA BEACH, FL 33708-2033

MORTON & HALLIDAY INC  
229 INVERGORDON AVE  
SCARBOROUGH ON M1S 3Z1,

MOSKAL, JAYME D  
160 BLACKWELLS MILLS RD  
SOMERSET, NJ 08873-7318

MOY, DOROTHY ANN  
8204 BREEZE COVE LN  
ORLANDO, FL 32819-5077

MULLER, MICHAEL  
1910 GLENWOOD OAKS LN  
DELAND, FL 32720

MULLINS, PATRICK  
156 FOREST RD  
CARBONAR NL A1Y 1A6,

NARCISI, VINCENT J  
401 150TH AVE # PH272  
MADEIRA BEACH, FL 33708-2059

NIEDERHELMAN, LEATRICE  
7959 JOLAIN DR  
MONTGOMERY, OH 45242-6423

NOSEWORTHY, LEE  
PO BOX 309  
CLARKES BEACH, NL A0A 1W0,

O S BEACH HOME LLC  
64981 EAST BRASSIE DR  
TUCSON, AZ 85739-1649

O'BRIEN, AILEEN  
1016 CLATTER AVE  
WAKE FOREST, NC 27587-4635

OCEAN SANDS CONDO ASSN  
14950 GULF BLVD  
MADEIRA BEACH, FL 33708-2065

OCEAN SANDS ONE CONDO ASSN INC  
PO BOX 8305  
MADEIRA BEACH, FL 33738-8305

OCEAN SANDS TWO CONDO ASSN INC  
PO BOX 8305  
MADEIRA BEACH, FL 33738-8305

ONEAL, DERRYL B  
323 REX PL UNIT A  
MADEIRA BEACH, FL 33708-1928

PALLADENO, TRAVIS  
267 REX PL UNIT B  
MADEIRA BEACH, FL 33708

PALMER, ROCCO JR  
363 MEDALLION BLVD APT D  
MADEIRA BEACH, FL 33708-1968

PARKER, JENNIFER M  
423 150TH AVE APT 1501  
MADEIRA BEACH, FL 33708-2074

PAYNE HERMANUS LLC  
134 THUNDER RD  
EATONTON, GA 31024

PERRY, MICHAEL J  
304 PINE WOOD DR  
WEXFORD, PA 15090-8507

PICKREN, JAMES H  
315 MEDALLION BLVD # G  
MADEIRA BEACH, FL 33708-1939

PINES MADEIRA LLC  
3301 PONCE DE LEON BLVD PH-STE  
CORAL GABLES, FL 33134-7273

POLITIS, ALEXANDER C  
10114 TARPON DR  
TREASURE ISLAND, FL 33706-3123

POLLEI, JEFFREY A  
500 PRAIRIE HILLS DR  
DODGEVILLE, WI 53533-1650

QUIRES, ARNELITO R  
7416 PINE VALLEY LANE  
SEMINOLE, FL 33776-3909

R F N ENTERPRISES LLC  
15000 GULF BLVD APT 807  
MADEIRA BEACH, FL 33708-2036



256 107th Ave Suite 300  
Treasure Island, FL 33706  
RAPP, MARILYN F TRUST  
401 150TH AVE APT 273  
MADEIRA BEACH, FL 33708-2068

READ, PETER  
399 150TH AVE APT 318  
MADEIRA BEACH, FL 33708-2097

70:  
REITER, KATHARINE C  
3187 EAKIN PARK CT  
FAIRFAX, VA 22031-2613

RIGGLEMAN, JAMES D  
14950 GULF BLVD APT 1003  
MADEIRA BEACH, FL 33708-2047

ROBERTS, JEANETTE B  
261 MEDALLION BLVD APT G  
MADEIRA BEACH, FL 33708-1964

ROBINSON, MARK D  
423 150TH AVE UNIT 1505  
MADEIRA BEACH, FL 33708-2074

ROCHELLE, SCOTT J  
267 REX PL # H  
MADEIRA BEACH, FL 33708-1926

ROHDE, RICHARD C  
311 WARREN RD # G  
TORONTO ON M5P 2M7,

ROLIZ J PROPERTIES INC  
7058 4TH LN  
TOTTENHAM ON LOG 1WO,

ROSE, DAVID M SR  
260 MEDALLION BLVD APT H  
MADEIRA BEACH, FL 33708-1961

RYU, MYUNG H  
401 150TH AVE APT 254  
MADEIRA BEACH, FL 33708-2053

SAND SHERPA LLC  
219 S HALE AVE  
TAMPA, FL 33609-3932

SANDER, GLORIA V TRE  
4259 N 93RD ST  
MILWAUKEE, WI 53222-1508

SANDISON, JOANNE M TRE  
113 KROENER DR  
COLLINSVILLE, IL 62234-1446

SAUNDERS, MAUREEN ANN  
PO BOX 2647  
LARGO, FL 33779-2647

SCHIAVO, JOSEPH J  
99 DEERPATH DR  
EGG HBR TWP, NJ 08234-6950

SCHIEBLER, KAY  
159 MEDALLION BLVD APT G  
MADEIRA BEACH, FL 33708-1948

SCHWEIZER, BRIGITTE  
SCHWAERZEN 33  
CH-8185 SEEB WINKEL,

SCHWINDT & CO FINANCIAL SERVICES  
3403 SW CORBETT AVE  
PORTLAND, OR 97239

SEIDER, CAROL L  
2710 HARVARD DR  
WARRINGTON, PA 18976-2378

SHAVLAN, CYNTHIA  
425 150TH AVE UNIT 2501  
MADEIRA BEACH, FL 33708

SLATTERY, JAMES J  
207 LOCHELAND CR  
OTTAWA K2G 6H8,

SLOANE, DORIS R TRE  
18781 RIVERCLIFF DR  
FAIRVIEW PARK, OH 44126-1743

SMALL, AMBER  
2703 S MANHATTAN AVE  
MUNCIE, IN 47302-5537

SMITH, CARYL L  
930 CHELTENHAM WAY  
AVON, IN 46123-4159

SMITH, CHRISTINE  
25617 HERITAGE LAKE BLVD  
PUNTA GORDA, FL 33983

SMITH, THOMAS R  
8 N 389 BARRON RD  
MAPLE PARK, IL 60151

SPEELMAN, ROBERT  
782 W ORANGE RD  
DELAWARE, OH 43015-8922

SPINDLE, JUDITH A  
380 MEDALLION BLVD APT H  
MADEIRA BEACH, FL 33708-1943

STEIN, MARY ALICE  
423 150TH AVE APT 1402  
MADEIRA BEACH, FL 33708-2074



11000 - MADEIRA BEACH DEVELOPMENT, INC. LLC  
286 107th Ave Suite 300 Treasure Island FL 33706

To:

OCHOA, JULIO F  
OCHOA, BETTY J  
8 ACADEMY WAY SO UNIT 124  
ST PETERSBURG, FL 33711-5128

O'CONNOR, JOSEPH  
O'CONNOR, CHRISTINE  
5100 S OAK PARK AVE  
CHICAGO, IL 60638-1114

O'DELL, STEPHEN  
O'DELL, REGINA  
4614 E VIEW TOP LN  
INVERNESS, FL 34452-9014

ONESTO, RICHARD  
ONESTO, MELANIE  
15 PINE MANOR DR  
HELLERTOWN, PA 18055-9785

OSPINA, CARLOS E  
OSPINA, GILMA  
303 REX PL APT F  
MADEIRA BEACH, FL 33708-1937

O'SULLIVAN, JAMES  
O'SULLIVAN, PATRICIA  
401 150TH AVE APT 277  
MADEIRA BEACH, FL 33708-2068

MAJOR, ADRIAN  
PACK, STEPHANIE  
37 DUBLIN RD  
ST JOHN'S NL A1B 2G2,

PADDOCK, TIMOTHY A  
PADDOCK, BONNIE B  
13438 CARNOUSTIE CIR  
DADE CITY, FL 33525-2702

PAXTON, GEORGE B JR  
PAXTON, JUDY J  
5559 ROCK POINTE DR  
CLIFTON, VA 20124-0953

RIDER, JOSEPH M  
PAYLOR, SHANNON M  
19 WOODLAWN RD E APT 102  
GUELPH ON N1H 1G8,

KUKKEE, KENNETH  
PELTOKANGAS, EIJA  
194 RAYNARD RD  
THUNDER BAY ON P7G 1K7,

PEREIRA, WILLIAM  
PEREIRA, ANNA  
180 DUNBLAINE AVE  
TORONTO ON M5M 2S5,

PERRO, JEFFERY  
PERRO, HEIDI A  
4 EVERGREEN TRL  
MEDFORD, NJ 08055-9344

MELTON, LAURA FORD REVOCABLE TRUST  
PHILLIPS, JULIANNE M  
19222 GULF BLVD APT 705  
INDIAN SHORES, FL 33785-2155

POLK, DOROTHY V TRUST OF 2007  
POLK, DOROTHY V TRE  
151 MEDALLION BLVD APT F  
MADEIRA BEACH, FL 33708-1921

PRENTICE, LESLIE  
PRENTICE, JENNIFER  
67 MOUNTAINVIEW CRES  
LONDON ON N6J 4M7,

PRILEPOK, MILAN  
PRILEPOK, MIROSLAWA M  
425 150TH AVE APT 2202  
MADEIRA BEACH, FL 33708-2076

RAGOR, RONALD E  
RAGOR, AMY A  
5935 COUNTRY ROAD 109  
MT GILEAD, OH 43338

RAMEY, CARL A  
RAMEY, JEANNETTA M  
P O BOX 685  
BURLINGTON, KY 41005-0685

RANGEL, ORLANDO  
RANGEL, DINORAH  
2224 BRANCH HILL ST  
TAMPA, FL 33612-5128

RANNI, DAVID A  
RANNI, JOAN M  
220 WELTON ST  
SYDNEY NS B1P 5S1,

REED, JEAN ANN  
REED, LARRY S  
399 150TH AVE UNIT 116C  
MADERIA BEACH, FL 33708

REIGHARD, RICHARD N  
REIGHARD, SHEILA A  
2 COTTINGHAM RD  
BLUFFTON, SC 29910-4714

RENNIX, KENNETH JOHN  
RENNIX, DOUGLAS MURPHY  
43 WALLACEFIELD RD  
TROON AYERSHIRE KA106PL,



REYNOLDS PROPERTY TRUST  
REYNOLDS, MARK W TRE  
PO BOX 196  
RIVERHEAD NL A0A 3P0,

RHINE, ROBERT L  
RHINE, LINDA L  
303 SUNBROOK DR  
CHAMBERSBURG, PA 17201-4546

RILEY, LUCILLE S LIVING TRUST  
RILEY, LUCILLE S TRE  
12077 GANDY BLVD # 381  
ST PETERSBURG, FL 33702-1523

RILEY, MITCH  
RILEY, SUSAN  
425 150TH AVE UNIT 2505  
ST PETERSBURG, FL 33708-2076

ROBERTS, NORMAN J  
ROBERTS, ANITA L  
359 MEDALLION BLVD APT D  
MADEIRA BEACH, FL 33708-1967

ROBINSON, JAMES RUSSELL  
ROBINSON, CAROLYN PARSONS  
216 S GUNLOCK  
TAMPA, FL 33609-2932

From: MADEIRA Beach Development Co. LLC  
286 107th Ave Suite 300 Treasure Island FL 33706

TO:

RODGERSON, CHRISTOPHER  
RODGERSON, WENDY  
35 LYDGATE HALL CRESCENT  
CROSSPOOL SHEFFIELD S10 5NE,

RODRIGUEZ, JORGE A  
RODRIGUEZ, IVANNIA V  
211 150TH AVE  
MADEIRA BEACH, FL 33708-2007

ROGERS, BRADLEY  
ROGERS, SUSAN  
8093 NE 27TH AVE  
ALTOONA, IA 50009-8857

ROKOS, JOHN J  
ROKOS, BARBARA A  
708 S MERCER AVE  
BLOOMINGTON, IL 61701-5706

ROMEY, DARWIN E  
ROMEY, JANICE K  
6223 GREENOCK PL  
FORT WAYNE, IN 46835-4780

ROSATI, GIUSEPPE  
ROSATI, NINA  
6857 BAILY RD  
COTE ST LUC QC H4V 1A5,

MOLLOY, ROBERT J  
ROSELLI, PATRICIA  
12 N 4TH AVE  
MANVILLE, NJ 08835

VALINS, ROBERT J  
ROSEN, JAY L  
17013 CANDELEDA DE AVILA  
TAMPA, FL 33613-5213

ROSENCRANS, GARY  
ROSENCRANS, JUDITH A  
3210 DEER RD  
WISCONSIN RAPIDS, WI 54494-7431

ROTH, DEBORAH C MARITAL TRUST  
ROTH, SAMUEL A TRE  
8507 SUNSTATE ST  
TAMPA, FL 33634-1311

ROUSE, JEFFRY E  
ROUSE, ANNA L  
335 NEPHAWIN AVE  
SUDBURY ON P3E 2H5,

ROY, PRABIR R  
ROY, MUKUL  
15000 GULF BLVD APT 908  
MADEIRA BEACH, FL 33708-2037

CHMIELEWSKI, THOMAS R  
RUSSELL, SHARON L  
240 MEDALLION BLVD APT H  
MADEIRA BEACH, FL 33708-1952

RZEZINSKI, KONRAD  
RZEZINSKI, RENATA  
247 REX PL # H  
MADEIRA BEACH, FL 33708-1934

SANDS, JOHN L  
SANDS, SUSAN MARIE  
423 150TH AVE UNIT 1201  
MADEIRA BEACH, FL 33708-2074

PURPLE REALTY TRUST  
SARKISIAN, KAREN H TRE  
380 MEDALLION BLVD APT D  
MADEIRA BEACH, FL 33708-1943

SATRIANO, RAYMOND PAUL  
SATRIANO, ADELINE MARIE  
401 150TH AVE UNIT 276  
MADEIRA BEACH, FL 33708-2068

SCHMELING, JUDY A  
SCHMELING, DONALD W  
13624 DIAMOND HEAD DR  
TAMPA, FL 33624-2527

SCHULTZE, THOMAS W  
SCHULTZE, CAROL A  
51 WATERVIEW PKWY  
HAMBURG, NY 14075-1833

SCHWEGEL, ERNST  
SCHWEGEL, BIRGIT  
10181 GULF BLVD  
TREASURE ISLAND, FL 33706-4808

SCOTT, EVA GRAZIOLI  
SCOTT, STEPHEN CRAIG  
230 MEDALLION BLVD UNIT G  
MADEIRA BEACH, FL 33708-1958

LOY, WILLIAM M  
SEIDL, MICHAEL D JR  
338 BOCA CIEGA POINT BLVD  
ST PETERSBURG, FL 33708

SHAH, KOKILA S FAMILY TRUST  
SHAH, KOKILA S TRE  
7469 18TH ST NE  
ST PETERSBURG, FL 33702-4764

KACZMARSKI, SCOTT  
SHEA, KIM  
172 BEMIS AVE  
CHICOPEE, MA 01020-1708

SHOLES, JOSEPH E  
SHOLES, JACQUELINE A  
2620 SE 22ND AVE  
OCALA, FL 34471-1010

SHUPE FAMILY TRUST  
SHUPE, JOHN W TRE  
15000 GULF BLVD UNIT 1102  
MADEIRA BEACH, FL 33708

SIDOR, PHILIP  
SIDOR, SHEILA  
399 150TH AVE APT 319  
MADEIRA BEACH, FL 33708-2097

SJOBECK, JEFFREY J  
SJOBECK, LISA A  
15000 GULF BLVD UNIT 307  
MADEIRA BEACH, FL 33708-2030

SKIPPER, LYNN L FAMILY TRUST  
SKIPPER, PAUL J TRE  
255 COREY AVE  
ST PETE BEACH, FL 33706-1818

SKLARSKI, LOUIS C TRE  
SKLARSKI, PATRICIA L TRE  
23323 ROBERT JOHN  
SAINT CLAIR SHORES, MI 48080-2632



from: MADEIRA Beach, Florida  
286 107th Ave. Suite 300  
Treasure Island, FL 33706

TO:

SLATTERY, MATTHEW  
SLATTERY, DYMUNA  
401 150TH AVE APT 225  
MADEIRA BEACH, FL 33708-2029

SLAYDEN, WESLEY B  
SLAYDEN, RITA H  
1981 CEDAR HILL RD  
WHITE BLUFF, TN 37187-5311

SOBECKI, DAVID L TRE  
SOBECKI, SANDRA A TRE  
102 GOLFVIEW RD  
MICHIGAN CITY, IN 46360-3108

SOUTHARD, ROBERT R JR  
SOUTHARD, SUSAN B  
425 150TH AVE UNIT 2204  
MADEIRA BEACH, FL 33708-2076

SPINUSO, GABRIELE  
SPINUSO, YOLANDA  
2800 66TH ST N  
ST PETERSBURG, FL 33710-3127

STAINSBY, R J & PATRICIA E TRUST  
STAINSBY, R J TRE  
GLENARA WATERWORKS RD  
HUNSTANTON NORFOLD PE36 6JE,

BROADERICK, ARTHUR W  
STARNES, LARRY M  
2910 PELHAM RD  
ST PETERSBURG, FL 33710-2850

STEVENS, ALBERT P  
STEVENS, ZOE A  
15000 GULF BLVD APT 1201  
MADEIRA BEACH, FL 33708-2057

STURROCK, ALEXANDER C  
STURROCK, MARY M  
105 STRATFORD CT  
PEACHTREE CTY, GA 30269-1417

TANNER, WAYNE  
TANNER, NANCY  
343 REX PL APT H  
MADEIRA BEACH, FL 33708-1931

TAYLOR-SMITH, MARTIN  
TAYLOR-SMITH, ROSANNA  
9 MILL ST  
LUDLOW SHROPSHIRE SY8 1BZ,

TERREBERRY, KAREN LINDA  
TERREBERRY, ROBERT BURTON  
203 SATURN ST  
LOWBANKS ON NOA 1K0,

THOMAS, ELIZABETH R REVOCABLE TRUST  
THOMAS, ELIZABETH R TRE  
425 150TH AVE APT 2506  
MADEIRA BEACH, FL 33708-2076

THOMPSON, MARY J  
THOMPSON, REGINALD D  
54 LADELL HEIGHTS R R 1  
PORT SYDNEY ON POB ILO,

TREVELINO, AL  
TREVELINO, MARY  
240 MEDALLION BLVD APT D  
MADEIRA BEACH, FL 33708-1952

TURNER, DUANE  
TURNER, DEBBIE  
3 SCRIVNER RD  
EDGEWOOD, NM 87015-8718

VAN NOORT, PETER A  
VAN NOORT, JOHANNA M  
20536 YONGE ST  
EAST GWILLIMBURY ON L9N 0J7,

VANCE, EDDIE J  
VANCE, MARGUERITE J  
1499 EAST ST  
LOCKPORT, IL 60441-4526

VANDERMEER, ARIE  
VANDERMEER, MARTHA  
7942 36/37 NOTTAWASAGEA SR  
NOTTAWA ON L0M 1P0,

JOHNSON, LINDA B  
VANZUUK, TARA E  
608 WILLOW ST  
WATERBURY, CT 06710-1212

VARNER, CHARLES W  
VARNER, BARBARA J  
250 MEDALLION BLVD APT C  
MADEIRA BEACH, FL 33708-1946

VILA, CARLOS R  
VILA, LUCY N  
16006 GRANTHAM PL  
TAMPA, FL 33647-2033

HADLER, ERYL  
VILLANYI, LESLEY SIAN  
1014 BAY HARBOR PL  
TAMPA, FL 33602-5952

VINCENT, RICHARD D  
VINCENT, MARGARET A  
15 HACKBERRY HILL RD  
WESTON, CT 06883-1806



CODNER, JEROME  
VINICOMBE, NICK  
8 LARCH PL  
ST JOHNS NL A1B 1R5,

VUKOJEVIC, STEVE  
VUKOJEVIC, ANNA  
1549 GOLDMAR DR  
MISSISSAUGA ON L4X 1NG,

WALLACE, GARY C  
WALLACE, JEANNE  
169 MEDALLION BLVD APT H  
MADEIRA BEACH, FL 33708-1950

WEARDEN, DAVID  
WEARDEN, CHRISTINE  
19 EASTBOURNE CLOSE INGOL  
PRESTON, LANCASHIRE PR2 3YR,

WETHERINGTON, C DENNIS  
WETHERINGTON, CARRIE SUE  
6009 ROLLING VISTA LOOP  
DOVER, FL 33527-4267

WHITE, RANDY P  
WHITE, MARILYN T  
435 HOLIDAY DR  
SOMONAU, IL 60552-9699

WIEDERKEHR-KOLLER, PETER  
WIEDERKEHR-KOLLER, EVA  
EGELSEESTRASSE # 7  
8953 DIETIKON,

WILKS, BARBARA B TRE  
WILKS, WINTON G JR TRE  
14800 GULF BLVD APT 204  
MADEIRA BEACH, FL 33708-2158

WILZ, MICHAEL E TRUST  
WILZ, MICHAEL E TRE  
15000 GULF BLVD UNIT 305  
MADEIRA BEACH, FL 33708-2030

WOLFF, JANET E  
WOLFF, RICHARD T  
6853 STONE CROFT CIR  
MACUNGIE, PA 18062

WOODLOCK, THOMAS J  
WOODLOCK, GERTRUDE G  
14600 MORNINGSIDE RD  
ORLAND PARK, IL 60462-7411

WOODS, PAUL J  
WOODS, PHILOMENA M  
1823 RAPIDS WAY  
ROCHESTER HILLS, MI 48309-3219

YOUNG, CHRISTOPHER B  
YOUNG, RITA L  
5750 7TH AVE N  
ST PETERSBURG, FL 33710-7113

ZACCARIO, JAMES V  
ZACCARIO, TRACY A  
5911 PHOEBENEST DRIVE  
LITHIA, FL 33547-1787

ELIZIND, ADEL  
ZUCCONI, ARLENE  
4 162ND AVE  
REDINGTON BEACH, FL 33708-1620

ELZIND, ADEL  
ZUCCONI, ARLENE  
4 162ND AVE  
REDINGTON BEACH, FL 33708-1620



TRU... *Maximum Bryan development company*  
286 107th Ave Suite 300 Treasure Island, FL 33706

BRAZEAU, RONALD F  
BRAZEAU, ELIZABETH R  
BOX 723  
2743 LAKE SHORE RD  
BRIGHTS GROVE ON NON 1CO,

LLEWELLYN, DAVID  
LLEWELLYN, DIANNE  
135 ROYAL ORCHARD DR  
KITCHENER ONT  
ONTARIO N2N 1S2,

COX, PETER  
COX, CAROL  
REDINGTON  
LONDON RD ENGLEFIELD GREEN  
SURREY TW20 OBP,

FD

KELLY, NIGEL P  
KELLY, TERESA  
63 TIRQUIN RD  
OMAGH  
CO TYRONE BT797NE,

PORTMAN, BRYAN H  
PORTMAN, JENNI C  
EYHURST HALL, THE MANOR HOUSE  
OUTWOOD LN  
KINGSWOOD SURREY KT20 6JR,

PEACOCK, RAYMOND  
PEACOCK, SANDRA  
14 SISKIN CRES  
ROGIET  
MONMOUTHSHIRE SOUTH WALES NP26 3UW,

TUTTY, MAVIS J  
TUTTY, STEPHEN  
1 COX'S GREEN, CENTRAL WAY  
SANDOWN  
ISLE OF WRIGHT PO369BN,



FROM: Madeira Beach Development Company  
286 107th Ave Suite 300 Treasure

PINELLAS COUNTY  
ATTN: WATER DEPT  
315 COURT ST  
CLEARWATER, FL 33756-5165

EASTWOOD, FREDERICK S  
EASTWOOD, LAYLA  
C/O CAN-1 CALGARY POUCH  
PO BOX 6046  
SAN RAMON, CA 94583-0746

Island, # 3376  
TD:  
SNUG HARBOUR CONDO ASSN  
C/O CONDOMINIUM ASSC INXC  
3001 EXECUTIVE DR  
CLEARWATER, FL 33762-2260

DAVIES, JANET E  
HOLDEN, GAIL  
C/O EXPORT ACTION  
13575 58TH ST N  
CLEARWATER, FL 33760-3740

DALY, DOLORES R REV TRUST  
DALY, DOLORES R TRE  
C/O JOHN DALY  
3302 ARUBA WAY APT 01  
COCONUT CREEK, FL 33066-2604

ARCHWOOD GROVE INV INC  
C/O MORRIS ATAMANCHUK  
171 BASALTIC RD # 1  
CONCORD ON L4K 1G4,

MADEIRA COMMONS INC  
C/O ROSS REALTY  
4401 W KENNEDY BLVD STE 100  
TAMPA, FL 33609-2048

J M S LLC  
C/O SHOWALTER, JERRY  
4916 S LOIS AVE  
TAMPA, FL 33611-3439

WALKINGTON, WILLIAM G  
WALKINGTON, PATRICIA  
C/O WALKINGTON, WILLIAM G  
5108 VALLEY DR  
MC FARLAND, WI 53558-9673



from: Madeira Beach Development Co.  
286 107th Ave Suite 300 Treasure Island, FL 33706 TO:

SWEETLAND, PATRICIA  
161 MEDALLION BLVD APT E  
MADEIRA BEACH, FL 33708-1949

T T L PROPERTY HOLDINGS LLC  
8190 66TH ST  
PINELLAS PARK, FL 33781-2109

TANKO, ISABELLA TRE  
16011 REDINGTON DR  
REDINGTON BEACH, FL 33708-1662

TODARO, CASSANDRA  
175 MEDALLION BLVD UNIT E  
MADEIRA BEACH, FL 33708-1953

TREASURE HUNT ENTERPRISES INC  
9931 RIVERVIEW DR  
RIVERVIEW, FL 33578-5040

TRIMMER, THOMAS G  
12122 N EDISON AVE  
TAMPA, FL 33612-4026

TROWBRIDGE, KATHLEEN E CLARK  
4 CENTERBROOK CT  
AVON, CT 06001-4575

USA FED NATL MTG ASSN  
950 E PACES FERRY RD STE 1900  
ATLANTA, GA 30326

VAN HOVEN, JUNE M  
11 S ZEELAND PKWY  
ZEELAND, MI 49464-2003

WALDER, CHAD K  
PO BOX 41  
HADLEY, NY 12835-0041

WALTON, DOUGLAS E SR TRE  
3808 HARBOUR DR  
ORLANDO, FL 32806-7447

WHITAKER, LORRAINE R  
345 MEDALLION BLVD APT C  
MADEIRA BEACH, FL 33708-1944

WICKFORD STRATEGIC INVESTMENTS  
LLC  
504 MOUNT VERNAN RD  
PLANTSVILLE, CT 06479-1228

WILLIAM, ELIZABETH  
401 150TH AVE UNIT 231  
MADEIRA BEACH, FL 33708-2069

WILLIAMSON, LANCE E  
4984 N 3RD ST  
LARAMIE, WY 82072-9548

WOOD, ALBERT A  
373 WINDRUSH LOOP  
TARPON SPRINGS, FL 34689-1216

YOUNG, MARIAN J  
15000 GULF BLVD APT 1108  
MADEIRA BEACH, FL 33708-2057

ZAS, MICHAEL A  
1004 W ADALEE ST  
TAMPA, FL 33603-5302

ZELENKA, JUSTINA  
179 MEDALLION BLVD UNIT E  
MADEIRA BEACH, FL 33708-1954



**LIST OF PROPERTY PARCEL ID NUMBERS**

09-31-15-54180-000-0020 ✓  
09-31-15-00000-130-1600 •  
09-31-15-00000-130-1500 •  
09-31-15-00000-130-1700 •  
09-31-15-00000-130-1800 •  
09-31-15-00000-130-1900 •  
09-31-15-00000-140-1000 •  
09-31-15-00000-140-0900 •  
09-31-15-00000-140-0700 •  
09-31-15-00000-140-0600 •  
09-31-15-00000-140-0500 •  
09-31-15-00000-140-0400 •  
  
09-31-15-00000-130-0900 •  
09-31-15-00000-130-1000 •  
09-31-15-00000-130-1100 •  
09-31-15-54180-000-0013 •  
09-31-15-54180-000-0010 •  
09-31-15-00000-130-1200 •  
09-31-15-00000-420-0200 •  
09-31-15-00000-420-0100 •  
09-31-15-54180-000-0012 •

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) WM

**09-31-15-54180-000-0012**

**Compact Property Record Card**

[Portability Calculator](#)

**Data Current as of February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<b>Ownership/Mailing Address <a href="#">Change</a></b>	<b>Site Address</b>
<b><u>Mailing Address</u></b>	
BROADERICK, ARTHUR W STARNES, LARRY M STARNES, RHONDA T 2910 PELHAM RD ST PETERSBURG FL 33710-2850	15026 MADEIRA WAY MADEIRA BEACH



**Property Use:** 1121 (Strip Store - (2 or more stores - some may include an office, convenience store, bar and/or restaura)

**Living Units:** 0

[click here to hide] **Legal Description**

MADEIRA BEACH COMMERCIAL CENTER W 75FT OF E 224.99FT OF TRACT 'A'

<b><u>File for Homestead Exemption</u></b>			<b>2016 Parcel Use</b>	
<b>Exemption</b>	<b>2015</b>	<b>2016</b>		
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 \(TRIM Notice\)](#)

<b>Most Recent Recording</b>	<b><u>Sales Comparison</u></b>	<b><u>Census Tract</u></b>	<b>Evacuation Zone (NOT the same as a FEMA Flood Zone)</b>	<b>Plat Book/Page</b>
12187/0824	<a href="#">Sales Query</a>	121030278011	A	026/052

**2015 Interim Value Information**

<b>Year</b>	<b><u>Just/Market Value</u></b>	<b><u>Assessed Value/ SOH Cap</u></b>	<b><u>County Taxable Value</u></b>	<b><u>School Taxable Value</u></b>	<b><u>Municipal Taxable Value</u></b>
2015	\$449,000	\$375,100	\$375,100	\$449,000	\$375,100

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

<b>Year</b>	<b><u>Homestead Exemption</u></b>	<b><u>Just/Market Value</u></b>	<b><u>Assessed Value/ SOH Cap</u></b>	<b><u>County Taxable Value</u></b>	<b><u>School Taxable Value</u></b>	<b><u>Municipal Taxable Value</u></b>
2015	No	\$449,000	\$375,100	\$375,100	\$449,000	\$375,100

2014	No	\$384,000	\$341,000	\$341,000	\$384,000	\$341,000
2013	No	\$310,000	\$310,000	\$310,000	\$310,000	\$310,000
2012	No	\$302,000	\$302,000	\$302,000	\$302,000	\$302,000
2011	No	\$305,000	\$305,000	\$305,000	\$305,000	\$305,000
2010	No	\$312,000	\$312,000	\$312,000	\$312,000	\$312,000
2009	No	\$365,000	\$365,000	\$365,000	\$365,000	\$365,000
2008	No	\$436,000	\$436,000	\$436,000	\$436,000	\$436,000
2007	No	\$431,000	\$431,000	\$431,000	N/A	\$431,000
2006	No	\$410,000	\$410,000	\$410,000	N/A	\$410,000
2005	No	\$340,000	\$340,000	\$340,000	N/A	\$340,000
2004	No	\$290,000	\$290,000	\$290,000	N/A	\$290,000
2003	No	\$271,000	\$271,000	\$271,000	N/A	\$271,000
2002	No	\$220,400	\$220,400	\$220,400	N/A	\$220,400
2001	No	\$203,900	\$203,900	\$203,900	N/A	\$203,900
2000	No	\$203,900	\$203,900	\$203,900	N/A	\$203,900
1999	No	\$202,200	\$202,200	\$202,200	N/A	\$202,200
1998	No	\$187,900	\$187,900	\$187,900	N/A	\$187,900
1997	No	\$187,900	\$187,900	\$187,900	N/A	\$187,900
1996	No	\$187,600	\$187,600	\$187,600	N/A	\$187,600

<b>2015 Tax Information</b>		<b>Ranked Sales</b> <small>(What are Ranked Sales?)</small> <a href="#">See all transactions</a>			
<a href="#">Click Here for 2015 Tax Bill</a>					
Tax Collector Mails 2015 Tax Bills October 31					
Tax District: <a href="#">MB</a>					
2015 Final Millage Rate	18.2169	<b>Sale Date</b>	<b>Book/Page</b>	<b>Price</b>	<b>Q/U VI</b>
2015 Est Taxes w/o Cap or Exemptions	\$8,179.39	28 Aug 2002	12187 / 0824	\$320,000	Q I
<p><b>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></b></p>		03 May 1994	08651 / 0954	\$230,000	Q I
			05558 / 1142	\$160,000	Q
			03896 / 0351	\$40,000	Q

2015 Land Information						
Seawall: No		Frontage: None			View:	
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Stores, 1 Story (11)	75x120	25.00	9000.0000	1.0000	\$225,000	SF

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

Site Address: 15026 MADEIRA WAY

Quality: Average [Comp](#)  
[Prope](#)

Square Footage:

4524.00

Foundation:

Spread/Mono  
Footing

Floor System:

Slab On Grade

Exterior Wall:  
Concrete Block

Roof Frame:

Wood

Frame/Truss

Roof Cover:

Built

Up/Composition

Stories: 1

Living units: 0

Floor Finish:

Carpet  
Combination

Interior Finish:

Plaster Ed  
Direct

Fixtures: 8

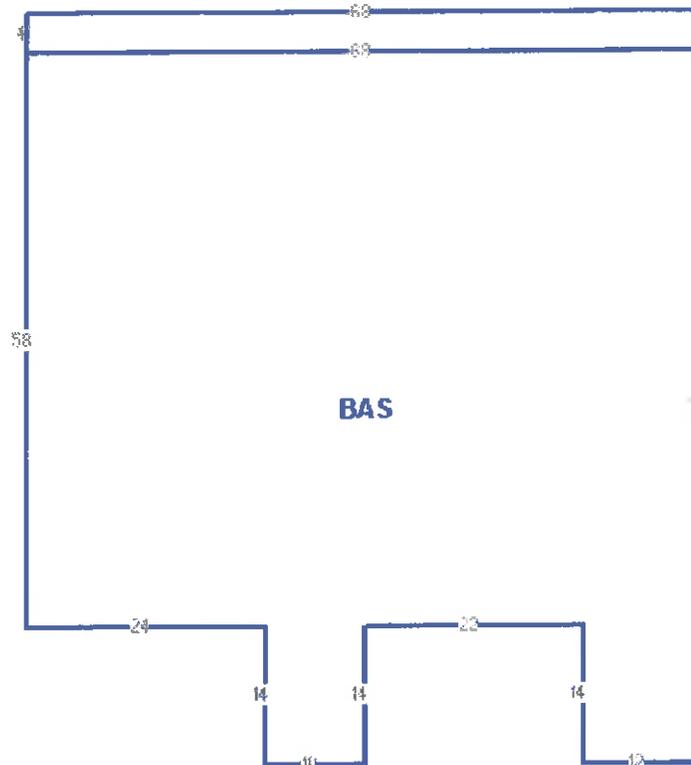
Year Built:

1956

Effective Age:

26

Cooling: Heat &  
Cooling Pkg



[Recor  
Card](#)

**Building 1 Sub Area Information**

Description	<u>Building Finished Ft<sup>2</sup></u>	<u>Gross Area Ft<sup>2</sup></u>	<u>Factor</u>	<u>Effective</u>
<a href="#">Open Porch</a>	0	272	0.30	
<a href="#">Base</a>	4,252	4,252	1.00	4,
Total Building finished SF: 4,252		Total Gross SF: 4,524	Total Effective SF: 4,	

**[click here to hide] 2015 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y
ASPHALT	\$1.75	1,800.00	\$3,150.00	\$3,150.00	
CONC PAVE	\$6.00	400.00	\$2,400.00	\$2,400.00	

**[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 non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
9800553	ROOF	23 Oct 1998	\$8,300
9800402	ASPHALT	06 Aug 1998	\$2,400



- [Interactive Map of this parcel](#)
- [Map](#)
- [Sales Query](#)
- [Back to Query Results](#)
- [New Search](#)
- [Tax Collector Home Page](#)
- [Contact Us](#)
- [Legend](#)

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) WM

# 09-31-15-00000-420-0200

## Compact Property Record Card

[Portability Calculator](#)

**Data Current as of February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<b>Ownership/Mailing Address <a href="#">Change Mailing Address</a></b>	<b>Site Address</b>
MADEIRA COMMONS INC C/O ROSS REALTY 4401 W KENNEDY BLVD STE 100 TAMPA FL 33609-2048	0 GULF BLVD MADEIRA BEACH



[Property Use](#): 1090 (Vacant Commercial Land w/XFSB)

Living Units:

[click here to hide] **Legal Description**

PT GOVT LOT 2 DESC AS FROM N LINE OF GOVT LOT 2 & C/L OF GULF BLVD TH N88DE 121 FT (S) FOR POB TH CONT NE 137FT TH S02E 150FT (S) TO RD R/W TH NW'LY ALG CURVE TO RT 220FT (S) TH NE'LY 31.6FT TO POB

<b><a href="#">File for Homestead Exemption</a></b>			<b>2016 Parcel Use</b>	
<b>Exemption</b>	<b>2015</b>	<b>2016</b>		
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 \(TRIM Notice\)](#)**

<b>Most Recent Recording</b>	<b><a href="#">Sales Comparison</a></b>	<b><a href="#">Census Tract</a></b>	<b>Evacuation Zone (NOT the same as a FEMA Flood Zone)</b>	<b>Plat Book/Page</b>
10358/0025		121030278011	A	

### **[2015 Interim Value Information](#)**

<b>Year</b>	<b><a href="#">Just/Market Value</a></b>	<b><a href="#">Assessed Value/ SOH Cap</a></b>	<b><a href="#">County Taxable Value</a></b>	<b><a href="#">School Taxable Value</a></b>	<b><a href="#">Municipal Taxable Value</a></b>
2015	\$237,454	\$237,454	\$237,454	\$237,454	\$237,454

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

<b>Year</b>	<b><a href="#">Homestead Exemption</a></b>	<b><a href="#">Just/Market Value</a></b>	<b><a href="#">Assessed Value/ SOH Cap</a></b>	<b><a href="#">County Taxable Value</a></b>	<b><a href="#">School Taxable Value</a></b>	<b><a href="#">Municipal Taxable Value</a></b>
2015	No	\$237,454	\$237,454	\$237,454	\$237,454	\$237,454

2014	No	\$234,671	\$234,671	\$234,671	\$234,671	\$234,671
2013	No	\$214,232	\$214,232	\$214,232	\$214,232	\$214,232
2012	No	\$214,232	\$214,232	\$214,232	\$214,232	\$214,232
2011	No	\$214,232	\$214,232	\$214,232	\$214,232	\$214,232
2010	No	\$244,837	\$244,837	\$244,837	\$244,837	\$244,837
2009	No	\$248,000	\$248,000	\$248,000	\$248,000	\$248,000
2008	No	\$310,300	\$310,300	\$310,300	\$310,300	\$310,300
2007	No	\$322,100	\$322,100	\$322,100	N/A	\$322,100
2006	No	\$333,900	\$333,900	\$333,900	N/A	\$333,900
2005	No	\$247,300	\$247,300	\$247,300	N/A	\$247,300
2004	No	\$234,900	\$234,900	\$234,900	N/A	\$234,900
2003	No	\$222,500	\$222,500	\$222,500	N/A	\$222,500
2002	No	\$210,200	\$210,200	\$210,200	N/A	\$210,200
2001	No	\$210,200	\$210,200	\$210,200	N/A	\$210,200
2000	No	\$210,200	\$210,200	\$210,200	N/A	\$210,200
1999	No	\$210,200	\$210,200	\$210,200	N/A	\$210,200
1998	No	\$210,200	\$210,200	\$210,200	N/A	\$210,200
1997	No	\$210,200	\$210,200	\$210,200	N/A	\$210,200
1996	No	\$185,500	\$185,500	\$185,500	N/A	\$185,500

<p align="center"><b>2015 Tax Information</b></p> <p><a href="#">Click Here for 2015 Tax Bill</a>                  Tax Collector Mails 2015 Tax Bills October 31                  2015 Final Millage Rate 18.2169                  2015 Est Taxes w/o Cap or Exemptions \$4,325.68  <b>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></b></p>	<p align="center"><b>Ranked Sales</b> <a href="#">(What are Ranked Sales?)</a> <a href="#">See all transactions</a></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>V/I</th> </tr> </thead> <tbody> <tr> <td>31 Dec 1998</td> <td>10358 / 0025</td> <td>\$1,340,000</td> <td>U</td> <td>V</td> </tr> <tr> <td></td> <td>04963 / 1158</td> <td>\$50,000</td> <td>Q</td> <td></td> </tr> </tbody> </table>	Sale Date	Book/Page	Price	Q/U	V/I	31 Dec 1998	10358 / 0025	\$1,340,000	U	V		04963 / 1158	\$50,000	Q	
Sale Date	Book/Page	Price	Q/U	V/I												
31 Dec 1998	10358 / 0025	\$1,340,000	U	V												
	04963 / 1158	\$50,000	Q													

2015 Land Information						
Seawall: No		Frontage: None			View:	
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Vacant Commercial (10)	127x94	20.00	15403.3900	0.8500	\$261,858	SF

[click here to hide] 2015 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$1.75	10,000.00	\$17,500.00	\$17,500.00	1989

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

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



- [Interactive Map of this parcel](#)
- [Map](#)
- [Sales Query](#)
- [Back to Query Results](#)
- [New Search](#)
- [Tax Collector Home Page](#)
- [Contact Us](#)
- [Legend](#)

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) WM

# 09-31-15-00000-420-0100

## Compact Property Record Card

[Portability Calculator](#)

**Data Current as of February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
CAJUN BUILDINGS LLC 15334 HARBOR DR MADEIRA BEACH FL 33708-1821	0 150TH AVE MADEIRA BEACH



**Property Use:** 1090 (Vacant Commercial Land w/XFSB)

Living Units:

[click here to hide] **Legal Description**

PT GOVT LOT 2 DESC AS FROM N LINE OF GOVT LOT 2 & C/L OF GULF BLVD TH N88DE 260 FT (S) FOR POB TH CONT NE 196.56FT TO RD R/W TH SW'LY 242FT (S) TH N02DW 150FT (S) TO POB

<a href="#">File for Homestead Exemption</a>			<b>2016 Parcel Use</b>	
<b>Exemption</b>	<b>2015</b>	<b>2016</b>		
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 \(TRIM Notice\)](#)

<b>Most Recent Recording</b>	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	<b>Evacuation Zone</b> <small>(NOT the same as a FEMA Flood Zone)</small>	<b>Plat Book/Page</b>
15590/1967		121030278011	A	

### 2015 Interim Value Information

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2015	\$281,168	\$281,168	\$281,168	\$281,168	\$281,168

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2015	No	\$281,168	\$281,168	\$281,168	\$281,168	\$281,168
2014	No	\$277,933	\$277,933	\$277,933	\$277,933	\$277,933

2013	No	\$271,461	\$271,461	\$271,461	\$271,461	\$271,461
2012	No	\$271,461	\$271,461	\$271,461	\$271,461	\$271,461
2011	No	\$271,461	\$271,461	\$271,461	\$271,461	\$271,461
2010	No	\$307,054	\$307,054	\$307,054	\$307,054	\$307,054
2009	No	\$358,825	\$358,825	\$358,825	\$358,825	\$358,825
2008	No	\$381,600	\$381,600	\$381,600	\$381,600	\$381,600
2007	No	\$396,100	\$396,100	\$396,100	N/A	\$396,100
2006	No	\$410,600	\$410,600	\$410,600	N/A	\$410,600
2005	No	\$282,600	\$282,600	\$282,600	N/A	\$282,600
2004	No	\$282,600	\$282,600	\$282,600	N/A	\$282,600
2003	No	\$276,300	\$276,300	\$276,300	N/A	\$276,300
2002	No	\$276,300	\$276,300	\$276,300	N/A	\$276,300
2001	No	\$260,500	\$260,500	\$260,500	N/A	\$260,500
2000	No	\$285,500	\$285,500	\$285,500	N/A	\$285,500
1999	No	\$285,400	\$285,400	\$285,400	N/A	\$285,400
1998	No	\$285,700	\$285,700	\$285,700	N/A	\$285,700
1997	No	\$280,600	\$280,600	\$280,600	N/A	\$280,600
1996	No	\$254,800	\$254,800	\$254,800	N/A	\$254,800

<p align="center"><b>2015 Tax Information</b></p> <p><a href="#">Click Here for 2015 Tax Bill</a>                  Tax Collector Mails 2015 Tax Bills October 31                  2015 Final Millage Rate 18.2169                  2015 Est Taxes w/o Cap or Exemptions \$5,122.01</p> <p><b>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></b></p>	<p align="center"><b>Ranked Sales</b> <a href="#">(What are Ranked Sales?)</a> <a href="#">See all transactions</a></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>V/I</th> </tr> </thead> <tbody> <tr> <td></td> <td>06157 / 1419</td> <td>\$236,000</td> <td>Q</td> <td></td> </tr> <tr> <td></td> <td>05835 / 1376</td> <td>\$150,000</td> <td>Q</td> <td></td> </tr> </tbody> </table>	Sale Date	Book/Page	Price	Q/U	V/I		06157 / 1419	\$236,000	Q			05835 / 1376	\$150,000	Q	
Sale Date	Book/Page	Price	Q/U	V/I												
	06157 / 1419	\$236,000	Q													
	05835 / 1376	\$150,000	Q													

2015 Land Information						
Seawall: No	Frontage: None		View:			
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Vacant Commercial (10)	0x0	20.00	17913.9100	0.8500	\$304,536	SF

[click here to hide] 2015 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$1.75	15,000.00	\$26,250.00	\$26,250.00	0

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">CB227512</a>	DEMOLITION	15 Dec 2000	\$0



- [Interactive Map of this parcel](#)
- [Map](#)
- [Sales Query](#)
- [Back to Query Results](#)
- [New Search](#)
- [Tax Collector Home Page](#)
- [Contact Us](#)

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) **WM**

# 09-31-15-00000-130-1000

## Compact Property Record Card

[Portability Calculator](#)

**Data Current as of February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<a href="#">Ownership/Mailing Address Change</a> <a href="#">Mailing Address</a>	Site Address
919 LAND TRUST LOFT, W. BARRY TRE 7235 1ST AVE S ST PETERSBURG FL 33707-1101	15023 GULF BLVD MADEIRA BEACH



[Property Use](#): 1730 (General Office - Non-Professional One Story (advertising, travel & employment agencies, pest contro)

Living Units: 0

[click here to hide] **Legal Description**

(LORO INC LEASE) DESC AS BEG AT S LINE OF GOVT LOT 1 & SW COR OF TR A MADEIRA BEACH COMMERCIAL CENTER TH S88DW 1.54FT TH S41DW 31.6FT TO N R/W OF GULF BLVD TH N52DW 71FT(S) TH N22DE 52FT(S) TH S48DE 81.67FT TH S 20.3FT TO POB

<a href="#">File for Homestead Exemption</a>			2016 Parcel Use
<b>Exemption</b>	<b>2015</b>	<b>2016</b>	
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	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Plat Book/Page
09583/0127	<a href="#">Sales Query</a>	121030278011	A	

### 2015 Interim Value Information

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2015	\$205,000	\$205,000	\$205,000	\$205,000	\$205,000

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">County Taxable Value</a>	<a href="#">Municipal Taxable Value</a>

			<u>Assessed Value/ SOH Cap</u>		<u>School Taxable Value</u>	
2015	No	\$205,000	\$205,000	\$205,000	\$205,000	\$205,000
2014	No	\$207,100	\$207,100	\$207,100	\$207,100	\$207,100
2013	No	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
2012	No	\$195,000	\$195,000	\$195,000	\$195,000	\$195,000
2011	No	\$199,000	\$199,000	\$199,000	\$199,000	\$199,000
2010	No	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000
2009	No	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000
2008	No	\$260,000	\$260,000	\$260,000	\$260,000	\$260,000
2007	No	\$252,000	\$252,000	\$252,000	N/A	\$252,000
2006	No	\$255,000	\$255,000	\$255,000	N/A	\$255,000
2005	No	\$200,000	\$200,000	\$200,000	N/A	\$200,000
2004	No	\$135,000	\$135,000	\$135,000	N/A	\$135,000
2003	No	\$125,000	\$125,000	\$125,000	N/A	\$125,000
2002	No	\$117,400	\$117,400	\$117,400	N/A	\$117,400
2001	No	\$113,500	\$113,500	\$113,500	N/A	\$113,500
2000	No	\$78,600	\$78,600	\$78,600	N/A	\$78,600
1999	No	\$79,400	\$79,400	\$79,400	N/A	\$79,400
1998	No	\$83,600	\$83,600	\$83,600	N/A	\$83,600
1997	No	\$118,200	\$118,200	\$118,200	N/A	\$118,200
1996	No	\$118,000	\$118,000	\$118,000	N/A	\$118,000

**2015 Tax Information**  
[Click Here for 2015 Tax Bill](#)  
 Tax Collector Mails 2015 Tax Bills October 31  
 Tax District: **MB**  
 2015 Final Millage Rate 18.2169  
 2015 Est Taxes w/o Cap or Exemptions \$3,734.46  
**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** ([What are Ranked Sales?](#)) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	VI
31 Dec 1996	09583 / 0127	\$2,300,000	U	I

