



THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE

LOCAL PLANNING AGENCY
PLANNING COMMISSION
MINUTES

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

7:00 P.M.

MONDAY, MARCH 14, 2016

COMMISSION CHAMBERS

A. CALL TO ORDER – *The Meeting was called to order at 7:00pm by Chairperson Jim Everett.*

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ROLL CALL - *Roll was called by Executive Administrative Assistant Cheryl McGrady.*

Members present: Commissioners Everett, Noble, Carr, Brown, Lawrence, and Rasmussen

Staff Present: City Attorney Tom Trask, Planning Consultant Luis Serna, Planning Consultant David Healey, City Manager Shane Crawford, Executive Administrative Assistant to the City Manager Cheryl McGrady

D. APPROVAL OF THE MINUTES – FEBRUARY 8, 2016

Motion made by Commissioner Rasmussen seconded by Commissioner Brown motion passed 6-0.

E. 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 150TH AVENUE FROM C-3 COMMERCIAL RETAIL TO PD PLANNED DEVELOPMENT.

The new business was read by Chairperson Jim Everett, he then asked the City Attorney to read the general information request of the applicant to the board and the audience.

The City has also received three notice of intents they were not filed in a timely manner therefore they will not be a part of this meeting.

The City Attorney explained the proceeding of this meeting

The City Attorney read the six exhibits (emails) into the record

The Applicant Madeira Beach Development Company presented the Planned Development and Re-zoning of the project the Planning Commission. Mr. William Karns Attorney Ms. Katie Cole opened the presentation to the planning commission. She explained both the project but also the quasi-judicial procedure. The re-zoning of the project will be heard tonight but the development agreement will not be heard till the April 28th meeting.

The City Attorney then swore in everyone who would be speaking at tonight's meeting.

Tim Clemmons made the presentation for the Madeira Beach Development Company on behalf of Mr. William Karns. Mr. Clemmons spoke of many improvements to the community, public spaces and public improvement. The improvement of traffic flow on Madeira Way and wider pedestrian sidewalks, more greenspace and open space on 150th avenue a landscape greenway. The two condos are similar in scale no more than 8 stories and not more the 45 units per building. The hotel rooms proposed are a total of 430 rooms, 43 boat slips and 23 docks. Hotel a is an extended suites hotel, the two hotel building will be no more than 11 stories ocean sands condos are 12 stories hotel b is the larger of the two hotels up to 250 rooms it will have retail and restaurant combined 50,000 square feet of total commercial retail space.

The parking garage access in hotel A is two levels the parking in hotel B in three stories, both are accessible from Madeira Way.

The project will eliminate 9 curb cuts and reduce it to one curb cut to 150th avenue. From a traffic management point of view with the reduction of curb cuts it will help improve traffic on 150th avenue. The red light will be lost on 150th avenue and they will bring this to the attention of FDOT but it will ultimately be up to them to decide to keep light or not. The FDOT does own 150th Avenue and it is a State road, however the developer will bring the citizens' concerns to the FDOT.

Chairperson Everett asked the board if they would like to address the architect at this time.

Commissioner Noble asked if the parking was for hotel guests only or if it was open to the public.

Mr. Clemmons, said that there would be roughly about 140 in hotel B and 20 within the hotel and 40 within the marina, and Madeira Way 26 parallel parking spaces first come first serve.

Chairperson Everett asked if you can only take a right onto Madeira Way and 150th, Mr. Clemmons said that yes that is correct.

Mr. Robert Pergolizzi, AICP PTP discussed the traffic study to the Planning Commission board members. Currently 150th avenue is level C and Gulf Blvd is level D, this study include the traffic flow from Mr. Holton's project 389 trips during the day. With this study the increase of 2900 vehicles would be at rush hour. Hurricane evacuation, several days of advanced notice would be given and the bridge would be closed there would be ample time for everyone to get off the island in lieu of a hurricane. Permits will need to be filed with the FDOT prior to the issuance of any building permits.

Commissioner Brown asked if you are turning onto 150th will they have a turn in lane, and can you stack into the turn lane how many can you stack. The answer that it would meet FDOT standards for stacking.

Commissioner Brown asked about scheduled bridge openings, the bridge does have scheduled openings it will go up every 20 minutes three times on the hour. It's a state owned bridge.

City Attorney Trask asked the chair to accept into evidence. It was accepted

David Healey, FAICP of Calvin, Giordano & Associates, Inc., 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 mixed use development be creative and offer flexibility and higher design standards than you would get under a regular development. The development does comprise of 6.89 acres in our town center plan. This presents an opportunity to use what the developers vision for the special town area center, he explained when the ordinances where passed to help create the special area plan.

Mr. Healey went over the applicant's presentation, he said he needs to clarify the amount of total square footage.' All documents must be part of the development agreement.

This project is consistent with the adjoining uses, special area plan and the comp plan.

Conditions of the final approval will include:

Subject specific site plans for each phase of project

Specific concurrency will be meet with each site plan

Additional detail with the phasing of each project before each hotel or condo is built

Identify the public accessibility, who will own and maintain

Payment of the impact fees are paid up front with each building permit, they make the improvements they pay the impact fees.

The applicant is aware that all of the above conditions have to be meet.

Recommendation is for a continuance of this meeting to the April 28thth meeting.

Dave Healey explained to the Planning Commission that the Development Agreement would be heard at the next meeting.

Chairperson Everett opened the floor to public.

Several citizens voiced their concerns about the height of the building and the traffic flow.

Motion was made by Commissioner Brown to defer action on the PD until the April Meeting, motion was seconded by Commissioner Lawrence. Motion passed 6-0 in favor.

F. PLANNING COMMISSION DISCUSSION – NONE

G. OLD BUSINESS – NONE

H. REPORTS – NONE

I. NEXT MEETING - TBA

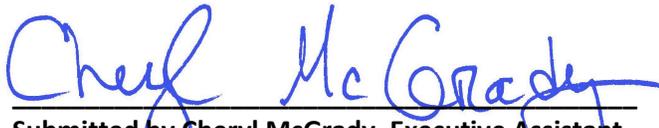
J. ADJOURNMENT

Motion to adjourn at 9:27pm made by Commissioner Brown and seconded by Commissioner Noble, motion passed 6-0 in favor.

Date approved: April 28, 2016



Jim Everett, Chairperson



Submitted by Cheryl McGrady, Executive Assistant