**2015 Land Information**

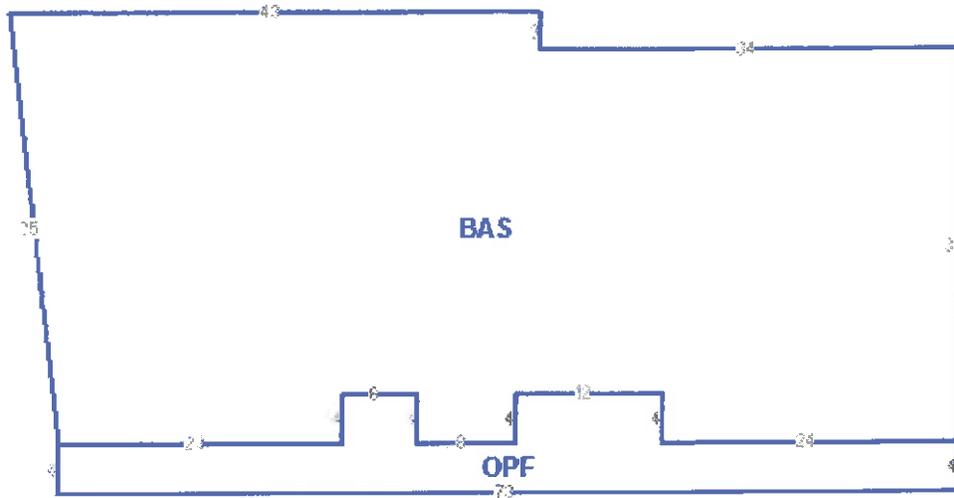
Seawall: No      Frontage: None      View:

<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Off Bldg 1 Story (17)	65x50	25.00	3795.2500	1.0000	\$94,881	SF

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

Site Address: 15023 GULF BLVD

Quality:  
Average  
Square Footage:  
2815.00  
Foundation:  
Spread/Mono  
Footing  
Floor System:  
Slab On Grade  
Exterior Wall:  
Concrete  
Blk/Stucco  
Roof Frame:  
Flat  
Roof Cover:  
Built  
Up/Composition  
Stories: 1  
Living units: 0  
Floor Finish:  
Carpet  
Combination  
Interior Finish:  
Dry Wall  
Fixtures: 7  
Year Built:  
1956  
Effective Age:  
36  
Cooling: Heat &  
Cooling Pkg



[Comp  
Prope  
Recor  
Card](#)

Building 1 Sub Area Information

Description	<u>Building Finished Ft<sup>2</sup></u>	<u>Gross Area Ft<sup>2</sup></u>	<u>Factor</u>	<u>Effective</u>
<a href="#">Open Porch</a>	0	364	0.30	
<a href="#">Base</a>	2,451	2,451	1.00	2,
Total Building finished SF: 2,451		Total Gross SF: 2,815	Total Effective SF: 2,	

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

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Yr
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 non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">CB303338</a>	COMMERCIAL ADD	17 Sep 2004	\$41,300
9800069	COMMERCIAL ADD	09 Jun 1998	\$1,200
97338	COMMERCIAL ADD	23 Jul 1997	\$2,000



[Interactive Map of this parcel](#)  
 [Map](#)  
 [Sales Query](#)  
 [Back to Query Results](#)  
 [New Search](#)  
 [Tax Collector Home Page](#)  
 [Contact Us](#)

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) WM

# 09-31-15-00000-130-0900

## Compact Property Record Card

[Portability Calculator](#)

**Data Current as of**  
**February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
919 LAND TRUST LOFT, W. BARRY TRE 7235 1ST AVE S ST PETERSBURG FL 33707-1101	15031 GULF BLVD MADEIRA BEACH



**Property Use:** 2226 (Fast Food Restaurant - Drive-In, Diner (McDonalds, KFC, Long John Silvers, etc.))

Living Units: 0

[click here to hide] **Legal Description**

(TRIANGLE LAND CO LEASE) DESC AS FROM NW COR OF TR A OF MADEIRA BEACH COMMERCIAL CENTER RUN S88DW 40FT FOR POB TH CONT S88DW 84.1FT TH SW'LY 36.32FT TO N R/W OF GULF BLVD TH S48DE 90.6FT) TH N22DE 100FT (S) TO POB

<b>File for Homestead Exemption</b>			<b>2016 Parcel Use</b>	
<b>Exemption</b>	<b>2015</b>	<b>2016</b>		
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 \(TRIM Notice\)](#)

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> <small>(NOT the same as a FEMA Flood Zone)</small>	<b>Plat Book/Page</b>
09583/0127	<a href="#">Sales Query</a>	121030278011	A	

### 2015 Interim Value Information

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2015	\$295,000	\$274,890	\$274,890	\$295,000	\$274,890

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

<b>Year</b>	<b>Homestead Exemption</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>

2015	No	\$295,000	\$274,890	\$274,890	\$295,000	\$274,890
2014	No	\$249,900	\$249,900	\$249,900	\$249,900	\$249,900
2013	No	\$235,000	\$235,000	\$235,000	\$235,000	\$235,000
2012	No	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000
2011	No	\$223,500	\$223,500	\$223,500	\$223,500	\$223,500
2010	No	\$226,000	\$226,000	\$226,000	\$226,000	\$226,000
2009	No	\$265,000	\$265,000	\$265,000	\$265,000	\$265,000
2008	No	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000
2007	No	\$292,000	\$292,000	\$292,000	N/A	\$292,000
2006	No	\$293,000	\$293,000	\$293,000	N/A	\$293,000
2005	No	\$230,000	\$230,000	\$230,000	N/A	\$230,000
2004	No	\$190,000	\$190,000	\$190,000	N/A	\$190,000
2003	No	\$185,000	\$185,000	\$185,000	N/A	\$185,000
2002	No	\$180,000	\$180,000	\$180,000	N/A	\$180,000
2001	No	\$172,200	\$172,200	\$172,200	N/A	\$172,200
2000	No	\$160,800	\$160,800	\$160,800	N/A	\$160,800
1999	No	\$129,000	\$129,000	\$129,000	N/A	\$129,000
1998	No	\$130,800	\$130,800	\$130,800	N/A	\$130,800
1997	No	\$126,900	\$126,900	\$126,900	N/A	\$126,900
1996	No	\$127,700	\$127,700	\$127,700	N/A	\$127,700

<p align="center"><b>2015 Tax Information</b></p> <p><a href="#">Click Here for 2015 Tax Bill</a>                  Tax Collector Mails 2015 Tax Bills October 31                  2015 Final Millage Rate 18.2169                  2015 Est Taxes w/o Cap or Exemptions \$5,373.99</p> <p><b>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></b></p>	<p align="center"><b>Ranked Sales</b> <small>(What are Ranked Sales?)</small> <a href="#">See all transactions</a></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>V/I</th> </tr> </thead> <tbody> <tr> <td>31 Dec 1996</td> <td>09583 / 0127</td> <td>\$2,300,000</td> <td>U</td> <td>I</td> </tr> <tr> <td></td> <td>06026 / 1497</td> <td>\$703,800</td> <td>M</td> <td></td> </tr> </tbody> </table>	Sale Date	Book/Page	Price	Q/U	V/I	31 Dec 1996	09583 / 0127	\$2,300,000	U	I		06026 / 1497	\$703,800	M	
Sale Date	Book/Page	Price	Q/U	V/I												
31 Dec 1996	09583 / 0127	\$2,300,000	U	I												
	06026 / 1497	\$703,800	M													

2015 Land Information						
Seawall: No		Frontage: None		View:		
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Drive-In Rest (22)	0x0	25.00	5459.0000	1.0000	\$136,475	SF

[click here to hide] **2015 Building 1 Structural Elements** [Back to Top](#)  
 Site Address: 15031 GULF BLVD

Quality: Average [Comp](#)  
[Prope](#)

Square Footage:

1462.00

Foundation:

Continuous

Footing

Floor System:

Slab Above

Grade

Exterior Wall:

Concrete

Blk/Stucco

Roof Frame:

Bar Joint/Rigid

Frame

Roof Cover:

Built

Up/Composition

Stories: 1

Living units: 0

Floor Finish:

Hard Tile

Interior Finish:

Dry Wall

Fixtures: 5

Year Built:

1993

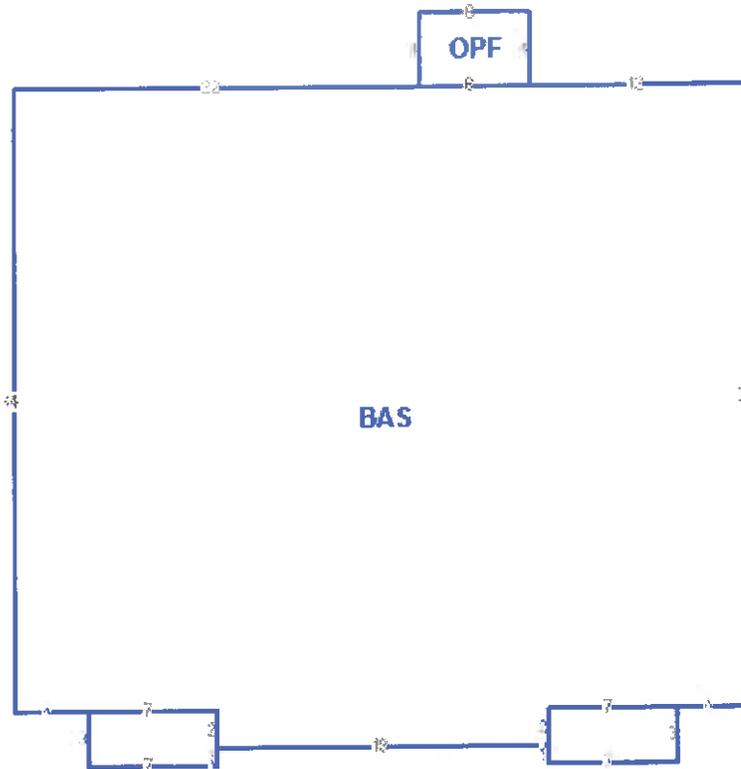
Effective Age:

16

Cooling: Heat &

Cooling Pkg

[Record Card](#)



[Open plot in New Window](#)

**Building 1 Sub Area Information**

Description	<u>Building Finished Ft<sup>2</sup></u>	<u>Gross Area Ft<sup>2</sup></u>	<u>Factor</u>	<u>Effective</u>
<a href="#">Open Porch</a>	0	66	0.29	
<a href="#">Base</a>	1,396	1,396	1.00	1,
Total Building finished SF: 1,396		Total Gross SF: 1,462	Total Effective SF: 1,	

**[click here to hide] 2015 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y
PATIO/DECK	\$30.00	232.00	\$6,960.00	\$3,062.00	19
ASPHALT	\$1.75	2,600.00	\$4,550.00	\$4,550.00	

**[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 non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
201110555	ROOF	04 Jan 2011	\$7,155



- [Interactive Map of this parcel](#)
- [Map](#)
- [Sales Query](#)
- [Back to Query Results](#)
- [New Search](#)
- [Tax Collector Home Page](#)
- [Contact Us](#)

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) [WM](#)

# 09-31-15-00000-130-1600

## Compact Property Record Card

[Portability Calculator](#)

**Data Current as of February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
919 LAND TRUST LOFT, W. BARRY TRE 7235 1ST AVE S ST PETERSBURG FL 33707-1101	0 MADEIRA WAY MADEIRA BEACH



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

Living Units:

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

(VIKING MARINE INC LEASE) BEG NE COR OF TRACT B, MADEIRA BEACH COMMERCIAL CENTER TH W 280.6FT TH N 8.85FT TH E'LY & NE'LY 531 FT(S) TH S44DW 140FT TH S46DE 17FT(S) TH S44DW 60 FT TH N46DW 28FT TH W 69.62FT TH N 25FT TO POB

<input type="checkbox"/> <a href="#">File for Homestead Exemption</a>			<b>2016 Parcel Use</b>	
<b>Exemption</b>	<b>2015</b>	<b>2016</b>		
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 \(TRIM Notice\)](#)

<b>Most Recent Recording</b>	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	<b>Evacuation Zone</b> <small>(NOT the same as a FEMA Flood Zone)</small>	<b>Plat Book/Page</b>
09583/0127	<a href="#">Sales Query</a>	121030278011	A	

### 2015 Interim Value Information

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2015	\$330,807	\$330,807	\$330,807	\$330,807	\$330,807

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
------	-------------------------------------	-----------------------------------	---	--------------------------------------	--------------------------------------	---

2015	No	\$330,807	\$330,807	\$330,807	\$330,807	\$330,807
2014	No	\$320,000	\$320,000	\$320,000	\$320,000	\$320,000
2013	No	\$325,000	\$325,000	\$325,000	\$325,000	\$325,000
2012	No	\$325,000	\$325,000	\$325,000	\$325,000	\$325,000
2011	No	\$325,553	\$325,553	\$325,553	\$325,553	\$325,553
2010	No	\$159,559	\$159,559	\$159,559	\$159,559	\$159,559
2009	No	\$171,571	\$171,571	\$171,571	\$171,571	\$171,571
2008	No	\$170,600	\$170,600	\$170,600	\$170,600	\$170,600
2007	No	\$177,100	\$177,100	\$177,100	N/A	\$177,100
2006	No	\$181,800	\$181,800	\$181,800	N/A	\$181,800
2005	No	\$146,500	\$146,500	\$146,500	N/A	\$146,500
2004	No	\$128,800	\$128,800	\$128,800	N/A	\$128,800
2003	No	\$121,800	\$121,800	\$121,800	N/A	\$121,800
2002	No	\$121,800	\$121,800	\$121,800	N/A	\$121,800
2001	No	\$121,800	\$121,800	\$121,800	N/A	\$121,800
2000	No	\$121,800	\$121,800	\$121,800	N/A	\$121,800
1999	No	\$138,300	\$138,300	\$138,300	N/A	\$138,300
1998	No	\$138,300	\$138,300	\$138,300	N/A	\$138,300
1997	No	\$138,300	\$138,300	\$138,300	N/A	\$138,300
1996	No	\$98,300	\$98,300	\$98,300	N/A	\$98,300

<b>2015 Tax Information</b>		<b>Ranked Sales</b> <small>(What are Ranked Sales?)</small> <a href="#">See all transactions</a>			
<a href="#">Click Here for 2015 Tax Bill</a>					
Tax Collector Mails 2015 Tax Bills October 31					
Tax District: <a href="#">MB</a>		<b>Sale Date</b>	<b>Book/Page</b>	<b>Price</b>	<b>Q/U V/I</b>
2015 Final Millage Rate	18.2169	31 Dec 1996	09583 / 0127	\$2,300,000	U I
2015 Est Taxes w/o Cap or Exemptions	\$6,026.28				
<b>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></b>					

2015 Land Information						
Seawall: No		Frontage: None			View:	
<a href="#">Land Use</a>	Land Size	Unit Value	Units	<a href="#">Total Adjustments</a>	<a href="#">Adjusted Value</a>	<a href="#">Method</a>
Airport/Bus Terms (20)	0x0	21.00	4156.0000	0.8500	\$74,185	SF

[click here to hide] 2015 Extra Features					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BOAT SLIP	\$7,500.00	42.00	\$315,000.00	\$315,000.00	1991

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

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



- [Interactive Map of this parcel](#)
- [Map](#)
- [Sales Query](#)
- [Back to Query Results](#)
- [New Search](#)
- [Tax Collector Home Page](#)
- [Contact Us](#)

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) WM

**09-31-15-00000-130-1200**

**Compact Property Record Card**

[Portability Calculator](#)

**Data Current as of February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<a href="#">Ownership/Mailing Address</a> <a href="#">Change Mailing Address</a>	Site Address
919 LAND TRUST LOFT, W. BARRY TRE 7235 1ST AVE S ST PETERSBURG FL 33707-1101	15000 MADEIRA WAY MADEIRA BEACH



[Property Use:](#) 2125 (Restaurant, Cafeteria (Steak & Ale, Pizza Hut))

Living Units:  
0

[click here to hide] **Legal Description**

PT OF GOVT LOT 1 & PT OF TRACT A OF MADEIRA BEACH COMMERCIAL CENTER (CAVIN DINER LEASE 1396/293) DESC AS BEG AT INTERSEC OF S LN OF GOVT LOT 1 & N LN OF 150TH AVE TH W 49FT(S) TH N 120FT TO S R/W OF MADEIRA WAY TH E 112.6FT TH SE'LY ALG CUR TO RT 53.69FT TH S46DE 5FT TH SW'LY 100.07FT TO POB

<a href="#">File for Homestead Exemption</a>			2016 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	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Plat Book/Page
09583/0127	<a href="#">Sales Query</a>	121030278011	A	

**2015 Interim Value Information**

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2015	\$665,000	\$665,000	\$665,000	\$665,000	\$665,000

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">County Taxable Value</a>	<a href="#">Municipal Taxable Value</a>

			<u>Assessed Value/ SOH Cap</u>		<u>School Taxable Value</u>	
2015	No	\$665,000	\$665,000	\$665,000	\$665,000	\$665,000
2014	No	\$633,000	\$633,000	\$633,000	\$633,000	\$633,000
2013	No	\$608,500	\$608,500	\$608,500	\$608,500	\$608,500
2012	No	\$580,000	\$580,000	\$580,000	\$580,000	\$580,000
2011	No	\$580,000	\$580,000	\$580,000	\$580,000	\$580,000
2010	No	\$607,500	\$607,500	\$607,500	\$607,500	\$607,500
2009	No	\$680,000	\$680,000	\$680,000	\$680,000	\$680,000
2008	No	\$835,000	\$835,000	\$835,000	\$835,000	\$835,000
2007	No	\$777,000	\$777,000	\$777,000	N/A	\$777,000
2006	No	\$750,000	\$750,000	\$750,000	N/A	\$750,000
2005	No	\$640,000	\$640,000	\$640,000	N/A	\$640,000
2004	No	\$500,000	\$500,000	\$500,000	N/A	\$500,000
2003	No	\$360,000	\$360,000	\$360,000	N/A	\$360,000
2002	No	\$325,000	\$325,000	\$325,000	N/A	\$325,000
2001	No	\$281,200	\$281,200	\$281,200	N/A	\$281,200
2000	No	\$272,400	\$272,400	\$272,400	N/A	\$272,400
1999	No	\$238,400	\$238,400	\$238,400	N/A	\$238,400
1998	No	\$244,800	\$244,800	\$244,800	N/A	\$244,800
1997	No	\$237,900	\$237,900	\$237,900	N/A	\$237,900
1996	No	\$226,500	\$226,500	\$226,500	N/A	\$226,500

<p align="center"><b>2015 Tax Information</b></p> <p><a href="#">Click Here for 2015 Tax Bill</a> Tax District: <a href="#">MB</a>  <small>Tax Collector Mails 2015 Tax Bills October 31</small></p> <p>2015 Final Millage Rate 18.2169</p> <p>2015 Est Taxes w/o Cap or Exemptions \$12,114.24</p> <p><b>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></b></p>	<p align="center"><b>Ranked Sales</b> <a href="#">(What are Ranked Sales?)</a> <a href="#">See all transactions</a></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th><a href="#">Q/U</a></th> <th><a href="#">V/I</a></th> </tr> </thead> <tbody> <tr> <td>31 Dec 1996</td> <td>09583 / 0127</td> <td>\$2,300,000</td> <td>U</td> <td>I</td> </tr> </tbody> </table>	Sale Date	Book/Page	Price	<a href="#">Q/U</a>	<a href="#">V/I</a>	31 Dec 1996	09583 / 0127	\$2,300,000	U	I
Sale Date	Book/Page	Price	<a href="#">Q/U</a>	<a href="#">V/I</a>							
31 Dec 1996	09583 / 0127	\$2,300,000	U	I							

<b>2015 Land Information</b>						
Seawall: No		Frontage: None			View:	
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Restaurants/Cafe (21)	0x0	26.00	12198.0000	1.0000	\$317,148	SF

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

Site Address: 15000 MADEIRA WAY

Quality:  
Average  
Square  
Footage:  
5028.00  
Foundation:  
Continuous  
Footing  
Floor  
System:  
Slab Above  
Grade  
Exterior  
Wall:  
Concrete  
Blk/Stucco  
Roof Frame:  
Gable Or  
Hip  
Roof Cover:  
Custom  
Stories: 1  
Living units:  
0  
Floor Finish:  
Carpet  
Combination  
Interior  
Finish: Dry  
Wall  
Fixtures: 12  
Year Built:  
1979  
Effective  
Age: 16  
Cooling:  
Heat &  
Cooling Pkg

No Building Drawing  
Available

[Compact  
Property  
Record  
Card](#)

**Building 1 Sub Area Information**

Description	<u>Building Finished Ft<sup>2</sup></u>	<u>Gross Area Ft<sup>2</sup></u>	<u>Factor</u>	<u>Effective Ft<sup>2</sup></u>
<u>Utility Unfinished</u>	120	120	0.40	48
<u>Upper Story</u>	200	200	0.90	180
<u>Open Porch</u>	0	135	0.30	40





[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) [WM](#)

**09-31-15-54180-000-0010**

**Compact Property Record Card**

[Portability Calculator](#)

**Data Current as of February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
919 LAND TRUST ATTN: LOFT, W. BARRY TRE 7235 1ST AVE S ST PETERSBURG FL 33707-1101	15006 MADEIRA WAY MADEIRA BEACH



**Property Use:** 1121 (Strip Store - (2 or more stores - some may include an office, convenience store, bar and/or restaura)

**Living Units:** 0

[click here to hide] **Legal Description**

MADEIRA BEACH COMMERCIAL CENTER ( WM B HARVARD LEASE 1451/614 ) W  
135FT OF E 149.99FT OF TRACT A

<a href="#">File for Homestead Exemption</a>			<b>2016 Parcel Use</b>	
<b>Exemption</b>	<b>2015</b>	<b>2016</b>		
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 \(TRIM Notice\)](#)

<b>Most Recent Recording</b>	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Plat Book/Page</b>
09583/0127	<a href="#">Sales Query</a>	121030278011	A	026/052

**2015 Interim Value Information**

<b>Year</b>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2015	\$532,000	\$413,820	\$413,820	\$532,000	\$413,820

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

<b>Year</b>	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2015	No	\$532,000	\$413,820	\$413,820	\$532,000	\$413,820

2014	No	\$446,000	\$376,200	\$376,200	\$446,000	\$376,200
2013	No	\$342,000	\$342,000	\$342,000	\$342,000	\$342,000
2012	No	\$331,000	\$331,000	\$331,000	\$331,000	\$331,000
2011	No	\$330,000	\$330,000	\$330,000	\$330,000	\$330,000
2010	No	\$345,000	\$345,000	\$345,000	\$345,000	\$345,000
2009	No	\$395,000	\$395,000	\$395,000	\$395,000	\$395,000
2008	No	\$478,500	\$478,500	\$478,500	\$478,500	\$478,500
2007	No	\$480,000	\$480,000	\$480,000	N/A	\$480,000
2006	No	\$475,000	\$475,000	\$475,000	N/A	\$475,000
2005	No	\$375,000	\$375,000	\$375,000	N/A	\$375,000
2004	No	\$330,000	\$330,000	\$330,000	N/A	\$330,000
2003	No	\$300,000	\$300,000	\$300,000	N/A	\$300,000
2002	No	\$241,800	\$241,800	\$241,800	N/A	\$241,800
2001	No	\$238,200	\$238,200	\$238,200	N/A	\$238,200
2000	No	\$229,900	\$229,900	\$229,900	N/A	\$229,900
1999	No	\$231,100	\$231,100	\$231,100	N/A	\$231,100
1998	No	\$233,100	\$233,100	\$233,100	N/A	\$233,100
1997	No	\$233,700	\$233,700	\$233,700	N/A	\$233,700
1996	No	\$232,300	\$232,300	\$232,300	N/A	\$232,300

<b>2015 Tax Information</b>		<b>Ranked Sales</b> <a href="#">(What are Ranked Sales?)</a> <a href="#">See all transactions</a>		
<a href="#">Click Here for 2015 Tax Bill</a>				
Tax Collector Mails 2015 Tax Bills October 31		Tax District: <a href="#">MB</a>		
2015 Final Millage Rate	18.2169	<b>Sale Date</b>	<b>Book/Page</b>	<b>Price</b> <a href="#">Q/U</a> <a href="#">V/I</a>
2015 Est Taxes w/o Cap or Exemptions	\$9,691.39	31 Dec 1996	09583 / 0127 	\$2,300,000 U I
			06026 / 1497 	\$703,800 M
<b>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></b>				

2015 Land Information						
Seawall: No		Frontage: None			View:	
<a href="#">Land Use</a>	<a href="#">Land Size</a>	<a href="#">Unit Value</a>	<a href="#">Units</a>	<a href="#">Total Adjustments</a>	<a href="#">Adjusted Value</a>	<a href="#">Method</a>
Stores, 1 Story (11)	135x120	25.00	16200.0000	1.0000	\$405,000	SF

[click here to hide] 2015 Building 1 Structural Elements <a href="#">Back to Top</a>	
Site Address: 15006 MADEIRA WAY	
Quality: Average	<a href="#">Comp Prope</a>

Square Footage:

5536.00

Foundation:

Spread/Mono

Footing

Floor System:

Slab On Grade

Exterior Wall:

Concrete

Blk/Stucco

Roof Frame:

Flat

Roof Cover:

Built

Up/Composition

Stories: 1

Living units: 0

Floor Finish:

Carpet

Combination

Interior Finish:

Dry Wall

Fixtures: 14

Year Built:

1953

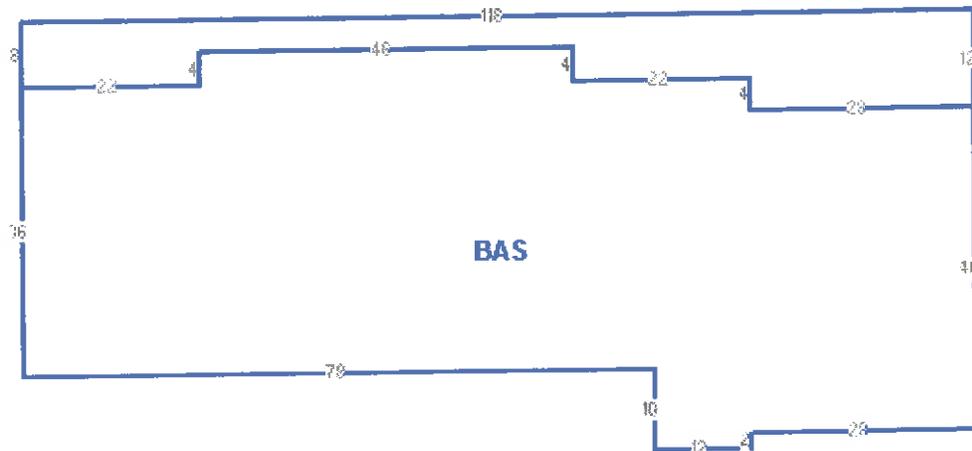
Effective Age:

31

Cooling: Heat &

Cooling Pkg

[Recor  
Card](#)



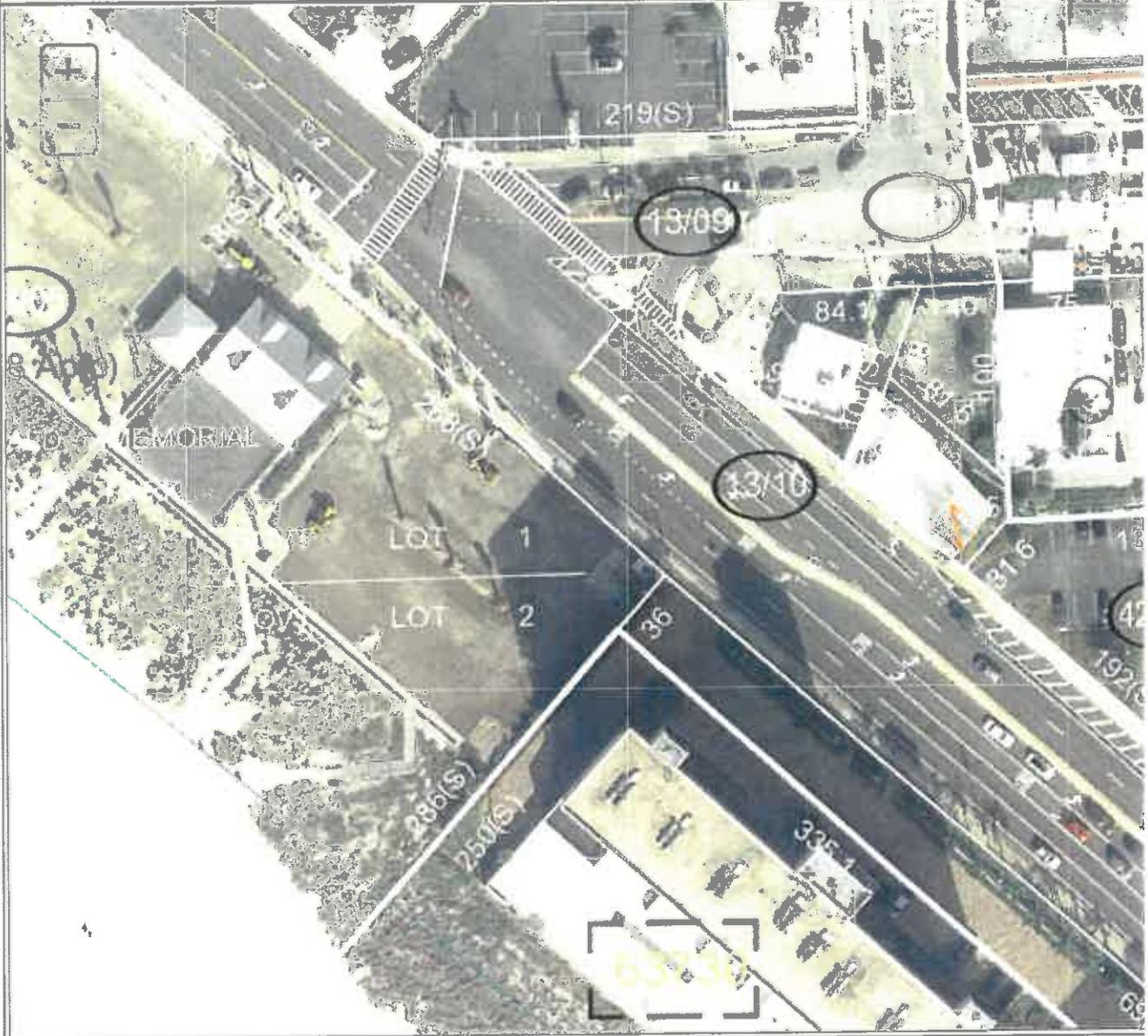
<b>Building 1 Sub Area Information</b>				
Description	<u>Building Finished Ft<sup>2</sup></u>	<u>Gross Area Ft<sup>2</sup></u>	<u>Factor</u>	<u>Effective</u>
<u>Open Porch</u>	0	872	0.30	
<u>Base</u>	4,664	4,664	1.00	4,
Total Building finished SF: 4,664		Total Gross SF: 5,536	Total Effective SF: 4,	

<b>[click here to hide] 2015 Extra Features</b>				
Description	Value/Unit	Units	Total Value as New	Depreciated Value Y
ASPHALT	\$1.75	7,700.00	\$13,475.00	\$13,475.00

**[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 non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



- [Interactive Map of this parcel](#)
- [Map](#)
- [Sales Query](#)
- [Back to Query Results](#)
- [New Search](#)
- [Tax Collector Home Page](#)
- [Contact Us](#)

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector](#) [Home Page](#) [Contact Us](#) [WM](#)

**09-31-15-54180-000-0020**

**Compact Property Record Card**

[Portability Calculator](#)

**Data Current as of February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<b>Ownership/Mailing Address <a href="#">Change Mailing Address</a></b>	<b>Site Address (First Building)</b>
919 LAND TRUST LOFT, W. BARRY TRE 7235 1ST AVE S ST PETERSBURG FL 33707-1101	15015 MADEIRA WAY MADEIRA BEACH Jump to building: (1) 15015 MADEIRA WAY <input type="text"/>



**Property Use:** 1120 (Single Building Store - free standing (not otherwise described) laundromat, produce shop, rental equ) **Living Units:** 0

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

MADEIRA BEACH COMMERCIAL CENTER ( A & B MARINE INC LEASE ) E 192FT OF TRACT B

<input type="checkbox"/> <b>File for Homestead Exemption</b>			<b>2016 Parcel Use</b>	
<b>Exemption</b>	<b>2015</b>	<b>2016</b>		
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 \(TRIM Notice\)](#)**

<b>Most Recent Recording</b>	<b><a href="#">Sales Comparison</a></b>	<b><a href="#">Census Tract</a></b>	<b>Evacuation Zone (NOT the same as a FEMA Flood Zone)</b>	<b>Plat Book/Page</b>
09583/0127	<a href="#">Sales Query</a>	121030278011	A	026/052

**2015 Interim Value Information**

<b>Year</b>	<b><a href="#">Just/Market Value</a></b>	<b><a href="#">Assessed Value/ SOH Cap</a></b>	<b><a href="#">County Taxable Value</a></b>	<b><a href="#">School Taxable Value</a></b>	<b><a href="#">Municipal Taxable Value</a></b>
2015	\$885,000	\$885,000	\$885,000	\$885,000	\$885,000

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

<b>Year</b>	<b><a href="#">Homestead Exemption</a></b>	<b><a href="#">Just/Market Value</a></b>	<b><a href="#">Assessed Value/ SOH Cap</a></b>	<b><a href="#">County Taxable Value</a></b>	<b><a href="#">School Taxable Value</a></b>	<b><a href="#">Municipal Taxable Value</a></b>
2015	No	\$885,000	\$885,000	\$885,000	\$885,000	\$885,000

2014	No	\$843,000	\$843,000	\$843,000	\$843,000	\$843,000
2013	No	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000
2012	No	\$787,000	\$787,000	\$787,000	\$787,000	\$787,000
2011	No	\$790,000	\$790,000	\$790,000	\$790,000	\$790,000
2010	No	\$796,000	\$796,000	\$796,000	\$796,000	\$796,000
2009	No	\$935,000	\$935,000	\$935,000	\$935,000	\$935,000
2008	No	\$1,090,000	\$1,090,000	\$1,090,000	\$1,090,000	\$1,090,000
2007	No	\$1,080,000	\$1,080,000	\$1,080,000	N/A	\$1,080,000
2006	No	\$1,025,000	\$1,025,000	\$1,025,000	N/A	\$1,025,000
2005	No	\$653,000	\$653,000	\$653,000	N/A	\$653,000
2004	No	\$545,000	\$545,000	\$545,000	N/A	\$545,000
2003	No	\$474,000	\$474,000	\$474,000	N/A	\$474,000
2002	No	\$467,700	\$467,700	\$467,700	N/A	\$467,700
2001	No	\$451,500	\$451,500	\$451,500	N/A	\$451,500
2000	No	\$445,500	\$445,500	\$445,500	N/A	\$445,500
1999	No	\$436,100	\$436,100	\$436,100	N/A	\$436,100
1998	No	\$439,100	\$439,100	\$439,100	N/A	\$439,100
1997	No	\$436,700	\$436,700	\$436,700	N/A	\$436,700
1996	No	\$436,700	\$436,700	\$436,700	N/A	\$436,700

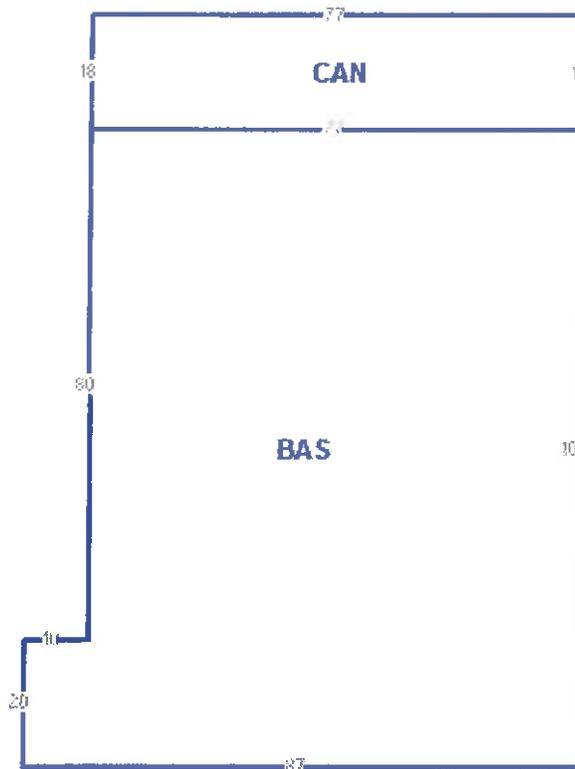
<b>2015 Tax Information</b>	<b>Ranked Sales</b> <a href="#">(What are Ranked Sales?)</a> <a href="#">See all transactions</a>										
<a href="#">Click Here for 2015 Tax Bill</a> Tax Collector Mails 2015 Tax Bills October 31 Tax District: <a href="#">MB</a> 2015 Final Millage Rate 18.2169 2015 Est Taxes w/o Cap or Exemptions \$16,121.96 <b>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></b>	<table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>V/I</th> </tr> </thead> <tbody> <tr> <td>31 Dec 1996</td> <td>09583 / 0127</td> <td>\$2,300,000</td> <td>U</td> <td>I</td> </tr> </tbody> </table>	Sale Date	Book/Page	Price	Q/U	V/I	31 Dec 1996	09583 / 0127	\$2,300,000	U	I
Sale Date	Book/Page	Price	Q/U	V/I							
31 Dec 1996	09583 / 0127	\$2,300,000	U	I							

2015 Land Information						
Seawall: No		Frontage: None			View:	
<a href="#">Land Use</a>	<a href="#">Land Size</a>	<a href="#">Unit Value</a>	<a href="#">Units</a>	<a href="#">Total Adjustments</a>	<a href="#">Adjusted Value</a>	<a href="#">Method</a>
Stores, 1 Story (11)	192x200	21.00	38400.0000	1.0000	\$806,400	SF

<a href="#">[click here to hide]</a> 2015 Building 1 Structural Elements <a href="#">Back to Top</a> Site Address: 15015 MADEIRA WAY	
Quality: Above Average	<a href="#">Compa Proper</a>



Quality:  
Average  
Square  
Footage:  
9286.00  
Foundation:  
Spread/Mono  
Footing  
Floor  
System: Slab  
On Grade  
Exterior  
Wall: Siding  
Average  
Roof Frame:  
Steel Truss  
& Purlins  
Roof Cover:  
Corrugated  
Metal  
Stories: 1  
Living units:  
0  
Floor Finish:  
Carpet  
Combination  
Interior  
Finish: None  
Fixtures: 4  
Year Built:  
1949  
Effective  
Age: 33  
Cooling:  
Heat &  
Cooling Pkg



[Compact  
Property  
Record  
Card](#)

[Open plot in New Window](#)

**Building 2 Sub Area Information**

Description	<u>Building Finished Ft<sup>2</sup></u>	<u>Gross Area Ft<sup>2</sup></u>	<u>Factor</u>	<u>Effective Ft<sup>2</sup></u>
<a href="#">Canopy(only or loading platform)</a>	0	1,386	0.20	277
<a href="#">Base</a>	7,900	7,900	1.00	7,900
Total Building finished SF: <b>7,900</b> Total Gross SF: <b>9,286</b> Total Effective SF: <b>8,177</b>				

**[click here to hide] 2015 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
-------------	------------	-------	--------------------	-------------------	------

CONC PAVE	\$6.00	1,400.00	\$8,400.00	\$8,400.00	0
ASPHALT	\$1.75	7,500.00	\$13,125.00	\$13,125.00	0

[\[click here to hide\] 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 non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
---------------	-------------	------------	-----------------





[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) [WM](#)

**09-31-15-54180-000-0013**

**Compact Property Record Card**

[Portability Calculator](#)

**Data Current as of February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<b>Ownership/Mailing Address <a href="#">Change Mailing Address</a></b>	<b>Site Address</b>
919 LAND TRUST W. BARRY LOFT TRE 7235 1ST AVE S ST PETERSBURG FL 33707-1101	15040 MADEIRA WAY MADEIRA BEACH



**Property Use:** 1121 (Strip Store - (2 or more stores - some may include an office, convenience store, bar and/or restaura)

**Living Units:** 0

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

MADEIRA BEACH COMMERCIAL CENTER ( SERVICE HARDWARE CO LEASE ) W 75.01FT OF TRACT A

<b>File for Homestead Exemption</b>			<b>2016 Parcel Use</b>	
<b>Exemption</b>	<b>2015</b>	<b>2016</b>		
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 \(TRIM Notice\)](#)**

<b>Most Recent Recording</b>	<b><a href="#">Sales Comparison</a></b>	<b><a href="#">Census Tract</a></b>	<b>Evacuation Zone (NOT the same as a FEMA Flood Zone)</b>	<b>Plat Book/Page</b>
09583/0127	<a href="#">Sales Query</a>	121030278011	A	026/052

**2015 Interim Value Information**

<b>Year</b>	<b><a href="#">Just/Market Value</a></b>	<b><a href="#">Assessed Value/ SOH Cap</a></b>	<b><a href="#">County Taxable Value</a></b>	<b><a href="#">School Taxable Value</a></b>	<b><a href="#">Municipal Taxable Value</a></b>
2015	\$534,000	\$459,800	\$459,800	\$534,000	\$459,800

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

<b>Year</b>	<b><a href="#">Homestead Exemption</a></b>	<b><a href="#">Just/Market Value</a></b>	<b><a href="#">Assessed Value/ SOH Cap</a></b>	<b><a href="#">County Taxable Value</a></b>	<b><a href="#">School Taxable Value</a></b>	<b><a href="#">Municipal Taxable Value</a></b>
2015	No	\$534,000	\$459,800	\$459,800	\$534,000	\$459,800

2014	No	\$466,000	\$418,000	\$418,000	\$466,000	\$418,000
2013	No	\$380,000	\$380,000	\$380,000	\$380,000	\$380,000
2012	No	\$372,000	\$372,000	\$372,000	\$372,000	\$372,000
2011	No	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000
2010	No	\$390,000	\$390,000	\$390,000	\$390,000	\$390,000
2009	No	\$445,000	\$445,000	\$445,000	\$445,000	\$445,000
2008	No	\$541,500	\$541,500	\$541,500	\$541,500	\$541,500
2007	No	\$535,000	\$535,000	\$535,000	N/A	\$535,000
2006	No	\$490,000	\$490,000	\$490,000	N/A	\$490,000
2005	No	\$400,000	\$400,000	\$400,000	N/A	\$400,000
2004	No	\$355,000	\$355,000	\$355,000	N/A	\$355,000
2003	No	\$320,000	\$320,000	\$320,000	N/A	\$320,000
2002	No	\$252,900	\$252,900	\$252,900	N/A	\$252,900
2001	No	\$211,800	\$211,800	\$211,800	N/A	\$211,800
2000	No	\$211,800	\$211,800	\$211,800	N/A	\$211,800
1999	No	\$203,700	\$203,700	\$203,700	N/A	\$203,700
1998	No	\$170,300	\$170,300	\$170,300	N/A	\$170,300
1997	No	\$157,400	\$157,400	\$157,400	N/A	\$157,400
1996	No	\$157,100	\$157,100	\$157,100	N/A	\$157,100

<p align="center"><b>2015 Tax Information</b></p> <p><a href="#">Click Here for 2015 Tax Bill</a> Tax District: <b>MB</b></p> <p><small>Tax Collector Mails 2015 Tax Bills October 31</small></p> <p>2015 Final Millage Rate 18.2169</p> <p>2015 Est Taxes w/o Cap or Exemptions \$9,727.82</p> <p><b>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></b></p>	<p align="center"><b>Ranked Sales</b> <a href="#">(What are Ranked Sales?)</a> <a href="#">See all transactions</a></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>V/I</th> </tr> </thead> <tbody> <tr> <td>31 Dec 1996</td> <td>09583 / 0127</td> <td>\$2,300,000</td> <td>U</td> <td>I</td> </tr> </tbody> </table>	Sale Date	Book/Page	Price	Q/U	V/I	31 Dec 1996	09583 / 0127	\$2,300,000	U	I
Sale Date	Book/Page	Price	Q/U	V/I							
31 Dec 1996	09583 / 0127	\$2,300,000	U	I							

<b>2015 Land Information</b>						
Seawall: No	Frontage: None			View:		
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Stores, 1 Story (11)	75x120	25.00	9000.0000	1.0000	\$225,000	SF

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

Site Address: 15040 MADEIRA WAY

Quality: Average [Comp](#)  
[Prope](#)

Square Footage:

5460.00

Foundation:

Spread/Mono

Footing

Floor System:

Slab On Grade

Exterior Wall:

Concrete Block

Roof Frame:

Flat

Roof Cover:

Built

Up/Composition

Stories: 1

Living units: 0

Floor Finish:

Carpet

Combination

Interior Finish:

Dry Wall

Fixtures: 6

Year Built:

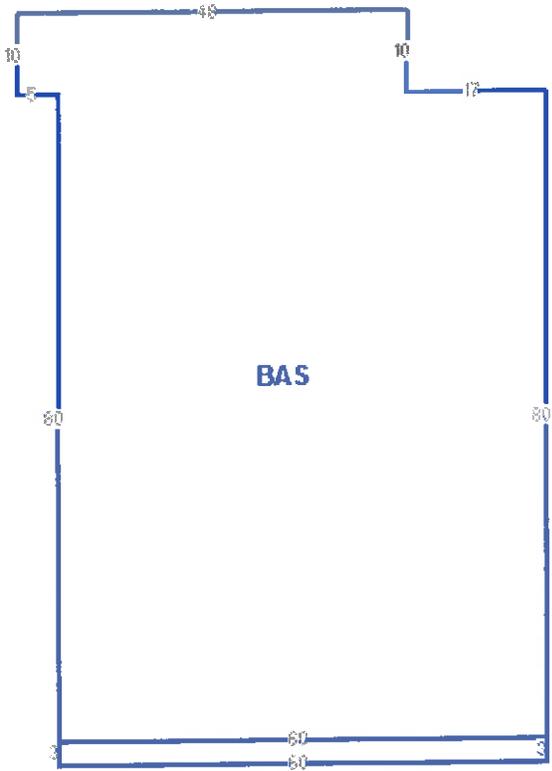
1955

Effective Age:

26

Cooling: Heat &

Cooling Pkg



[Record Card](#)

**Building 1 Sub Area Information**

Description	<u>Building Finished Ft<sup>2</sup></u>	<u>Gross Area Ft<sup>2</sup></u>	<u>Factor</u>	<u>Effective</u>
<a href="#">Open Porch</a>	0	180	0.30	
<a href="#">Base</a>	5,280	5,280	1.00	5,
Total Building finished SF: <b>5,280</b>		Total Gross SF: <b>5,460</b>	Total Effective SF: <b>5,</b>	

**[click here to hide] 2015 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y
ASPHALT	\$1.75	1,600.00	\$2,800.00	\$2,800.00	

**[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 non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value

<a href="#">CB272163</a>	ROOF	31 Mar 2003	\$2,400
97414	COMMERCIAL ADD	09 Jul 1997	\$2,400



- [Interactive Map of this parcel](#)
- [Map](#)
- [Sales Query](#)
- [Back to Query Results](#)
- [New Search](#)
- [Tax Collector Home Page](#)
- [Contact Us](#)
- [Legend](#)

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector](#) [Home Page](#) [Contact Us](#) [WM](#)

# 09-31-15-00000-130-1100

## Compact Property Record Card

[Portability Calculator](#)

**Data Current as of February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
919 LAND TRUST LOFT, W. BARRY TRE 7235 1ST AVE S ST PETERSBURG FL 33707-1101	15042 MADEIRA WAY MADEIRA BEACH



**Property Use:** 1121 (Strip Store - (2 or more stores - some may include an office, convenience store, bar and/or restaura)

**Living Units:** 0

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

(MITCHELL LEASE) DESC AS BEG NW COR OF TRACT A MADEIRA BEACH  
COMMERICAL CENTER TH S88DW 40FT TH S21DW 47.87FT TH S48DE 81.61FT TH N  
99.70FT TO POB

<a href="#">File for Homestead Exemption</a>			<b>2016 Parcel Use</b>	
<b>Exemption</b>	<b>2015</b>	<b>2016</b>		
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 \(TRIM Notice\)](#)

<b>Most Recent Recording</b>	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	<b>Evacuation Zone</b> <small>(NOT the same as a FEMA Flood Zone)</small>	<b>Plat Book/Page</b>
09583/0127	<a href="#">Sales Query</a>	121030278011	A	

### 2015 Interim Value Information

<b>Year</b>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2015	\$218,000	\$168,190	\$168,190	\$218,000	\$168,190

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

<b>Year</b>	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>

2015	No	\$218,000	\$168,190	\$168,190	\$218,000	\$168,190
2014	No	\$192,000	\$152,900	\$152,900	\$192,000	\$152,900
2013	No	\$139,000	\$139,000	\$139,000	\$139,000	\$139,000
2012	No	\$137,000	\$137,000	\$137,000	\$137,000	\$137,000
2011	No	\$139,000	\$139,000	\$139,000	\$139,000	\$139,000
2010	No	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000
2009	No	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000
2008	No	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
2007	No	\$198,000	\$198,000	\$198,000	N/A	\$198,000
2006	No	\$190,000	\$190,000	\$190,000	N/A	\$190,000
2005	No	\$131,000	\$131,000	\$131,000	N/A	\$131,000
2004	No	\$114,000	\$114,000	\$114,000	N/A	\$114,000
2003	No	\$105,000	\$105,000	\$105,000	N/A	\$105,000
2002	No	\$99,100	\$99,100	\$99,100	N/A	\$99,100
2001	No	\$99,200	\$99,200	\$99,200	N/A	\$99,200
2000	No	\$99,100	\$99,100	\$99,100	N/A	\$99,100
1999	No	\$98,300	\$98,300	\$98,300	N/A	\$98,300
1998	No	\$98,200	\$98,200	\$98,200	N/A	\$98,200
1997	No	\$76,200	\$76,200	\$76,200	N/A	\$76,200
1996	No	\$76,200	\$76,200	\$76,200	N/A	\$76,200

<b>2015 Tax Information</b>		<b>Ranked Sales</b> <small>(What are Ranked Sales?)</small> <a href="#">See all transactions</a>	
<a href="#">Click Here for 2015 Tax Bill</a>		Tax District: <a href="#">MB</a>	
<small>Tax Collector Mails 2015 Tax Bills October 31</small>			
2015 Final Millage Rate	18.2169	<b>Sale Date</b>	<b>Book/Page</b>
2015 Est Taxes w/o Cap or Exemptions	\$3,971.28	31 Dec 1996	09583 / 0127
<b>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></b>		<b>Price</b>	<b>Q/U V/I</b>
		\$2,300,000	U I

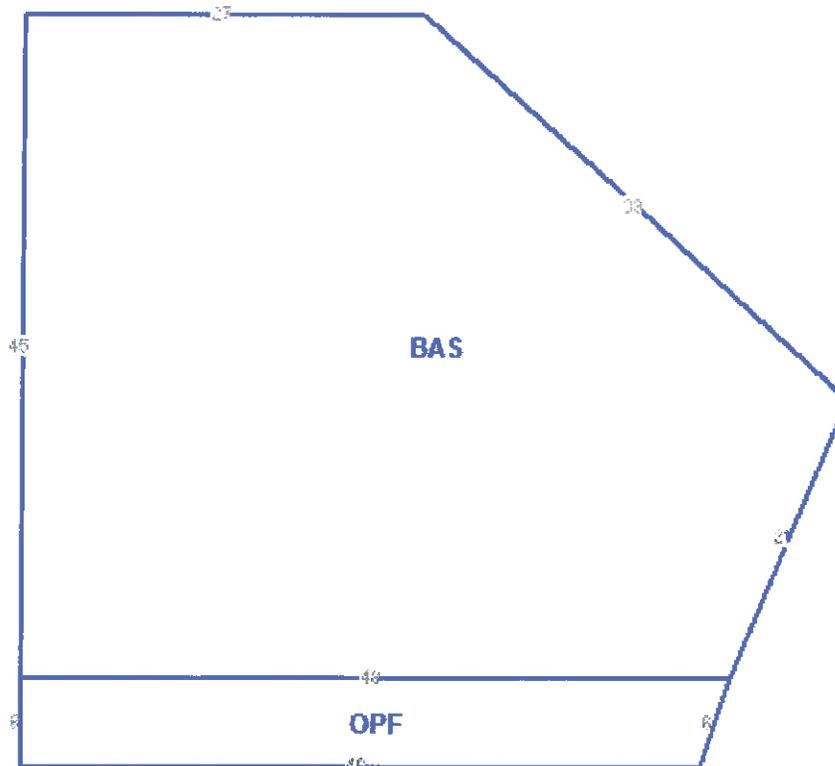
2015 Land Information						
Seawall: No		Frontage: None		View:		
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Stores, 1 Story (11)	0x0	25.00	3771.0000	1.0000	\$94,275	SF

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

Site Address: 15042 MADEIRA WAY

Quality: Average [Comp](#)  
[Prope](#)

Square Footage:  
2349.00  
Foundation:  
Spread/Mono  
Footing  
Floor System:  
Slab On Grade  
Exterior Wall:  
Concrete Block  
Roof Frame:  
Prestress  
Concrete  
Roof Cover:  
Built  
Up/Composition  
Stories: 1  
Living units: 0  
Floor Finish:  
Carpet  
Combination  
Interior Finish:  
Plaster Ed  
Direct  
Fixtures: 8  
Year Built:  
1956  
Effective Age:  
21  
Cooling: Heat &  
Cooling Pkg



[Record Card](#)

**Building 1 Sub Area Information**

Description	<u>Building Finished Ft<sup>2</sup></u>	<u>Gross Area Ft<sup>2</sup></u>	<u>Factor</u>	<u>Effective</u>
<a href="#">Open Porch</a>	0	282	0.30	
<a href="#">Base</a>	2,067	2,067	1.00	2,
Total Building finished SF: 2,067		Total Gross SF: 2,349	Total Effective SF: 2,	

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

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Yr
ASPHALT	\$1.75	600.00	\$1,050.00	\$1,050.00	

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

Permit Number	Description	Issue Date	Estimated Value
<a href="#">CB262632</a>	ROOF	07 Oct 2002	\$8,000



- [Interactive Map of this parcel](#)
- [Map](#)
- [Sales Query](#)
- [Back to Query Results](#)
- [New Search](#)
- [Tax Collector Home Page](#)
- [Contact Us](#)

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) [WM](#)

# 09-31-15-00000-140-0400

## Compact Property Record Card

[Portability Calculator](#)

**Data Current as of February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<b>Ownership/Mailing Address</b> <a href="#">Change</a> <b>Mailing Address</b>	<b>Site Address</b>
919 LAND TRUST LOFT, W. BARRY TRE 7235 1ST AVE S ST PETERSBURG FL 33707-1101	0 150TH AVE MADEIRA BEACH



[Property Use:](#) 1090 (Vacant Commercial Land w/XFSB)

Living Units:

[click here to hide] **Legal Description**

PART OF SE 1/4 OF SEC DESC FR SE COR TR B MADEIRA BCH COMMERCIAL CTR RUN E 76.46 FT TH N63DE 21.34FT TH ALG W'LY LN OF 150TH AVE NE'LY 914FT(S) FOR POB TH N46DW 132FT(S) TH N40DE 94FT(S) TH S46DE 136.86FT TH S40DW 94FT(S) TO POB

<a href="#">File for Homestead Exemption</a>			<b>2016 Parcel Use</b>	
<b>Exemption</b>	<b>2015</b>	<b>2016</b>		
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 \(TRIM Notice\)](#)

<b>Most Recent Recording</b>	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Plat Book/Page</b>
09583/0127		121030278011	A	

### [2015 Interim Value Information](#)

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2015	\$224,086	\$224,086	\$224,086	\$224,086	\$224,086

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2015	No	\$224,086	\$224,086	\$224,086	\$224,086	\$224,086

2014	No	\$210,748	\$210,748	\$210,748	\$210,748	\$210,748
2013	No	\$205,413	\$205,413	\$205,413	\$205,413	\$205,413
2012	No	\$205,413	\$205,413	\$205,413	\$205,413	\$205,413
2011	No	\$205,413	\$205,413	\$205,413	\$205,413	\$205,413
2010	No	\$234,757	\$234,757	\$234,757	\$234,757	\$234,757
2009	No	\$277,441	\$277,441	\$277,441	\$277,441	\$277,441
2008	No	\$297,500	\$297,500	\$297,500	\$297,500	\$297,500
2007	No	\$308,800	\$308,800	\$308,800	N/A	\$308,800
2006	No	\$266,800	\$266,800	\$266,800	N/A	\$266,800
2005	No	\$202,600	\$202,600	\$202,600	N/A	\$202,600
2004	No	\$135,100	\$135,100	\$135,100	N/A	\$135,100
2003	No	\$108,100	\$108,100	\$108,100	N/A	\$108,100
2002	No	\$108,100	\$108,100	\$108,100	N/A	\$108,100
2001	No	\$108,100	\$108,100	\$108,100	N/A	\$108,100
2000	No	\$575,700	\$575,700	\$575,700	N/A	\$575,700
1999	No	\$575,700	\$575,700	\$575,700	N/A	\$575,700
1998	No	\$575,700	\$575,700	\$575,700	N/A	\$575,700
1997	No	\$582,500	\$582,500	\$582,500	N/A	\$582,500
1996	No	\$681,300	\$681,300	\$681,300	N/A	\$681,300

<b>2015 Tax Information</b>		<b>Ranked Sales</b> <a href="#">(What are Ranked Sales?)</a> <a href="#">See all transactions</a>			
<a href="#">Click Here for 2015 Tax Bill</a>					
Tax Collector Mails 2015 Tax Bills October 31					
Tax District: <a href="#">MB</a>					
2015 Final Millage Rate	18.2169	<b>Sale Date</b>	<b>Book/Page</b>	<b>Price</b>	<b>Q/U V/I</b>
2015 Est Taxes w/o Cap or Exemptions	\$4,082.15	31 Dec 1996	09583 / 0127	\$2,300,000	U I
<p><b>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></b></p>					

<b>2015 Land Information</b>						
Seawall: No		Frontage: None			View:	
<a href="#">Land Use</a>	<a href="#">Land Size</a>	<a href="#">Unit Value</a>	<a href="#">Units</a>	<a href="#">Total Adjustments</a>	<a href="#">Adjusted Value</a>	<a href="#">Method</a>
Vacant Commercial (10)	0x0	21.00	12553.8700	1.0000	\$263,631	SF

[click here to hide] <b>2015 Extra Features</b>					
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record					

[click here to hide] <b>Permit Data</b>					
---	--	--	--	--	--

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 non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



- [Interactive Map of this parcel](#)
- [Map](#)
- [Sales Query](#)
- [Back to Query Results](#)
- [New Search](#)
- [Tax Collector Home Page](#)
- [Contact Us](#)
- [Legend](#)

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) [WM](#)

# 09-31-15-00000-130-1500

## Compact Property Record Card

[Portability Calculator](#)

**Data Current as of February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<a href="#">Ownership/Mailing Address</a> <a href="#">Change Mailing Address</a>	Site Address
919 LAND TRUST LOFT, W. BARRY TRE 7235 1ST AVE S ST PETERSBURG FL 33707-1101	200 150TH AVE MADEIRA BEACH



**Property Use:** 1121 (Strip Store - (2 or more stores - some may include an office, convenience store, bar and/or restaura)

Living Units: 0

[click here to hide] **Legal Description**

(STANDARD OIL LEASE) DESC AS BEG SE COR OF TR B MADEIRA BEACH COMMERCIAL CENTER TH E N88DE 76.4FT TH N63DE 21.34FT TH N44DE 94.5FT TH N46DW 138FT(S) TH S88DW 69.62FT TH S 175 FT TO POB

<a href="#">File for Homestead Exemption</a>			2016 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	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Plat Book/Page
09583/0127	<a href="#">Sales Query</a>	121030278011	A	

### 2015 Interim Value Information

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2015	\$370,000	\$370,000	\$370,000	\$370,000	\$370,000

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>

2015	No	\$370,000	\$370,000	\$370,000	\$370,000	\$370,000
2014	No	\$362,000	\$362,000	\$362,000	\$362,000	\$362,000
2013	No	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
2012	No	\$347,000	\$347,000	\$347,000	\$347,000	\$347,000
2011	No	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000
2010	No	\$394,600	\$394,600	\$394,600	\$394,600	\$394,600
2009	No	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000
2008	No	\$500,100	\$500,100	\$500,100	\$500,100	\$500,100
2007	No	\$515,000	\$515,000	\$515,000	N/A	\$515,000
2006	No	\$538,100	\$538,100	\$538,100	N/A	\$538,100
2005	No	\$358,800	\$358,800	\$358,800	N/A	\$358,800
2004	No	\$245,000	\$245,000	\$245,000	N/A	\$245,000
2003	No	\$210,000	\$210,000	\$210,000	N/A	\$210,000
2002	No	\$208,900	\$208,900	\$208,900	N/A	\$208,900
2001	No	\$194,800	\$194,800	\$194,800	N/A	\$194,800
2000	No	\$192,600	\$192,600	\$192,600	N/A	\$192,600
1999	No	\$193,200	\$193,200	\$193,200	N/A	\$193,200
1998	No	\$194,600	\$194,600	\$194,600	N/A	\$194,600
1997	No	\$189,000	\$189,000	\$189,000	N/A	\$189,000
1996	No	\$190,900	\$190,900	\$190,900	N/A	\$190,900

<b>2015 Tax Information</b>	<b>Ranked Sales</b> <small>(What are Ranked Sales?)</small> <a href="#">See all transactions</a>										
<a href="#">Click Here for 2015 Tax Bill</a> Tax Collector Mails 2015 Tax Bills October 31 2015 Final Millage Rate 18.2169 2015 Est Taxes w/o Cap or Exemptions \$6,740.25 <b>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></b>	Tax District: <a href="#">MB</a> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>V/I</th> </tr> </thead> <tbody> <tr> <td>31 Dec 1996</td> <td>09583 / 0127</td> <td>\$2,300,000</td> <td>U</td> <td>I</td> </tr> </tbody> </table>	Sale Date	Book/Page	Price	Q/U	V/I	31 Dec 1996	09583 / 0127	\$2,300,000	U	I
Sale Date	Book/Page	Price	Q/U	V/I							
31 Dec 1996	09583 / 0127	\$2,300,000	U	I							

2015 Land Information						
Seawall: No		Frontage: None		View:		
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Stores, 1 Story (11)	0x0	21.00	21400.0000	1.0000	\$449,400	SF

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

Site Address: 200 150TH AVE

Quality: Average [Compa](#)  
[Proper](#)



Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ASPHALT	\$1.75	16,700.00	\$29,225.00	\$29,225.00	0

[\[click here to hide\] 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 non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">CB07-08440</a>	HEAT/AIR	13 Jun 2007	\$5,700
<a href="#">CB07-00487</a>	COMMERCIAL ADD	13 Feb 2007	\$12,690



[Interactive Map of this parcel](#)  
 [Map](#)  
 [Sales Query](#)  
 [Back to Query Results](#)  
 [New Search](#)  
 [Tax Collector Home Page](#)  
 [Contact Us](#)

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) WM

# 09-31-15-00000-130-1700

## Compact Property Record Card

[Portability Calculator](#)

**Data Current as of February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<b>Ownership/Mailing Address</b> <a href="#">Change Mailing Address</a>	<b>Site Address</b>
919 LAND TRUST LOFT, W. BARRY TRE 7235 1ST AVE S ST PETERSBURG FL 33707-1101	206 150TH AVE MADEIRA BEACH



**Property Use:** 1121 (Strip Store - (2 or more stores - some may include an office, convenience store, bar and/or restaura)

Living Units: 0

[click here to hide] **Legal Description**

(RIZZUTO & WELCH LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.93FT TH N44DE 381.34FT FOR POB TH N44DE 60FT TH N46DW 110FT TH S44DW 60FT TH S46DE 1FT TO POB

<a href="#">File for Homestead Exemption</a>			<b>2016 Parcel Use</b>	
<b>Exemption</b>	<b>2015</b>	<b>2016</b>		
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 \(TRIM Notice\)](#)

<b>Most Recent Recording</b>	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Plat Book/Page</b>
09583/0127	<a href="#">Sales Query</a>	121030278011	A	

### 2015 Interim Value Information

<b>Year</b>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2015	\$268,000	\$169,400	\$169,400	\$268,000	\$169,400

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

<b>Year</b>	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
-------------	-------------------------------------	-----------------------------------	---	--------------------------------------	--------------------------------------	---

2015	No	\$268,000	\$169,400	\$169,400	\$268,000	\$169,400
2014	No	\$230,000	\$154,000	\$154,000	\$230,000	\$154,000
2013	No	\$140,000	\$140,000	\$140,000	\$140,000	\$140,000
2012	No	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000
2011	No	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000
2010	No	\$138,500	\$138,500	\$138,500	\$138,500	\$138,500
2009	No	\$160,000	\$160,000	\$160,000	\$160,000	\$160,000
2008	No	\$192,000	\$192,000	\$192,000	\$192,000	\$192,000
2007	No	\$189,000	\$189,000	\$189,000	N/A	\$189,000
2006	No	\$175,000	\$175,000	\$175,000	N/A	\$175,000
2005	No	\$112,500	\$112,500	\$112,500	N/A	\$112,500
2004	No	\$120,000	\$120,000	\$120,000	N/A	\$120,000
2003	No	\$105,000	\$105,000	\$105,000	N/A	\$105,000
2002	No	\$104,200	\$104,200	\$104,200	N/A	\$104,200
2001	No	\$101,600	\$101,600	\$101,600	N/A	\$101,600
2000	No	\$99,300	\$99,300	\$99,300	N/A	\$99,300
1999	No	\$100,300	\$100,300	\$100,300	N/A	\$100,300
1998	No	\$105,900	\$105,900	\$105,900	N/A	\$105,900
1997	No	\$77,000	\$77,000	\$77,000	N/A	\$77,000
1996	No	\$77,000	\$77,000	\$77,000	N/A	\$77,000

<b>2015 Tax Information</b>		<b>Ranked Sales</b> <a href="#">(What are Ranked Sales?)</a> <a href="#">See all transactions</a>			
<a href="#">Click Here for 2015 Tax Bill</a>					
Tax Collector Mails 2015 Tax Bills October 31					
Tax District: <a href="#">MB</a>		<b>Sale Date</b>	<b>Book/Page</b>	<b>Price</b>	<b><a href="#">Q/U</a> <a href="#">V/I</a></b>
2015 Final Millage Rate	18.2169	31 Dec	09583 /	\$2,300,000	U I
2015 Est Taxes w/o Cap or Exemptions	\$4,882.13	1996	0127 		
<p><b>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></b></p>					

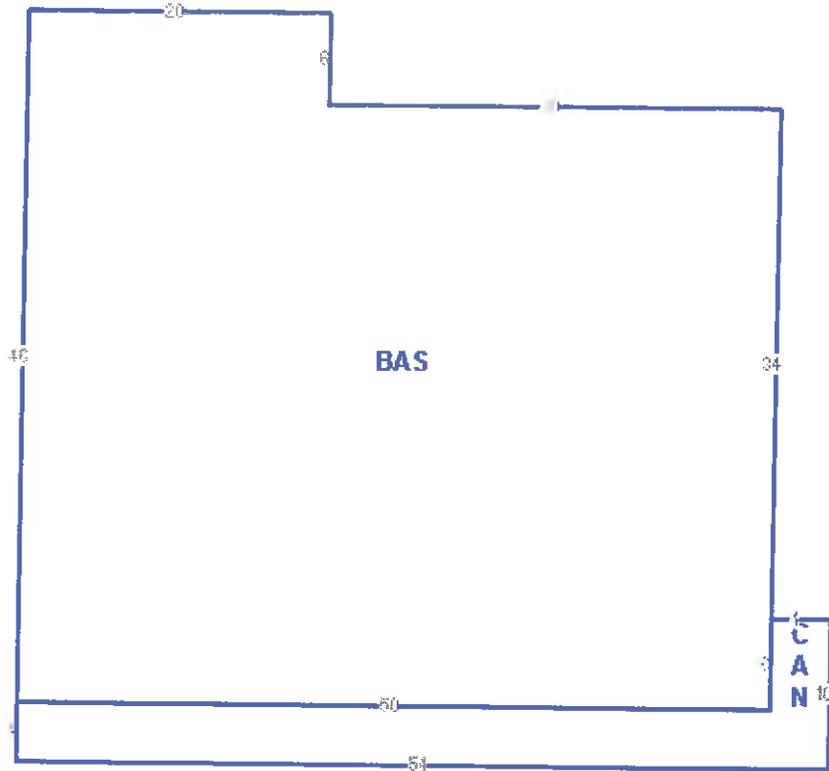
2015 Land Information						
Seawall: No		Frontage: None		View:		
<a href="#">Land Use</a>	<a href="#">Land Size</a>	<a href="#">Unit Value</a>	<a href="#">Units</a>	<a href="#">Total Adjustments</a>	<a href="#">Adjusted Value</a>	<a href="#">Method</a>
Stores, 1 Story (11)	60x110	21.00	6600.0000	1.0000	\$138,600	SF

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

Site Address: 206 150TH AVE

Quality: Average [Comp](#)  
[Prope](#)

Square Footage:  
2360.00  
Foundation:  
Continuous  
Footing  
Floor System:  
Slab On Grade  
Exterior Wall:  
Concrete Block  
Roof Frame:  
Wood  
Frame/Truss  
Roof Cover:  
Built  
Up/Composition  
Stories: 1  
Living units: 0  
Floor Finish:  
Carpet  
Combination  
Interior Finish:  
Plastered Furred  
Fixtures: 6  
Year Built:  
1955  
Effective Age:  
26  
Cooling: Heat &  
Cooling Pkg



[Record Card](#)

**Building 1 Sub Area Information**

Description	<u>Building Finished Ft<sup>2</sup></u>	<u>Gross Area Ft<sup>2</sup></u>	<u>Factor</u>	<u>Effective</u>
<u>Canopy(only or loading platform)</u>	0	240	0.25	
<u>Base</u>	2,120	2,120	1.00	2,
Total Building finished SF: <b>2,120</b>		Total Gross SF: <b>2,360</b>	Total Effective SF: <b>2,</b>	

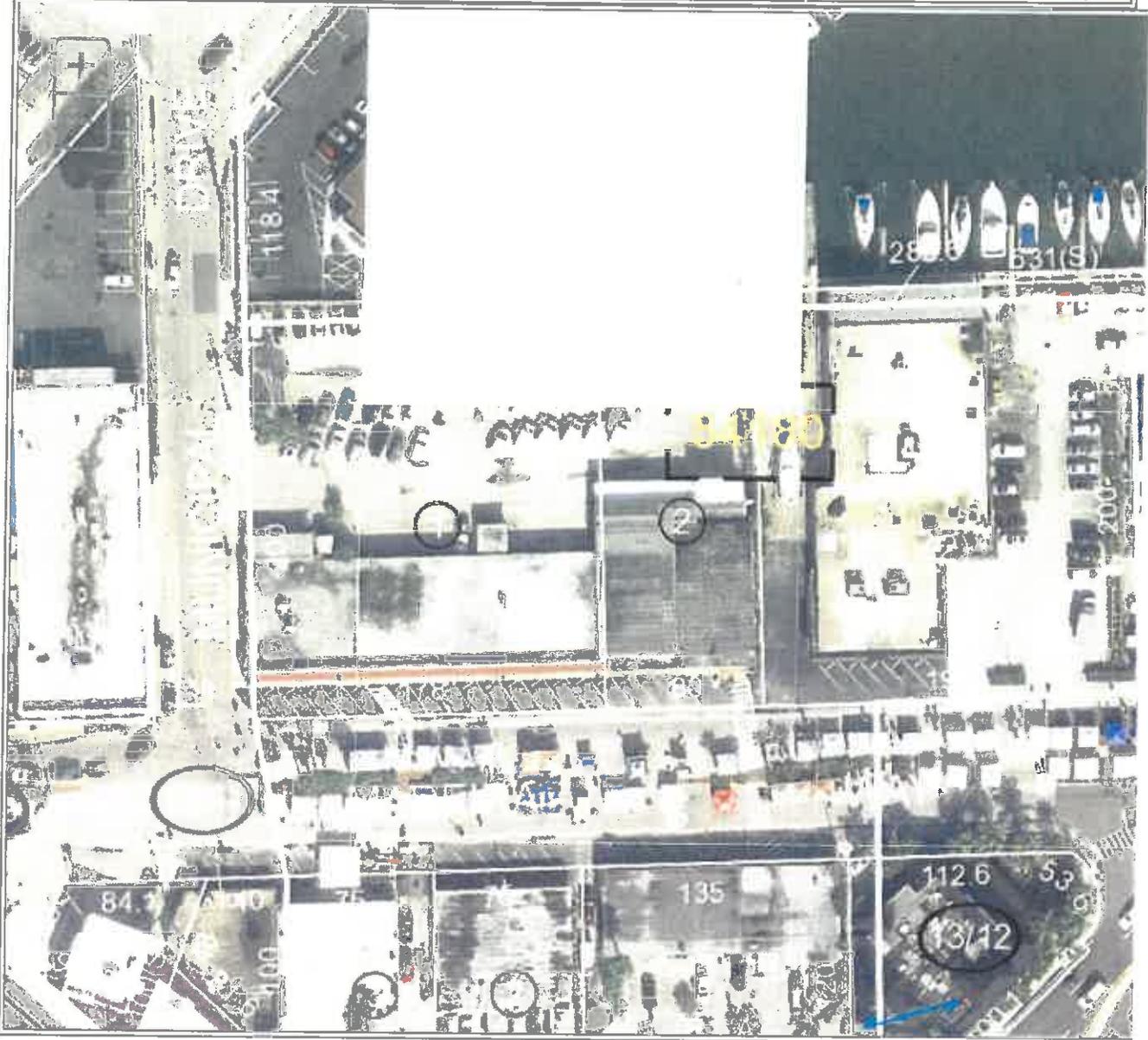
**[click here to hide] 2015 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y
ASPHALT	\$1.75	3,600.00	\$6,300.00	\$6,300.00	

**[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 non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
97357	ASPHALT	23 Jul 1997	\$5,200
12441	ASPHALT	13 Feb 1997	\$5,000



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

[Map](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) WM

**09-31-15-00000-130-1800**

**Compact Property Record Card**

[Portability Calculator](#)

**Data Current as of February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<b>Ownership/Mailing Address</b> <a href="#">Change</a> <b>Mailing Address</b>	<b>Site Address</b>
919 LAND TRUST LOFT, W BARRY TRE 7235 1ST AVE S ST PETERSBURG FL 33707-1101	210 150TH AVE MADEIRA BEACH



**Property Use:** 1121 (Strip Store - (2 or more stores - some may include an office, convenience store, bar and/or restaura)

**Living Units:**  
0

[click here to hide] **Legal Description**

(RIZZUTO & WELCH LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.93FT TH N44DE 441.34FT FOR POB TH N44DE 40FT TH N46DW 127FT (S) TH S44DW 40FT TH S46DE 127FT(S) TO POB

<a href="#">File for Homestead Exemption</a>			<b>2016 Parcel Use</b>	
<b>Exemption</b>	<b>2015</b>	<b>2016</b>		
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 \(TRIM Notice\)](#)

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone</b> <small>(NOT the same as a FEMA Flood Zone)</small>	<b>Plat Book/Page</b>
09583/0127	<a href="#">Sales Query</a>	121030278011	A	

**2015 Interim Value Information**

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2015	\$160,000	\$116,765	\$116,765	\$160,000	\$116,765

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

<b>Year</b>	<b>Homestead Exemption</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
-------------	----------------------------	--------------------------	--------------------------------	-----------------------------	-----------------------------	--------------------------------

2015	No	\$160,000	\$116,765	\$116,765	\$160,000	\$116,765
2014	No	\$141,000	\$106,150	\$106,150	\$141,000	\$106,150
2013	No	\$96,500	\$96,500	\$96,500	\$96,500	\$96,500
2012	No	\$92,100	\$92,100	\$92,100	\$92,100	\$92,100
2011	No	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000
2010	No	\$94,800	\$94,800	\$94,800	\$94,800	\$94,800
2009	No	\$105,000	\$105,000	\$105,000	\$105,000	\$105,000
2008	No	\$122,000	\$122,000	\$122,000	\$122,000	\$122,000
2007	No	\$124,000	\$124,000	\$124,000	N/A	\$124,000
2006	No	\$129,500	\$129,500	\$129,500	N/A	\$129,500
2005	No	\$86,500	\$86,500	\$86,500	N/A	\$86,500
2004	No	\$72,500	\$72,500	\$72,500	N/A	\$72,500
2003	No	\$67,000	\$67,000	\$67,000	N/A	\$67,000
2002	No	\$64,700	\$64,700	\$64,700	N/A	\$64,700
2001	No	\$51,100	\$51,100	\$51,100	N/A	\$51,100
2000	No	\$54,800	\$54,800	\$54,800	N/A	\$54,800
1999	No	\$55,000	\$55,000	\$55,000	N/A	\$55,000
1998	No	\$55,400	\$55,400	\$55,400	N/A	\$55,400
1997	No	\$50,900	\$50,900	\$50,900	N/A	\$50,900
1996	No	\$54,500	\$54,500	\$54,500	N/A	\$54,500

<p align="center"><b>2015 Tax Information</b></p> <p><a href="#">Click Here for 2015 Tax Bill</a></p> <p>Tax Collector Mails 2015 Tax Bills October 31</p> <p>Tax District: <a href="#">MB</a></p> <p>2015 Final Millage Rate 18.2169</p> <p>2015 Est Taxes w/o Cap or Exemptions \$2,914.70</p> <p><b>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></b></p>	<p align="center"><b>Ranked Sales</b> <a href="#">(What are Ranked Sales?)</a> <a href="#">See all transactions</a></p> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>V/I</th> </tr> </thead> <tbody> <tr> <td>31 Dec 1996</td> <td>09583 / 0127</td> <td>\$2,300,000</td> <td>U</td> <td>I</td> </tr> </tbody> </table>	Sale Date	Book/Page	Price	Q/U	V/I	31 Dec 1996	09583 / 0127	\$2,300,000	U	I
Sale Date	Book/Page	Price	Q/U	V/I							
31 Dec 1996	09583 / 0127	\$2,300,000	U	I							

2015 Land Information						
Seawall: No		Frontage: None			View:	
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Stores, 1 Story (11)	40x127	21.00	5080.0000	1.0000	\$106,680	SF

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

Site Address: 210 150TH AVE

Quality: Average

[Comp](#)  
[Prope](#)

Square Footage:

660.00

Foundation:

Continuous

Footing

Floor System:

Slab On Grade

Exterior Wall:

Concrete Block

Roof Frame:

Wood

Frame/Truss

Roof Cover:

Built

Up/Composition

Stories: 1

Living units: 0

Floor Finish:

Terrazzo Mono

Interior Finish:

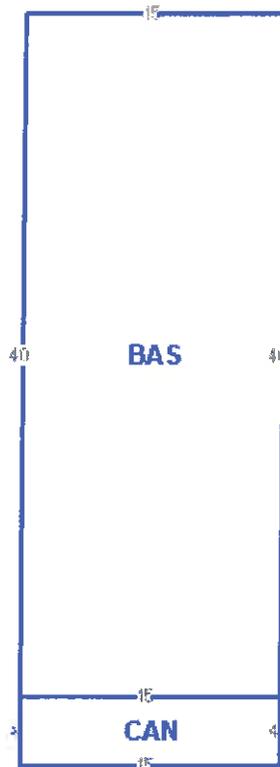
Plastered Furred

Fixtures: 2

Year Built:

1957

[Open plot in New Window](#)



[Record Card](#)

Cooling: None

**Building 1 Sub Area Information**

Description	<u>Building Finished Ft<sup>2</sup></u>	<u>Gross Area Ft<sup>2</sup></u>	<u>Factor</u>	<u>Effective</u>
<a href="#">Canopy(only or loading platform)</a>	0	60	0.25	
<a href="#">Base</a>	600	600	1.00	
Total Building finished SF: <b>600</b>		Total Gross SF: <b>660</b>	Total Effective SF:	

**[click here to hide] 2015 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Yr
GARAGE	\$40.00	900.00	\$36,000.00	\$27,360.00	15
ASPHALT	\$1.75	1,900.00	\$3,325.00	\$3,325.00	

**[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 non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



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

[Map](#)

[Sales](#)  
[Query](#)

[Back to Query](#)  
[Results](#)

[New](#)  
[Search](#)

[Tax Collector Home](#)  
[Page](#)

[Contact](#)  
[Us](#)

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) [WM](#)

# 09-31-15-00000-130-1900

## Compact Property Record Card

[Portability Calculator](#)

**Data Current as of February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<u>Ownership/Mailing Address</u> <a href="#">Change Mailing Address</a>	<u>Site Address</u>
919 LAND TRUST LOFT W. BARRY TRE 7235 1ST AVE S ST PETERSBURG FL 33707-1101	212 150TH AVE MADEIRA BEACH



**Property Use:** 1121 (Strip Store - (2 or more stores - some may include an office, convenience store, bar and/or restaura)

**Living Units:** 0

[click here to hide] **Legal Description**

(O'DONALD HOLLAND LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.93FT TH N44DE 481.34FT FOR POB TH NE'LY ALG R/W 100FT TH N46DW 135FT(S) TH S44DW 100FT TH S46DE 127FT(S) TO POB

<a href="#">File for Homestead Exemption</a>			<b>2016 Parcel Use</b>	
<b>Exemption</b>	<b>2015</b>	<b>2016</b>		
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 \(TRIM Notice\)](#)

<b>Most Recent Recording</b>	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	<b>Evacuation Zone</b> <small>(NOT the same as a FEMA Flood Zone)</small>	<b>Plat Book/Page</b>
09583/0127	<a href="#">Sales Query</a>	121030278011	A	

### 2015 Interim Value Information

<b>Year</b>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2015	\$505,000	\$324,280	\$324,280	\$505,000	\$324,280

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

<b>Year</b>	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>

2015	No	\$505,000	\$324,280	\$324,280	\$505,000	\$324,280
2014	No	\$433,000	\$294,800	\$294,800	\$433,000	\$294,800
2013	No	\$268,000	\$268,000	\$268,000	\$268,000	\$268,000
2012	No	\$259,000	\$259,000	\$259,000	\$259,000	\$259,000
2011	No	\$265,000	\$265,000	\$265,000	\$265,000	\$265,000
2010	No	\$272,500	\$272,500	\$272,500	\$272,500	\$272,500
2009	No	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
2008	No	\$365,000	\$365,000	\$365,000	\$365,000	\$365,000
2007	No	\$357,000	\$357,000	\$357,000	N/A	\$357,000
2006	No	\$335,000	\$335,000	\$335,000	N/A	\$335,000
2005	No	\$223,000	\$223,000	\$223,000	N/A	\$223,000
2004	No	\$190,000	\$190,000	\$190,000	N/A	\$190,000
2003	No	\$178,000	\$178,000	\$178,000	N/A	\$178,000
2002	No	\$175,900	\$175,900	\$175,900	N/A	\$175,900
2001	No	\$172,600	\$172,600	\$172,600	N/A	\$172,600
2000	No	\$153,500	\$153,500	\$153,500	N/A	\$153,500
1999	No	\$154,400	\$154,400	\$154,400	N/A	\$154,400
1998	No	\$155,800	\$155,800	\$155,800	N/A	\$155,800
1997	No	\$140,600	\$140,600	\$140,600	N/A	\$140,600
1996	No	\$146,700	\$146,700	\$146,700	N/A	\$146,700

<b>2015 Tax Information</b>	<b>Ranked Sales</b> <a href="#">(What are Ranked Sales?)</a> <a href="#">See all transactions</a>															
<a href="#">Click Here for 2015 Tax Bill</a> Tax Collector Mails 2015 Tax Bills October 31 Tax District: <a href="#">MB</a> 2015 Final Millage Rate 18.2169 2015 Est Taxes w/o Cap or Exemptions \$9,199.53 <b>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></b>	<table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>V/I</th> </tr> </thead> <tbody> <tr> <td>31 Dec 1996</td> <td>09583 / 0127</td> <td>\$2,300,000</td> <td>U</td> <td>I</td> </tr> <tr> <td></td> <td>04935 / 1141</td> <td>\$35,000</td> <td>Q</td> <td></td> </tr> </tbody> </table>	Sale Date	Book/Page	Price	Q/U	V/I	31 Dec 1996	09583 / 0127	\$2,300,000	U	I		04935 / 1141	\$35,000	Q	
Sale Date	Book/Page	Price	Q/U	V/I												
31 Dec 1996	09583 / 0127	\$2,300,000	U	I												
	04935 / 1141	\$35,000	Q													

2015 Land Information						
Seawall: No		Frontage: None			View:	
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Stores, 1 Story (11)	100x131	21.00	13100.0000	1.0000	\$275,100	SF

[click here to hide] **2015 Building 1 Structural Elements** [Back to Top](#)  
 Site Address: 212 150TH AVE

Quality: Average [Comp](#)  
[Prope](#)

Square Footage:

4400.00

Foundation:

Spread/Mono

Footing

Floor System:

Slab On Grade

Exterior Wall:

Concrete Block

Roof Frame:

Wood

Frame/Truss

Roof Cover:

Built

Up/Composition

Stories: 1

Living units: 0

Floor Finish:

Carpet

Combination

Interior Finish:

Plastered Furred

Fixtures: 14

Year Built:

1955

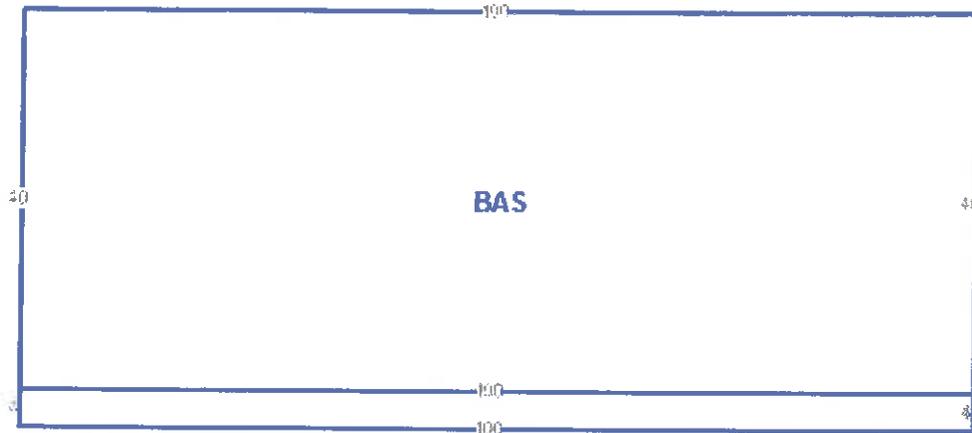
Effective Age:

26

Cooling: Unit

Heater

[Record Card](#)



[Open plot in New Window](#)

**Building 1 Sub Area Information**

Description	<u>Building Finished Ft<sup>2</sup></u>	<u>Gross Area Ft<sup>2</sup></u>	<u>Factor</u>	<u>Effective</u>
<a href="#">Canopy(only or loading platform)</a>	0	400	0.25	
<a href="#">Base</a>	4,000	4,000	1.00	4,
Total Building finished SF: <b>4,000</b>		Total Gross SF: <b>4,400</b>	Total Effective SF: 4,	

**[click here to hide] 2015 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value Y
ASPHALT	\$1.75	4,200.00	\$7,350.00	\$7,350.00

**[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 non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
9800312	PATIO/DECK	06 Aug 1998	\$11,500



- [Interactive Map of this parcel](#)
- [Map Legend](#)
- [Map](#)
- [Sales Query](#)
- [Back to Query Results](#)
- [New Search](#)
- [Tax Collector Home Page](#)
- [Contact Us](#)

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) **WM**

# 09-31-15-00000-140-1000

## Compact Property Record Card

[Portability Calculator](#)

**Data Current as of February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<b>Ownership/Mailing Address</b> <a href="#">Change</a> <b>Mailing Address</b>	<b>Site Address</b>
919 LAND TRUST LOFT, W. BARRY TRE 7235 1ST AVE S ST PETERSBURG FL 33707-1101	352 150TH AVE MADEIRA BEACH



**Property Use:** 1121 (Strip Store - (2 or more stores - some may include an office, convenience store, bar and/or restaura)

**Living Units:** 0

[click here to hide] **Legal Description**

(M. A. ADAMS LEASE) DESC FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.93FT TH N44DE 581.34FT FOR POB TH N44DE 250FT TH N46DW 140FT TH SWLY 275FT ALG SEAWALL TH S46DE 152FT(S) TO POB

<b>File for Homestead Exemption</b>			<b>2016 Parcel Use</b>	
<b>Exemption</b>	<b>2015</b>	<b>2016</b>		
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 \(TRIM Notice\)](#)

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone (NOT the same as a FEMA Flood Zone)</b>	<b>Plat Book/Page</b>
09583/0127	<a href="#">Sales Query</a>	121030278011	A	

### 2015 Interim Value Information

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2015	\$1,015,000	\$919,600	\$919,600	\$1,015,000	\$919,600

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

<b>Year</b>	<b>Homestead Exemption</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>

2015	No	\$1,015,000	\$919,600	\$919,600	\$1,015,000	\$919,600
2014	No	\$990,000	\$836,000	\$836,000	\$990,000	\$836,000
2013	No	\$760,000	\$760,000	\$760,000	\$760,000	\$760,000
2012	No	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000
2011	No	\$760,000	\$760,000	\$760,000	\$760,000	\$760,000
2010	No	\$775,000	\$775,000	\$775,000	\$775,000	\$775,000
2009	No	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000
2008	No	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000
2007	No	\$941,000	\$941,000	\$941,000	N/A	\$941,000
2006	No	\$915,000	\$915,000	\$915,000	N/A	\$915,000
2005	No	\$600,000	\$600,000	\$600,000	N/A	\$600,000
2004	No	\$430,000	\$430,000	\$430,000	N/A	\$430,000
2003	No	\$348,000	\$348,000	\$348,000	N/A	\$348,000
2002	No	\$341,300	\$341,300	\$341,300	N/A	\$341,300
2001	No	\$340,800	\$340,800	\$340,800	N/A	\$340,800
2000	No	\$321,500	\$321,500	\$321,500	N/A	\$321,500
1999	No	\$322,600	\$322,600	\$322,600	N/A	\$322,600
1998	No	\$323,400	\$323,400	\$323,400	N/A	\$323,400
1997	No	\$308,200	\$308,200	\$308,200	N/A	\$308,200
1996	No	\$282,600	\$282,600	\$282,600	N/A	\$282,600

**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 \$18,490.15

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

Sale Date	Book/Page	Price	Q/U	V/I
31 Dec 1996	09583 / 0127	\$2,300,000	U	I

**2015 Land Information**

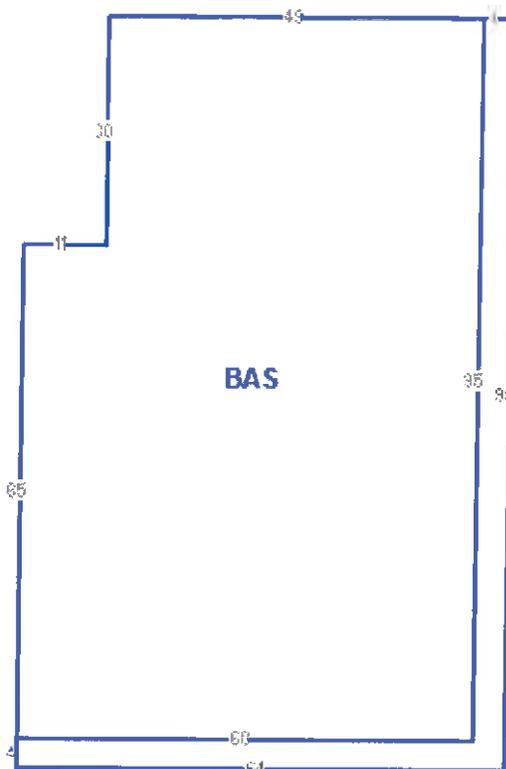
Seawall: No Frontage: None View:

<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Stores, 1 Story (11)	250x0	21.00	41291.0000	1.0000	\$867,111	SF

[click here to hide] **2015 Building 1 Structural Elements** [Back to Top](#)  
 Site Address: 352 150TH AVE

Quality: Average [Comp](#)  
[Prope](#)

Square Footage:  
6006.00  
Foundation:  
Continuous  
Footing  
Floor System:  
Slab On Grade  
Exterior Wall:  
Concrete Block  
Roof Frame:  
Wood  
Frame/Truss  
Roof Cover:  
Built  
Up/Composition  
Stories: 1  
Living units: 0  
Floor Finish:  
Carpet  
Combination  
Interior Finish:  
Dry Wall  
Fixtures: 12  
Year Built:  
1955  
Effective Age:  
26  
Cooling: Heat &  
Cooling Pkg



[Recor  
Card](#)

**Building 1 Sub Area Information**

<b>Description</b>	<b><u>Building Finished Ft<sup>2</sup></u></b>	<b><u>Gross Area Ft<sup>2</sup></u></b>	<b><u>Factor</u></b>	<b><u>Effective</u></b>
<a href="#">Canopy(only or loading platform)</a>	0	636	0.25	
<a href="#">Base</a>	5,370	5,370	1.00	5,
<b>Total Building finished SF: 5,370</b>		<b>Total Gross SF: 6,006</b>	<b>Total Effective SF: 5,</b>	

**[click here to hide] 2015 Extra Features**

<b>Description</b>	<b>Value/Unit</b>	<b>Units</b>	<b>Total Value as New</b>	<b>Depreciated Value Y</b>
ASPHALT	\$1.75	23,500.00	\$41,125.00	\$41,125.00

**[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 non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
<a href="#">CB205315</a>	COMMERCIAL ADD	21 Oct 1999	\$37,500
98105	CANOPY	23 Mar 1998	\$9,661



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

[Map](#)

[Sales](#)  
[Query](#)

[Back to Query](#)  
[Results](#)

[New](#)  
[Search](#)

[Tax Collector Home](#)  
[Page](#)

[Contact](#)  
[Us](#)

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) [WM](#)

# 09-31-15-00000-140-0900

## Compact Property Record Card

[Portability Calculator](#)

**Data Current as of February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<a href="#">Ownership/Mailing Address</a> <a href="#">Change Mailing Address</a>	Site Address
919 LAND TRUST LOFT, W. BARRY TRE 7235 1ST AVE S ST PETERSBURG FL 33707-1101	388 150TH AVE MADEIRA BEACH



[Property Use](#): 1730 (General Office - Non-Professional One Story (advertising, travel & employment agencies, pest contro)

Living Units: 0

[click here to hide] **Legal Description**

FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55FT(S) TH N44DE 831.34FT FOR POB TH N44DE 44FT(S) TH N46DW 140FT TH S44DW 44FT(S) TH S46DE 140 FT TO POB

<a href="#">File for Homestead Exemption</a>			2016 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	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
09583/0127	<a href="#">Sales Query</a>	121030278011	A	

### 2015 Interim Value Information

Year	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2015	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000

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

Year	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>

2015	No	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
2014	No	\$178,800	\$178,800	\$178,800	\$178,800	\$178,800
2013	No	\$175,000	\$175,000	\$175,000	\$175,000	\$175,000
2012	No	\$178,000	\$178,000	\$178,000	\$178,000	\$178,000
2011	No	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
2010	No	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000
2009	No	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000
2008	No	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
2007	No	\$243,000	\$243,000	\$243,000	N/A	\$243,000
2006	No	\$235,000	\$235,000	\$235,000	N/A	\$235,000
2005	No	\$200,000	\$200,000	\$200,000	N/A	\$200,000
2004	No	\$166,900	\$166,900	\$166,900	N/A	\$166,900
2003	No	\$150,000	\$150,000	\$150,000	N/A	\$150,000
2002	No	\$140,000	\$140,000	\$140,000	N/A	\$140,000
2001	No	\$133,500	\$133,500	\$133,500	N/A	\$133,500
2000	No	\$127,800	\$127,800	\$127,800	N/A	\$127,800
1999	No	\$126,100	\$126,100	\$126,100	N/A	\$126,100
1998	No	\$126,100	\$126,100	\$126,100	N/A	\$126,100
1997	No	\$115,400	\$115,400	\$115,400	N/A	\$115,400
1996	No	\$135,300	\$135,300	\$135,300	N/A	\$135,300

**2015 Tax Information**  
[Click Here for 2015 Tax Bill](#)  
 Tax Collector Mails 2015 Tax Bills October 31  
 Tax District: [MB](#)  
 2015 Final Millage Rate 18.2169  
 2015 Est Taxes w/o Cap or Exemptions \$3,279.04  
**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.](#)**

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

Sale Date	Book/Page	Price	Q/U	V/I
31 Dec 1996	09583 / 0127	\$2,300,000	U	I

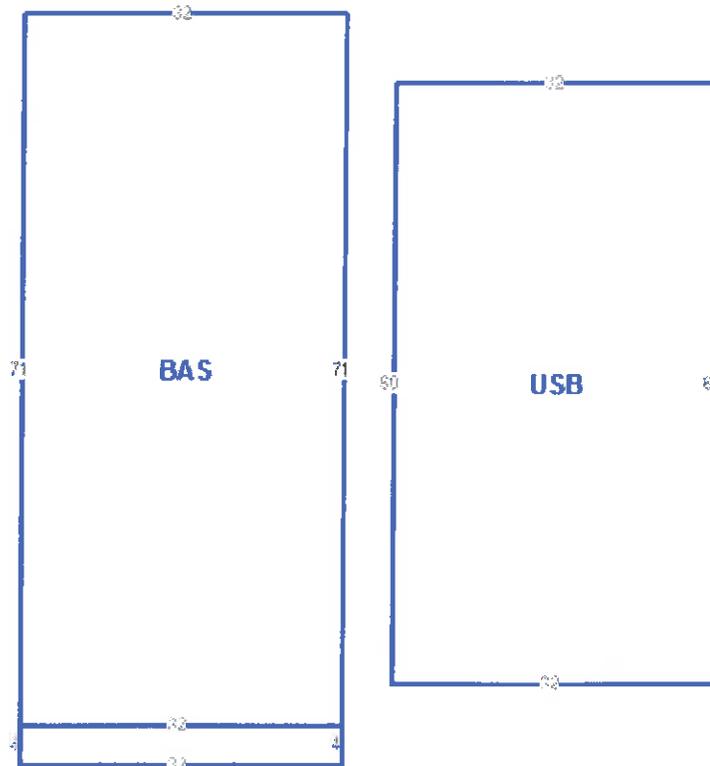
**2015 Land Information**

Seawall: No Frontage: None View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Off Bldg 1 Story (17)	44x140	21.00	6160.0000	1.0000	\$129,360	SF

[click here to hide] **2015 Building 1 Structural Elements** [Back to Top](#)  
 Site Address: 388 150TH AVE  
 Quality: Average [Compact Property](#)

Square Footage:  
4320.00  
Foundation:  
Continuous Footing  
Floor System:  
Slab On Grade  
Exterior Wall:  
Concrete Block  
Roof Frame:  
Gable Or Hip  
Roof Cover:  
Rolled Roofing  
Stories: 2  
Living units:  
0  
Floor Finish:  
Carpet Combination  
Interior Finish:  
Plastered Furred  
Fixtures: 10  
Year Built:  
1959  
Effective Age: 57  
Cooling:  
Heat & Cooling Pkg



[Record Card](#)

[Open plot in New Window](#)

**Building 1 Sub Area Information**

Description	<u>Building Finished Ft<sup>2</sup></u>	<u>Gross Area Ft<sup>2</sup></u>	<u>Factor</u>	<u>Effective Ft<sup>2</sup></u>
<a href="#">Upper Story</a>	1,920	1,920	0.90	1,728
<a href="#">Open Porch</a>	0	128	0.30	38
<a href="#">Base</a>	2,272	2,272	1.00	2,272
Total Building finished SF: <b>4,192</b> Total Gross SF: <b>4,320</b> Total Effective SF: <b>4,038</b>				

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

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
CONC PAVE	\$6.00	704.00	\$4,224.00	\$4,224.00	0

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

Permit Number	Description	Issue Date	Estimated Value
No Permit Data Found			



- [Interactive Map of this parcel](#)
- [Map](#)
- [Sales Query](#)
- [Back to Query Results](#)
- [New Search](#)
- [Tax Collector Home Page](#)
- [Contact Us](#)

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) WM

# 09-31-15-00000-140-0700

## Compact Property Record Card

[Portability Calculator](#)

**Data Current as of February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<u>Ownership/Mailing Address</u> <a href="#">Change Mailing Address</a>	<u>Site Address</u>
919 LAND TRUST LOFT, W. BARRY TRE 7235 1ST AVE S ST PETERSBURG FL 33707-1101	390 150TH AVE MADEIRA BEACH



Property Use: 1121 (Strip Store - (2 or more stores - some may include an office, convenience store, bar and/or restaura)

Living Units: 0

[click here to hide] **Legal Description**

(ALVIN C. TAYLOR LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH S88DW 55.96FT TH N44DE 875.24FT FOR POB TH N44DE 96.1FT TH N46DW 140 FT(S) TH S44DW 96FT TH S46DE 140FT(S) TO POB

<a href="#">File for Homestead Exemption</a>			<b>2016 Parcel Use</b>	
<b>Exemption</b>	<b>2015</b>	<b>2016</b>		
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 \(TRIM Notice\)](#)

<u>Most Recent Recording</u>	<u>Sales Comparison</u>	<u>Census Tract</u>	<u>Evacuation Zone (NOT the same as a FEMA Flood Zone)</u>	<u>Plat Book/Page</u>
09583/0127	<a href="#">Sales Query</a>	121030278011	A	

### 2015 Interim Value Information

<u>Year</u>	<u>Just/Market Value</u>	<u>Assessed Value/ SOH Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>
2015	\$483,000	\$298,100	\$298,100	\$483,000	\$298,100

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

<u>Year</u>	<u>Homestead Exemption</u>	<u>Just/Market Value</u>	<u>Assessed Value/ SOH Cap</u>	<u>County Taxable Value</u>	<u>School Taxable Value</u>	<u>Municipal Taxable Value</u>

2015	No	\$483,000	\$298,100	\$298,100	\$483,000	\$298,100
2014	No	\$271,000	\$271,000	\$271,000	\$271,000	\$271,000
2013	No	\$259,000	\$259,000	\$259,000	\$259,000	\$259,000
2012	No	\$252,000	\$252,000	\$252,000	\$252,000	\$252,000
2011	No	\$255,000	\$255,000	\$255,000	\$255,000	\$255,000
2010	No	\$265,000	\$265,000	\$265,000	\$265,000	\$265,000
2009	No	\$305,000	\$305,000	\$305,000	\$305,000	\$305,000
2008	No	\$370,000	\$370,000	\$370,000	\$370,000	\$370,000
2007	No	\$360,000	\$360,000	\$360,000	N/A	\$360,000
2006	No	\$345,000	\$345,000	\$345,000	N/A	\$345,000
2005	No	\$270,000	\$270,000	\$270,000	N/A	\$270,000
2004	No	\$210,000	\$210,000	\$210,000	N/A	\$210,000
2003	No	\$195,000	\$195,000	\$195,000	N/A	\$195,000
2002	No	\$193,200	\$193,200	\$193,200	N/A	\$193,200
2001	No	\$193,400	\$193,400	\$193,400	N/A	\$193,400
2000	No	\$161,800	\$161,800	\$161,800	N/A	\$161,800
1999	No	\$162,800	\$162,800	\$162,800	N/A	\$162,800
1998	No	\$164,300	\$164,300	\$164,300	N/A	\$164,300
1997	No	\$147,300	\$147,300	\$147,300	N/A	\$147,300
1996	No	\$147,300	\$147,300	\$147,300	N/A	\$147,300

**2015 Tax Information**  
[Click Here for 2015 Tax Bill](#)  
 Tax Collector Mails 2015 Tax Bills October 31  
 Tax District: [MB](#)  
 2015 Final Millage Rate 18.2169  
 2015 Est Taxes w/o Cap or Exemptions \$8,798.76  
**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** (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
31 Dec 1996	09583 / 0127	\$2,300,000	U	I

**2015 Land Information**

Seawall: No      Frontage: None      View:

<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Stores, 1 Story (11)	96.1x140	21.00	13454.0000	1.0000	\$282,534	SF

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

Site Address: 390 150TH AVE

Quality: Average

[Comp](#)  
[Prope](#)

Square Footage:

4416.00

Foundation:

Continuous

Footing

Floor System:

Slab On Grade

Exterior Wall:

Concrete Block

Roof Frame:

Wood

Frame/Truss

Roof Cover:

Built

Up/Composition

Stories: 1

Living units: 0

Floor Finish:

Carpet

Combination

Interior Finish:

Plaster Ed

Direct

Fixtures: 16

Year Built:

1956

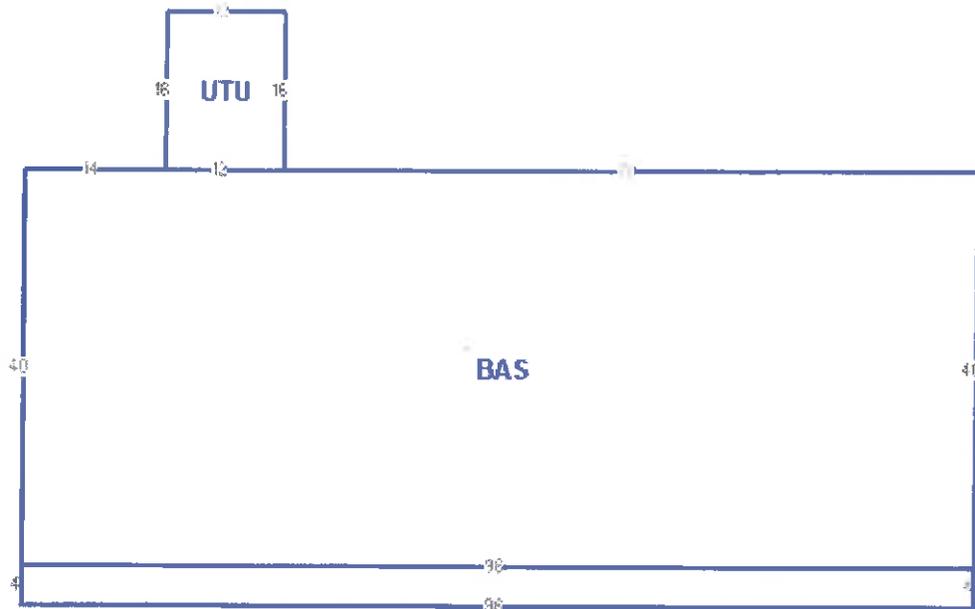
Effective Age:

26

Cooling: Heat &

Cooling Pkg

[Record Card](#)



**Building 1 Sub Area Information**

Description	<u>Building Finished Ft<sup>2</sup></u>	<u>Gross Area Ft<sup>2</sup></u>	<u>Factor</u>	<u>Effective</u>
<a href="#">Utility Unfinished</a>	192	192	0.40	
<a href="#">Canopy(only or loading platform)</a>	0	384	0.25	
<a href="#">Base</a>	3,840	3,840	1.00	3,
Total Building finished SF: 4,032		Total Gross SF: 4,416	Total Effective SF: 4,	

**[click here to hide] 2015 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y
ASPHALT	\$1.75	8,200.00	\$14,350.00	\$14,350.00	

**[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 non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
209414	FENCE	21 Feb 2000	\$500



- [Interactive Map of this parcel](#)
- [Map](#)
- [Sales Query](#)
- [Back to Query Results](#)
- [New Search](#)
- [Tax Collector Home Page](#)
- [Contact Us](#)

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) WM

# 09-31-15-00000-140-0600

## Compact Property Record Card

[Portability Calculator](#)

**Data Current as of February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<b>Ownership/Mailing Address</b> <a href="#">Change</a> <b>Mailing Address</b>	<b>Site Address</b>
919 LAND TRUST LOFT, W. BARRY TRE 7235 1ST AVE S ST PETERSBURG FL 33707-1101	410 150TH AVE MADEIRA BEACH



**Property Use:** 1730 (General Office - Non-Professional One Story (advertising, travel & employment agencies, pest contro)

**Living Units:**  
0

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

(DR KIRK LEASE) DESC AS FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N88DW 55.93FT TH N44DE 971.34FT FOR POB TH N46DW 140FT(S) TH NE'LY 110.74FT TH S46DE 121FT(S) TH S44DW 100FT(S) TH S46DE 3FT TH S44DW 10FT(S) TO POB

<a href="#">File for Homestead Exemption</a>			<b>2016 Parcel Use</b>	
<b>Exemption</b>	<b>2015</b>	<b>2016</b>		
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 \(TRIM Notice\)](#)

<b>Most Recent Recording</b>	<b>Sales Comparison</b>	<b>Census Tract</b>	<b>Evacuation Zone (NOT the same as a FEMA Flood Zone)</b>	<b>Plat Book/Page</b>
09583/0127	<a href="#">Sales Query</a>	121030278011	A	

### 2015 Interim Value Information

<b>Year</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>
2015	\$405,000	\$405,000	\$405,000	\$405,000	\$405,000

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

<b>Year</b>	<b>Homestead Exemption</b>	<b>Just/Market Value</b>	<b>Assessed Value/ SOH Cap</b>	<b>County Taxable Value</b>	<b>School Taxable Value</b>	<b>Municipal Taxable Value</b>

2015	No	\$405,000	\$405,000	\$405,000	\$405,000	\$405,000
2014	No	\$401,100	\$401,100	\$401,100	\$401,100	\$401,100
2013	No	\$380,000	\$380,000	\$380,000	\$380,000	\$380,000
2012	No	\$385,000	\$385,000	\$385,000	\$385,000	\$385,000
2011	No	\$389,000	\$389,000	\$389,000	\$389,000	\$389,000
2010	No	\$410,000	\$410,000	\$410,000	\$410,000	\$410,000
2009	No	\$525,000	\$525,000	\$525,000	\$525,000	\$525,000
2008	No	\$560,000	\$560,000	\$560,000	\$560,000	\$560,000
2007	No	\$554,000	\$554,000	\$554,000	N/A	\$554,000
2006	No	\$560,000	\$560,000	\$560,000	N/A	\$560,000
2005	No	\$440,000	\$440,000	\$440,000	N/A	\$440,000
2004	No	\$350,000	\$350,000	\$350,000	N/A	\$350,000
2003	No	\$330,000	\$330,000	\$330,000	N/A	\$330,000
2002	No	\$321,000	\$321,000	\$321,000	N/A	\$321,000
2001	No	\$288,700	\$288,700	\$288,700	N/A	\$288,700
2000	No	\$98,700	\$98,700	\$98,700	N/A	\$98,700
1999	No	\$98,700	\$98,700	\$98,700	N/A	\$98,700
1998	No	\$98,700	\$98,700	\$98,700	N/A	\$98,700
1997	No	\$98,700	\$98,700	\$98,700	N/A	\$98,700
1996	No	\$191,200	\$191,200	\$191,200	N/A	\$191,200

<b>2015 Tax Information</b>		<b>Ranked Sales</b> ( <a href="#">What are Ranked Sales?</a> ) <a href="#">See all transactions</a>											
<a href="#">Click Here for 2015 Tax Bill</a> Tax Collector Mails 2015 Tax Bills October 31 2015 Final Millage Rate 18.2169 2015 Est Taxes w/o Cap or Exemptions \$7,377.84 <b>A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></b>		Tax District: <a href="#">MB</a> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>V/I</th> </tr> </thead> <tbody> <tr> <td>31 Dec 1996</td> <td>09583 / 0127</td> <td>\$2,300,000</td> <td>U</td> <td>I</td> </tr> </tbody> </table>		Sale Date	Book/Page	Price	Q/U	V/I	31 Dec 1996	09583 / 0127	\$2,300,000	U	I
Sale Date	Book/Page	Price	Q/U	V/I									
31 Dec 1996	09583 / 0127	\$2,300,000	U	I									

2015 Land Information						
Seawall: No		Frontage: None		View:		
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Off Bldg 1 Story (17)	110x132	21.00	14520.0000	1.0000	\$304,920	SF

[click here to hide] **2015 Building 1 Structural Elements** [Back to Top](#)  
 Site Address: 410 150TH AVE

Quality: Average [Comp](#)  
[Prope](#)

Square Footage:

6208.00

Foundation:

Spread/Mono

Footing

Floor System:

Slab On Grade

Exterior Wall:

Concrete Block

Roof Frame:

Flat

Roof Cover:

Built

Up/Composition

Stories: 2

Living units: 0

Floor Finish:

Carpet

Combination

Interior Finish:

Dry Wall

Fixtures: 16

Year Built:

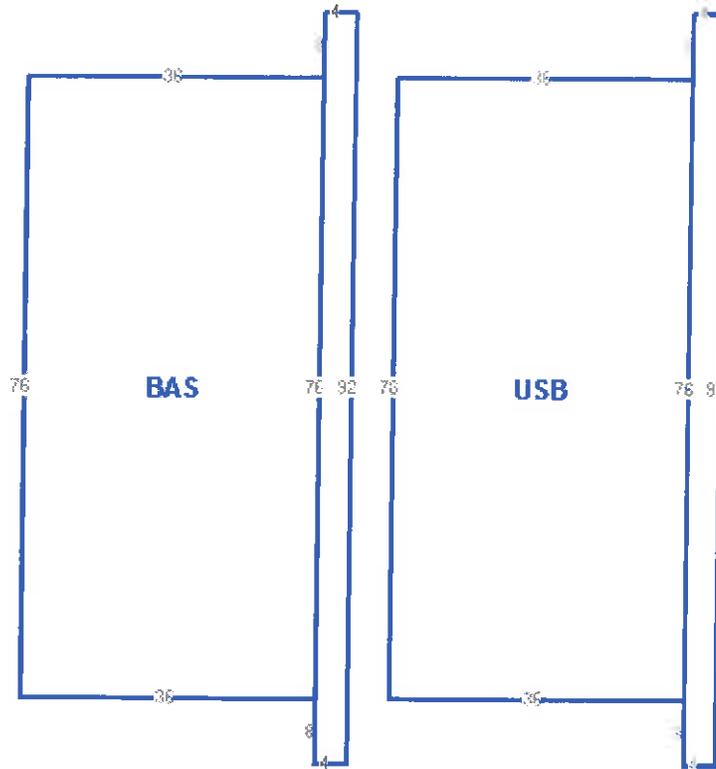
1959

Effective Age:

46

Cooling: Heat &

Cooling Pkg



[Record Card](#)

[Open plot in New Window](#)

**Building 1 Sub Area Information**

Description	<u>Building Finished Ft<sup>2</sup></u>	<u>Gross Area Ft<sup>2</sup></u>	<u>Factor</u>	<u>Effective</u>
<a href="#">Upper Story</a>	2,736	2,736	0.90	2,
<a href="#">Open Porch</a>	0	736	0.30	
<a href="#">Base</a>	2,736	2,736	1.00	2,
Total Building finished SF: 5,472		Total Gross SF: 6,208	Total Effective SF: 5,	

**[click here to hide] 2015 Extra Features**

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Y
DOCK	\$25.00	180.00	\$4,500.00	\$1,800.00	15
ASPHALT	\$1.75	5,500.00	\$9,625.00	\$9,625.00	

**[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 non-permitted improvements, should be directed to the permitting office in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
201010321	SPECIAL USE	24 Aug 2010	\$4,335
CD3095801	DOCK	07 Jan 2002	\$0
<a href="#">CB244823</a>	ROOF	06 Nov 2001	\$9,000
<a href="#">CB230602</a>	NEW COMMERCIAL	20 Feb 2001	\$32,000



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

[Map](#)

[Sales](#)  
[Query](#)

[Back to Query](#)  
[Results](#)

[New](#)  
[Search](#)

[Tax Collector Home](#)  
[Page](#)

[Contact](#)  
[Us](#)

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector](#) [Home Page](#) [Contact Us](#) WM

**09-31-15-00000-140-0500**

**Compact Property Record Card**

[Portability Calculator](#)

**Data Current as of February 18, 2016**

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

[Improvement Value per F.S. 553.844](#)

<b>Ownership/Mailing Address</b> <a href="#">Change</a> <b>Mailing Address</b>	<b>Site Address</b>
919 LAND TRUST LOFT, W. BARRY TRE 7235 1ST AVE S ST PETERSBURG FL 33707-1101	420 150TH AVE MADEIRA BEACH



**Property Use:** 1090 (Vacant Commercial Land w/XFSB)

Living Units:

[click here to hide] **Legal Description**

(PENINSULAR CABLE LEASE) FROM S LINE OF GOVT LOT 1 & C/L OF 150TH AVE TH N44DE 1082.01FT TH N46DW 58FT FOR POB TH N46DW 132 FT(S) TH N44DE 115FT(S) TH S46DE 132FT(S) TH S44DW 115FT(S) TO POB

<a href="#">File for Homestead Exemption</a>			<b>2016 Parcel Use</b>	
<b>Exemption</b>	<b>2015</b>	<b>2016</b>		
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 \(TRIM Notice\)](#)

<b>Most Recent Recording</b>	<a href="#">Sales Comparison</a>	<a href="#">Census Tract</a>	<b>Evacuation Zone</b> (NOT the same as a FEMA Flood Zone)	<b>Plat Book/Page</b>
09839/0864		121030278011	A	

**2015 Interim Value Information**

<b>Year</b>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2015	\$276,913	\$276,913	\$276,913	\$276,913	\$276,913

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

<b>Year</b>	<a href="#">Homestead Exemption</a>	<a href="#">Just/Market Value</a>	<a href="#">Assessed Value/ SOH Cap</a>	<a href="#">County Taxable Value</a>	<a href="#">School Taxable Value</a>	<a href="#">Municipal Taxable Value</a>
2015	No	\$276,913	\$276,913	\$276,913	\$276,913	\$276,913

2014	No	\$260,784	\$260,784	\$260,784	\$260,784	\$260,784
2013	No	\$248,383	\$248,383	\$248,383	\$248,383	\$248,383
2012	No	\$248,383	\$248,383	\$248,383	\$248,383	\$248,383
2011	No	\$248,383	\$248,383	\$248,383	\$248,383	\$248,383
2010	No	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000
2009	No	\$425,000	\$425,000	\$425,000	\$425,000	\$425,000
2008	No	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
2007	No	\$421,000	\$421,000	\$421,000	N/A	\$421,000
2006	No	\$425,000	\$425,000	\$425,000	N/A	\$425,000
2005	No	\$260,000	\$260,000	\$260,000	N/A	\$260,000
2004	No	\$215,000	\$215,000	\$215,000	N/A	\$215,000
2003	No	\$200,000	\$200,000	\$200,000	N/A	\$200,000
2002	No	\$192,800	\$192,800	\$192,800	N/A	\$192,800
2001	No	\$188,500	\$188,500	\$188,500	N/A	\$188,500
2000	No	\$103,200	\$103,200	\$103,200	N/A	\$103,200
1999	No	\$103,200	\$103,200	\$103,200	N/A	\$103,200
1998	No	\$103,200	\$103,200	\$103,200	N/A	\$103,200
1997	No	\$103,200	\$103,200	\$103,200	N/A	\$103,200
1996	No	\$171,200	\$171,200	\$171,200	N/A	\$171,200

<b>2015 Tax Information</b>		<b>Ranked Sales</b> <small>(What are Ranked Sales?)</small> <a href="#">See all transactions</a>			
<a href="#">Click Here for 2015 Tax Bill</a>					
Tax Collector Mails 2015 Tax Bills October 31					
Tax District: <a href="#">MB</a>					
2015 Final Millage Rate	18.2169	<b>Sale Date</b>	<b>Book/Page</b>	<b>Price</b>	<b>Q/U V/I</b>
2015 Est Taxes w/o Cap or Exemptions	\$5,044.50	31 Dec 1996	09583 / 0127	\$2,300,000	U I
<p style="color: red; font-weight: bold;">A significant change in taxable value may occur when sold due to changes in the market or the removal of exemptions. <a href="#">Click here for more information.</a></p>			05234 / 1358	\$50,000	U

2015 Land Information						
Seawall: No		Frontage: None			View:	
<u>Land Use</u>	<u>Land Size</u>	<u>Unit Value</u>	<u>Units</u>	<u>Total Adjustments</u>	<u>Adjusted Value</u>	<u>Method</u>
Vacant Commercial (10)	115x132	21.00	15180.0000	1.0000	\$318,780	SF

[click here to hide] 2015 Extra Features						
Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year	
ASPHALT	\$1.75	4,000.00	\$7,000.00	\$7,000.00	1960	

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

Permit Number	Description	Issue Date	Estimated Value
201010523	DEMOLITION	14 Dec 2010	\$6,000
201010417	DEMOLITION	21 Oct 2010	\$400
201010413	DEMOLITION	20 Oct 2010	\$500



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

[Map](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)



## PLANNING COMMISSION/LOCAL PLANNING AGENCY

Development Agreement – Staff Report

March 14, 2016

---

**FROM:**

Luis N. Serna, AICP, Planning and Zoning

**SUBJECT:**

Madeira Beach Town Center – Development Agreement

**BACKGROUND:**

An application to rezone 6.67 acres, located on the northwest side of 150<sup>th</sup> Avenue (Tom Stuart Causeway) from Gulf Boulevard to the City's Causeway Park, from C-3 (Retail Commercial) to PD (Planned Development) is being considered by the Planning Commission/Local Planning Agency. This request is for approval of the corresponding Development Agreement required to implement the Planned Development/Site Plan in accordance with Section 110-394 of the Code of Ordinances.

The purpose of the development agreement is to establish the development rights and conditions for the project, and establish the submitted concept plan as a basis for reviewing future development proposals on the site. Conditions contained in the agreement will help ensure that the development will not adversely affect the City of Madeira Beach or the public.

**BUDGETARY**

None.

**IMPACT:**

---

**RECOMMENDATION:**

The draft development agreement is being reviewed by staff for compliance with Article IV, Chapter 86 of the Code of Ordinances. Given the scale and complexity of the project, additional information and review will be required in order to make a final determination and recommendation. Staff will continue to work with the applicants on addressing these outstanding issues and questions. A copy of the draft development agreement will be provided to the Planning Commission after the City's initial concerns have been addressed and in advance of consideration by the Planning Commission at a public hearing.

Staff recommends that the Planning Commission delay making a recommendation on this request until a more complete determination of compliance can be made.

Agenda Item: \_\_\_\_\_



# Madeira Beach Town Center

Madeira Beach Development Company  
Mesh Architecture

Madeira Beach, Florida  
February 18, 2016



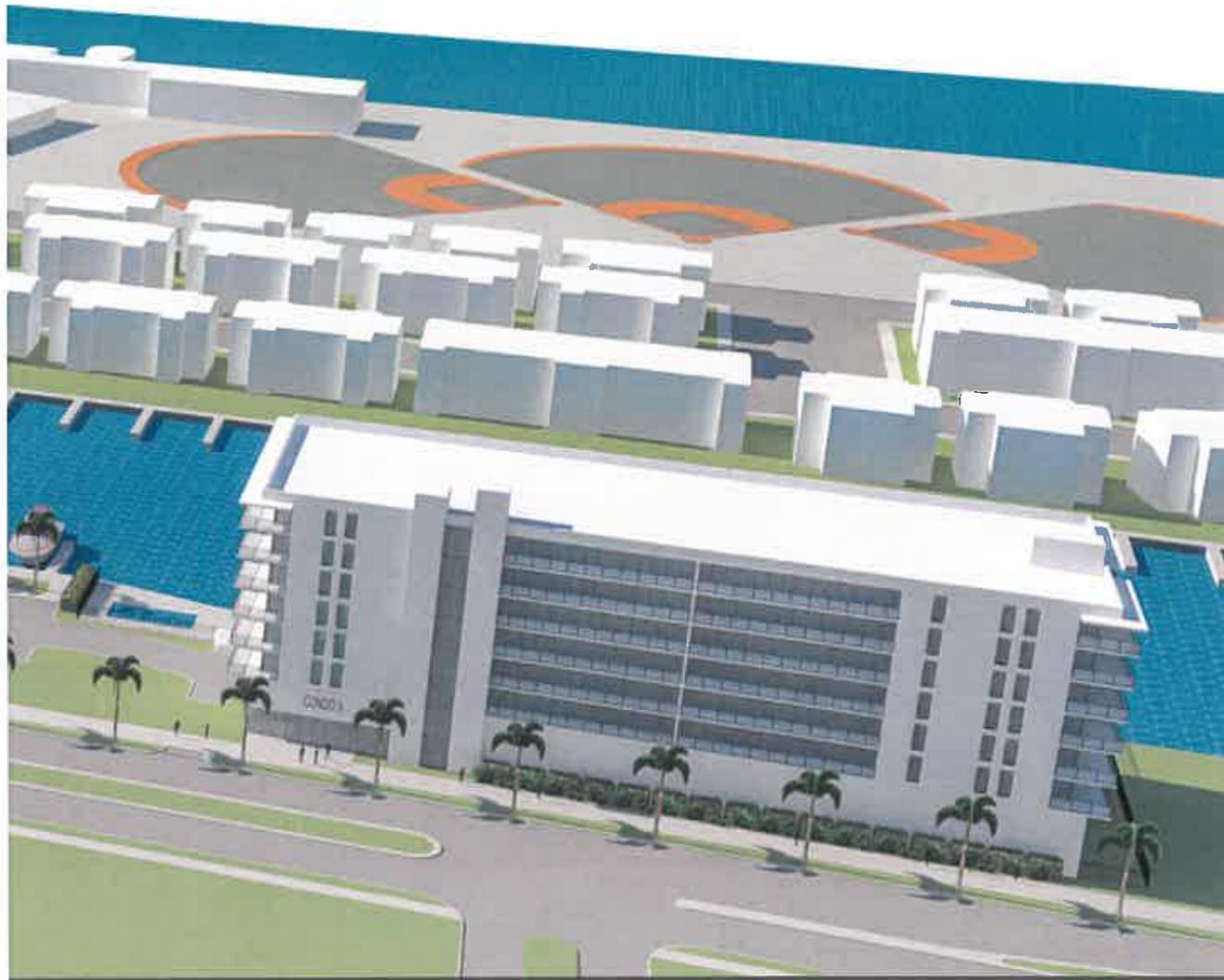
# Madeira Beach Town Center

Madeira Beach Development Company  
Mesh Architecture

Madeira Beach, Florida  
February 18, 2016

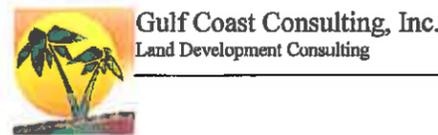


AERIAL VIEW FROM EAST



# Index

Project Information	2
Special Area Objectives	3
Project Data	4
Perspective View	5
Aerial View of Madeira Beach	6
Aerial View of Madeira Beach Town Center	7
Overall Site Plan	8
Perspective Views	9
Overall Parcel Map	17
Condo A Site Plan	18
Parcel 1 Design Guidelines	19
Condo A Elevations	20
Marina Site Plan	22
Parcel 3 Design Guidelines	23
Dock Master Elevations	24
Aerial View of Madeira Beach	25
Condo B Site Plan	26
Parcel 4 Design Guidelines	27
Condo B Elevations	28
Hotel A Site Plan	30
Parcel 5 Design Guidelines	31
Hotel A Elevations	32
Hotel B Site Plan	34
Parcel 6 Design Guidelines	35
Hotel B Elevations	36
<b>Appendix</b>	<b>39</b>
Survey of East Property	40
Survey of West Property	41
Civil Site Plan and Data	42
Traffic Analysis	46



## PROJECT DESCRIPTION

The Madeira Beach Town Center project is envisioned to be just that, a new gathering place for the local community. The master plan is organized around two new civic places. Madeira Way has been reconceived and redesigned to be a two block long pedestrian-oriented street lined with shops and cafes. At the intersection of Gulf Boulevard and 150th Avenue is Madeira Plaza, a new half-acre town square designed to host events and activities, large and small throughout the day, week and year. In addition to these two spaces a substantial green space has been provided adjacent to 150th Avenue and a pedestrian/bike trail has been extended from Madeira Way to Causeway Park. Also an elevated crosswalk is proposed to provide safe passage across Gulf Boulevard.

The 6.7-acre mixed-use project consists of two properties, both with frontage onto Madeira Way. All of the existing buildings will be demolished as new construction proceeds. Distributed across the two properties are five new buildings. Two new 8-story condominium buildings, totaling 90 units, front onto 150th Avenue. Parking is located on the first two floors with six floors of residential units above. These buildings are the same height as Boca Vista across the street and have been separated by over 430 feet in order to provide unobstructed views north and south across the peninsula. Between the condominium buildings the existing 43-slip marina will be completely redeveloped. The existing buildings will be demolished in order to create a park-like setting south of the marina. A new one or two-story dockmaster building with up to 5,000 square feet will be built to service the marina.

North of Madeira Way a new suites hotel with up to 180 rooms will be developed. This building will have 11 floors. On the first floor will be the hotel lobby, up to 5,000 square feet of retail and restaurant space and the entry to the parking garage. The second and third floors will contain parking and above will be eight floors of hotel rooms. The building has been designed to reinforce the pedestrian character of Madeira Way.

Across the street, on the triangular block, will be a new full-service hotel with up to 250 rooms. This building will also have 11 floors, the same as the Ocean Sands Condominiums located across Gulf Boulevard. On the first floor will be the hotel lobby, up to 40,000 square feet of retail and restaurant space and the parking garage entry with covered drop-off for the hotel. In addition, a pedestrian arcade through the building will connect Madeira Way to the public plaza. The parking garage will be on the second through fourth floors and will be shielded with a decorative living green wall. The hotel amenities are located on the fifth floor with direct access to a large roof terrace. The hotel rooms comprise the 6th through 11th floors.

In total there will be up to 575,000 square feet within the new buildings (875,000 square feet including the proposed parking structures). This is more than 290,000 square feet less than the maximum allowed by current zoning, representing a 25% reduction.

Automobile traffic has been carefully considered. The traffic signal at the intersection of 150th Avenue and Madeira Way is proposed to be removed. This will reduce congestion on 150th Avenue by allowing for a smoother flow of traffic. Currently between Causeway Park and Madeira Way there are eight curb cuts on the north side of 150th Avenue. These will all be eliminated except for one new entry to the marina and proposed condominiums. This too will reduce traffic conflicts.

As previously mentioned Madeira Way will be completely re-built as a two-lane, two-way pedestrian oriented street with parallel parking and generous sidewalks. It will no longer function as a shortcut by through traffic due to its slow speed and because vehicles will no longer be allowed to make a left turn at the east end of the street onto 150th Avenue. On the triangular block, the existing curb cuts onto 150th Avenue and Gulf Boulevard will be eliminated. All vehicular access for the two hotels and their accessory retail space will be via Madeira Way, thereby minimizing conflicts with the two major streets.

The parking needs for the proposed new development have also been thoughtfully designed. Consistent with the Madeira Beach Town Center Special Area Plan parking has been designed to improve pedestrian flow throughout the project and minimize conflicts with vehicular traffic. Enough parking has been provided to slightly exceed the city's required standards; and except for a small surface parking lot servicing the marina all other parking has been consolidated into four parking garages. This minimizes the land area occupied by automobile parking and allows more area to be devoted to landscaped green spaces and lively public spaces.

## **SPECIAL AREA PLAN OBJECTIVES**

As described below, special consideration has been given to meeting the Objectives of the Madeira Beach Town Center Special Area Plan as this proposal was developed.

**Create a unique sense of place for the Town Center, and create a sense of arrival for those entering the area.**

The design emphasis has been on creating distinctive pedestrian oriented places including a redeveloped pedestrian-oriented Madeira Way, a one-half acre public plaza at the intersection of Gulf Boulevard and 150th Avenue and a landscaped green space fronting the marina. Special care has been taken to create scenic gateways and views when entering the district from the east, south and north.

**Promote a wide variety of uses to create an activity center for both local residents and tourists.**

This is a true mixed-use project with a balance of residences, tourist accommodations, retail, restaurant, entertainment and recreational uses. And all of these uses are connected via sidewalks allowing for safe, convenient access across the district.

**Set a standard for urban design so that new development and redevelopment in the Town Center contributes to the public realm.**

As a result of this project two major public spaces will either be greatly improved (Madeira Way) or newly created (Madeira Plaza). This project proposes a carefully calibrated balance between new private development and public enhancement. These improvements will be codified through the Development Agreement as well as the Design Guidelines contained within this document.

**Promote redevelopment of older properties in a manner that contributes to the quality of urban design in the Town Center.**

Although the majority of the property is currently developed, it is at a density and pattern that does not create a sense of place for the community. The goal of the proposed project is to redevelop the area into a memorable destination for both locals and visitors.

**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.**

The proposal will add 430 hotel rooms and 90 dwelling units to the core of the Town Center. Although the residents and guests will bring new life to the community, the proposed density is substantially less than the maximum allowed. All will have thoughtful architectural design that reflect the relaxed, subtropical character of Madeira Beach while simultaneously working together to create a coherent character for the Town Center.

**Improve pedestrian and bicycling access to all major destinations with the Town Center, including the parks, the beach, retail properties and civic destinations.**

Numerous improvements are proposed to enhance pedestrian and bicycle access. A 12-foot-wide combined pedestrian/bicycle trail will connect Madeira Way to Causeway Park. Madeira Way will be redeveloped as a pedestrian oriented shopping street. A new public plaza will be located at the intersection of Gulf Boulevard and 150th Avenue with a direct pedestrian access to Madeira Way. An elevated crosswalk is proposed to provide safe, pedestrian access across Gulf Boulevard.

**Increase connections and access to parks, ensuring that views of the Gulf and Boca Ciega Bay are preserved.**

A new pedestrian/bicycle trail will connect Causeway Park back to the Town Center. A new public space will be created at the intersection of Gulf Boulevard and 150th Avenue. Along the marina the new buildings have been spaced out to preserve view corridors. The new condominium buildings have been separated by 430 feet. And there is a 60 foot opening between Condominium B and Hotel A. Although sometimes controversial, allowing for taller buildings in waterfront districts reduces the size of the structure's footprint and results in better views overall to and from neighboring properties. It also allows a greater percentage of the site to be dedicated to green space.

**Develop parking and access strategies that help to make the most efficient use of scarce land and contribute to the quality of the public realm in the Town Center.**

The site plan proposes to eliminate all curb cuts along 150th Avenue and Gulf Boulevard except for one access point providing consolidated service to the marina and two new condominiums. All vehicular access for the two hotels will be via Madeira Way. Except for a small, 39 space, surface parking lot serving the marina, all other parking for the development will be located within four parking structures at the base of the new buildings. This allows for a significant increase in the amount of landscaped green space and lively public areas.

**PROJECT DATA**

	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Parcel 5	Parcel 6	Totals
Land Use	Condo A	Common Area	Marina	Condo B	Hotel A	Hotel B	
Land Area	43,416 s.f.	21,929 s.f.	38,298 s.f.	45,017 s.f.	50,514 s.f.	92,511 s.f.	291,685 s.f.
Acreage	0.997 ac.	0.503 ac.	0.879 ac.	1.033 ac.	1.160 ac.	2.124 ac.	6.696 ac.
Hotel - Density Allowed							125 rooms/ac.
Hotel - Rooms Allowed							837 rooms
Hotel - Density Proposed							64.2 rooms/ac.
Hotel - Rooms Proposed					180 rooms	250 rooms	430 rooms
Condos - Density Allowed							15 units/ac.
Condos - Units Allowed							100 units
Condos - Density Proposed							13.4 units/ac.
Condos - Units Proposed	45 units			45 units			90 units
Retail Space			4,000 s.f.		3,000 s.f.	28,000 s.f.	35,000 s.f.
Restaurant Space			1,000 s.f.		2,000 s.f.	12,000 s.f.	15,000 s.f.
Gross Building Area - Allowed							1,166,740 s.f.
Gross Building Area - Proposed	150,000 s.f.		5,000 s.f.	150,000 s.f.	200,000 s.f.	370,000 s.f.	875,000 s.f.
F.A.R. - Allowed							4.00
F.A.R. - Proposed							3.00
Boat Slips - Allowed							43 slips
Boat Slips - Proposed			43 slips				43 slips
Parking - Minimum Required	90 spaces		36 spaces	90 spaces	201 spaces	392 spaces	809 spaces
Parking - Proposed	95 spaces		39 spaces	95 spaces	210 spaces	400 spaces	839 spaces

Parking Ratios - Residential: 2 spaces per unit / Hotel: 1 space per room / Retail: 2 spaces per 3,000 s.f. / Restaurant: 1 space per 4 seats (120 s.f.) / Marina: 1 space per 2 slips



VIEW FROM 150TH AVENUE LOOKING SOUTHWEST

# Madeira Beach Town Center

MADEIRA BEACH, FLORIDA

## CITY OF MADEIRA BEACH

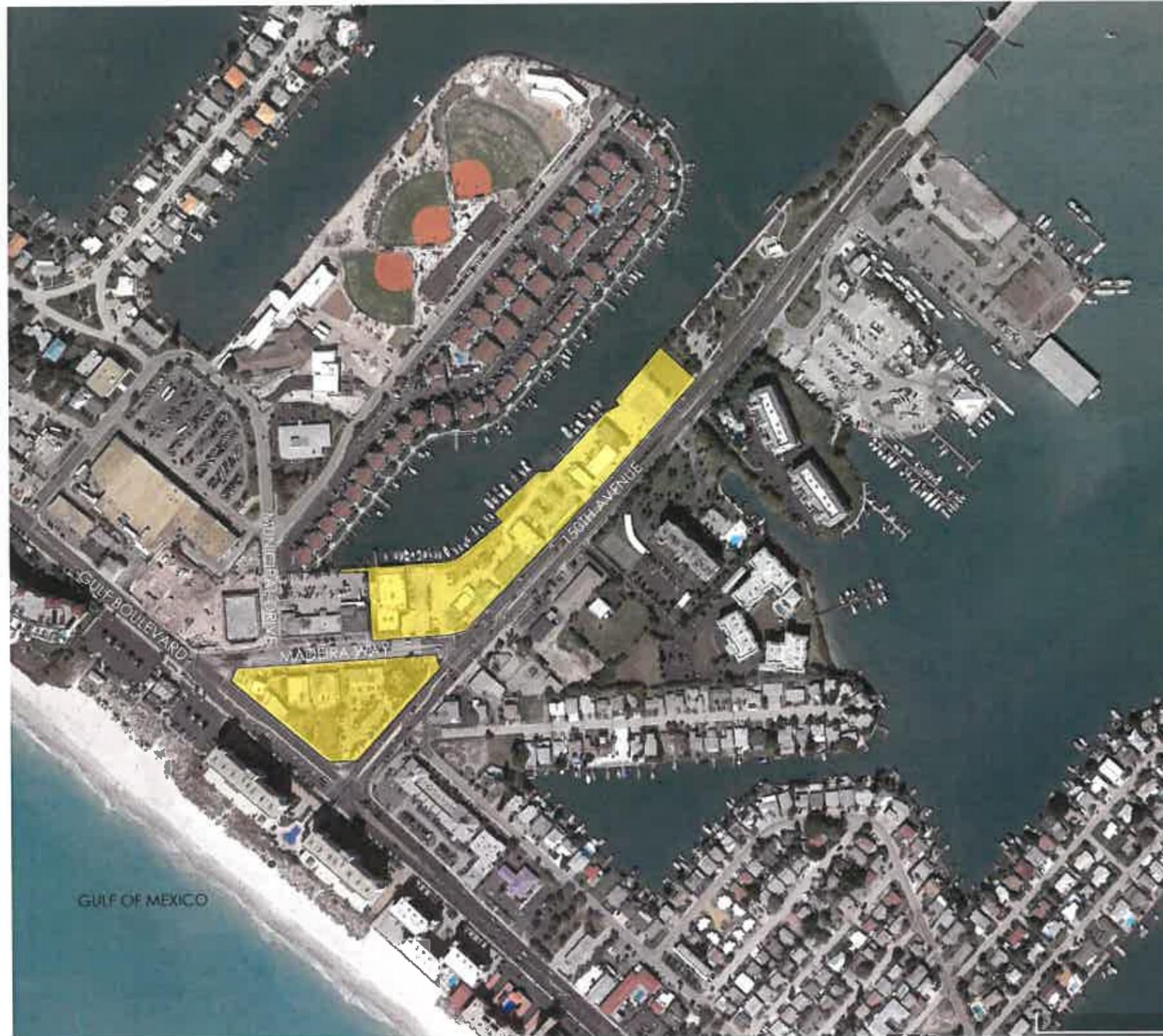
The city of Madeira Beach is strategically located midway along the 30 plus miles of Pinellas beaches. It's a small town with a big waterfront – over two miles of gulf beaches and many more miles of frontage onto Boca Ciega Bay. With 4,300 residents in its one square mile, Madeira Beach is almost completely built out with relatively little new development in the last 15 years. A new Courtyard Marriott hotel opened last year on the mainland, but no new hotels have been built on the island since the 1970's. Although the residential housing stock is reasonably stable, much of the commercial property consists of older one-story buildings with large, surface parking lots.



GOOGLE EARTH IMAGE

## MADEIRA BEACH TOWN CENTER

As described within the city's Special Area Plan, the overall Town Center district is approximately 80 acres in size. The subject property's 6.7 acres is located right in the heart of the district. This property is significantly under-developed containing only 63,000 square feet of commercial space across multiple parcels. With very little green space the majority of the land consists of surface parking lots. However, as noted within the plan the location is superb. Serviced by two major arterial roadways, Gulf Boulevard and 150th Avenue, the property enjoys over 1,200 feet of frontage on the intercoastal waterway and is within walking distance of the Gulf beaches, the town civic center, public parks and a drug store and grocery store.

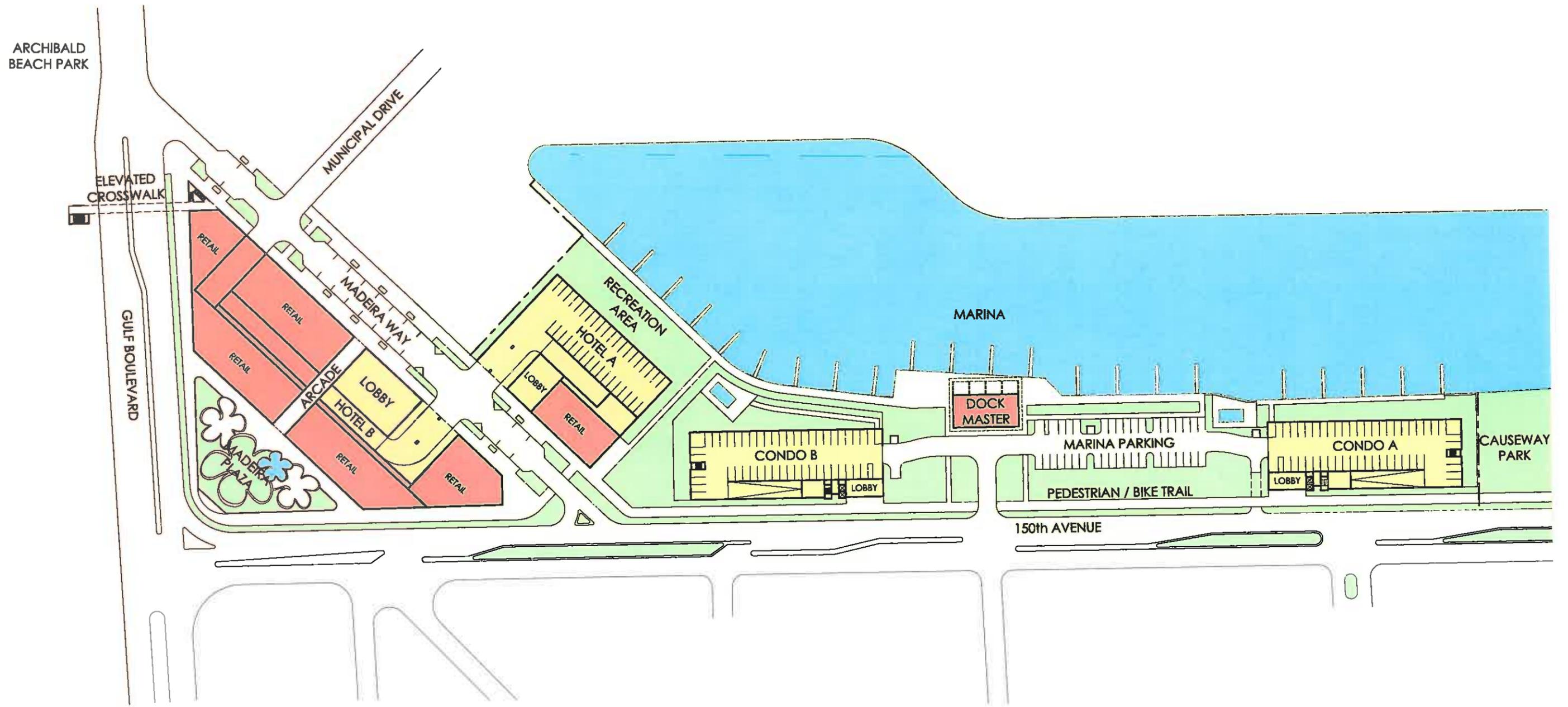


GOOGLE EARTH IMAGE

AERIAL VIEW OF MADEIRA BEACH TOWN CENTER

Madeira Beach Town Center

MADEIRA BEACH, FLORIDA



 **Overall Site Plan**  
SCALE: 1" = 120'-0"



- COMMERCIAL
- RESIDENTIAL
- HOTEL



VIEW FROM ARCHIBALD PARK LOOKING EAST

Madeira Beach Town Center  
 MADEIRA BEACH, FLORIDA 9



VIEW ACROSS GULF BOULEVARD LOOKING SOUTHEAST



VIEW OF MADEIRA WAY LOOKING EAST

# Madeira Beach Town Center

MADEIRA BEACH, FLORIDA



VIEW FROM ACROSS 150TH AVENUE LOOKING WEST



VIEW OF MADEIRA WAY LOOKING WEST

# Madeira Beach Town Center

MADEIRA BEACH, FLORIDA 13



AERIAL VIEW OF MADEIRA PLAZA



VIEW OF MADEIRA PLAZA



AERIAL VIEW LOOKING WEST TOWARDS ARCHIBALD PARK

ARCHIBALD  
BEACH PARK

GULF BOULEVARD

MUNICIPAL DRIVE

MADERA-WAY

PARCEL 6

PARCEL 5

PARCEL 4

MARINA

PARCEL 3

PARCEL 1

CASUEWAY  
PARK

PARCEL 2

150th AVENUE



LEGEND



Overall Parcel Plan

SCALE: 1" = 120'-0"

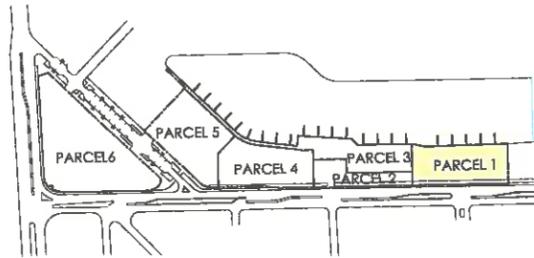


OVERALL PARCEL PLAN

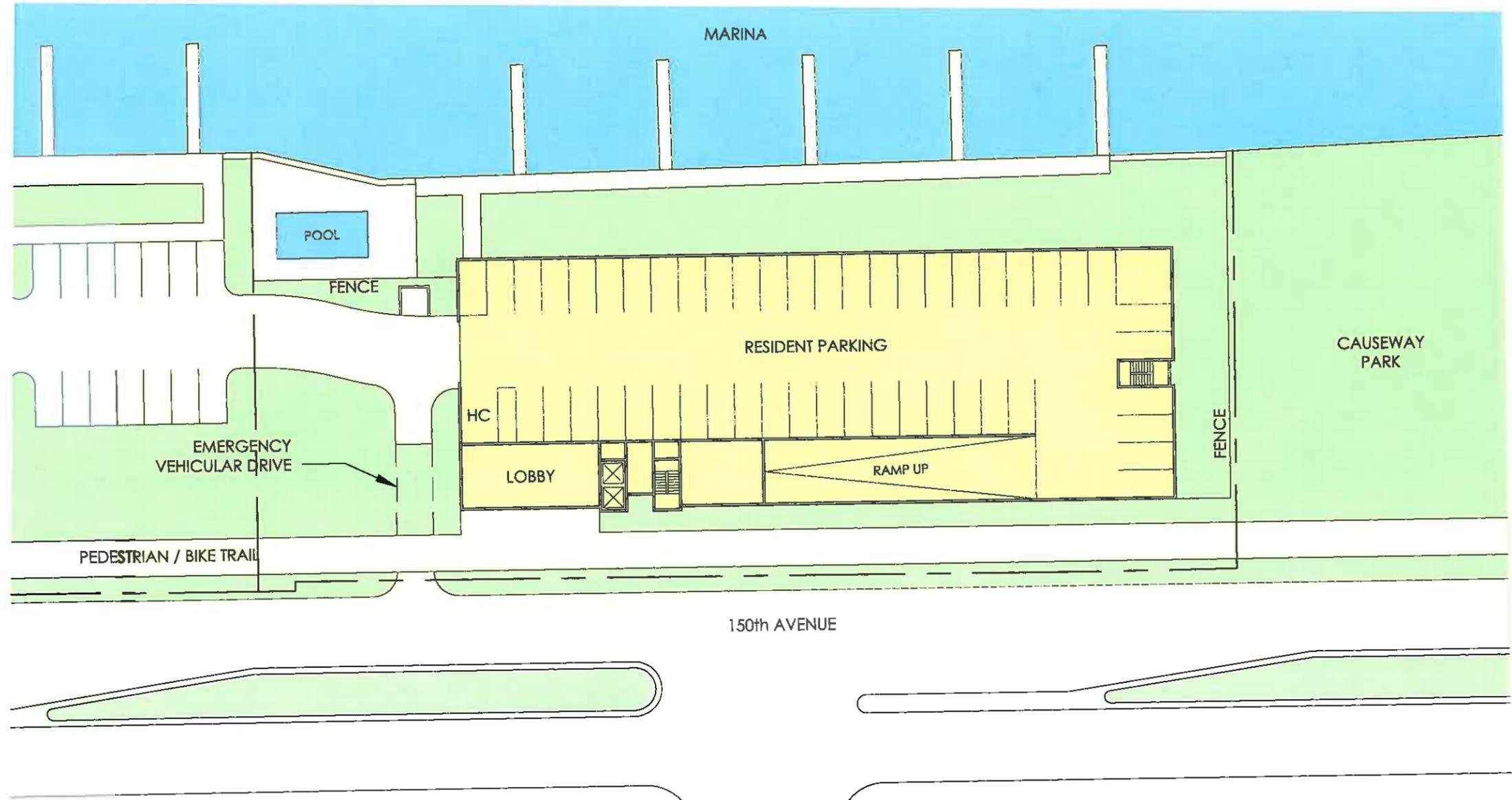
# CONDO A

**45 UNITS**  
**8 FLOORS**  
**95 PARKING SPACES**

This building will have up to 45 dwelling units averaging approximately 1,900 square feet each. The building's first floor lobby faces 150th Avenue to provide a visible front door. Parking is located on the lower two floors with two spaces per unit plus a few extra for visitors. Above are six floors of units. The building is designed to take full advantage of the water views in all directions. A rear amenity area includes a swimming pool and five slips for 10 boats.



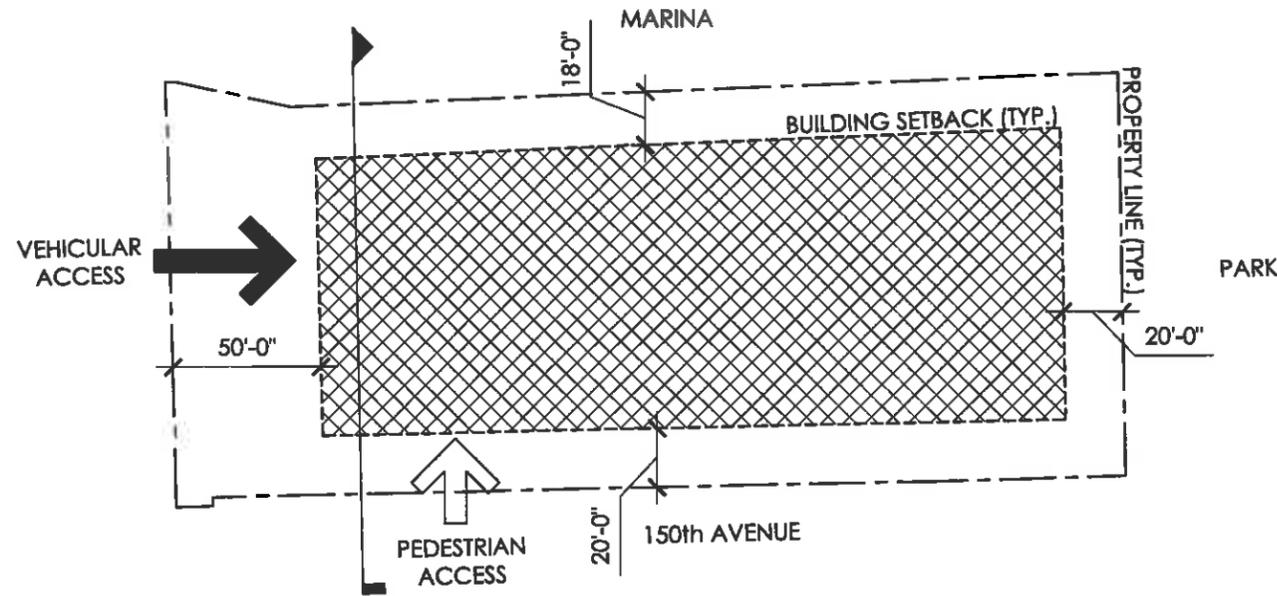
LEGEND



 **Condo A Site Plan**  
SCALE: 1" = 40'-0"

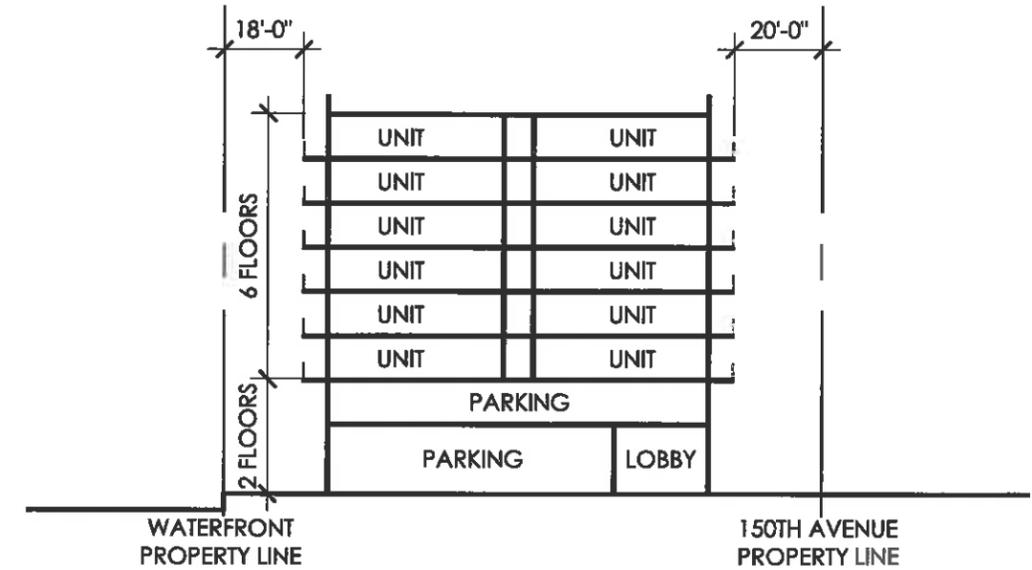
Site Area	43,416 s.f. (0.997 ac.)
Maximum Dwelling Units	45 units
Maximum Building Height	80 feet
Maximum Impervious Surface Ratio	70% of site area
Maximum Building Footprint	50% of site area
Maximum Building Gross Area*	150,000 s.f.
Minimum Required Parking	Residential: 2 spaces per unit

\* Includes structured parking

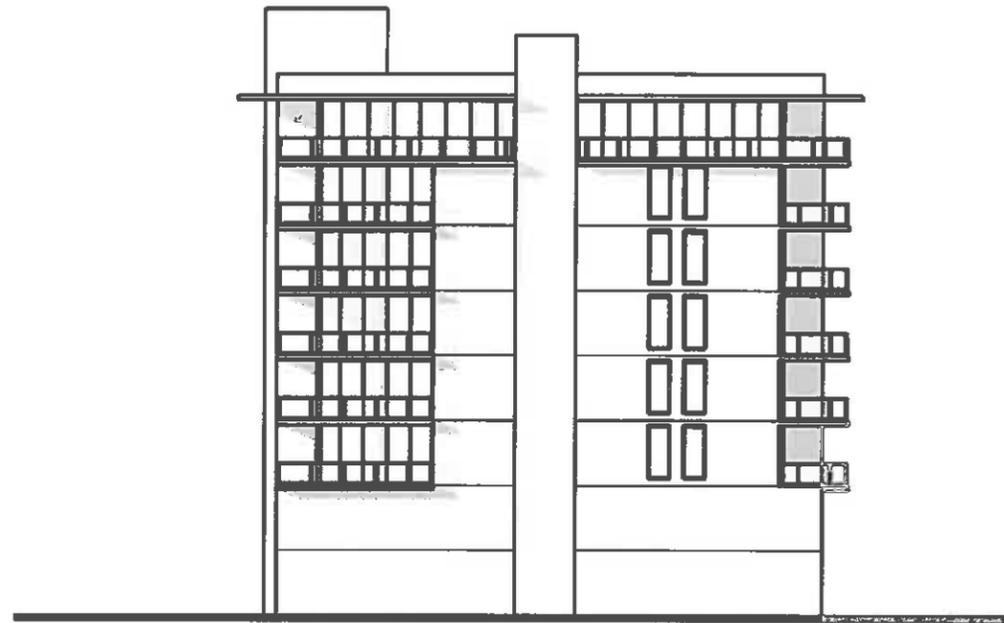


 **Building Setbacks and Access Diagram**  
SCALE: 1" = 60'-0"

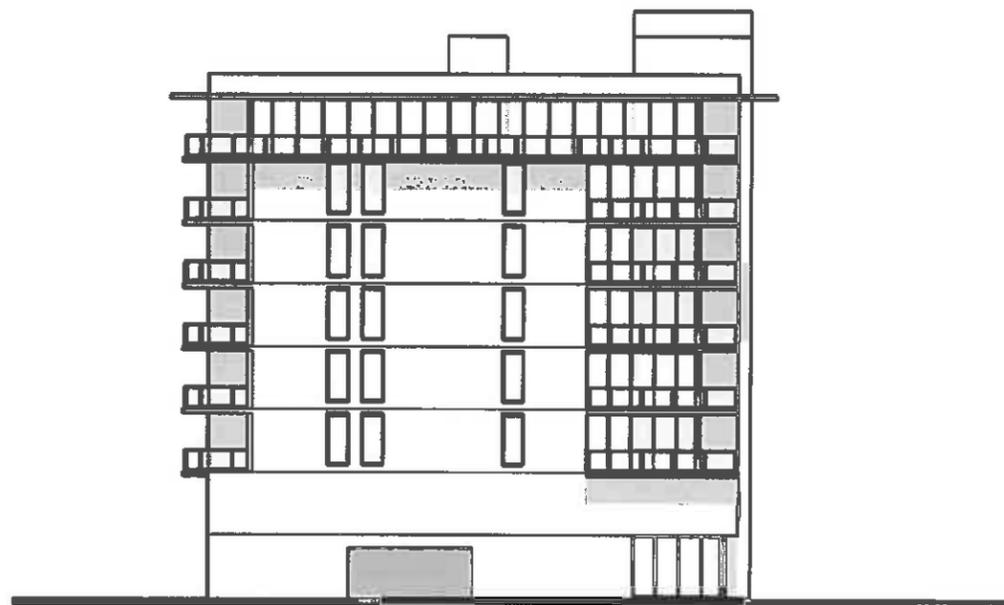
 MAXIMUM EXTENT OF BUILDING FOOTPRINT



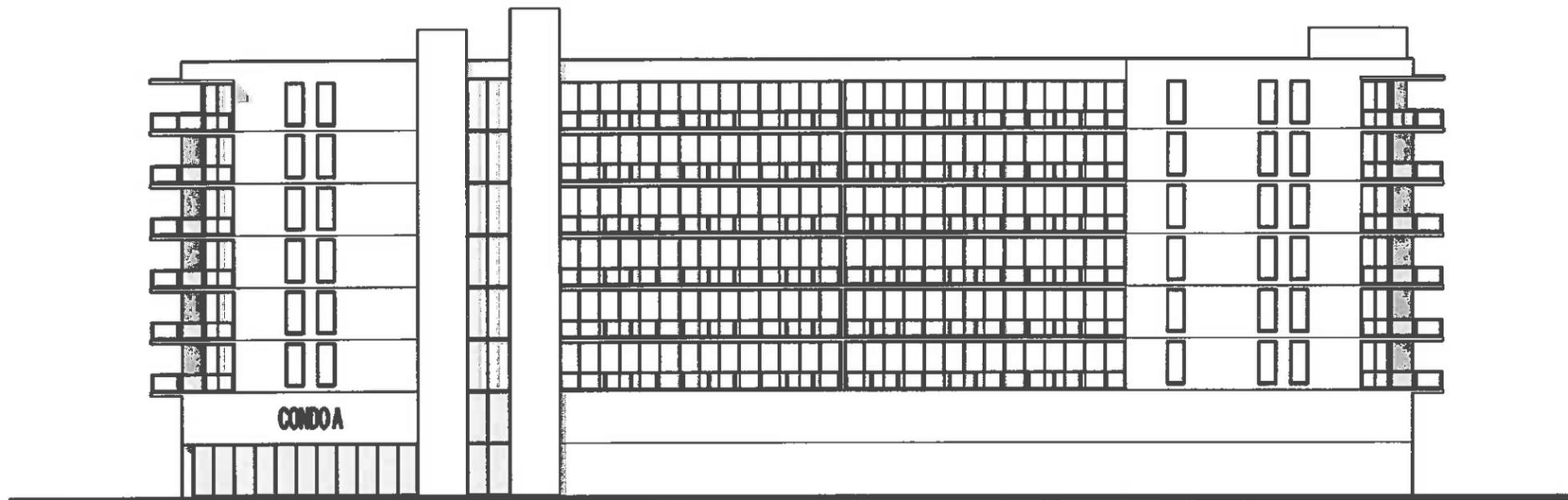
**Building Section**  
SCALE: NTS



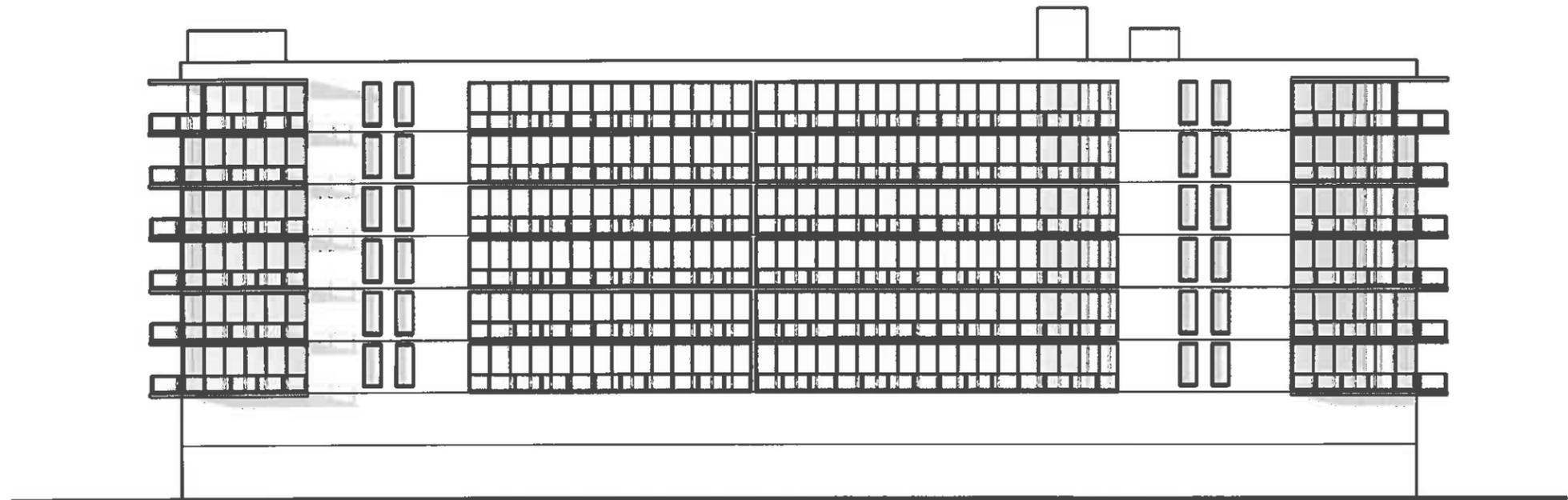
North Elevation



South Elevation



East Elevation

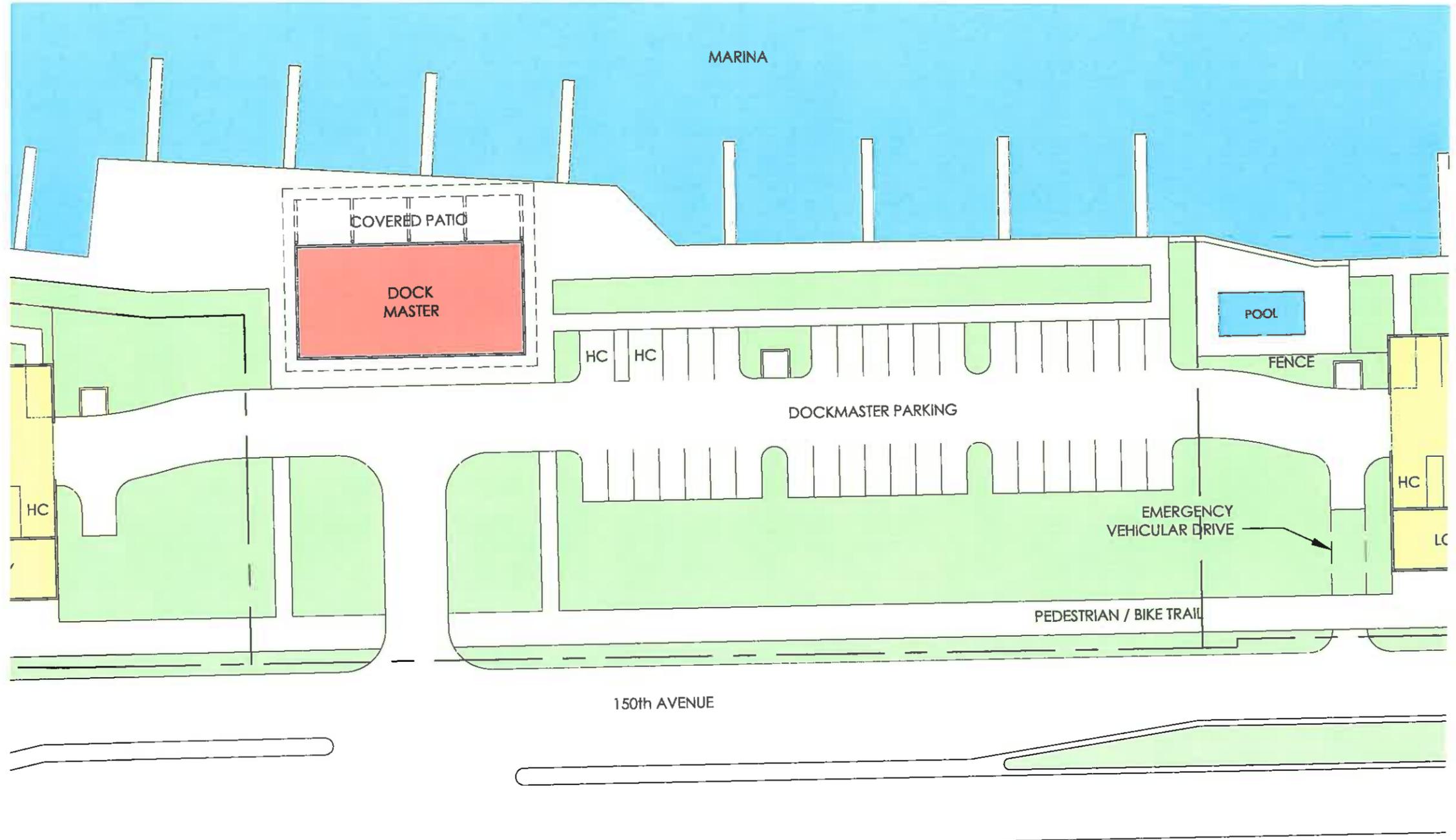
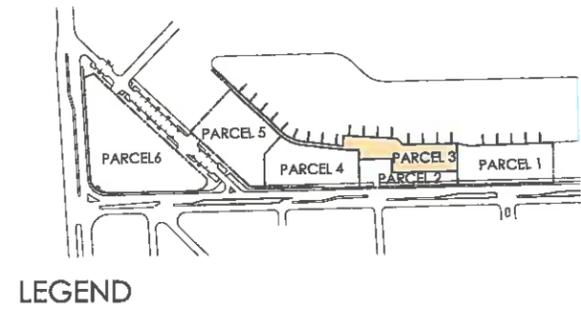


West Elevation

# MARINA

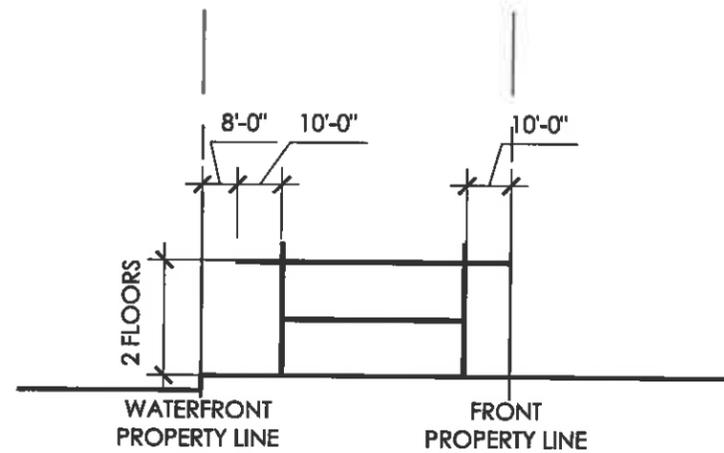
5,000 S.F.  
2 FLOORS  
39 PARKING SPACES

The existing 43 slip marina will be rebuilt with new seawall and docks. Serving the marina will be a one or two story Dockmaster building located on axis with the new entry drive off of 150th Avenue. The Dockmaster structure may include a small café or snack stand. Adjacent to the building is a 39-space landscaped parking lot. Except for the fenced off areas around the condominium buildings the waterfront along the marina will be publicly accessible for pedestrians.



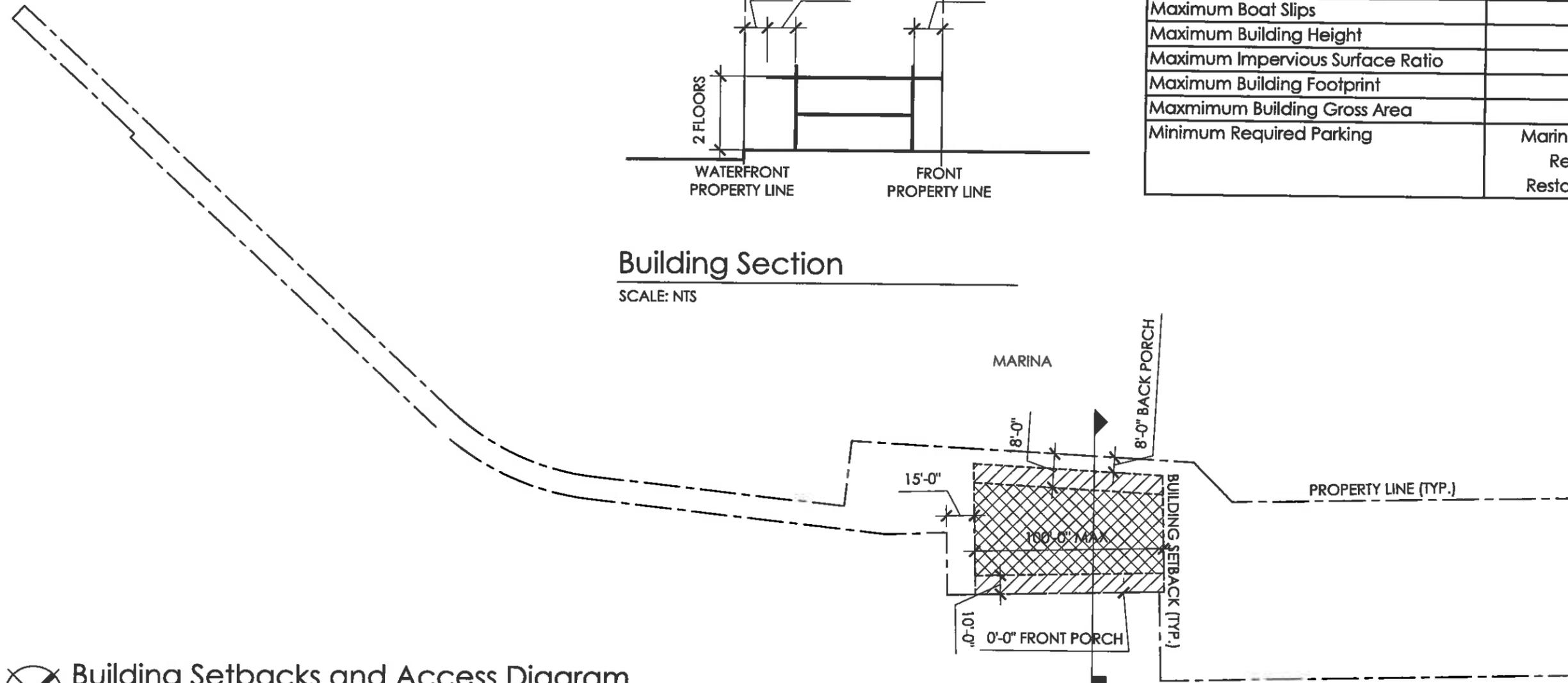
 Marina Site Plan  
SCALE: 1" = 40'-0"

Site Area	38,298 s.f. (0.879 ac.)
Maximum Commercial Space	5,000 s.f.
Maximum Boat Slips	43
Maximum Building Height	30 feet
Maximum Impervious Surface Ratio	70% of site area
Maximum Building Footprint	50% of site area
Maximum Building Gross Area	5,000 s.f.
Minimum Required Parking	Marina: 1 space per 2 boat slips Retail: 2 spaces per 3,000 s.f. Restaurant: 1 space per 4 seats



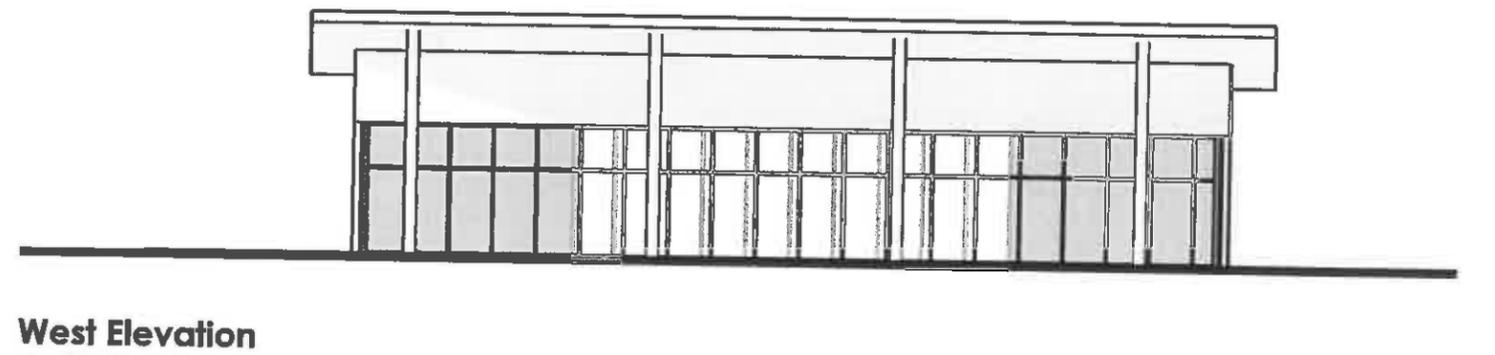
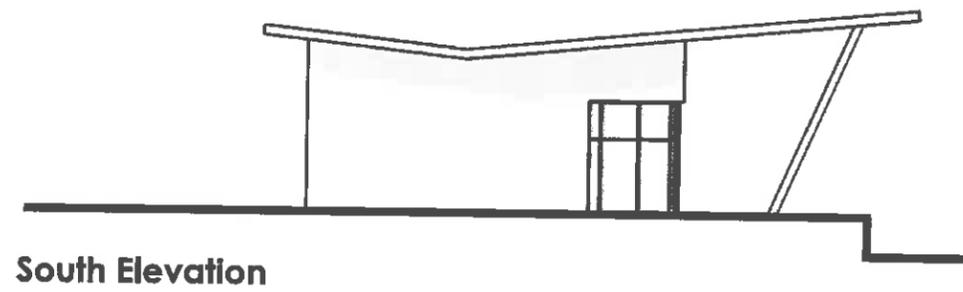
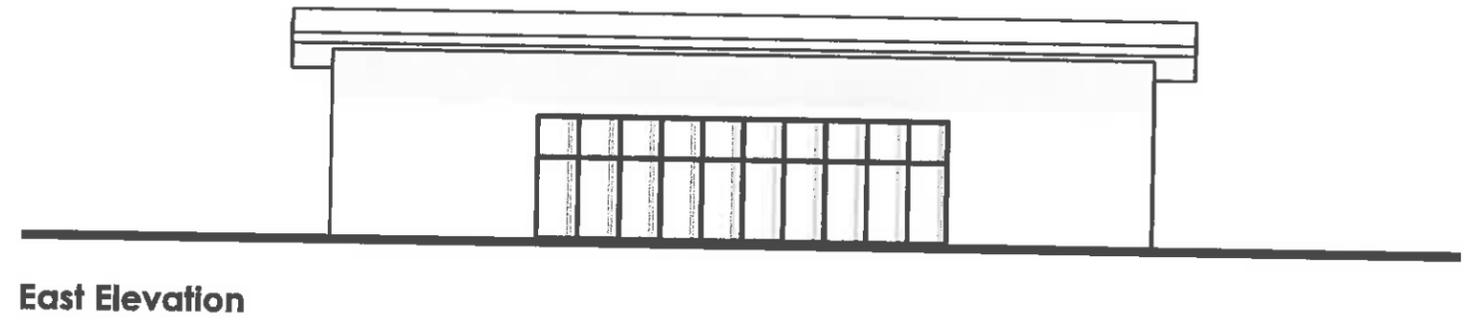
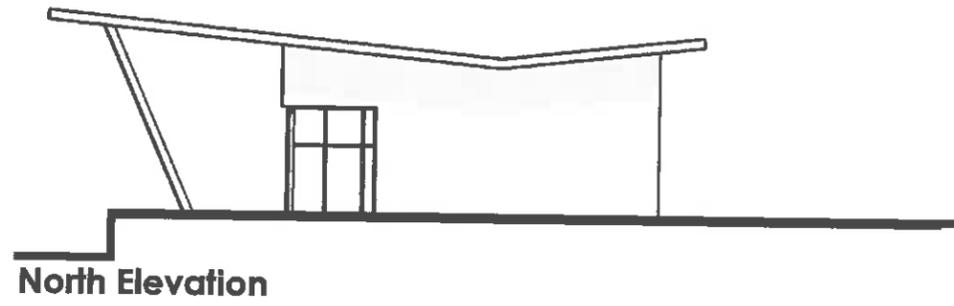
**Building Section**

SCALE: NTS



**Building Setbacks and Access Diagram**  
SCALE: 1" = 60'-0"

-  MAXIMUM EXTENT OF BUILDING FOOTPRINT
-  MAXIMUM EXTENT OF PORCH



DOCK MASTER ELEVATIONS



AERIAL VIEW

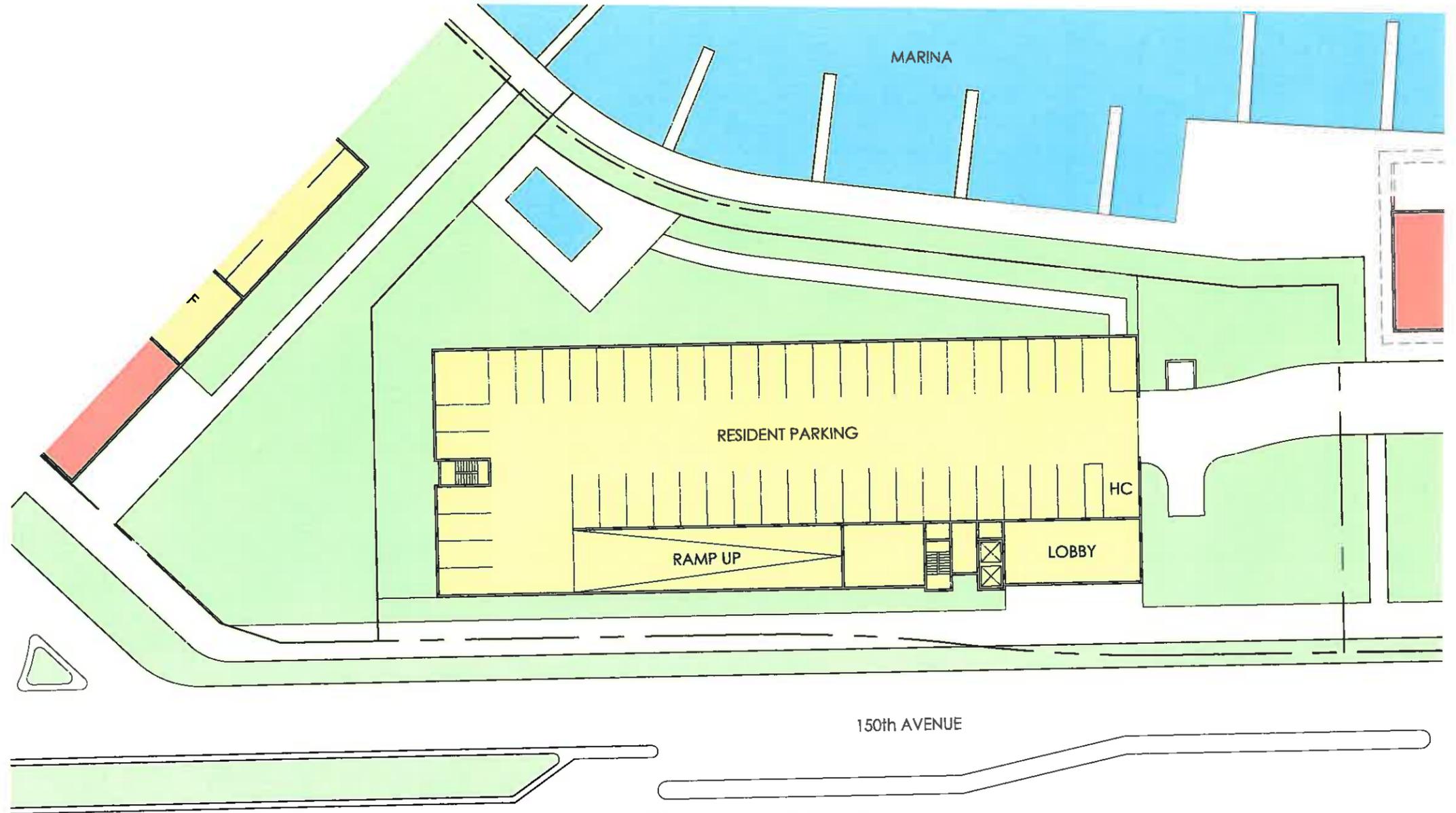
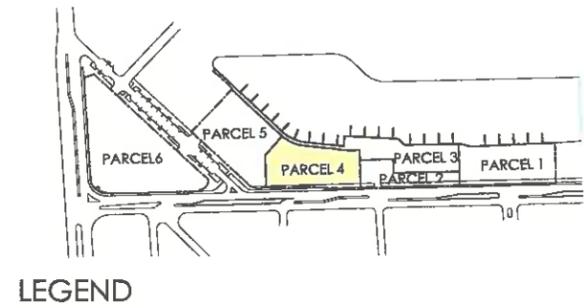
# Madeira Beach Town Center

MADEIRA BEACH, FLORIDA

# CONDO B

**45 UNITS**  
**8 FLOORS**  
**95 PARKING SPACES**

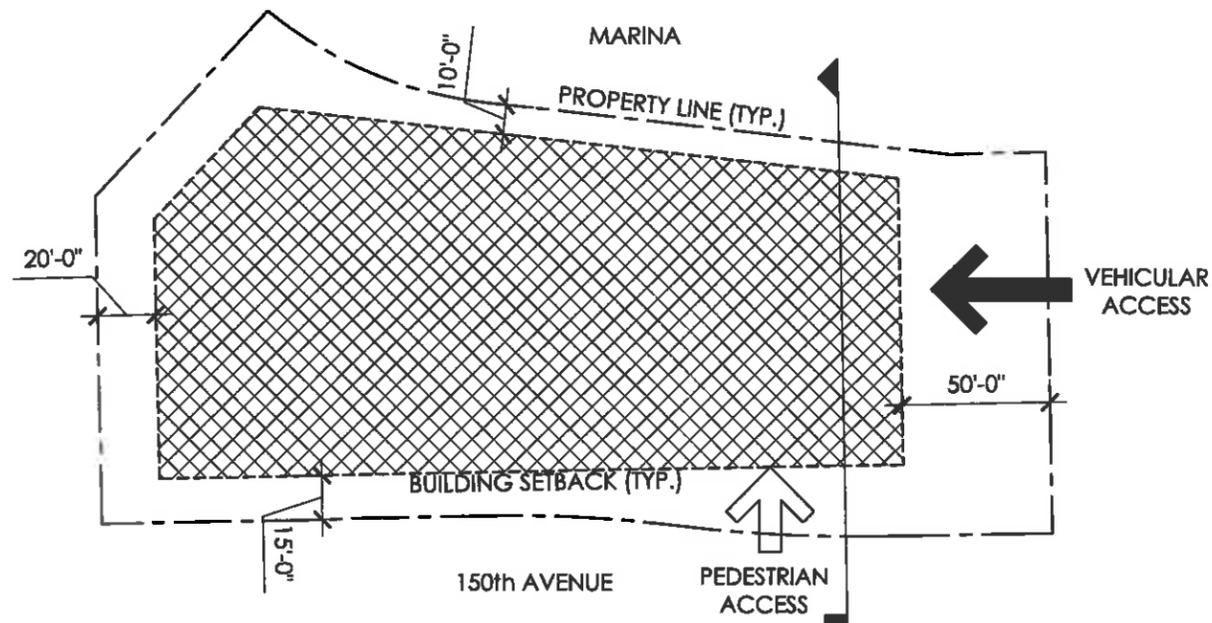
This building will have up to 45 dwelling units averaging approximately 1,900 square feet each. The building's first floor lobby faces 150th Avenue to provide a visible front door. Parking is located on the lower two floors with two spaces per unit plus a few extra for visitors. Above are six floors of units. The building is designed to take full advantage of the water views in all directions. A rear amenity area includes a swimming pool.



 **Condo B Site Plan**  
SCALE: 1" = 40'-0"

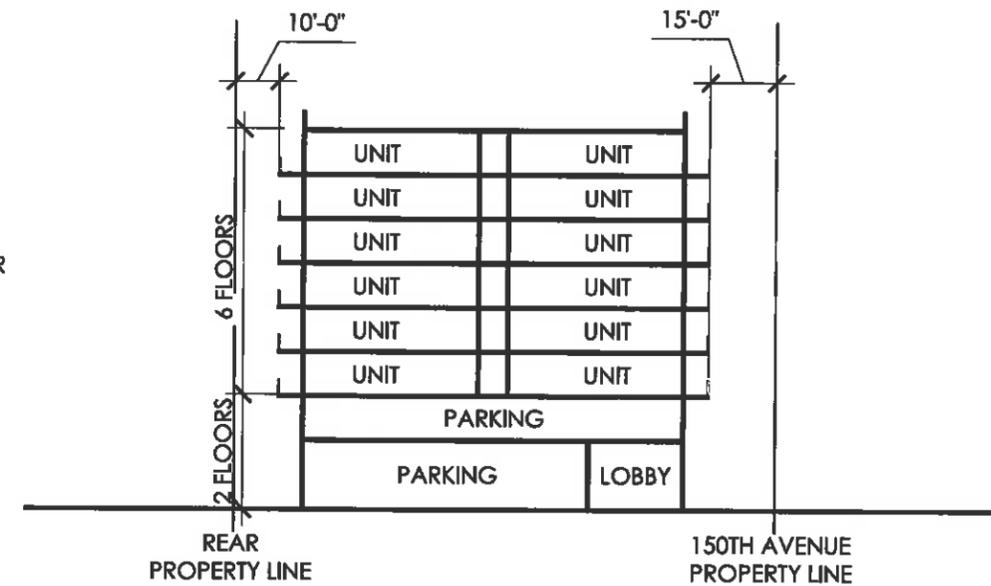
Site Area	45,017 s.f. (1.033 ac.)
Maximum Dwelling Units	45 units
Maximum Building Height	80 feet
Maximum Impervious Surface Ratio	70% of site area
Maximum Building Footprint	50% of site area
Maximum Building Gross Area*	150,000 s.f.
Minimum Required Parking	Residential: 2 spaces per unit

\* Includes structured parking

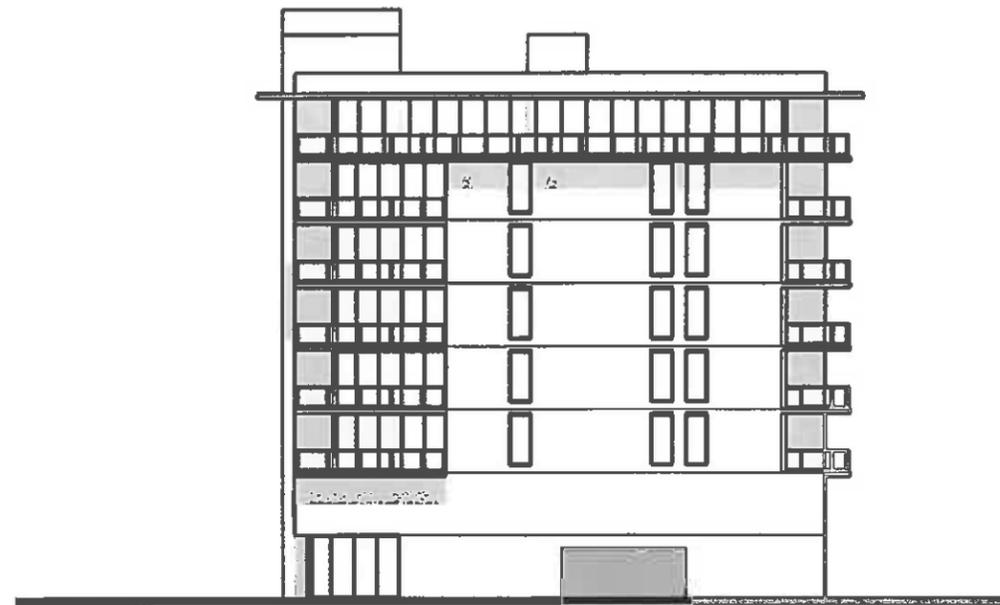


 Building Setbacks and Access Diagram  
SCALE: 1" = 60'-0"

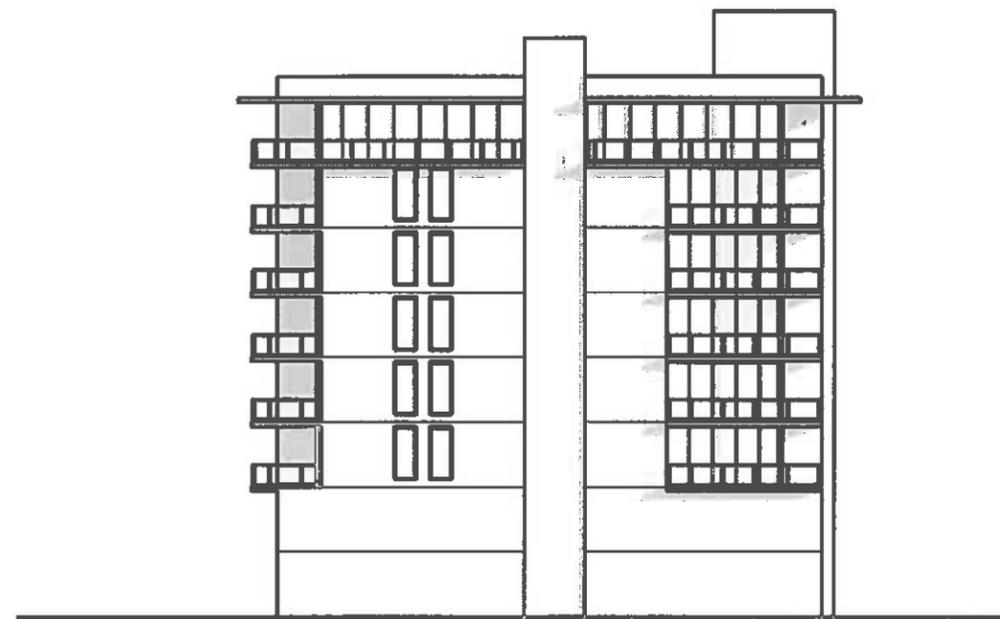
 MAXIMUM EXTENT OF BUILDING FOOTPRINT



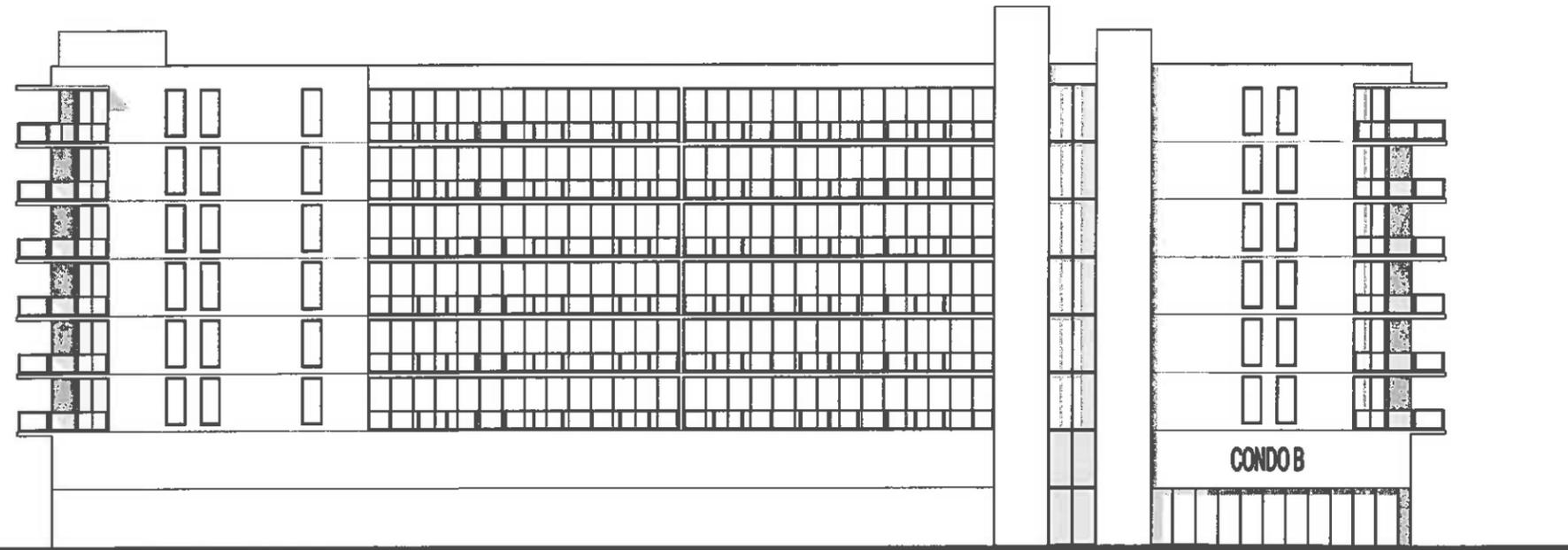
Building Section  
SCALE: NTS



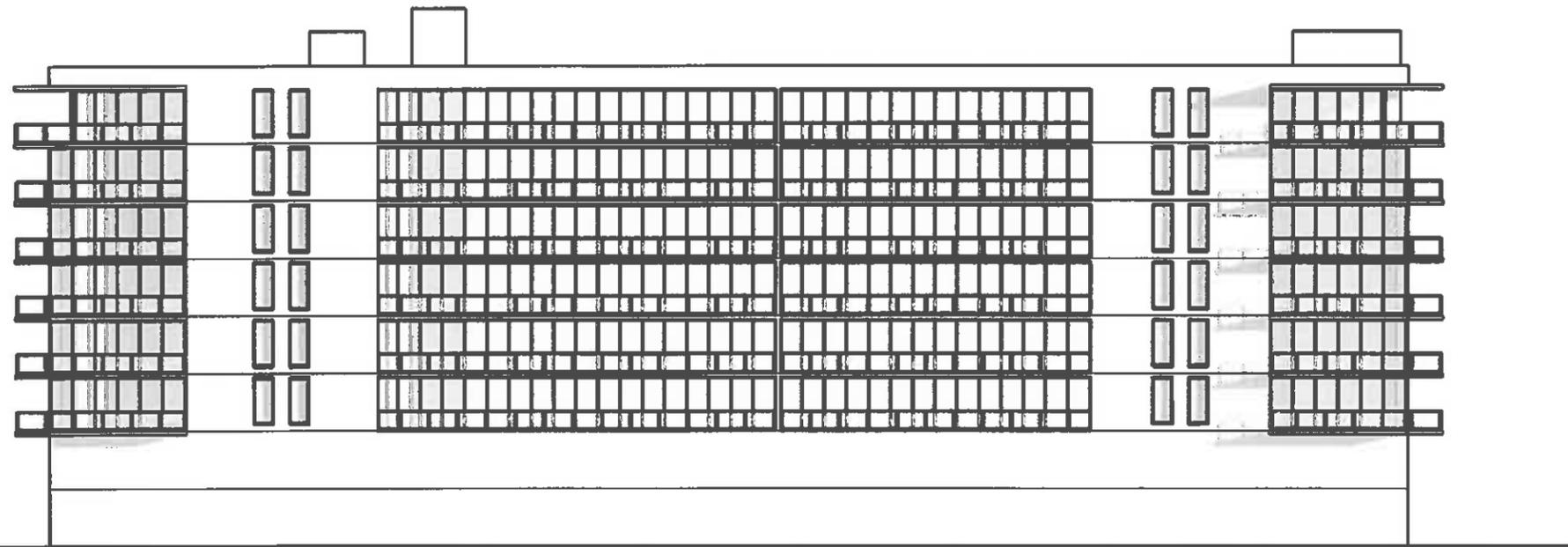
North Elevation



South Elevation



East Elevation

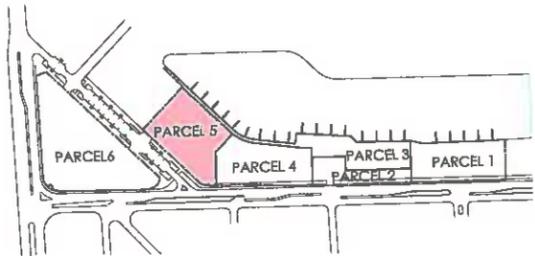


West Elevation

# HOTEL A

**180 ROOMS**  
**5,000 S.F. RETAIL**  
**11 FLOORS**  
**210 PARKING SPACES**

This is programmed to be a suites hotel with up to 180 rooms. The first floor of the building contains the lobby, up to 5,000 square feet of retail and restaurant space, parking and support and service spaces. Above are two additional floors of parking. The 4th floor will have hotel amenities opening onto a roof terrace as well as some hotel rooms. The remainder of the hotel rooms will be on floors 5 through 11. The design of the building reinforces the pedestrian nature of Madeira Way by its close relationship to the sidewalk and ground level active uses.

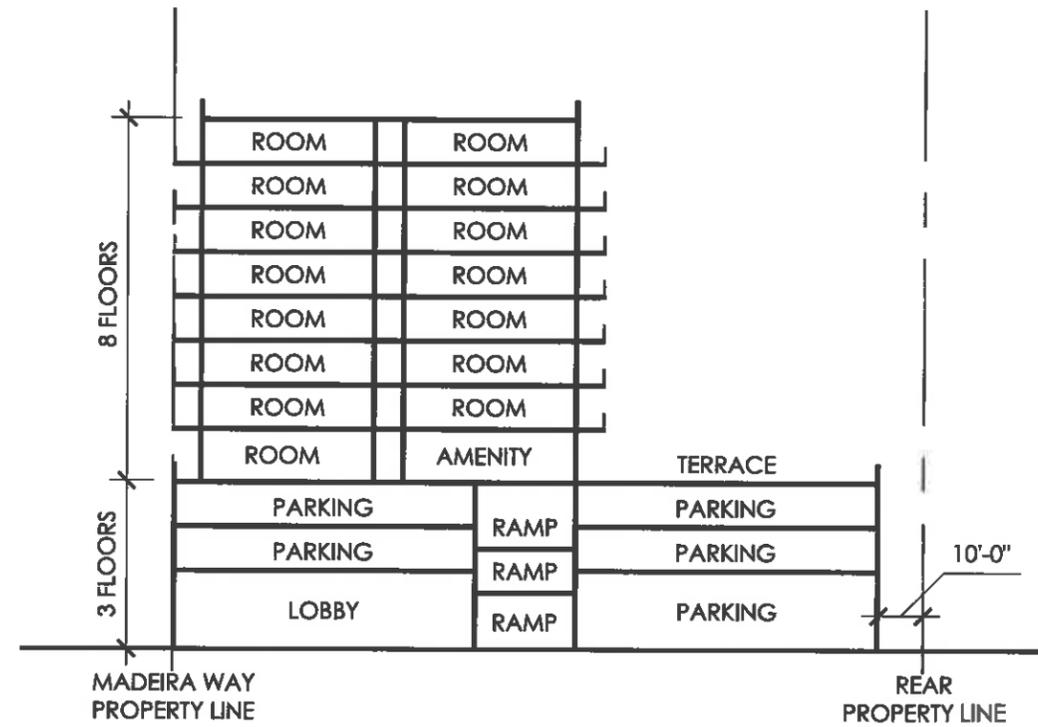
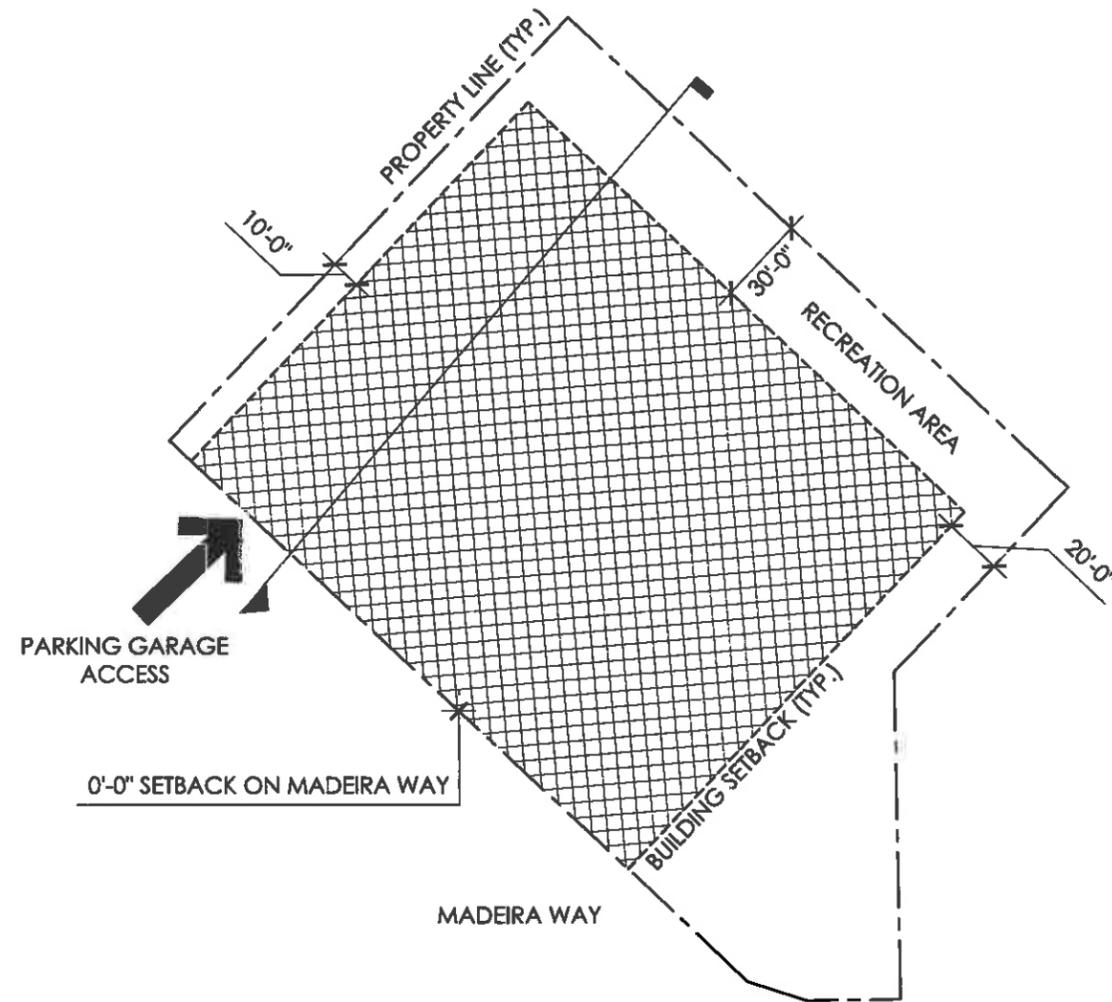


LEGEND



Site Area	50,514 s.f. (1.160 ac.)
Maximum Hotel Rooms	180
Maximum Commercial Space	5,000 s.f.
Maximum Building Height	115 feet
Maximum Impervious Surface Ratio	85% of site area
Maximum Building Footprint	70% of site area
Maximum Building Gross Area*	200,000 s.f.
Minimum Required Parking	Hotel: 1 space per room Retail: 2 spaces per 3,000 s.f. Restaurant: 1 space per 4 seats

\* Includes structured parking



Building Setbacks and Access Diagram

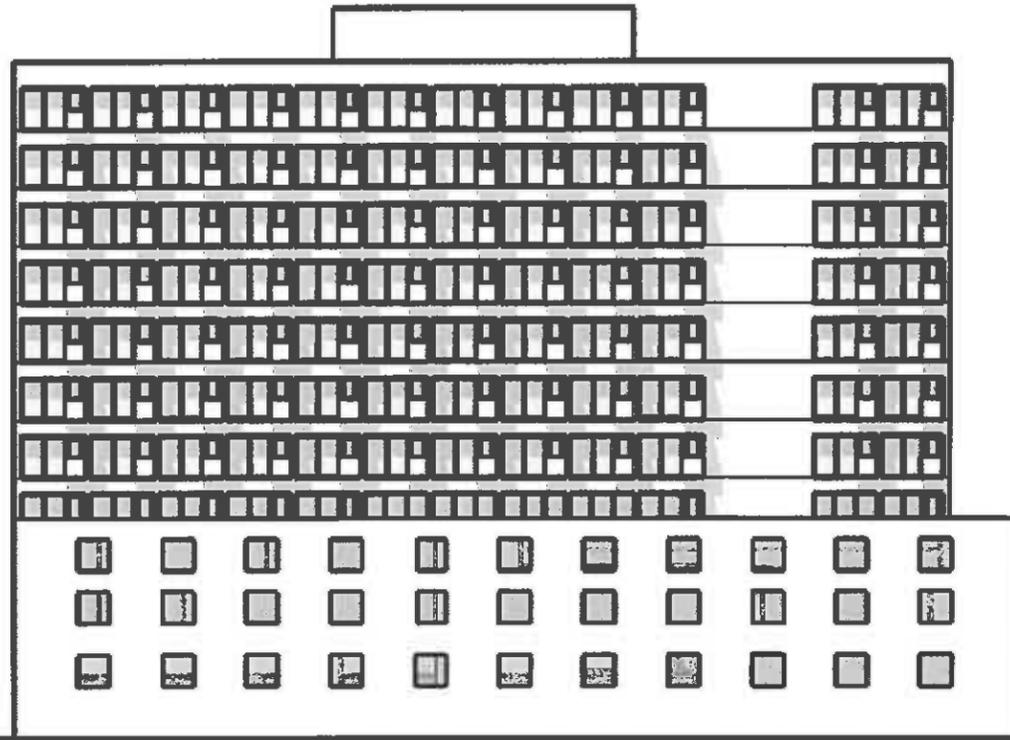
SCALE: 1" = 60'-0"



MAXIMUM EXTENT OF BUILDING FOOTPRINT

Building Section

SCALE: NTS



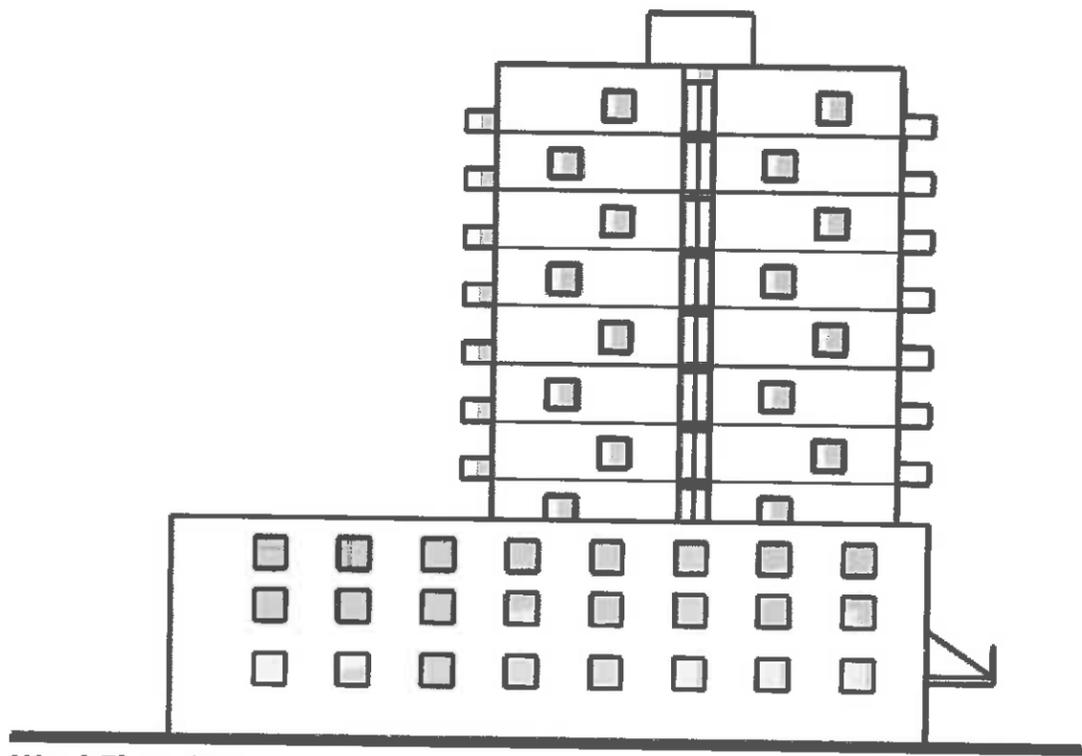
North Elevation



South Elevation



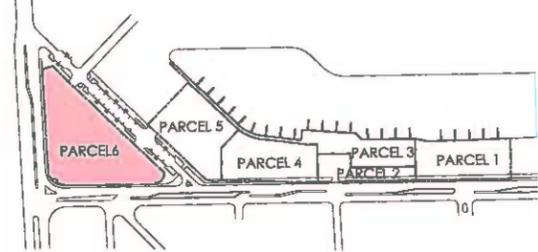
East Elevation



West Elevation

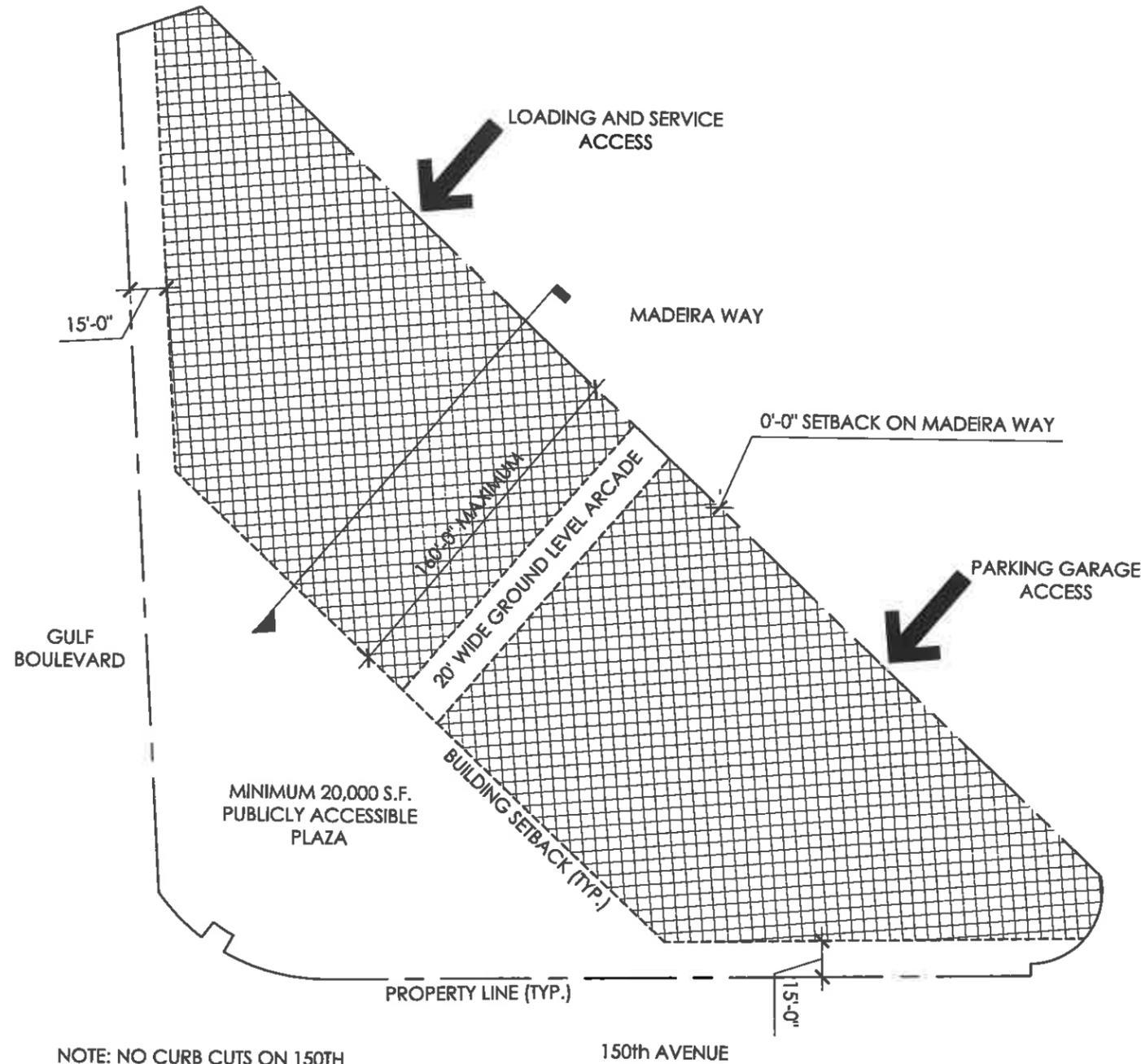
# HOTEL B

This is a true mixed-use block designed to be a recognizable landmark at the heart of Madeira Beach. It combines 40,000 square feet of retail and restaurant space on the ground floor with a full-service hotel with up to 250 rooms above. All sides of the first floor are lined with active uses fronting onto Madeira Way to the north and a new public plaza to the south. These two spaces are connected by a mid-block pedestrian arcade through the building. The parking garage is located on the 2nd through 4th floors. The 5th floor is dedicated to the hotel's amenity spaces (fitness center, spa, meeting rooms, business center, etc.). These open onto a generous roof terrace with swimming pool, spa and bar. The hotel rooms are located on the 6th through 11th floors and are oriented to maximize water views.



LEGEND

Hotel B Site Plan  
SCALE: 1" = 60'-0"



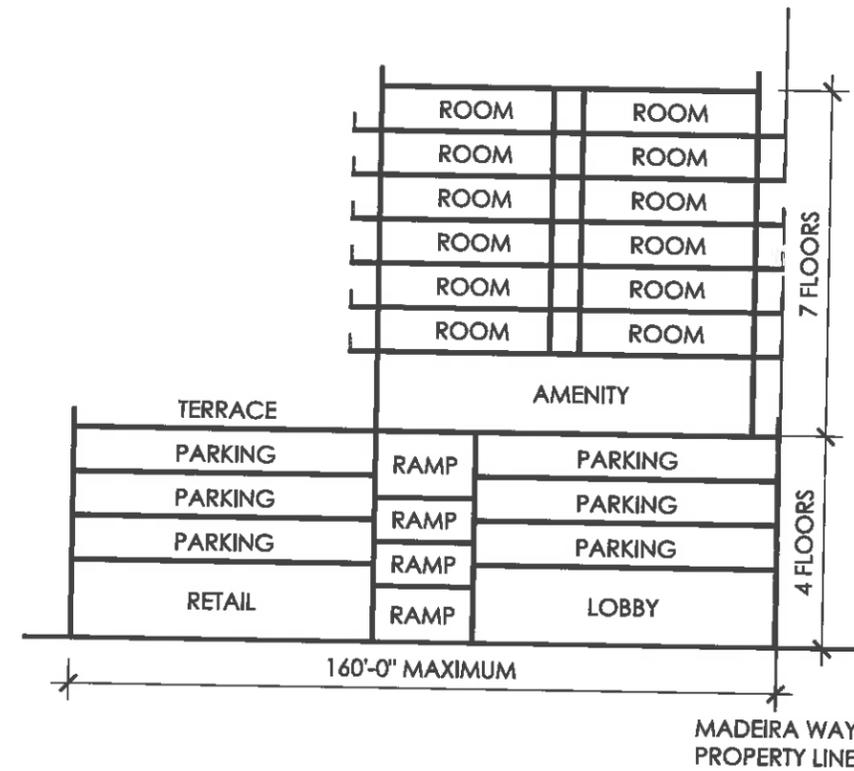
NOTE: NO CURB CUTS ON 150TH AVENUE OR GULF BOULEVARD

**Building Setbacks and Access Diagram**  
SCALE: 1" = 60'-0"

MAXIMUM EXTENT OF BUILDING FOOTPRINT

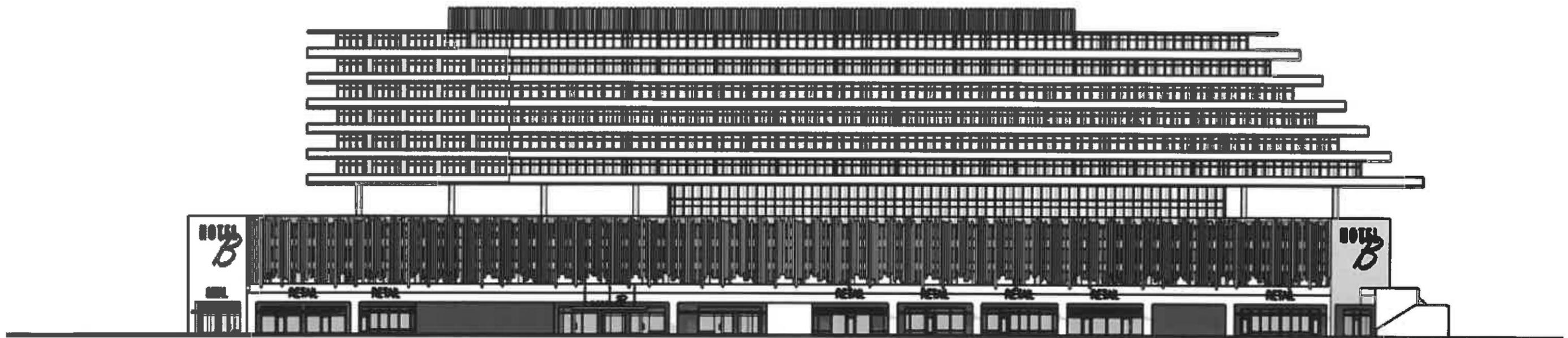
Site Area	92,511 s.f. (2.124 ac.)
Maximum Hotel Rooms	250
Maximum Commercial Space	40,000 s.f.
Maximum Building Height	120 feet
Maximum Impervious Surface Ratio	85% of site area
Maximum Building Footprint	70% of site area
*Maximum Building Gross Area	370,000 s.f.
Minimum Required Parking	Hotel: 1 space per room Retail: 2 spaces per 3,000 s.f. Restaurant: 1 space per 4 seats

\* Includes structured parking

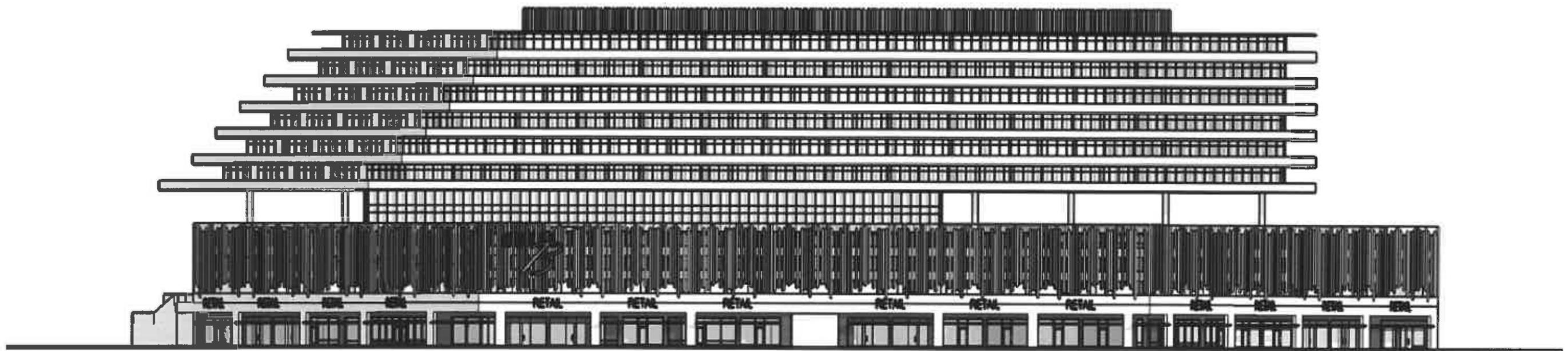


**Building Section**

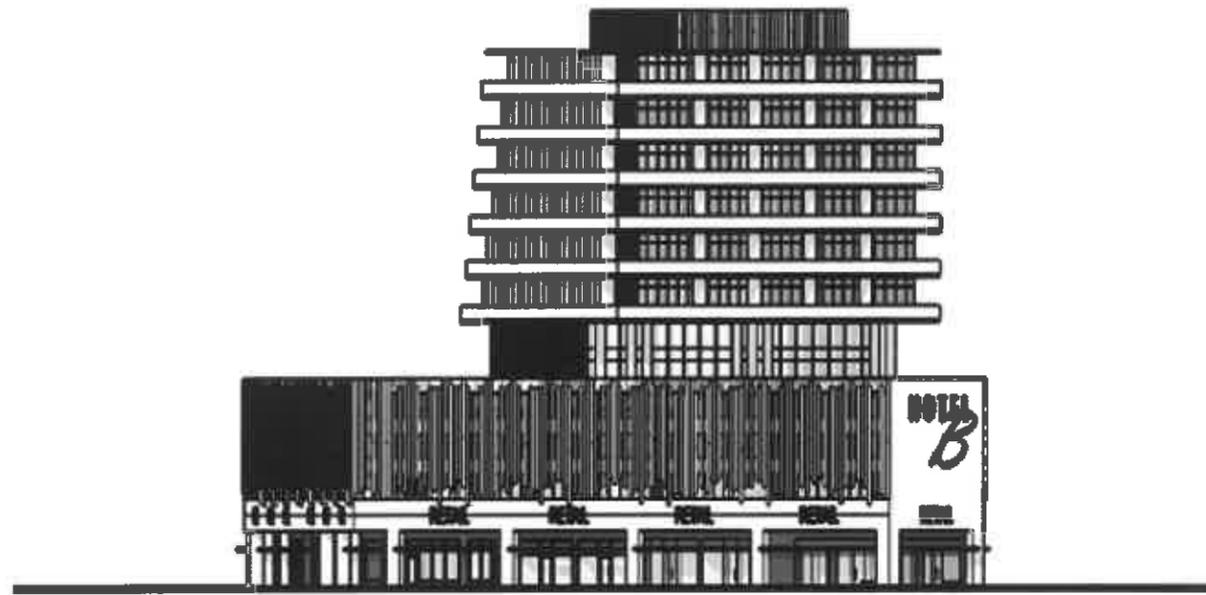
SCALE: NTS



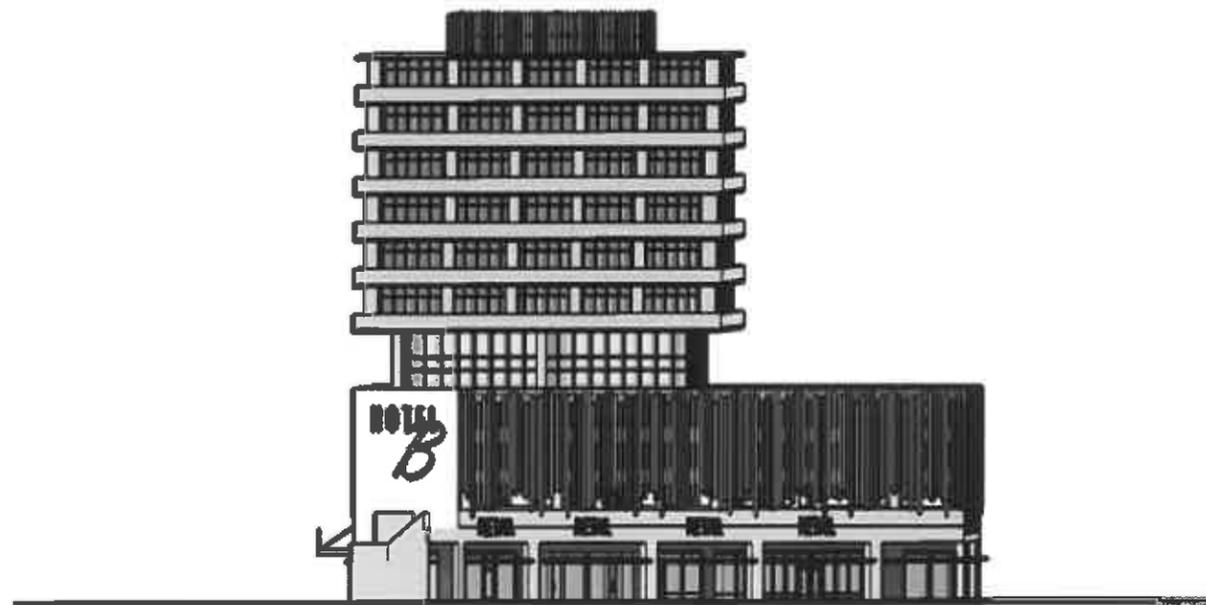
North Elevation



South Elevation



East Elevation



West Elevation

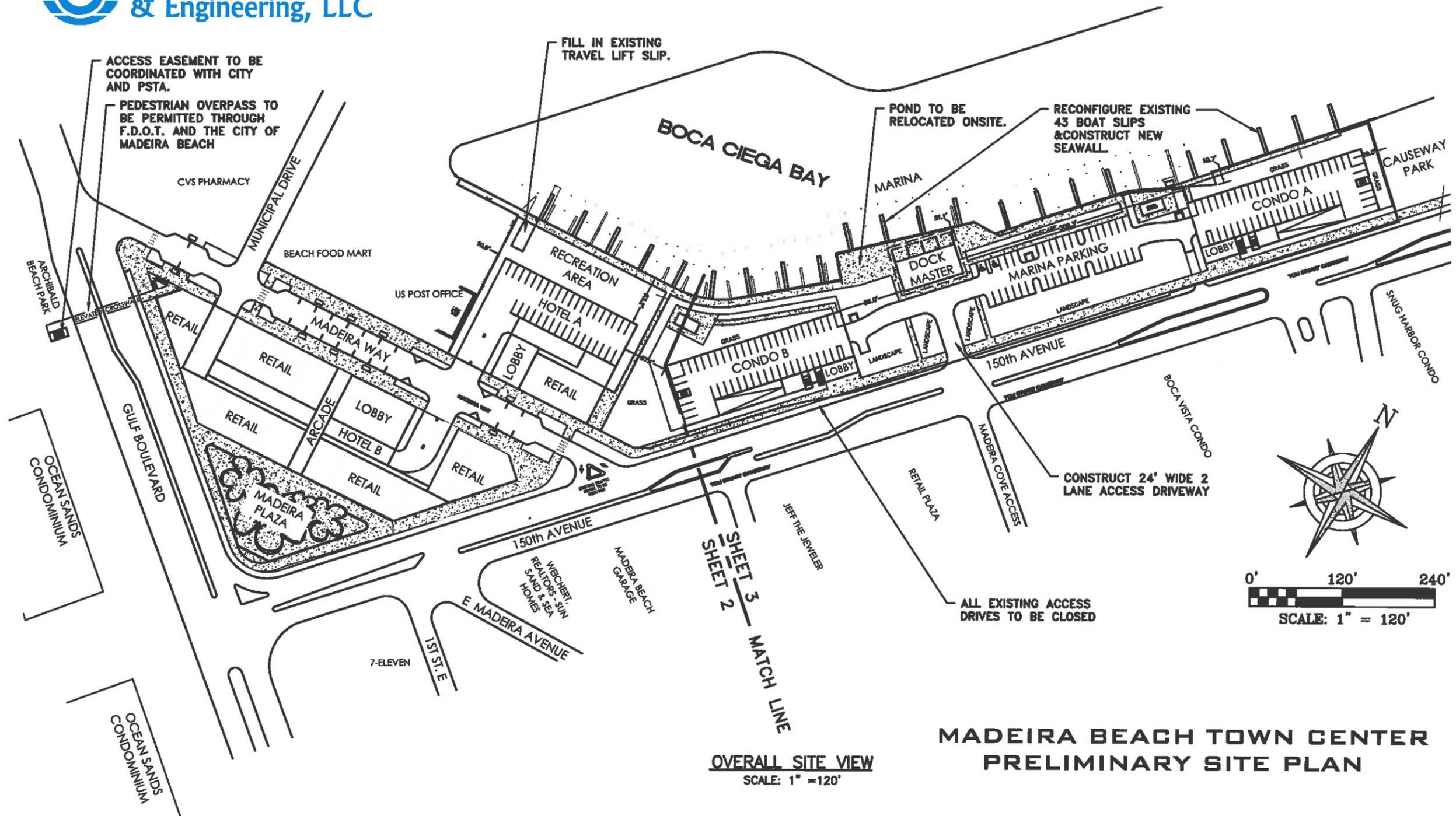


## APPENDIX SECTION

Surveys  
Civil Site Plan and Data  
Traffic Analysis

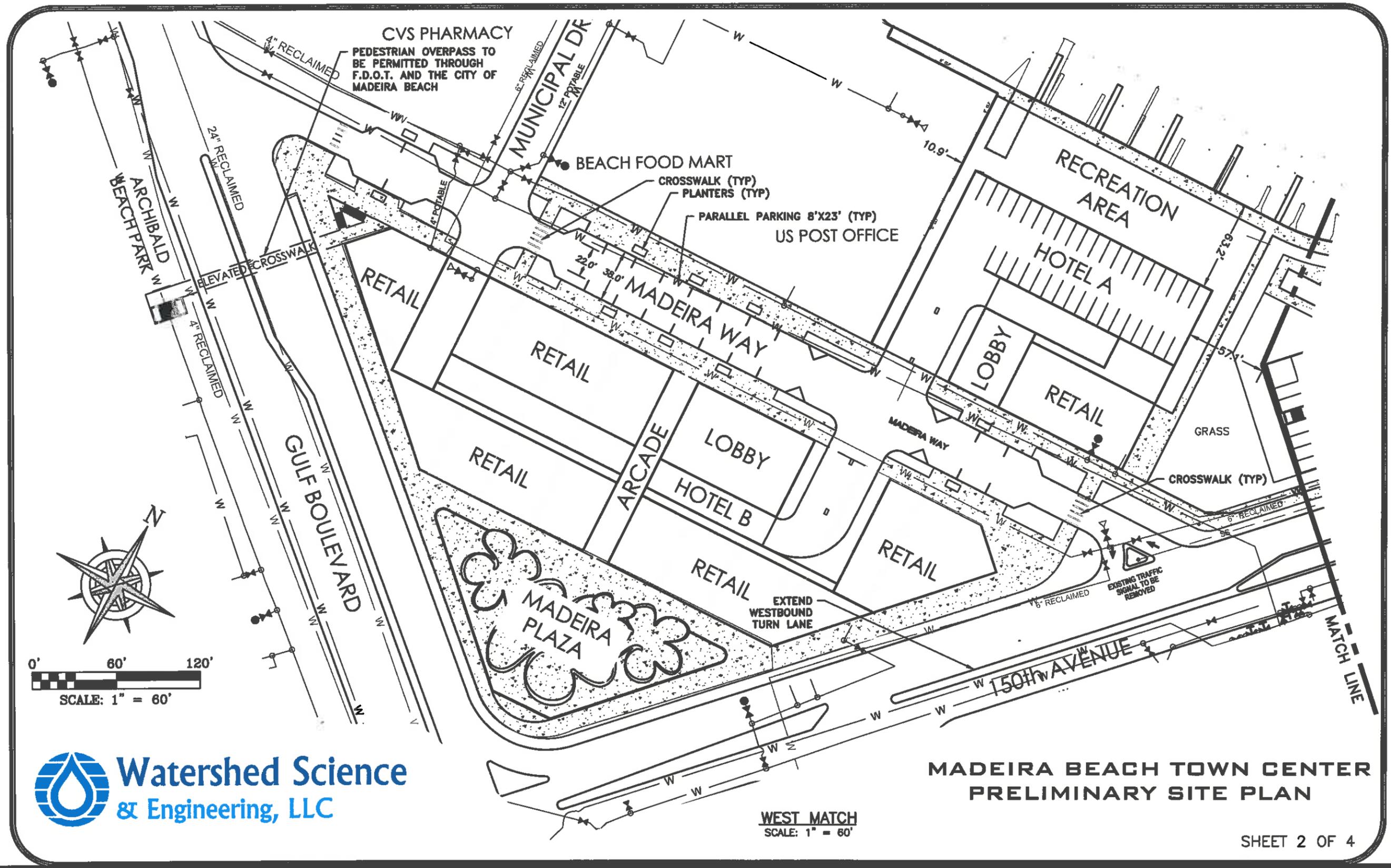






**OVERALL SITE VIEW**  
SCALE: 1" = 120'

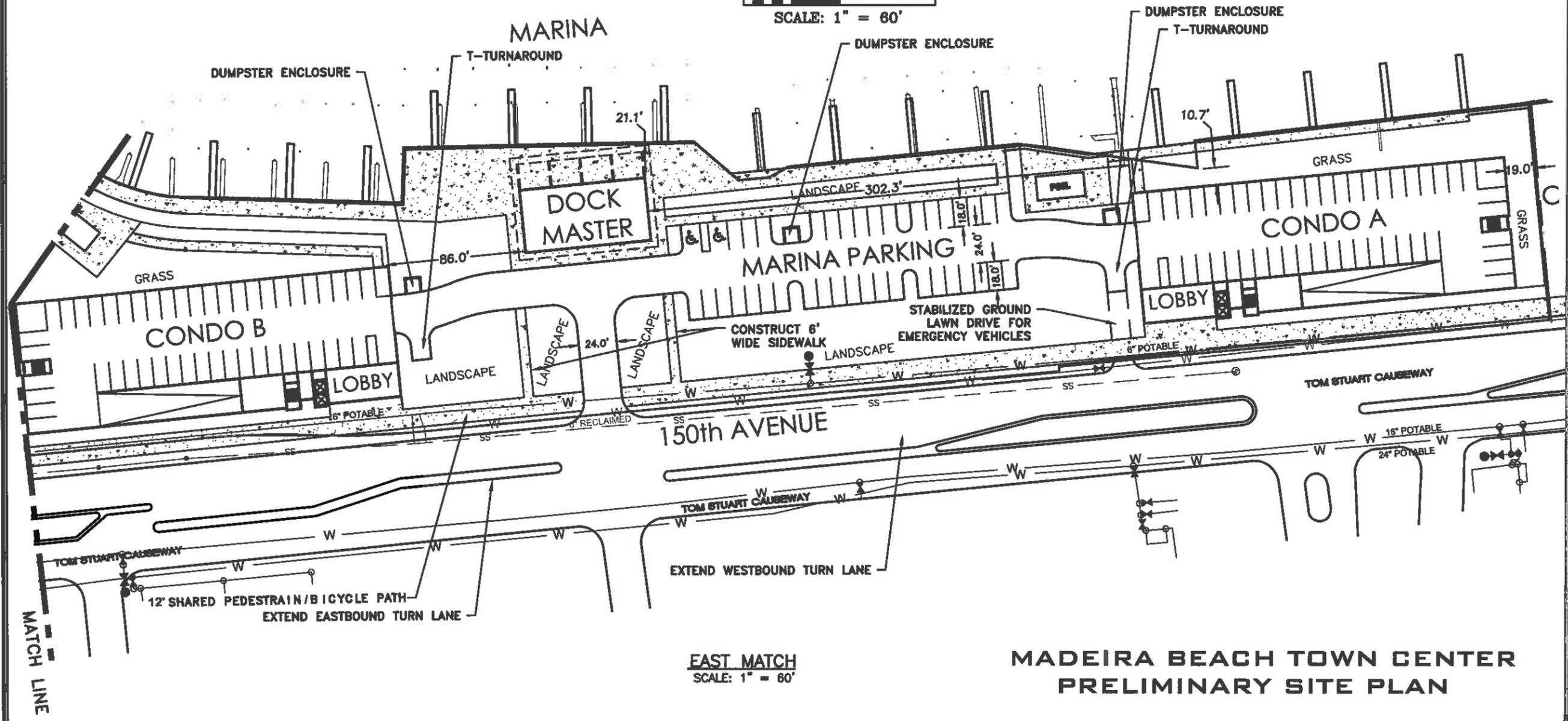
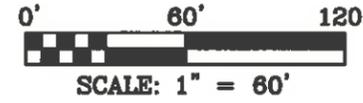
**MADEIRA BEACH TOWN CENTER  
PRELIMINARY SITE PLAN**



**Watershed Science**  
& Engineering, LLC

**MADEIRA BEACH TOWN CENTER  
PRELIMINARY SITE PLAN**

SHEET 2 OF 4



**EAST MATCH**  
SCALE: 1" = 60'

**MADEIRA BEACH TOWN CENTER  
PRELIMINARY SITE PLAN**

SHEET 3 OF 4

## SITE DATA

### HOTEL A

ROOMS: 180	<u>PARKING REQUIRED:</u> 1 SP/ROOM = 180
RETAIL SPACE: 3,000 SF	3 SP/2,000 SF = 4
RESTAURANT SPACE: ___ SEATS	1 SP/4 SEATS =
PARKING PROVIDED: 210 SPACES	TOTAL REQUIRED =

### HOTEL B

ROOMS: 250	<u>PARKING REQUIRED:</u> 1 SP/ROOM = 250
RETAIL SPACE: 28,000 SF	3 SP/2,000 SF = 42
RESTAURANT SPACE: ___ SEATS	1 SP/4 SEATS =
PARKING PROVIDED: 400 SPACES	TOTAL REQUIRED =

### CONDO A

UNITS: 45	<u>PARKING REQUIRED:</u> 2 SP/UNIT = 90
PARKING PROVIDED: 95 SPACES	TOTAL REQUIRED = 90

### CONDO B

UNITS: 45	<u>PARKING REQUIRED:</u> 2 SP/UNIT = 90
PARKING PROVIDED: 95 SPACES	TOTAL REQUIRED = 90

### MARINA

RETAIL SPACE: 4,000 SF	<u>PARKING REQUIRED:</u> 3 SP/2,000 SF = 6
RESTAURANT SPACE: ___ SEATS	1 SP/4 SEATS =
PARKING PROVIDED: 39 SPACES	
DOCK SLIPS: 43	
	TOTAL REQUIRED =

<u>OVERALL PROJECT SUMMARY &amp; SITE DATA:</u>		<u>EXISTING</u>	<u>PROPOSED</u>
TOTAL BUILDING AREA	=	62,904 SF(21.7%)	130,729 SF(45.0%)
TOTAL ASPHALT/CONC.	=	173,003 SF(59.5%)	81,171 SF(27.9%)
TOTAL IMPERVIOUS AREA	=	235,907 SF(81.2%)	211,900 SF(72.9%)
TOTAL GREEN AREA	=	54,525 SF(18.8%)	78,532 SF(27.4%)
TOTAL PROJECT AREA	=	290,432 SF (6.67 AC)	

OVERALL SITE IMPERVIOUS SURFACE RATIO: 0.73



**MADEIRA BEACH TOWN CENTER  
PRELIMINARY SITE PLAN**

SHEET 4 OF 4

**FDOT PERMIT TRAFFIC ANALYSIS  
FOR  
MADEIRA BEACH TOWN CENTER  
TOM STUART CAUSEWAY/MADEIRA WAY  
MADEIRA BEACH, FL**

**PREPARED FOR:  
MADEIRA BEACH DEVELOPMENT COMPANY, LLC**

**PREPARED BY:  
GULF COAST CONSULTING, INC.  
FEBRUARY 2016  
PROJECT # 16-006**

**TABLE OF CONTENTS**

- I. INTRODUCTION**
- II. EXISTING CONDITIONS**
- III. FUTURE CONDITIONS WITH DEVELOPMENT**
- IV. CONCLUSIONS AND RECOMMENDATIONS**

  
Robert Pergolizzi, AICP/PTP  
AICP # 9023 / PTP #133

  
Octavio Cabrera, P.E.  
FL. Reg. #14663

**Octavio Cabrera**

**FEB 18 2016**

**FL P.E. No. 14663**

**I. INTRODUCTION**

The applicant proposes to improve its property located on the north side of Tom Stuart Causeway (SR 666 / 150<sup>th</sup> Avenue) at Madeira Way and the west side of Madeira Way in the City of Madeira Beach (See Figure 1) The property is currently developed with various retail uses, a marina, and surface parking lots with multiple driveways to Tom Stuart Causeway as well as Madeira Way. The applicant intends to redevelop the property with a 180 room hotel, a 250 room hotel, each containing ancillary ground floor retail space, and 90 condominium units in multiple buildings, with associated parking. The potential improvements include consolidation of access points, removal of the traffic signal at Madeira Way, access connection with a turn lane at the median opening serving the site and Madeira Cove Condominiums, and modifying turn lanes within 150<sup>th</sup> Avenue. This traffic analysis was prepared to evaluate the traffic impacts at the driveways and to aid in driveway/ turn lane design. A pre-application meeting was held with FDOT in February 2016.

**II. EXISTING CONDITIONS**

The Tom Stuart Causeway (SR 666) is a four-lane divided arterial roadway with a posted speed of 40 MPH (45 MPH design speed) and is controlled by traffic signals at Madeira Way and Gulf Boulevard to the west. SR 666 is an Access Class 7 roadway per FDOT Rule 14-97, with a minimum driveway spacing requirement of 125 feet, and a full median opening spacing of 660 feet. Existing conditions were established by obtaining PM peak period (4-6 PM) intersection turning movement counts at multiple locations shown below on February 2, 2016. Weather conditions were excellent with a high temperature of 79 degrees and sunshine.

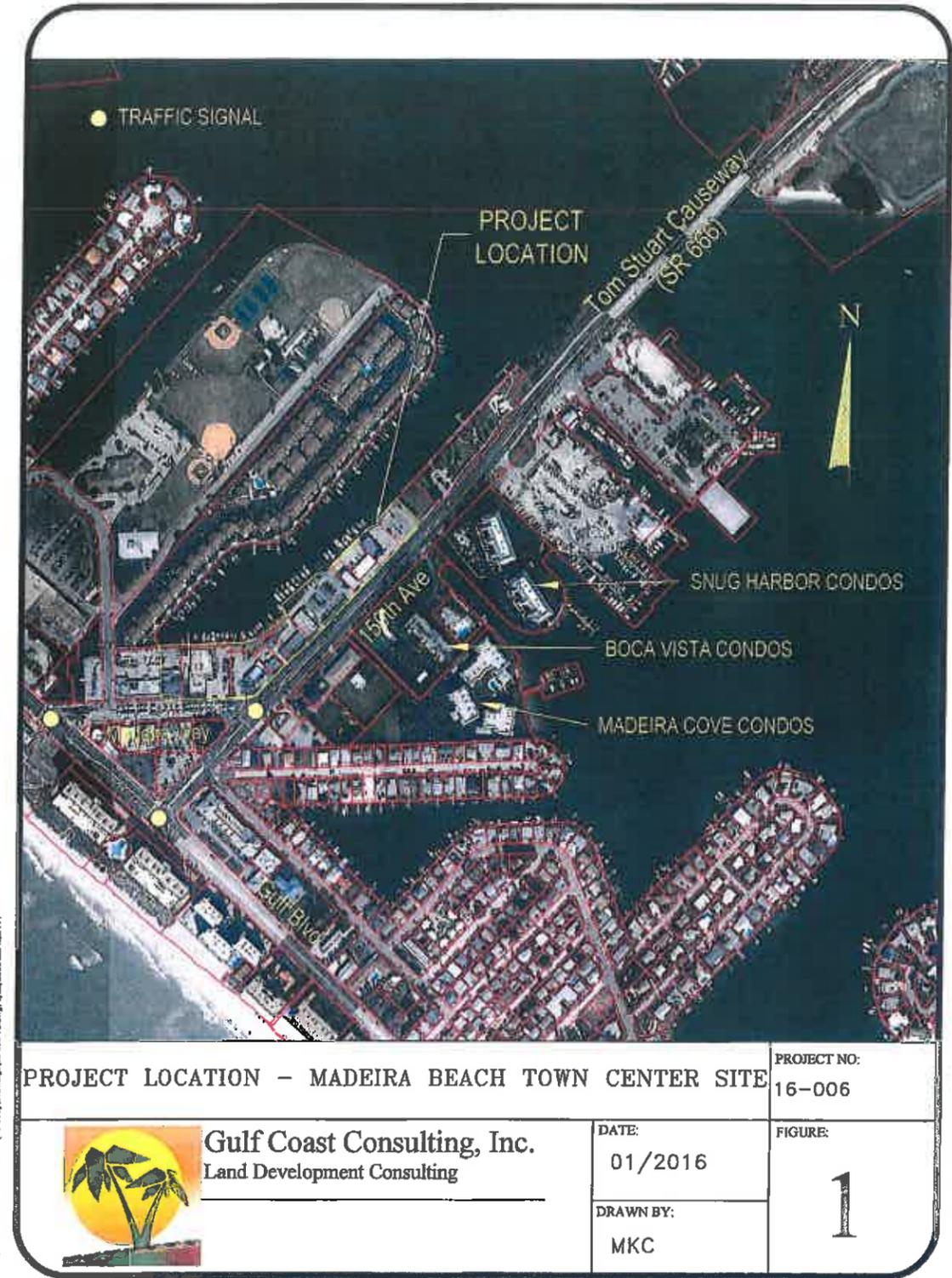
- Gulf Boulevard / Madeira Way (signal)
- Tom Stuart Causeway (SR 666/150<sup>th</sup> Ave.) / Gulf Boulevard (signal)
- Tom Stuart Causeway (SR 666/150<sup>th</sup> Ave)/ Madeira Way (signal)
- Tom Stuart Causeway (SR 666/150<sup>th</sup> Ave.)/ Directional Median opening serving retail plaza
- Tom Stuart Causeway (SR 666/ 150<sup>th</sup> Ave.) / Full Median opening serving Madeira Cove
- Tom Stuart Causeway (SR 666/150<sup>th</sup> Ave.) / Full Median opening serving Boca Vista

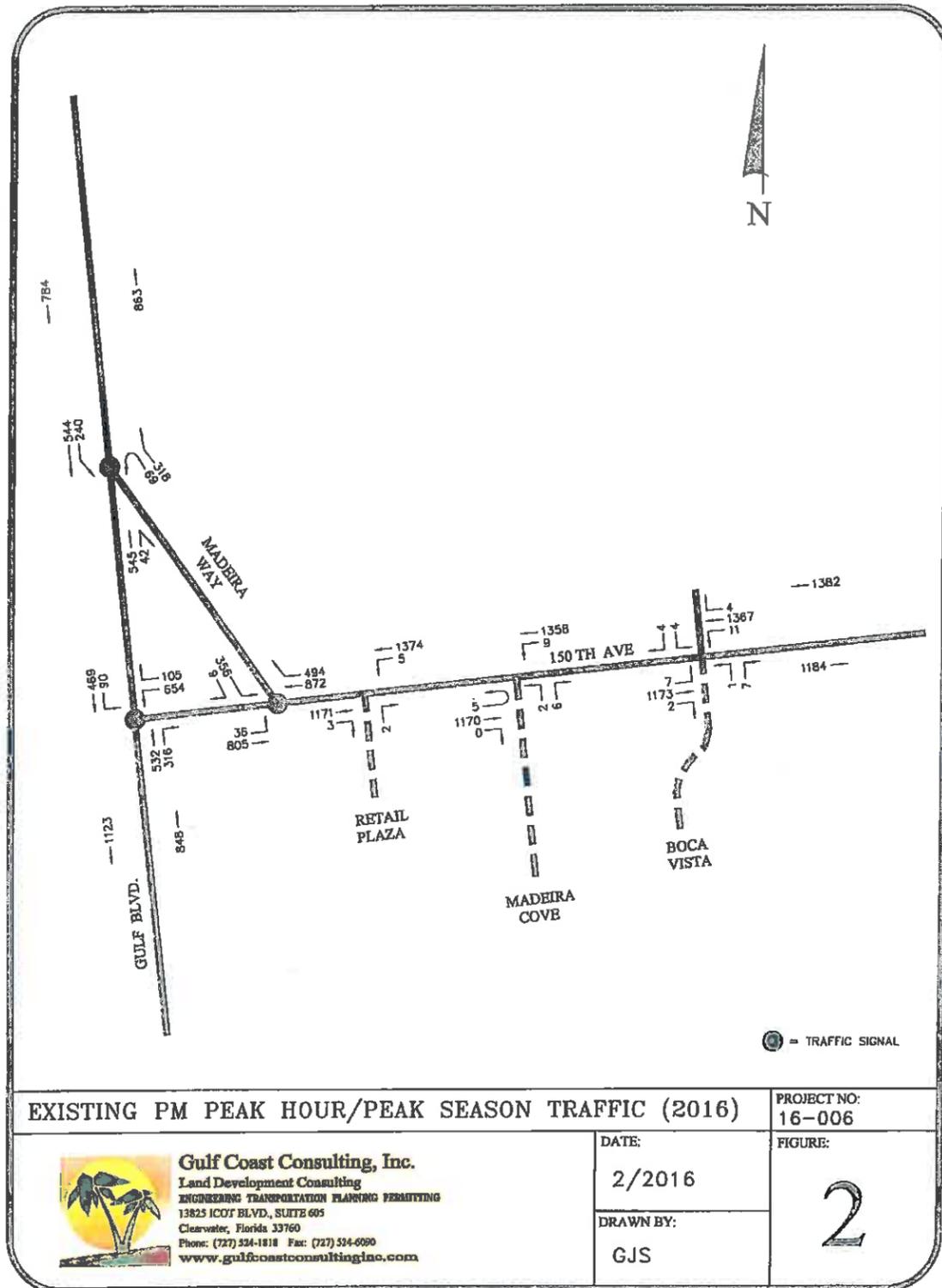
These counts were seasonally adjusted to peak season equivalents using FDOT seasonal adjustment factors. Intersection analysis was performed using the HCS software. The existing (2016) peak hour traffic volumes are shown in Figure 2, the intersection operations are shown below in Table 1 and the HCS printouts are included in Appendix A.

**Table 1 – Existing Intersection Conditions (2016)**

Intersection Location	Type	PM Peak Hour LOS	Ave. Delay (sec/veh)
Gulf Blvd / Madeira Way	Signal	A	9.2
150 <sup>th</sup> Ave / Gulf Blvd.	Signal	C	22.9
150 Ave / Madeira Way	Signal	B	11.8
150 <sup>th</sup> Ave / Directional Opening Retail	Unsignalized	B/B	12.5 / 13.3
150 <sup>th</sup> Avenue / Madeira Cove	Unsignalized	B/C	12.2 / 16.4
150 <sup>th</sup> Avenue / Boca Vista	Unsignalized	B/C	12.7 / 16.0

B/C = LOS of SR 666 left turn / LOS of side street approach





Tom Stuart Causeway (SR 666/150<sup>th</sup> Avenue) is a 4-lane divided arterial roadway and is controlled by traffic signals at Madeira Way and Gulf Boulevard. These traffic signals are closely spaced and do not meet FDOT signal spacing criteria. Based on the adjusted traffic counts, roadway segment volumes were calculated and analyzed using FDOT Generalized Capacity Tables. The adjacent segment of SR 666 carries 2,566 vehicles during the PM peak hour which represents LOS C on a 4-lane divided roadway.

Gulf Boulevard (SR 699) is a 4-lane divided arterial roadway with a posted speed of 35 MPH and is controlled by traffic signals at Madeira Way and 150<sup>th</sup> Avenue. Gulf Boulevard is considered a Class II arterial due to the lower posted speed. Gulf Boulevard north of Madeira Way carries 1,647 vehicles during the PM peak hour which represents LOS D conditions. Gulf Boulevard south of 150<sup>th</sup> Avenue carries 1,971 vehicles during the PM peak hour which represents LOS D conditions.

### III. FUTURE CONDITIONS WITH DEVELOPMENT

Traffic impacts from the recently proposed Holiday Isle Marina (Holton) project on the south side of Tom Stuart Causeway east of this property was included as background traffic to evaluate the cumulative effects of both redevelopments. The Holiday Isle project is expected to generate 3,548 daily trips with 289 trips occurring during the PM peak hour. Of these 202 are expected to travel to/from the mainland over the drawbridge, and 87 are expected to impact the study area for Madeira Beach Town Center. This traffic volume was added to the existing counts to consider the impact of Holiday Isle.

Trip generation estimates of the additional traffic caused by the proposed Madeira Beach Town Center development were made using ITE Trip Generation, 9<sup>th</sup> Edition rates.

Table 2 – Trip Generation Estimates

Land Use	Amount	ITE LUC	Daily Trips	PM Peak (in/out)
High-Rise Condo "A"	45 units	232	188	17 (10/7)
High-Rise Condo "B"	45 units	232	188	17 (10/7)
Hotel	180 rooms	310	1471	108 (55/53)
Hotel	250 rooms	310	2042	150 (77/73)
<b>Total</b>			<b>3,889</b>	<b>292 (152/142)</b>

The additional traffic caused by the development is expected to be 3,889 daily trips of which 292 would occur during the PM peak hour (152 entering/142 exiting) This would classify as a Category "D" permit application with FDOT. Based on pre-application meetings with FDOT, substantial access management improvements are proposed. These include removing the traffic signal at Madeira Way, and constructing a turn lane at the Madeira Cove median opening which will also serve the project condominiums. In addition, converting Madeira Way into right-in/right out access at the Tom Stuart Causeway intersection, lengthening left turn lanes, and providing an eastbound left turn lane at the project access aligning with Madeira Cove is proposed. These changes will create U-turns and a redistribution of existing traffic. This will provide median opening separation to better conform to FDOT access management criteria.

Project traffic was distributed to the surrounding roadway system based on the following percentages.

- 10% north on Gulf Boulevard (SR 699)
- 20% south on Gulf Boulevard (SR 699)
- 70% east on SR 666 (Tom Stuart Causeway)

Project generated traffic is shown in Figure 3.

The intersections were reanalyzed considering the project traffic, median opening modifications, the removal of a traffic signal and revised access points. The expected future traffic volumes are shown in Figure 4, intersection conditions are shown in Table 3, and the HCS printouts are included in Appendix B.

Table 3 – Future Intersection Conditions

Intersection Location	Type	PM Peak Hour LOS	Ave. Delay (sec/veh)
Gulf Blvd / Madeira Way	Signal	B	11.1
150 <sup>th</sup> Ave / Gulf Blvd.	Signal	C	25.8
150 <sup>th</sup> Ave / Madeira Way (RIRO)	Unsignalized	C* (SBRT)	16.1
150 <sup>th</sup> Ave / Directional Opening Retail	Unsignalized	B/B*	13.9/14.4
150 <sup>th</sup> Avenue / Madeira Cove	Unsignalized	C/B*	16.5/47.0
150 <sup>th</sup> Avenue / Boca Vista	Unsignalized	B/C*	14.1/16.7
Madiera Way / Hotel Driveways	Unsignalized	A/D*	8.6/30.6

B/C = LOS of SR 666 left turn / LOS of side street approach

The adjacent segment of SR 666 would continue to operate at LOS C with volume increasing to 2,863 vehicles during the PM peak hour. This represents an acceptable level of service.

The segment of Gulf Boulevard north of Madeira Way would carry 1,706 vehicles during the PM peak hour which represents LOS D conditions. Gulf Boulevard south of 150<sup>th</sup> Avenue would carry 2,084 vehicles during the PM peak hour which represents LOS D conditions.

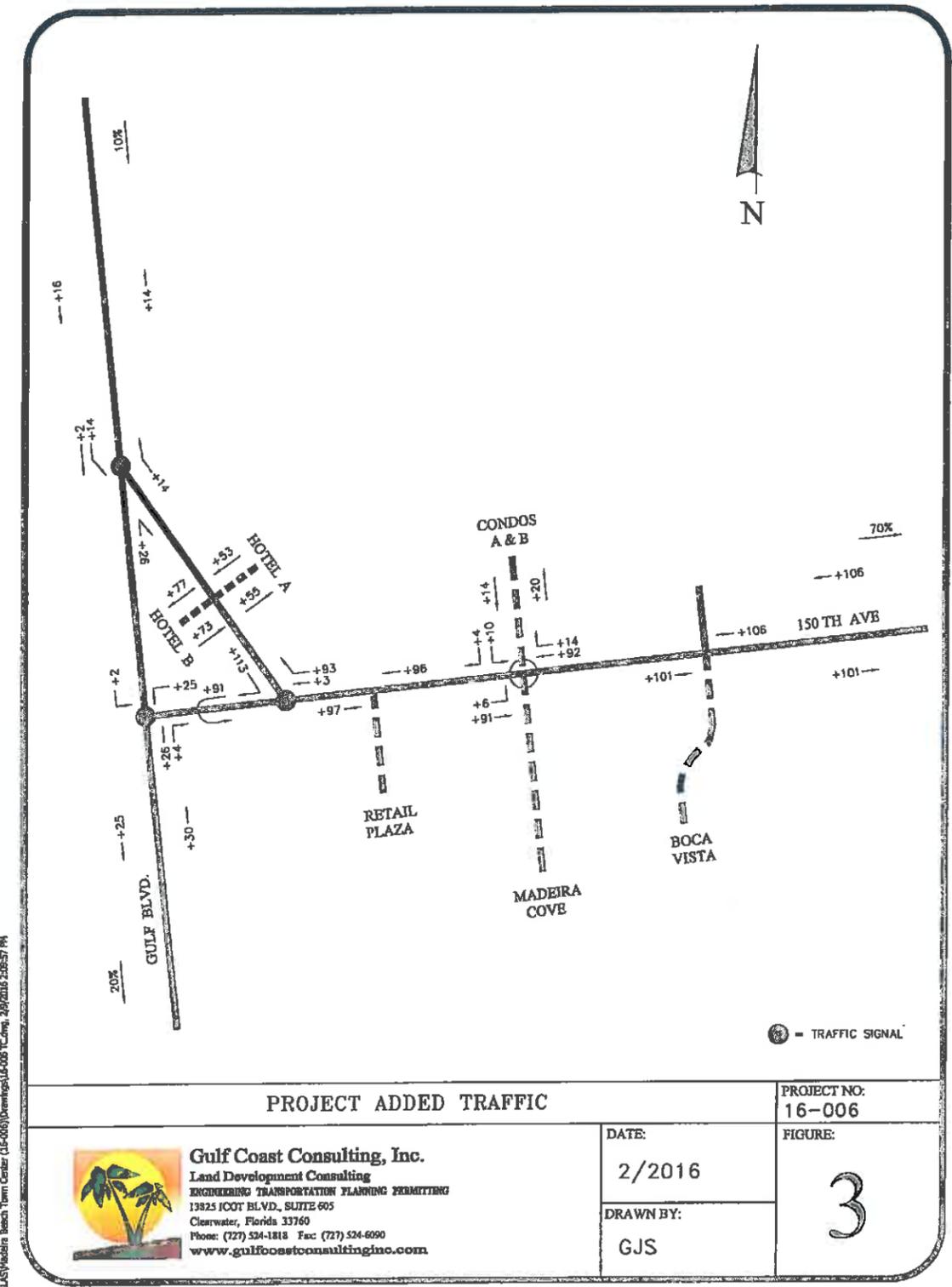
#### IV. CONCLUSIONS AND RECOMMENDATIONS

The proposed development of this property to contain condominiums, and hotels with ancillary ground floor retail space is expected to generate 3,889 daily trips and an additional 292 PM peak hour trips. With the impacts of the proposed development all affected intersections and roadway segments would continue to operate at acceptable levels of service.

The following access management improvements are recommended:

Tom Stuart Causeway (150<sup>th</sup> Avenue) / Madeira Way – Remove traffic signal, install raised median in 150<sup>th</sup> Avenue, permit right turn only into/from Madeira Way.

Tom Stuart Causeway (150<sup>th</sup> Avenue) / Median Opening at 1<sup>st</sup> Street E. – Extend the westbound left turn lane past Madeira Way to contain 150 feet of queue storage plus 185 feet of deceleration distance per FDOT Index # 301 for a 45 MPH design speed.



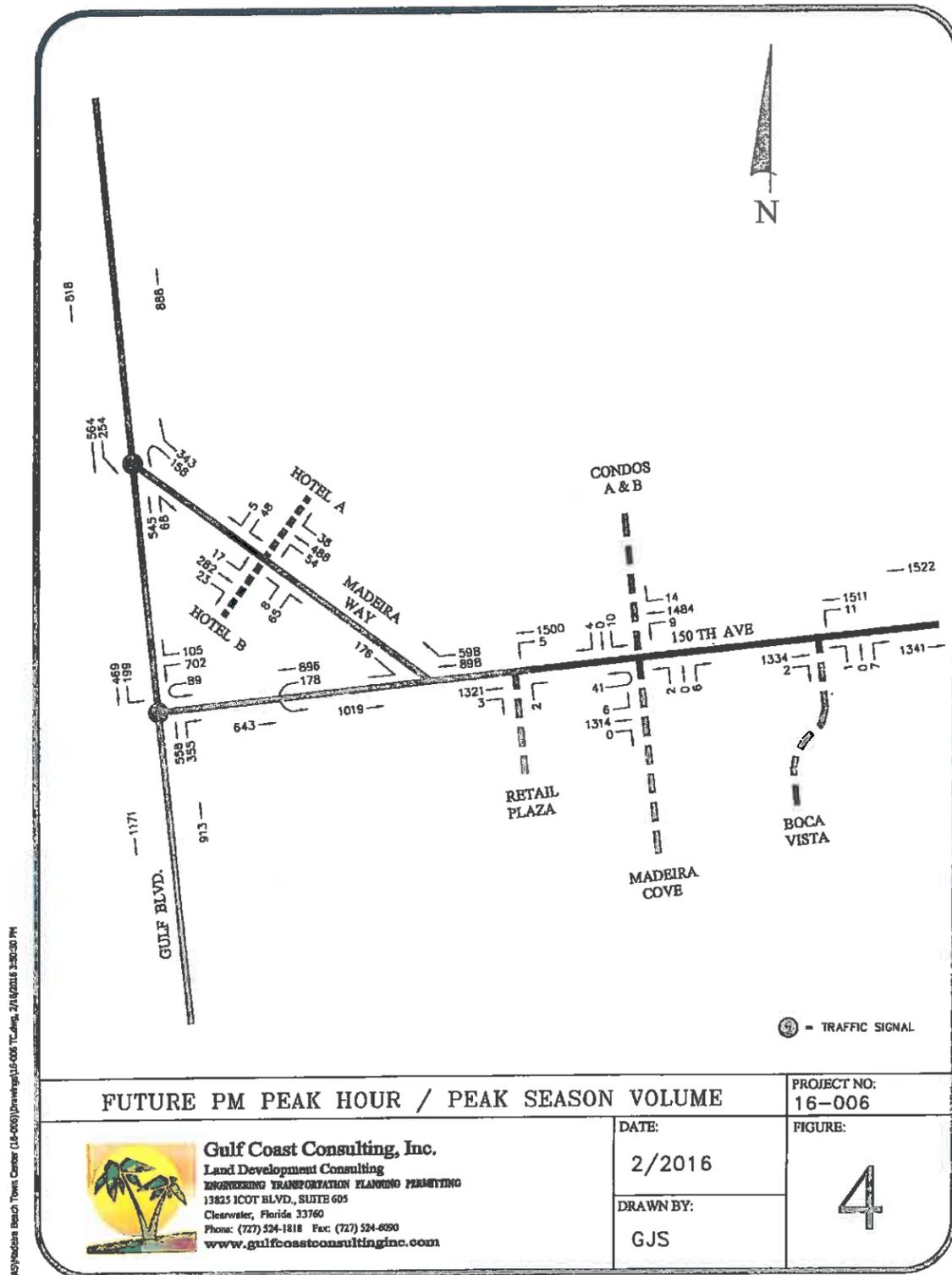
Y:\PROJECTS\16-006\Drawings\16-006 TC.dwg, 2/16/2016 2:05:57 PM

PROJECT ADDED TRAFFIC

 **Gulf Coast Consulting, Inc.**  
 Land Development Consulting  
 ENGINEERING TRANSPORTATION PLANNING PERMITTING  
 13825 ICOT BLVD., SUITE 605  
 Clearwater, Florida 33760  
 Phone: (727) 524-1818 Fax: (727) 524-6090  
 www.gulfcoastconsultinginc.com

DATE:  
2/2016  
DRAWN BY:  
GJS

PROJECT NO:  
16-006  
FIGURE:  
3



Tom Stuart Causeway (150<sup>th</sup> Avenue) / Madeira Cove Median Opening – Construct an eastbound left turn lane into Madeira Beach Town Center access. Construct driveway with 2 exiting lanes to separate left and right turns. The eastbound left turn lane should include 50 feet of queue storage plus 185 feet of deceleration distance per FDOT Index # 301. Due to distance constraints a design exception for deceleration distance may be needed from FDOT. The westbound left turn lane should contain 50 feet queue storage plus 185 feet deceleration distance per FDOT Index #301. This requires lengthening the existing left turn lane and removal of landscaping area.

Tom Stuart Causeway / Boca Vista Median Opening – Extend the westbound left turn lane to include 50 feet of queue storage plus 185 feet of deceleration distance per FDOT Index #301. This requires lengthening the existing left turn lane and removal of landscaping area.

APPENDIX A

2014 Peak Season Factor Category Report - Report Type: ALL  
 Category: 1500 PINELLAS COUNTYWIDE

Week	Dates	SF	MOCF: 0.95 PSCF
1	01/01/2014 - 01/04/2014	1.03	1.08
2	01/05/2014 - 01/11/2014	1.05	1.11
3	01/12/2014 - 01/18/2014	1.07	1.13
4	01/19/2014 - 01/25/2014	1.05	1.11
5	01/26/2014 - 02/01/2014	1.03	1.08
6	02/02/2014 - 02/08/2014	1.00	1.05
7	02/09/2014 - 02/15/2014	0.98	1.03
* 8	02/16/2014 - 02/22/2014	0.96	1.01
* 9	02/23/2014 - 03/01/2014	0.95	1.00
*10	03/02/2014 - 03/08/2014	0.95	1.00
*11	03/09/2014 - 03/15/2014	0.94	0.99
*12	03/16/2014 - 03/22/2014	0.93	0.98
*13	03/23/2014 - 03/29/2014	0.93	0.98
*14	03/30/2014 - 04/05/2014	0.94	0.99
*15	04/06/2014 - 04/12/2014	0.94	0.99
*16	04/13/2014 - 04/19/2014	0.94	0.99
*17	04/20/2014 - 04/26/2014	0.95	1.00
*18	04/27/2014 - 05/03/2014	0.96	1.01
*19	05/04/2014 - 05/10/2014	0.97	1.02
*20	05/11/2014 - 05/17/2014	0.98	1.03
21	05/18/2014 - 05/24/2014	0.99	1.04
22	05/25/2014 - 05/31/2014	0.99	1.04
23	06/01/2014 - 06/07/2014	0.99	1.04
24	06/08/2014 - 06/14/2014	0.99	1.04
25	06/15/2014 - 06/21/2014	0.99	1.04
26	06/22/2014 - 06/28/2014	1.00	1.05
27	06/29/2014 - 07/05/2014	1.00	1.05
28	07/06/2014 - 07/12/2014	1.00	1.05
29	07/13/2014 - 07/19/2014	1.01	1.06
30	07/20/2014 - 07/26/2014	1.01	1.06
31	07/27/2014 - 08/02/2014	1.01	1.06
32	08/03/2014 - 08/09/2014	1.02	1.07
33	08/10/2014 - 08/16/2014	1.02	1.07
34	08/17/2014 - 08/23/2014	1.02	1.07
35	08/24/2014 - 08/30/2014	1.04	1.09
36	08/31/2014 - 09/06/2014	1.05	1.11
37	09/07/2014 - 09/13/2014	1.06	1.12
38	09/14/2014 - 09/20/2014	1.07	1.13
39	09/21/2014 - 09/27/2014	1.06	1.12
40	09/28/2014 - 10/04/2014	1.06	1.12
41	10/05/2014 - 10/11/2014	1.05	1.11
42	10/12/2014 - 10/18/2014	1.05	1.11
43	10/19/2014 - 10/25/2014	1.05	1.11
44	10/26/2014 - 11/01/2014	1.05	1.11
45	11/02/2014 - 11/08/2014	1.06	1.12
46	11/09/2014 - 11/15/2014	1.06	1.12
47	11/16/2014 - 11/22/2014	1.06	1.12
48	11/23/2014 - 11/29/2014	1.06	1.12
49	11/30/2014 - 12/06/2014	1.05	1.11
50	12/07/2014 - 12/13/2014	1.04	1.09
51	12/14/2014 - 12/20/2014	1.03	1.08
52	12/21/2014 - 12/27/2014	1.05	1.11
53	12/28/2014 - 12/31/2014	1.07	1.13

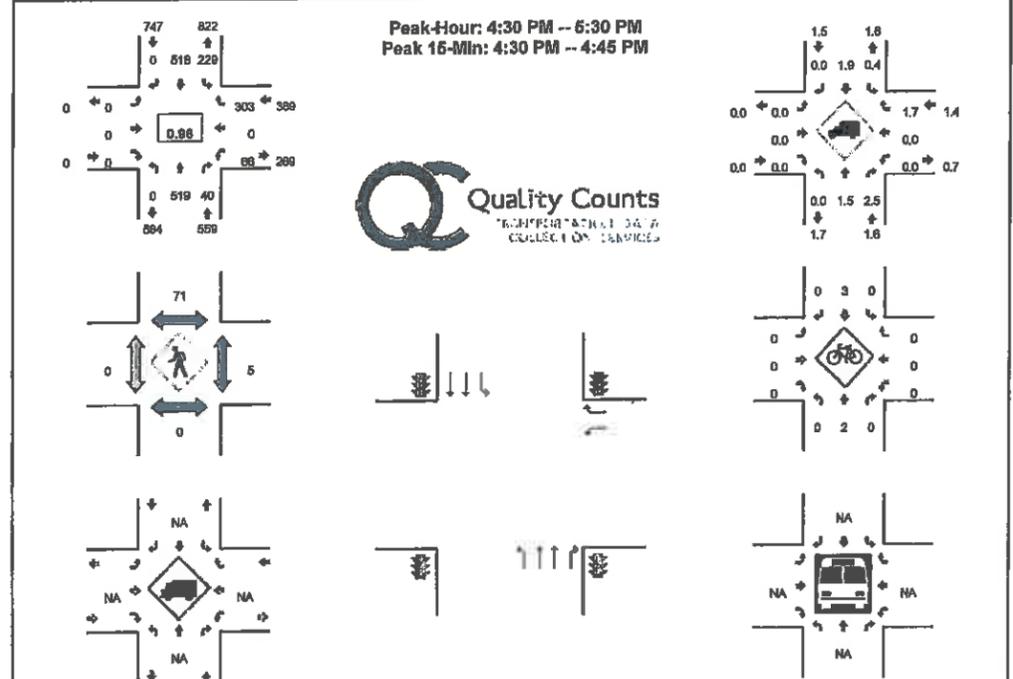
Tmc Covid

\* Peak Season

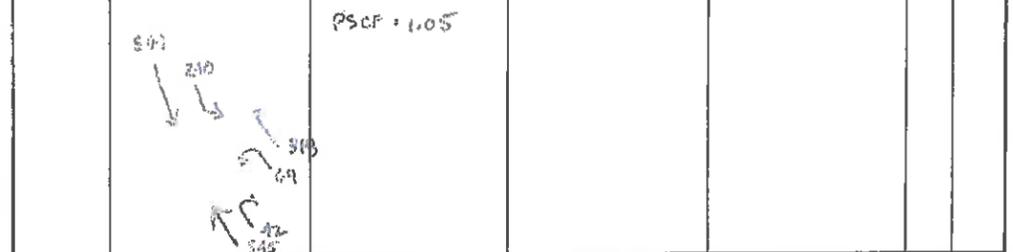
Page 10 of 11

Type of peak hour being reported: Intersection Peak Method for determining peak hour: Total Entering Volume

LOCATION: Gulf Blvd -- Madeira Way  
CITY/STATE: Madeira Beach, FL  
QC JOB #: 13698601  
DATE: Tue, Feb 02 2016



15-Min Count Period	Gulf Blvd (Northbound)					Gulf Blvd (Southbound)					Madeira Way (Eastbound)					Madeira Way (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	0	147	14	0	0	70	124	0	0	0	0	0	0	0	0	18	0	18	0	34	428	
4:15 PM	0	130	11	0	0	48	94	0	0	0	0	0	0	0	0	25	0	16	0	40	394	
4:30 PM	0	124	8	0	0	53	148	0	0	0	0	0	0	0	0	18	0	26	0	53	435	
4:45 PM	0	137	10	0	0	80	116	0	0	0	0	0	0	0	0	22	0	23	0	58	416	1641
5:00 PM	0	141	8	0	0	60	125	0	0	0	0	0	0	0	0	13	0	22	0	48	415	1630
5:15 PM	0	117	14	0	0	86	137	0	0	0	0	0	0	0	0	15	0	29	0	57	408	1675
5:30 PM	0	155	9	0	0	47	98	0	0	0	0	0	0	0	0	21	0	28	0	82	422	1662
5:45 PM	0	141	18	0	0	52	98	0	0	0	0	0	0	0	0	20	0	23	0	49	401	1647

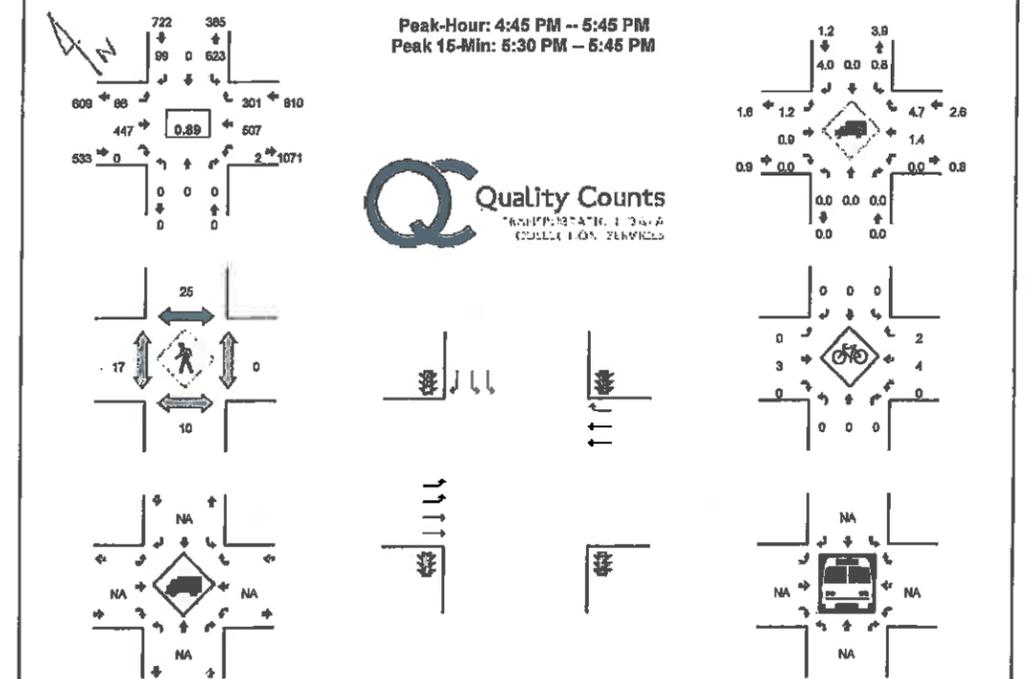


Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	0	486	32	0	0	212	584	0	0	0	0	0	0	0	0	84	0	100	0	252	1740
Heavy Trucks	0	8	4	0	0	0	12	0	0	0	0	0	0	0	0	0	0	4	0	28	28
Pedestrians	0	0	0	0	0	0	88	0	0	0	0	0	0	0	0	0	0	4	0	92	92
Bicycles	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1
Railroad	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stopped Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

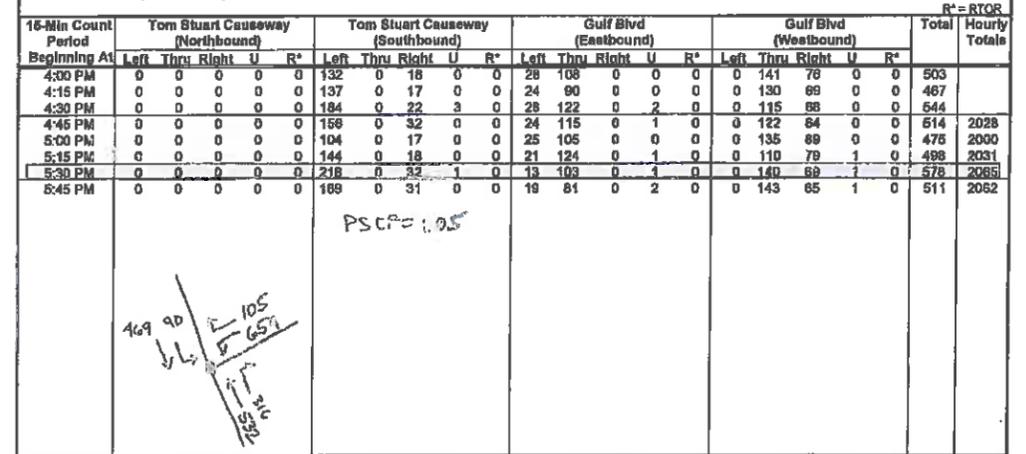
Comments:  
Report generated on 2/5/2016 8:37 AM SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Type of peak hour being reported: Intersection Peak Method for determining peak hour: Total Entering Volume

LOCATION: Tom Stuart Causeway -- Gulf Blvd  
CITY/STATE: Madeira Beach, FL  
QC JOB #: 13698602  
DATE: Tue, Feb 02 2016



15-Min Count Period	Tom Stuart Causeway (Northbound)					Tom Stuart Causeway (Southbound)					Gulf Blvd (Eastbound)					Gulf Blvd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	0	0	0	0	0	132	0	18	0	0	28	108	0	0	0	0	141	76	0	0	503	
4:15 PM	0	0	0	0	0	137	0	17	0	0	24	90	0	0	0	0	130	66	0	0	467	
4:30 PM	0	0	0	0	0	184	0	22	3	0	28	122	0	2	0	0	115	88	0	0	514	2028
4:45 PM	0	0	0	0	0	158	0	32	0	0	24	115	0	1	0	0	122	64	0	0	514	2028
5:00 PM	0	0	0	0	0	104	0	17	0	0	25	105	0	0	0	0	135	69	0	0	475	2000
5:15 PM	0	0	0	0	0	144	0	18	0	0	21	124	0	1	0	0	110	79	1	0	498	2031
5:30 PM	0	0	0	0	0	218	0	32	1	0	13	103	0	1	0	0	140	69	1	0	578	2065
5:45 PM	0	0	0	0	0	188	0	31	0	0	19	81	0	2	0	0	143	65	1	0	511	2062

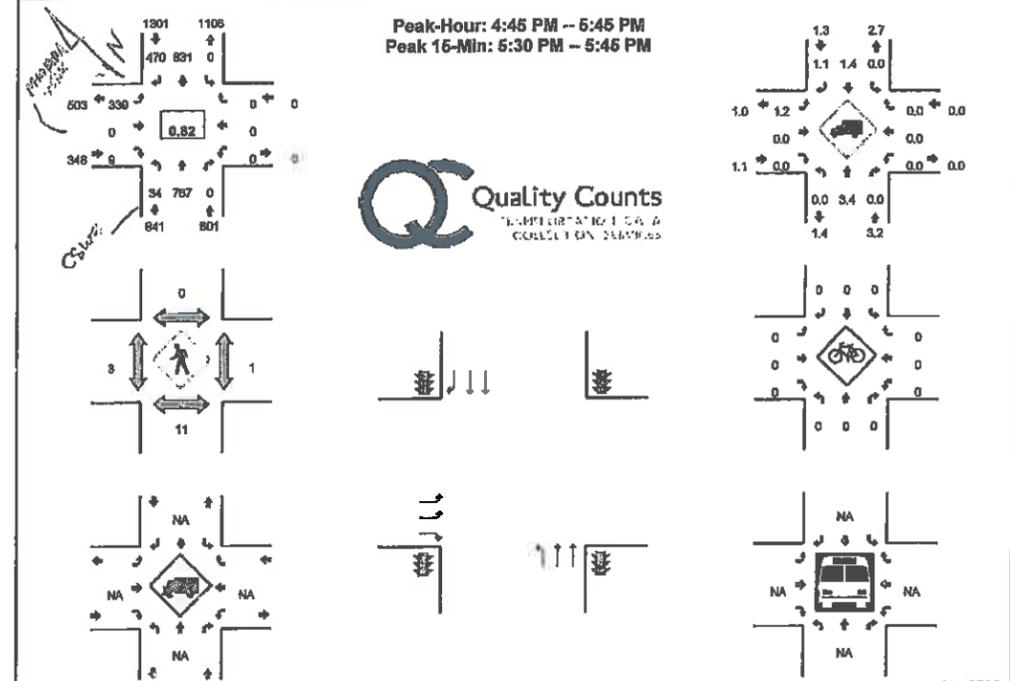


Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	0	0	0	0	0	872	0	128	4	0	52	412	0	4	0	0	560	276	4	0	2312
Heavy Trucks	0	0	0	0	0	8	0	4	0	0	0	0	0	0	0	0	12	4	0	0	28
Pedestrians	24	0	0	0	0	80	0	0	0	0	40	0	0	0	0	0	0	0	0	0	144
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Railroad	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stopped Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

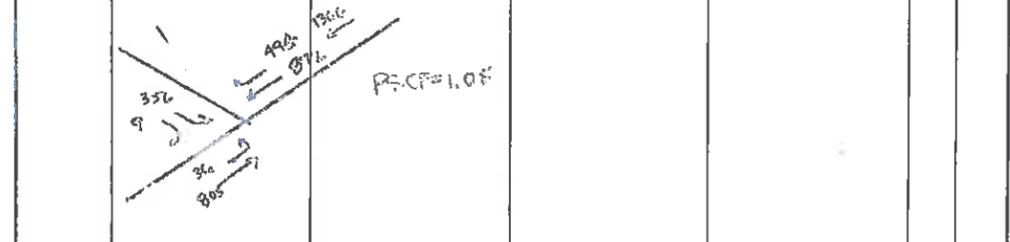
Comments:  
Report generated on 2/5/2016 8:37 AM SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Type of peak hour being reported: Intersection Peak Method for determining peak hour: Total Entering Volume

LOCATION: Tom Stuart Causeway - Madeira Way QC JOB #: 13698603  
 CITY/STATE: Madeira Beach, FL DATE: Tue, Feb 02 2016



15-Min Count Period Beginning At	Tom Stuart Causeway (Northbound)				Tom Stuart Causeway (Southbound)				Madeira Way (Eastbound)				Madeira Way (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	16	196	0	0	0	148	80	0	107	0	5	0	0	0	0	0	552	
4:15 PM	7	233	0	0	0	180	92	0	76	0	6	0	0	0	0	0	594	
4:30 PM	11	191	0	0	0	236	136	0	93	0	2	0	0	0	0	0	669	
4:45 PM	14	187	0	0	0	200	122	0	80	0	1	0	0	0	0	0	604	2419
5:00 PM	7	195	0	0	0	147	102	0	82	0	3	0	0	0	0	0	547	2414
5:15 PM	4	183	0	0	0	175	86	0	89	0	3	0	0	0	0	0	551	2371
5:30 PM	3	201	0	1	0	308	150	0	78	0	2	0	0	0	0	0	746	2450
5:45 PM	19	174	0	0	0	202	115	0	81	0	7	0	0	0	0	0	598	2444

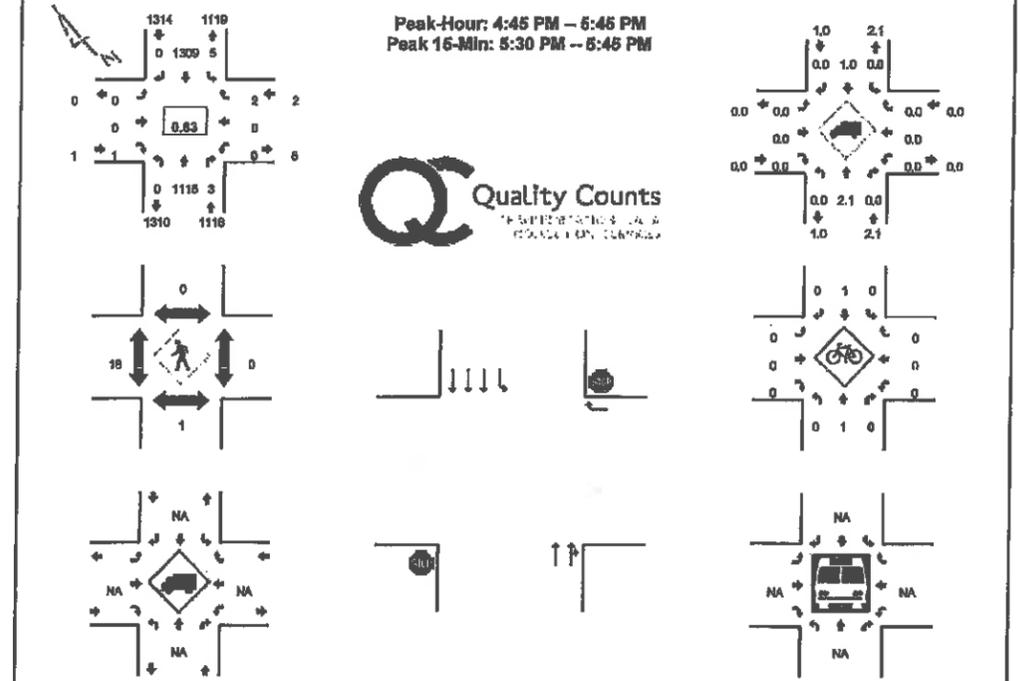


Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	32	804	0	4	0	1232	600	0	312	0	8	0	0	0	0	0	2992
Heavy Trucks	0	24	0	0	0	16	4	0	8	0	0	0	0	0	0	0	52
Pedestrians	20	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	28
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Railroad	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stopped Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

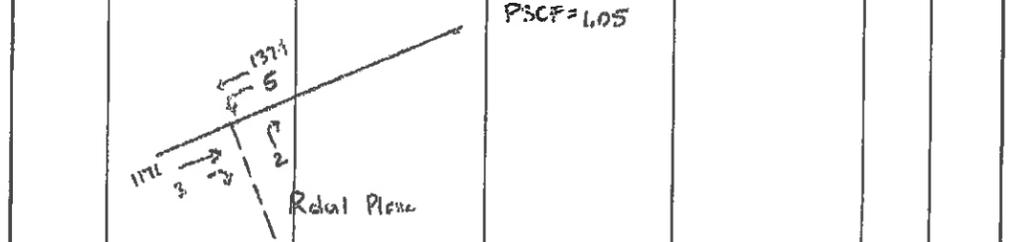
Comments:  
 Report generated on 2/5/2016 8:37 AM SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Type of peak hour being reported: Intersection Peak Method for determining peak hour: Total Entering Volume

LOCATION: Tom Stuart Causeway - Median Opening to Retail Plaza QC JOB #: 13698604  
 CITY/STATE: Madeira Beach, FL DATE: Tue, Feb 02 2016



15-Min Count Period Beginning At	Tom Stuart Causeway (Northbound)				Tom Stuart Causeway (Southbound)				Median Opening to Retail Plaza (Eastbound)				Median Opening to Retail Plaza (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	291	1	1	1	244	0	2	0	0	0	0	0	0	0	1	541	
4:15 PM	0	321	3	0	1	270	0	0	0	0	1	0	0	0	0	0	598	
4:30 PM	0	284	0	0	3	387	0	0	0	0	0	0	0	0	1	0	655	
4:45 PM	0	263	2	0	1	328	0	1	0	0	0	0	0	0	0	0	593	2385
5:00 PM	0	288	0	0	0	252	0	0	0	0	0	0	0	0	0	0	548	2392
5:15 PM	0	274	0	0	2	278	0	0	0	0	1	0	0	0	1	0	557	2353
5:30 PM	0	282	1	0	0	452	0	1	0	0	0	0	0	0	1	0	737	2435
5:45 PM	0	258	0	0	2	328	0	0	0	0	0	0	0	0	0	0	689	2431

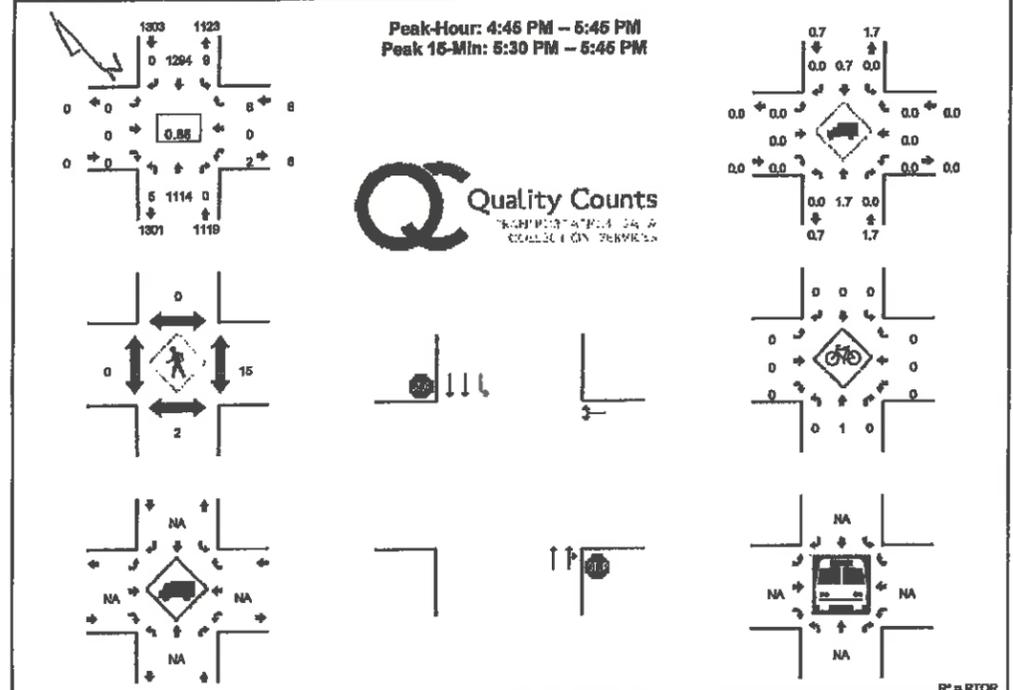


Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	0	1128	4	0	0	1808	0	4	0	0	0	0	0	0	4	0	2848
Heavy Trucks	0	24	0	0	0	8	0	4	0	0	0	0	0	0	0	0	32
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Railroad	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Stopped Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

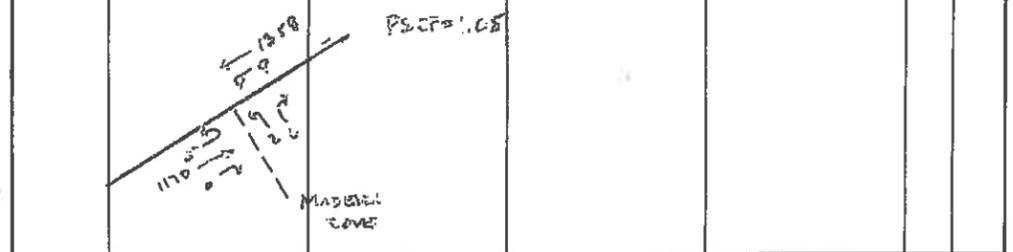
Comments:  
 Report generated on 2/5/2016 6:30 PM SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Type of peak hour being reported: Intersection Peak Method for determining peak hour: Total Entering Volume

LOCATION: Tom Stuart Causeway -- Full Median Opening/Medeira Cove  
 CITY/STATE: Madeira Beach, FL  
 QC JOB #: 13698605  
 DATE: Tue, Feb 02 2016



15-Min Count Period	Tom Stuart Causeway (Northbound)					Tom Stuart Causeway (Southbound)					Full Median Opening/Medeira Cove (Eastbound)					Full Median Opening/Medeira Cove (Westbound)					Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
Beginning At	0	324	1	3	0	0	287	0	0	0	0	0	0	0	0	0	0	1	0	0	588
4:00 PM	0	288	0	2	0	2	286	0	0	0	0	0	0	0	0	1	0	1	0	0	559
4:15 PM	0	290	0	3	0	2	343	0	1	0	0	0	0	0	0	1	0	1	0	0	841
4:30 PM	0	276	0	1	0	1	332	8	1	0	0	0	0	0	0	0	0	0	0	0	811
4:45 PM	0	294	0	2	0	2	288	0	0	0	0	0	0	0	0	1	0	2	0	0	2380
5:00 PM	0	296	0	1	0	2	271	0	1	0	0	0	0	0	0	0	0	1	0	0	542
5:15 PM	0	278	0	1	0	1	423	0	1	0	0	0	0	0	0	1	0	3	0	0	708
5:30 PM	0	254	0	0	0	4	398	0	0	0	0	0	0	0	0	0	0	0	0	0	697
6:45 PM																					2416

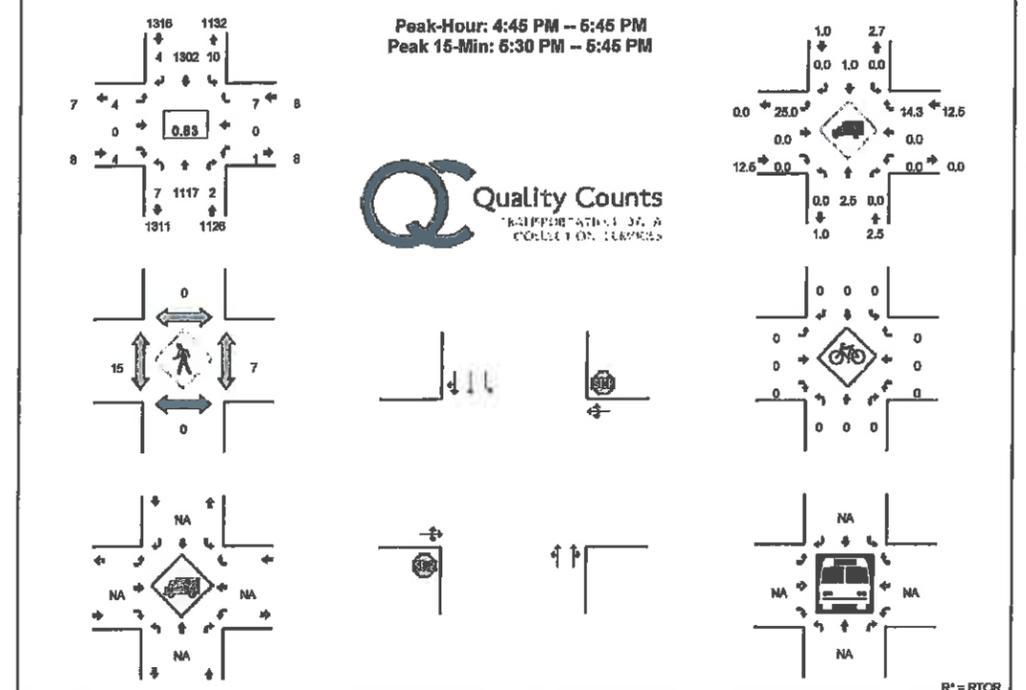


Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	0	1112	0	4	0	4	1682	0	4	0	0	0	0	0	0	4	0	12	0	0	2832
Heavy Trucks	0	12	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	20
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	0	16
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Railroad																					
Stopped Buses																					

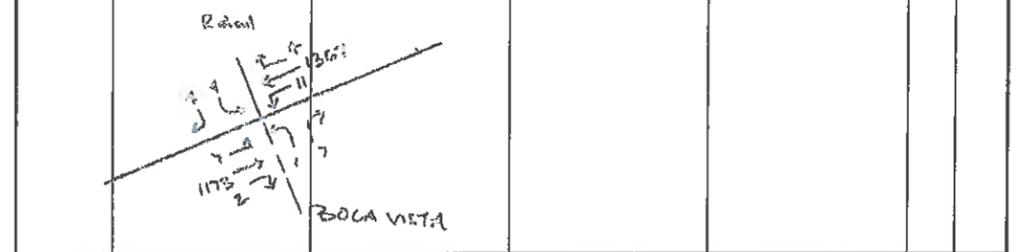
Comments:  
 Report generated on 2/5/2016 8:37 AM SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Type of peak hour being reported: Intersection Peak Method for determining peak hour: Total Entering Volume

LOCATION: Tom Stuart Causeway -- Boca Vista Condo Access  
 CITY/STATE: Pinellas, FL  
 QC JOB #: 13698606  
 DATE: Tue, Feb 02 2016



15-Min Count Period	Tom Stuart Causeway (Northbound)					Tom Stuart Causeway (Southbound)					Boca Vista Condo Access (Eastbound)					Boca Vista Condo Access (Westbound)					Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
Beginning At	0	285	2	2	0	0	282	0	3	0	1	0	0	0	0	0	0	0	0	0	555
4:00 PM	1	312	2	2	0	0	247	0	3	0	2	0	0	0	0	0	0	1	0	0	570
4:15 PM	1	297	0	0	0	1	360	0	0	0	3	0	0	0	0	1	0	2	0	0	865
4:30 PM	0	258	1	0	0	3	328	0	1	0	0	0	0	0	0	1	0	2	0	0	584
4:45 PM	1	295	0	1	0	0	264	0	1	0	1	0	2	0	0	0	0	1	0	0	588
5:00 PM	2	289	1	1	0	0	277	0	0	0	1	0	2	0	0	0	0	4	0	0	557
5:15 PM	0	285	0	2	0	3	433	4	2	0	2	0	0	0	0	0	0	0	0	0	741
5:30 PM	1	282	1	1	0	1	333	0	0	0	0	0	0	0	0	0	0	2	0	0	591
6:45 PM																					2455



Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	0	1180	0	8	0	12	1732	18	8	0	8	0	0	0	0	0	0	0	0	0	2984
Heavy Trucks	0	28	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	40
Pedestrians	0	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	4	0	0	20
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Railroad																					
Stopped Buses																					

Comments:  
 Report generated on 2/5/2016 8:37 AM SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

HCS+™ DETAILED REPORT														
General Information						Site Information								
Analyst <i>RP</i> Agency or Co. <i>GCC</i> Date Performed <i>2/8/2016</i> Time Period <i>PM PEAK HOUR</i>						Intersection <i>GULF BLVD/MADEIRA WAY</i> Area Type <i>All other areas</i> Jurisdiction <i>FDOT</i> Analysis Year <i>2016 EXISTING</i> Project ID <i>MADEIRA BEACH TOWN CTR</i>								
Volume and Timing Input														
			MADEIRA WAY			GULF BLVD			GULF BLVD					
			EB			WB			NB			SB		
			LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes, N <sub>l</sub>					1			1	2	1	1	1	2	
Lane Group					L			R	T	R	L	T		
Volume, V (vph)					69			318	545	42	240	544		
% Heavy Vehicles, %HV					2			2	1	1	1	1		
Peak-Hour Factor, PHF					0.96			0.96	0.96	0.96	0.96	0.96		
Pretimed (P) or Actuated (A)					A			A	A	A	A	A		
Start-up Lost Time, l <sub>1</sub>					2.0			2.0	2.0	2.0	2.0	2.0		
Extension of Effective Green, e					2.0			2.0	2.0	2.0	2.0	2.0		
Arrival Type, AT					3			3	4	4	3	4		
Unit Extension, UE					3.0			3.0	3.0	3.0	3.0	3.0		
Filtering/Metering, I					1.000			1.000	1.000	1.000	1.000	1.000		
Initial Unmet Demand, Q <sub>b</sub>					0.0			0.0	0.0	0.0	0.0	0.0		
Ped / Bike / RTOR Volumes			0	0		76	0	204	76	0	0	0	0	
Lane Width					12.0			12.0	12.0	12.0	12.0	12.0		
Parking / Grade / Parking			N	0	N	N	0	N	N	0	N	N	0	N
Parking Maneuvers, N <sub>m</sub>														
Buses Stopping, N <sub>b</sub>					0			0	0	0	0	0		
Min. Time for Pedestrians, G <sub>p</sub>			3.2			3.8			3.8			3.2		
Phasing			WB Only		02	03	04	SB Only		NS Perm	07	08		
Timing			G = 25.0		G =	G =	G =	G = 13.0		G = 60.0	G =	G =		
			Y = 4		Y =	Y =	Y =	Y = 4		Y = 4	Y =	Y =		
Duration of Analysis, T = 0.25									Cycle Length, C = 110.0					
Lane Group Capacity, Control Delay, and LOS Determination														
			EB			WB			NB			SB		
			LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate, v						72		119			568	44	250	567
Lane Group Capacity, c						402		360			1954	872	644	2507
v/c Ratio, X						0.18		0.33			0.29	0.05	0.39	0.23
Total Green Ratio, g/C						0.23		0.23			0.55	0.55	0.70	0.70
Uniform Delay, d <sub>1</sub>						34.2		35.5			13.5	11.7	6.0	5.9
Progression Factor, PF						1.000		1.000			0.690	0.690	1.000	0.256
Delay Calibration, k						0.11		0.11			0.11	0.11	0.11	0.11
Incremental Delay, d <sub>2</sub>						0.2		0.5			0.1	0.0	0.4	0.0

Initial Queue Delay, d <sub>3</sub>				0.0				0.0				0.0	0.0	0.0	0.0
Control Delay				34.4				36.1				9.4	8.1	6.4	1.5
Lane Group LOS				C				D				A	A	A	A
Approach Delay				35.4			9.3			3.0					
Approach LOS				D			A			A					
Intersection Delay	9.2			X <sub>c</sub> = 0.39			Intersection LOS			A					

HCS+™ DETAILED REPORT														
<b>General Information</b>						<b>Site Information</b>								
Analyst RP						Intersection SR 666 / GULF BLVD								
Agency or Co. GCC						Area Type All other areas								
Date Performed 2/8/2016						Jurisdiction FDOT								
Time Period PM PEAK HOUR						Analysis Year 2016 EXISTING								
						Project ID MADEIRA BEACH TOWN CTR								
<b>Volume and Timing Input</b>														
SR 666 GULF BLVD GULF BLVD														
			EB			WB			NB			SB		
			LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes, N <sub>i</sub>			2			0			2			2		
Lane Group			L LR			T R			L T					
Volume, V (vph)			654			105			532			316		
% Heavy Vehicles, %HV			1			1			3			3		
Peak-Hour Factor, PHF			0.89			0.89			0.89			0.89		
Pretimed (P) or Actuated (A)			A			A			A			A		
Start-up Lost Time, l <sub>t</sub>			2.0			2.0			2.0			2.0		
Extension of Effective Green, e			2.0			2.0			2.0			2.0		
Arrival Type, AT			3			3			3			3		
Unit Extension, UE			3.0			3.0			3.0			3.0		
Filtering/Metering, I			1.000			1.000			1.000			1.000		
Initial Unmet Demand, Q <sub>b</sub>			0.0			0.0			0.0			0.0		
Ped / Bike / RTOR Volumes			0 0			25 0 0			25 0 0			0 0 0		
Lane Width			12.0			12.0			12.0			12.0		
Parking / Grade / Parking			N 0 N			N 0 N			N 0 N			N 0 N		
Parking Maneuvers, N <sub>m</sub>														
Buses Stopping, N <sub>b</sub>			0			0			0			0		
Min. Time for Pedestrians, G <sub>p</sub>			3.2			3.4			3.4			3.2		
Phasing			WB Only 02			03			04			SB Only Thru & RT 07		
Timing			G = 33.0			G =			G =			G = 12.0		
			Y = 4			Y =			Y =			Y = 4		
Duration of Analysis, T = 0.25												Cycle Length, C = 110.0		
<b>Lane Group Capacity, Control Delay, and LOS Determination</b>														
			EB			WB			NB			SB		
			LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate, v			515			338			598			355		
Lane Group Capacity, c			1041			518			1692			755		
v/c Ratio, X			0.49			0.65			0.35			0.47		
Total Green Ratio, g/C			0.30			0.30			0.48			0.48		
Uniform Delay, d <sub>1</sub>			31.6			33.5			17.8			19.1		
Progression Factor, PF			1.000			1.000			1.000			1.000		
Delay Calibration, k			0.11			0.23			0.11			0.11		
Incremental Delay, d <sub>2</sub>			0.4			2.9			0.1			0.5		
			0.0			0.0			0.0			0.0		

	SR 666 WB	GULF BLVD WB	GULF BLVD SB
Initial Queue Delay, d <sub>3</sub>			
Control Delay	32.0	36.4	17.9
Lane Group LOS	C	D	B
Approach Delay	33.8	18.5	14.9
Approach LOS	C	B	B
Intersection Delay	22.9	X <sub>c</sub> = 0.51	Intersection LOS
			C

HCS+™ DETAILED REPORT												
General Information						Site Information						
Analyst RP Agency or Co. GCC Date Performed 2/8/2016 Time Period [PM PEAK HOUR]						Intersection SR 666 / MADEIRA WAY Area Type All other areas Jurisdiction FDOT Analysis Year 2016 EXISTING Project ID MADEIRA BEACH TOWN CTR						
Volume and Timing Input												
SR 666			SR 666				MADEIRA WAY					
EB			WB			NB			SB			
LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
Number of Lanes, N <sub>i</sub>	1	2			1				2		0	
Lane Group	L	T		T	R				L	LR		
Volume, V (vph)	36	805		872	494				356		9	
% Heavy Vehicles, %HV	3	3		1	1				1		1	
Peak-Hour Factor, PHF	0.82	0.82		0.82	0.82				0.82		0.82	
Pretimed (P) or Actuated (A)	A	A		A	A				A		A	
Start-up Lost Time, l <sub>i</sub>	2.0	2.0		2.0	2.0				2.0	2.0		
Extension of Effective Green, e	2.0	2.0		2.0	2.0				2.0	2.0		
Arrival Type, AT	3	4		4	4				3	3		
Unit Extension, UE	3.0	3.0		3.0	3.0				3.0	3.0		
Filtering/Metering, I	1.000	1.000		1.000	1.000				1.000	1.000		
Initial Unmet Demand, Q <sub>b</sub>	0.0	0.0		0.0	0.0				0.0	0.0		
Ped / Bike / RTOR Volumes	0	0	14	0	0	0	0		14	0	0	
Lane Width	12.0	12.0		12.0	12.0				12.0	12.0		
Parking / Grade / Parking	N	0	N	N	0	N	0	N	N	0	N	
Parking Maneuvers, N <sub>m</sub>												
Buses Stopping, N <sub>b</sub>	0	0		0	0				0	0		
Min. Time for Pedestrians, G <sub>p</sub>	3.2		3.3			3.2			3.3			
Phasing	EB Only	Thru & RT	03	04	SB Only	06	07	08				
Timing	G = 12.0	G = 56.0	G =	G =	G = 30.0	G =	G =	G =				
	Y = 4	Y = 4	Y =	Y =	Y = 4	Y =	Y =	Y =				
Duration of Analysis, T = 0.25						Cycle Length, C = 110.0						
Lane Group Capacity, Control Delay, and LOS Determination												
EB			WB			NB			SB			
LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
Adjusted Flow Rate, v	44	982		1063	602				434	11		
Lane Group Capacity, c	191	2299		1824	1308				947	436		
v/c Ratio, X	0.23	0.43		0.58	0.46				0.46	0.03		
Total Green Ratio, g/C	0.11	0.65		0.51	0.82				0.27	0.27		
Uniform Delay, d <sub>1</sub>	44.8	9.1		18.8	2.9				33.2	29.3		
Progression Factor, PF	1.000	0.424		0.752	0.316				1.000	1.000		
Delay Calibration, k	0.11	0.11		0.17	0.11				0.11	0.11		
Incremental Delay, d <sub>2</sub>	0.6	0.1		0.5	0.3				0.4	0.0		
	0.0	0.0		0.0	0.0				0.0	0.0		

SR 666

MADEIRA WAY

Initial Queue Delay, d <sub>3</sub>											
Control Delay	45.4	4.0			14.7	1.2				33.6	29.3
Lane Group LOS	D	A			B	A				C	C
Approach Delay	5.8		9.8						33.5		
Approach LOS	A		A						C		
Intersection Delay	11.8		X <sub>c</sub> = 0.50						Intersection LOS B		

TWO-WAY STOP CONTROL SUMMARY						
General Information			Site Information			
Analyst	RP		Intersection	SR 666 / RETAIL PLAZA ACCESS		
Agency/Co.	GCC		Jurisdiction	FDOT		
Date Performed	2/8/2016		Analysis Year	2016 EXISTING		
Analysis Time Period	PM PEAK					
Project Description MADEIRA BEACH TOWN CTR						
East/West Street: SR 666			North/South Street: RETAIL PLAZA ACCESS			
Intersection Orientation: East-West			Study Period (hrs): 0.25			
Vehicle Volumes and Adjustments						
Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		1171	3	5	1374	
Peak-Hour Factor, PHF	1.00	0.83	0.83	0.83	0.83	1.00
Hourly Flow Rate, HFR (veh/h)	0	1410	3	6	1655	0
Percent Heavy Vehicles	0	--	--	1	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	1	2	0
Configuration		T	TR	L	T	
Upstream Signal		0			0	
Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			2			
Peak-Hour Factor, PHF	1.00	1.00	0.83	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	0	2	0	0	0
Percent Heavy Vehicles	0	0	1	0	0	0
Percent Grade (%)		0		0		
Flared Approach		N		N		
Storage		0		0		
RT Channelized			0			0
Lanes	0	0	1	0	0	0
Configuration			R			
Delay, Queue Length, and Level of Service						
Approach	Eastbound	Westbound	Northbound		Southbound	
Movement	1	4	7	8	9	10
Lane Configuration		L			R	
v (veh/h)		6			2	
C (m) (veh/h)		484			437	
v/c		0.01			0.00	
95% queue length		0.04			0.01	
Control Delay (s/veh)		12.5			13.3	
LOS		B			B	
Approach Delay (s/veh)	--			13.3		
Approach LOS	--			B		

Copyright © 2007 University of Florida, All Rights Reserved

HCS™ Version 5.3

Generated: 2/8/2016 10:13 AM

TWO-WAY STOP CONTROL SUMMARY						
General Information			Site Information			
Analyst	RP		Intersection	SR 666 / MADEIRA COVE ACCESS		
Agency/Co.	GCC		Jurisdiction	FDOT		
Date Performed	2/5/2016		Analysis Year	2016 EXISTING		
Analysis Time Period	PM PEAK					
Project Description MADEIRA BEACH TOWN CTR						
East/West Street: SR 666			North/South Street: MADEIRA COVE ACCESS			
Intersection Orientation: East-West			Study Period (hrs): 0.25			
Vehicle Volumes and Adjustments						
Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		1170	0	9	1358	
Peak-Hour Factor, PHF	1.00	0.86	0.86	0.86	0.86	1.00
Hourly Flow Rate, HFR (veh/h)	0	1360	0	10	1579	0
Percent Heavy Vehicles	0	--	--	1	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	1	2	0
Configuration		T	TR	L	T	
Upstream Signal		0			0	
Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	2		6			
Peak-Hour Factor, PHF	0.86	1.00	0.86	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	2	0	6	0	0	0
Percent Heavy Vehicles	1	0	1	0	0	0
Percent Grade (%)		0		0		
Flared Approach		N		N		
Storage		0		0		
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration			LR			
Delay, Queue Length, and Level of Service						
Approach	Eastbound	Westbound	Northbound		Southbound	
Movement	1	4	7	8	9	10
Lane Configuration		L			LR	
v (veh/h)		10			8	
C (m) (veh/h)		507			323	
v/c		0.02			0.02	
95% queue length		0.06			0.08	
Control Delay (s/veh)		12.2			16.4	
LOS		B			C	
Approach Delay (s/veh)	--			16.4		
Approach LOS	--			C		

Copyright © 2007 University of Florida, All Rights Reserved

HCS™ Version 5.3

Generated: 2/5/2016 2:46 PM

MADEIRA COVE

TWO-WAY STOP CONTROL SUMMARY						
<b>General Information</b>			<b>Site Information</b>			
Analyst	RP		Intersection	SR 666 / BOCA VISTA ACCESS		
Agency/Co.	GCC		Jurisdiction	FDOT		
Date Performed	2/5/2016		Analysis Year	2016 EXISTING		
Analysis Time Period	PM PEAK					
Project Description: MADEIRA BEACH TOWN CTR						
East/West Street: SR 666			North/South Street: BOCA VISTA ACCESS			
Intersection Orientation: East-West			Study Period (hrs): 0.25			
<b>Vehicle Volumes and Adjustments</b>						
<b>Major Street</b>	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	7	1173	2	11	1367	4
Peak-Hour Factor, PHF	0.83	0.83	0.83	0.83	0.83	0.83
Hourly Flow Rate, HFR (veh/h)	8	1413	2	13	1646	4
Percent Heavy Vehicles	1	-	-	1	-	-
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	1	2	0
Configuration	LT		TR	L	T	TR
Upstream Signal		0			0	
<b>Minor Street</b>	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	1	0	7	4	0	4
Peak-Hour Factor, PHF	0.83	0.83	0.83	0.83	0.83	0.83
Hourly Flow Rate, HFR (veh/h)	1	0	8	4	0	4
Percent Heavy Vehicles	1	1	1	1	1	1
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	
<b>Delay, Queue Length, and Level of Service</b>						
	BOCA VISTA		RENEW			
Approach	Eastbound	Westbound	Northbound		Southbound	
Movement	1	4	7	8	10	11
			LTR		LTR	
v (veh/h)	8	13	9		8	
C (m)	392	483	337		144	
v/c	0.02	0.03	0.03		0.06	
95% queue length	0.06	0.08	0.08		0.17	
Control Delay (s/veh)	14.4	12.7	16.0		31.5	
LOS	B	B	C		D	
Approach Delay (s/veh)	--	--	16.0		31.5	
Approach LOS	--	--	C		D	

Copyright © 2007 University of Florida, All Rights Reserved

HCS™ Version 5.3

Generated: 2/5/2016 2:36 PM

BOCA VISTA

file:///C:/Users/rpergolizzi/AppData/Local/Temp/u2k38B9.tmp

2/5/2016

TABLE 4 Generalized Peak Hour Two-Way Volumes for Florida's Urbanized Areas<sup>1</sup>

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
<b>STATE SIGNALIZED ARTERIALS</b>						<b>FREEWAYS</b>					
Class I (40 mph or higher posted speed limit) <sup>1, 2, 3, 4</sup>						Lanes	B	C	D	E	
Lanes	Median	B	C	D	E	4	4,120	5,540	6,700	7,190	
2	Undivided	*	1,510	1,600	**	6	6,130	8,370	10,060	11,100	
4	Divided	*	3,420	3,580	**	8	8,230	11,100	13,390	15,010	
6	Divided	*	5,250	5,390	**	10	10,330	14,040	16,840	18,930	
8	Divided	*	7,090	7,210	**	12	14,450	18,880	22,030	22,860	
Class II (35 mph or slower posted speed limit)						Freeway Adjustments					
Lanes	Median	B	C	D	E	Auxiliary Lanes		Ramp Metering			
2	Undivided	*	660	1,330	1,410	Present in Both Directions		+ 5%			
4	Divided	*	1,310	2,920	3,040	+ 1,800					
6	Divided	*	2,090	4,500	4,590						
8	Divided	*	2,880	6,060	6,130						
Non-State Signalized Roadway Adjustments						<b>UNINTERRUPTED FLOW HIGHWAYS</b>					
(Alter corresponding state volumes by the indicated percent.)						Lanes	Median	B	C	D	E
Non-State Signalized Roadways - 10%						2	Undivided	770	1,530	2,170	2,990
Median & Turn Lane Adjustments						4	Divided	3,300	4,660	5,900	6,530
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		6	Divided	4,950	6,990	8,840	9,790
2	Divided	Yes	No	+5%		<b>Uninterrupted Flow Highway Adjustments</b>					
2	Undivided	No	No	-20%		Lanes	Median	Exclusive left lanes	Adjustment factors		
Multi	Undivided	Yes	No	-5%		2	Divided	Yes	+5%		
Multi	Undivided	No	No	-25%		Multi	Undivided	Yes	-5%		
			Yes	+5%		Multi	Undivided	No	-25%		
<b>One-Way Facility Adjustment</b>											
Multiply the corresponding two-directional volumes in this table by 0.6											
<b>BICYCLE MODE<sup>2</sup></b>											
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Paved Shoulder/Bicycle											
Lane Coverage		B	C	D	E						
0-49%		*	260	680	1,770						
50-84%		190	600	1,770	>1,770						
85-100%		830	1,770	>1,770	**						
<b>PEDESTRIAN MODE<sup>2</sup></b>											
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage		B	C	D	E						
0-49%		*	*	250	850						
50-84%		*	150	780	1,420						
85-100%		340	960	1,560	>1,770						
<b>BUS MODE (Scheduled Fixed Route)<sup>3</sup></b>											
(Buses in peak hour in peak direction)											
Sidewalk Coverage		B	C	D	E						
0-84%		> 5	≥ 4	≥ 3	≥ 2						
85-100%		> 4	≥ 3	≥ 2	≥ 1						

2012 FDOT QUALITY/LEVEL OF SERVICE HANDBOOK TABLES

Source: Florida Department of Transportation Systems Planning Office  
www.dot.state.fl.us/planning/systems/planning/traffic/tables.htm

APPENDIX B

## High-Rise Residential Condominium/Townhouse (232)

**Average Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday**

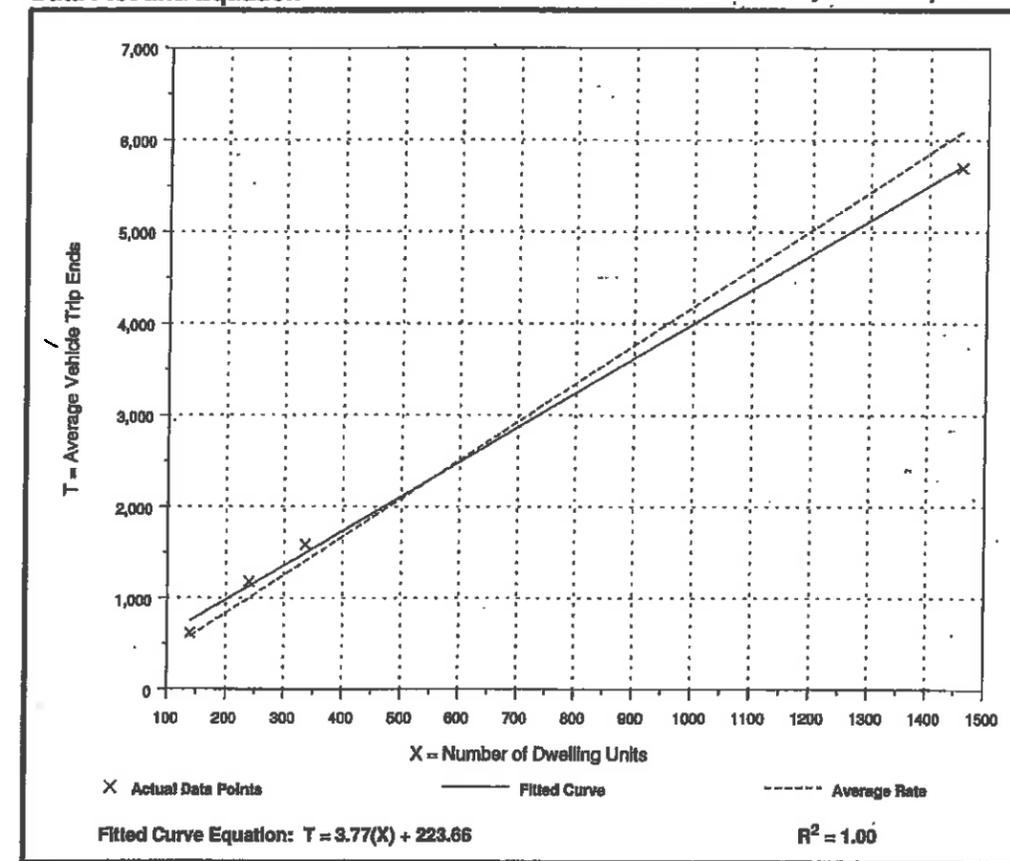
Number of Studies: 4  
Avg. Number of Dwelling Units: 543  
Directional Distribution: 50% entering, 50% exiting

**Trip Generation per Dwelling Unit**

Average Rate	Range of Rates	Standard Deviation
4.18	3.91 - 4.93	2.08

**Data Plot and Equation**

*Caution - Use Carefully, Small Sample Size*



## High-Rise Residential Condominium/Townhouse (232)

Average Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

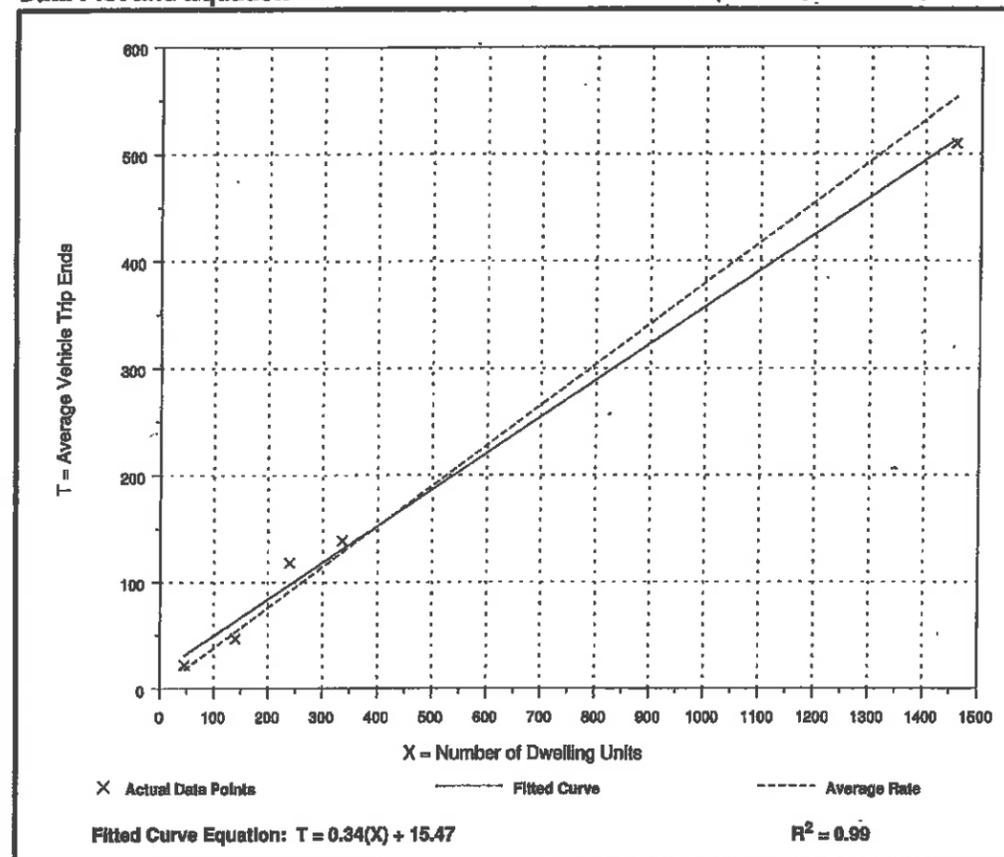
Number of Studies: 5  
Avg. Number of Dwelling Units: 444  
Directional Distribution: 62% entering, 38% exiting

### Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.38	0.34 - 0.49	0.62

### Data Plot and Equation

Caution - Use Carefully - Small Sample Size



## Hotel (310)

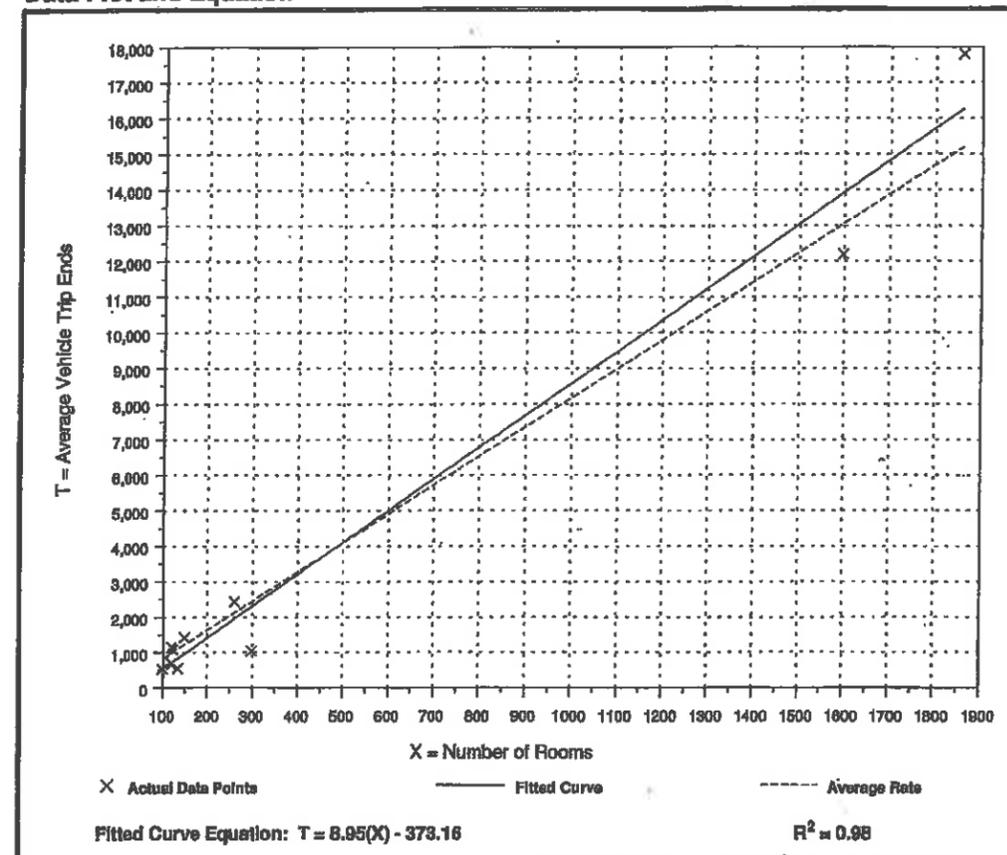
Average Vehicle Trip Ends vs: Rooms  
On a: Weekday

Number of Studies: 10  
Average Number of Rooms: 476  
Directional Distribution: 50% entering, 50% exiting

### Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
8.17	3.47 - 9.58	3.38

### Data Plot and Equation



# Hotel (310)

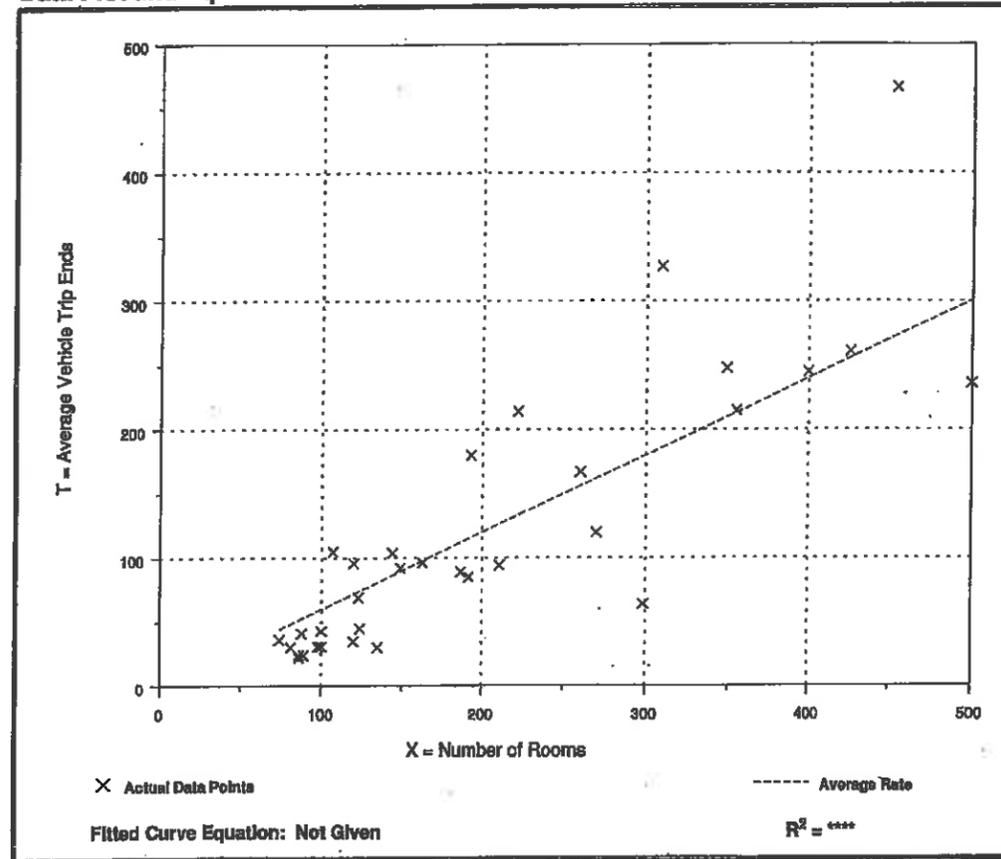
Average Vehicle Trip Ends vs: Rooms  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.

Number of Studies: 33  
 Average Number of Rooms: 200  
 Directional Distribution: 51% entering, 49% exiting

### Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.60	0.21 - 1.06	0.81

### Data Plot and Equation



HCS+™ DETAILED REPORT												
General Information						Site Information						
Analyst	RP					Intersection	GULF BLVD/MADEIRA WAY					
Agency or Co.	GCC					Area Type	All other areas					
Date Performed	2/9/2016					Jurisdiction	FDOT					
Time Period	PM PEAK HOUR					Analysis Year	FUTURE WITH PROJECTS					
						Project ID	MADEIRA BEACH TOWN CTR					
Volume and Timing Input												
	MADEIRA W/ST			GULF BLVD.			GULF BLVD.					
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes, N <sub>i</sub>				1		1	2	1	1	2		
Lane Group				L		R	T	R	L	T		
Volume, V (vph)				158		343	545	68	254	564		
% Heavy Vehicles, %HV				2		2	1	1	1	1		
Peak-Hour Factor, PHF				0.96		0.96	0.96	0.96	0.96	0.96		
Pretimed (P) or Actuated (A)				A		A	A	A	A	A		
Start-up Lost Time, I <sub>s</sub>				2.0		2.0	2.0	2.0	2.0	2.0		
Extension of Effective Green, e				2.0		2.0	2.0	2.0	2.0	2.0		
Arrival Type, AT				3		3	4	4	3	4		
Unit Extension, UE				3.0		3.0	3.0	3.0	3.0	3.0		
Filtering/Metering, I				1.000		1.000	1.000	1.000	1.000	1.000		
Initial Unmet Demand, Q <sub>b</sub>				0.0		0.0	0.0	0.0	0.0	0.0		
Ped / Bike / RTOR Volumes	0	0		76	0	204	76	0	0	0	0	
Lane Width				12.0		12.0	12.0	12.0	12.0	12.0		
Parking / Grade / Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking Maneuvers, N <sub>m</sub>												
Buses Stopping, N <sub>b</sub>				0		0	0	0	0	0		
Min. Time for Pedestrians, G <sub>p</sub>	3.2			3.8			3.8			3.2		
Phasing	WB Only	02	03	04	SB Only	NS Perm	07	08				
Timing	G = 25.0	G =	G =	G =	G = 13.0	G = 60.0	G =	G =				
	Y = 4	Y =	Y =	Y =	Y = 4	Y = 4	Y =	Y =				
Duration of Analysis, T = 0.25							Cycle Length, C = 110.0					
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate, v				165		145	568	71	265	588		
Lane Group Capacity, c				402		360	1954	872	644	2507		
v/c Ratio, X				0.41		0.40	0.29	0.08	0.41	0.23		
Total Green Ratio, g/C				0.23		0.23	0.55	0.55	0.70	0.70		
Uniform Delay, d <sub>1</sub>				36.2		36.2	13.5	11.9	6.1	5.9		
Progression Factor, PF				1.000		1.000	0.690	0.690	1.000	0.256		
Delay Calibration, k				0.11		0.11	0.11	0.11	0.11	0.11		
Incremental Delay, d <sub>2</sub>				0.7		0.7	0.1	0.0	0.4	0.0		

Initial Queue Delay, $d_3$			0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay			36.9	36.9	9.4	8.2	6.5	1.6	
Lane Group LOS			D	D	A	A	A	A	
Approach Delay			36.9		9.3			3.1	
Approach LOS			D		A			A	
Intersection Delay	11.1		$X_c = 0.42$		Intersection LOS			B	

Copyright © 2007 University of Florida. All Rights Reserved

HCS+™ Version 5.3

Generated: 2/9/2016 3:50 PM

HCS+™ DETAILED REPORT												
General Information						Site Information						
Analyst	RP					Intersection	SR 666 / GULF BLVD					
Agency or Co.	GCC					Area Type	All other areas					
Date Performed	2/9/2016					Jurisdiction	FDOT					
Time Period	PM PEAK HOUR					Analysis Year	FUTURE WITH PROJECTS					
						Project ID	MADEIRA BEACH TOWN CTR					
Volume and Timing Input												
	SR 666			GULF BLVD			GULF BLVD					
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes, $N_l$				2		0	2	1	2	2		
Lane Group				L	LR		T	R	L	T		
Volume, $V$ (vph)				791		105	558	355	199	469		
% Heavy Vehicles, %HV				1		1	3	3	1	1		
Peak-Hour Factor, PHF				0.89		0.89	0.89	0.89	0.89	0.89		
Pretimed (P) or Actuated (A)				A		A	A	A	A	A		
Start-up Lost Time, $l_1$				2.0	2.0		2.0	2.0	2.0	2.0		
Extension of Effective Green, $e$				2.0	2.0		2.0	2.0	2.0	2.0		
Arrival Type, AT				3	3		3	3	3	3		
Unit Extension, UE				3.0	3.0		3.0	3.0	3.0	3.0		
Filtering/Metering, I				1.000	1.000		1.000	1.000	1.000	1.000		
Initial Unmet Demand, $Q_b$				0.0	0.0		0.0	0.0	0.0	0.0		
Ped / Bike / RTOR Volumes	0	0		25	0	0	25	0	0	0	0	
Lane Width				12.0	12.0		12.0	12.0	12.0	12.0		
Parking / Grade / Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking Maneuvers, $N_m$												
Buses Stopping, $N_b$				0	0		0	0	0	0		
Min. Time for Pedestrians, $G_p$	3.2			3.4			3.4			3.2		
Phasing	WB Only	02	03	04	SB Only	Thru & RT	07	08				
Timing	G = 33.0	G =	G =	G =	G = 12.0	G = 53.0	G =	G =				
	Y = 4	Y =	Y =	Y =	Y = 4	Y = 4	Y =	Y =				
Duration of Analysis, $T = 0.25$							Cycle Length, $C = 110.0$					
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate, $v$				622	385		627	399	224	527		
Lane Group Capacity, $c$				1041	521		1692	755	379	2247		
$v/c$ Ratio, $X$				0.60	0.74		0.37	0.53	0.59	0.23		
Total Green Ratio, $g/C$				0.30	0.30		0.48	0.48	0.11	0.63		
Uniform Delay, $d_1$				32.8	34.6		18.0	19.8	46.7	9.0		
Progression Factor, PF				1.000	1.000		1.000	1.000	1.000	1.000		
Delay Calibration, $k$				0.19	0.30		0.11	0.13	0.18	0.11		
Incremental Delay, $d_2$				1.0	5.5		0.1	0.7	2.5	0.1		

Initial Queue Delay, $d_3$			0.0	0.0			0.0	0.0	0.0	0.0
Control Delay			33.8	40.2			18.1	20.5	49.1	9.0
Lane Group LOS			C	D			B	C	D	A
Approach Delay			36.2				19.0		21.0	
Approach LOS			D				B		C	
Intersection Delay	25.8		$X_c = 0.61$				Intersection LOS		C	

Copyright © 2007 University of Florida, All Rights Reserved HCS+™ Version 5.3 Generated: 2/9/2016 1:21 PM

TWO-WAY STOP CONTROL SUMMARY							
<b>General Information</b>				<b>Site Information</b>			
Analyst	RP			Intersection	SR 666 / MADEIRA WAY		
Agency/Co.	GCC			Jurisdiction	FDOT		
Date Performed	2/9/2016			Analysis Year	FUTURE WITH PROJECTS		
Analysis Time Period	PM PEAK						
Project Description: MADEIRA BEACH TOWN CTR				North/South Street: MADEIRA WAY (RIRO)			
East/West Street: SR 666				Intersection Orientation: East-West			
				Study Period (hrs): 0.25			
<b>Vehicle Volumes and Adjustments</b>							
<b>Major Street</b>		<b>Eastbound</b>			<b>Westbound</b>		
Movement		1	2	3	4	5	6
		L	T	R	L	T	R
Volume (veh/h)		1019			598		
Peak-Hour Factor, PHF		1.00	0.82	1.00	1.00	0.82	0.82
Hourly Flow Rate, HFR (veh/h)		0	1242	0	0	1095	729
Percent Heavy Vehicles		0	--	--	0	--	--
Median Type: Raised curb							
RT Channelized				0			0
Lanes		0	2	0	0	2	1
Configuration			T			T	R
Upstream Signal			0			0	
<b>Minor Street</b>		<b>Northbound</b>			<b>Southbound</b>		
Movement		7	8	9	10	11	12
		L	T	R	L	T	R
Volume (veh/h)					176		
Peak-Hour Factor, PHF		1.00	1.00	1.00	1.00	1.00	0.82
Hourly Flow Rate, HFR (veh/h)		0	0	0	0	0	214
Percent Heavy Vehicles		0	0	0	0	0	1
Percent Grade (%)		0			0		
Flared Approach		N			N		
Storage		0			0		
RT Channelized				0			0
Lanes		0	0	0	0	0	1
Configuration							R
<b>Delay, Queue Length, and Level of Service</b>							
Approach		Eastbound	Westbound	Northbound		Southbound	
Movement		1	4	7	8	9	10
Lane Configuration							R
v (veh/h)							214
C (m) (veh/h)							537
v/c							0.40
95% queue length							1.90
Control Delay (s/veh)							16.1
LOS							C
Approach Delay (s/veh)		--	--			16.1	
Approach LOS		--	--			C	

Copyright © 2007 University of Florida, All Rights Reserved HCS+™ Version 5.3 Generated: 2/9/2016 1:44 PM

TWO-WAY STOP CONTROL SUMMARY						
General Information			Site Information			
Analyst	RP		Intersection	SR 666 / RETAIL PLAZA ACCESS		
Agency/Co.	GCC		Jurisdiction	FDOT		
Date Performed	2/9/2016		Analysis Year	FUTURE WITH PROJECTS		
Analysis Time Period	PM PEAK					
Project Description MADEIRA BEACH TOWN CTR						
East/West Street: SR 666			North/South Street: RETAIL PLAZA ACCESS			
Intersection Orientation: East-West			Study Period (hrs): 0.25			
Vehicle Volumes and Adjustments						
Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		1321	3	5	1500	
Peak-Hour Factor, PHF	1.00	0.83	0.83	0.83	0.83	1.00
Hourly Flow Rate, HFR (veh/h)	0	1591	3	6	1807	0
Percent Heavy Vehicles	0	--	--	1	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	1	2	0
Configuration		T	TR	L	T	
Upstream Signal		0			0	
Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			2			
Peak-Hour Factor, PHF	1.00	1.00	0.83	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	0	0	2	0	0	0
Percent Heavy Vehicles	0	0	1	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N		N		
Storage		0		0		
RT Channelized			0			0
Lanes	0	0	1	0	0	0
Configuration			R			
Delay, Queue Length, and Level of Service						
Approach	Eastbound	Westbound	Northbound		Southbound	
Movement	1	4	7	8	9	10
Lane Configuration		L			R	
v (veh/h)		6			2	
C (m) (veh/h)		412			387	
v/c		0.01			0.01	
95% queue length		0.04			0.02	
Control Delay (s/veh)		13.9			14.4	
LOS		B			B	
Approach Delay (s/veh)	--		14.4			
Approach LOS	--	--	B			

Copyright © 2007 University of Florida, All Rights Reserved

HCS™ Version 5.3

Generated: 2/9/2016 1:33 PM

file:///C:/Users/rpergolizzi/AppData/Local/Temp/u2kE3C2.tmp

2/9/2016

TWO-WAY STOP CONTROL SUMMARY						
General Information			Site Information			
Analyst	RP		Intersection	SR 666 / MADEIRA COVE ACCESS		
Agency/Co.	GCC		Jurisdiction	FDOT		
Date Performed	2/17/2016		Analysis Year	FUTURE WITH PROJECTS		
Analysis Time Period	PM PEAK					
Project Description MADEIRA BEACH TOWN CTR						
East/West Street: SR 666			North/South Street: MADEIRA COVE ACCESS			
Intersection Orientation: East-West			Study Period (hrs): 0.25			
Vehicle Volumes and Adjustments						
Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	47	1358	0	9	1484	14
Peak-Hour Factor, PHF	0.86	0.86	0.86	0.86	0.86	0.86
Hourly Flow Rate, HFR (veh/h)	54	1579	0	10	1725	16
Percent Heavy Vehicles	0	--	--	1	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	1	2	0
Configuration	L	T	TR	L	T	TR
Upstream Signal		0			0	
Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	2	0	6	10	0	4
Peak-Hour Factor, PHF	0.86	0.86	0.86	0.86	0.86	0.86
Hourly Flow Rate, HFR (veh/h)	2	0	6	11	0	4
Percent Heavy Vehicles	1	0	1	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N		N		
Storage		0		0		
RT Channelized			0			0
Lanes	0	1	0	0	1	1
Configuration		LTR		LT		R
Delay, Queue Length, and Level of Service						
Approach	Eastbound	Westbound	Northbound		Southbound	
Movement	1	4	7	8	9	10
Lane Configuration	L	L	LTR		LT	R
v (veh/h)	54	10	8		11	4
C (m) (veh/h)	366	418	190		78	354
v/c	0.15	0.02	0.04		0.14	0.01
95% queue length	0.51	0.07	0.13		0.47	0.03
Control Delay (s/veh)	16.5	13.6	24.8		58.6	15.3
LOS	C	B	C		F	C
Approach Delay (s/veh)	--	--	24.8		47.0	
Approach LOS	--	--	C		E	

Copyright © 2007 University of Florida, All Rights Reserved

HCS™ Version 5.3

Generated: 2/17/2016 10:14 AM

file:///C:/Users/rpergolizzi/AppData/Local/Temp/u2k71D9.tmp

2/17/2016

TWO-WAY STOP CONTROL SUMMARY						
General Information			Site Information			
Analyst	RP		Intersection	SR 666 / BOCA VISTA ACCESS		
Agency/Co.	GCC		Jurisdiction	FDOT		
Date Performed	2/9/2016		Analysis Year	FUTURE WITH PROJECTS		
Analysis Time Period	PM PEAK					
Project Description <b>MADEIRA BEACH TOWN CTR</b>						
East/West Street: <b>SR 666</b>			North/South Street: <b>BOCA VISTA ACCESS</b>			
Intersection Orientation: <b>East-West</b>			Study Period (hrs): <b>0.25</b>			
Vehicle Volumes and Adjustments						
Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		1334	2	11	1511	
Peak-Hour Factor, PHF	0.83	0.83	0.83	0.83	0.83	0.87
Hourly Flow Rate, HFR (veh/h)	0	1607	2	13	1820	0
Percent Heavy Vehicles	1	--	--	1	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	1	2	0
Configuration		T	TR	L	T	
Upstream Signal		0			0	
Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	1		7			
Peak-Hour Factor, PHF	0.83	0.83	0.83	0.83	0.83	0.83
Hourly Flow Rate, HFR (veh/h)	1	0	8	0	0	0
Percent Heavy Vehicles	1	1	1	1	1	1
Percent Grade (%)	0			0		
Flared Approach	N			N		
Storage	1			0		
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration	LR					
Delay, Queue Length, and Level of Service						
Approach	Eastbound	Westbound	Northbound		Southbound	
Movement	1	4	7	8	9	10
Lane Configuration		L		LR		
v (veh/h)		13		9		
C (m) (veh/h)		407		316		
v/c		0.03		0.03		
95% queue length		0.10		0.09		
Control Delay (s/veh)		14.1		16.7		
LOS		B		C		
Approach Delay (s/veh)	--			16.7		
Approach LOS	--			C		

Copyright © 2007 University of Florida, All Rights Reserved

HCS™ Version 5.3

Generated: 2/9/2016 2:21 PM

file:///C:/Users/rpergolizzi/AppData/Local/Temp/u2kCA4A.tmp

2/9/2016

TWO-WAY STOP CONTROL SUMMARY						
General Information			Site Information			
Analyst	RP		Intersection	MADEIRA WAY/HOTEL DRIVEWAYS		
Agency/Co.	GCC		Jurisdiction	MADEIRA BCH		
Date Performed	2/9/2016		Analysis Year	FUTURE WITH PROJECTS		
Analysis Time Period	PM PEAK HOUR					
Project Description <b>MADEIRA BEACH TOWN CTR</b>						
East/West Street: <b>MADEIRA WAY</b>			North/South Street: <b>HOTEL DRIVEWAYS</b>			
Intersection Orientation: <b>East-West</b>			Study Period (hrs): <b>0.25</b>			
Vehicle Volumes and Adjustments						
Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	17	282	23	54	488	38
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	17	296	24	56	513	40
Percent Heavy Vehicles	1	--	--	1	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LTR			LTR		
Upstream Signal		0			0	
Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	8	0	65	48	0	5
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	8	0	68	50	0	5
Percent Heavy Vehicles	1	1	1	1	1	1
Percent Grade (%)	0			0		
Flared Approach	N			N		
Storage	0			0		
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration	LTR			LTR		
Delay, Queue Length, and Level of Service						
Approach	Eastbound	Westbound	Northbound		Southbound	
Movement	1	4	7	8	9	10
Lane Configuration	LTR	LTR		LTR		LTR
v (veh/h)	17	56		76		55
C (m) (veh/h)	1022	1246		581		195
v/c	0.02	0.04		0.13		0.28
95% queue length	0.05	0.14		0.45		1.11
Control Delay (s/veh)	8.6	8.0		12.1		30.6
LOS	A	A		B		D
Approach Delay (s/veh)	--	--		12.1		30.6
Approach LOS	--	--		B		D

Copyright © 2007 University of Florida, All Rights Reserved

HCS™ Version 5.3

Generated: 2/9/2016 3:35 PM

file:///C:/Users/rpergolizzi/AppData/Local/Temp/u2kD62D.tmp

2/9/2016

**END OF DOCUMENT**